

17-51-03-48-000



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James B. Foster & Ruth E. Foster, Tr.
OR 1525-558, Parcel Two
+/-0.459 Ac.

All of: 17-51-03-50-000 (+/-0.095 Ac.) & All of 17-51-03-48-000 (+/-0.364 Ac.)

Situated in the State of Ohio, County of Muskingum, Township of Falls, Qtr. Township 3, T1, R8 and being in Lots 10 & 11 in Monroe-Duncan Subdivision, DR "P"-519, part of Lot 8, Tanner L. Heights (PB 5, Page 95) and being all of the lands now owned by James B. Foster & Ruth E. Foster, Tr. as recorded in OR 1525-558, Parcel Two of the Muskingum County Recorder's Office more particularly described as follows.

Beginning for reference at an iron pin set at the southwest corner of said Lot 8, thence with the west line of said Lot 8, N 02°20'24" E a distance of 234.38 feet to an iron pin set, the principal place of beginning;

Thence with the common line of said Foster/Foster's lands the following two (2) courses:

1. S 66°42'51" W a distance of 134.31 feet to an iron pin set;
2. N 23°17'09" W a distance of 100.00 feet to a point in the center of Pinecrest Drive (CR-35), passing an iron pin set at 69.95 feet;

Thence with the center of said Pinecrest Drive, N 66°42'51" E a distance of 200.00 feet to a point on the northeast corner of said Foster's lands;

Thence leaving the center of said Pinecrest Drive and going with Foster/Foster's line and through Lot 8 the following two courses:

1. S 23°17'09" E a distance of 100.00 feet to an iron pin set, passing an iron pin at 30.06 feet;
2. S 66°42'51" W a distance of 65.69 feet to the principal place of beginning, containing a total of 0.459 acres more or less, subject to all legal highways and easements of record.

All bearings described herein are based on the Ohio State Plane Grid Coordinates, NAD83, Ohio South per GPS Observation.

The above described 0.459 acres parcel is based on a field survey made by McPeek Land Surveying on January 29th, 2021, February 20th, 2021 and April 9th, 2021.

Brian Kelly McPeek, PS 8517



Date

5/4/21

DESCRIPTION
APPROVED

By: A 26 5/10/21