

17-51-03-49-000



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James B. Foster & Ruth E. Foster
DR 507-602, Second Parcel
+/-1.759 Ac.
All of: 17-51-03-49-000

Situated in the State of Ohio, County of Muskingum, Township of Falls, Qtr. Township 3, T1, R8 and being in Lot 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 DR 507-602, Second Parcel of the Muskingum County Recorder's Office more particularly described as follows.

Beginning 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 on the south line of said Foster's lands (OR 1525-558, Parcel 2);

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

1. N 66°42'51" E a distance of 65.69 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 69.94 feet;

Thence with the center of said Pinecrest Drive, N 65°50'31" E a distance of 121.51 feet to a point on the northwest corner of the lands now owned by Sharon S. Lewis, Trustee (OR 2837-531);

Thence with the west line of said Lewis, Trustee's lands, S 11°34'26" E a distance of 541.51 feet to an iron pin set on the southeast corner of said Lot 8;

Thence with the south line of said Lot 8, N 62°44'17" W a distance of 281.11 feet to the principal place of beginning, containing a total of 1.759 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 1.759 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

4/20/21

DESCRIPTION

APPROVED

By: [Signature]