



Sarah M. Ruggles
DR 826-47

All of: 17-05-01-28-000
+/- 0.501 Ac.

Situated in the State of Ohio, County of Muskingum, Township of Falls, Part of Lot 9 in Ash Meadows II Subdivision (PB 12, Pgs 24 & 25), being all of the lands now owned by Sarah M. Ruggles as recorded in DR 826-47 (Parcel No.: 17-05-01-28-000) of the Muskingum County Recorder's Office and more particularly described as follows.

Beginning at an iron pin found (finley), being the southwest corner of said Lot 9;
thence with the west line of said lot, N 02°01'53" E a distance of 194.46 feet to a pipe found (1") at the northwest corner of said lot;
thence with the north line of said lot, N 70°19'54" E a distance of 34.81 feet to a pipe found (1") at the northeast corner of said lot;
thence with the east line of said lot, S 42°28'13" E a distance of 205.16 feet to a pipe found on the cul-de-sac of Ash Meadows Blvd;
thence with a curve to the left along Ash Meadows Blvd., having an arc length of 23.51 feet, a radius of 50.00 feet and a chord bearing S 31°35'00" W a distance of 23.30 feet to an iron pin found (5/8") at the northeast corner of the lands now owned by Michael A. & Amy A. Jacoby (OR 2536-535);
thence going through said Lot 9 and with the north line of said Jacoby's lands, S 78°08'12" W a distance of 169.62 feet to the place of beginning, containing 0.501 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.

All iron pins set are 5/8 inch by 30 inch steel rebar with plastic identification caps marked MCPEEK PS8517.

The above described 0.501 acre parcel is based on a field survey made by Brian K. McPeek, PS 8517 of McPeek Land Surveying, LLC on May 7th, 2026.

OFFICE COPY

NOT RECORDABLE



5/26/26
Date

DESCRIPTION

APPROVED

By: A. Barnhart

6-1-2026



SITUATED IN

The State of Ohio, County of Muskingum
Falls Township, Part of Lot 9, Ash Meadows II Subdivision (PB 12, Pgs. 24&25.

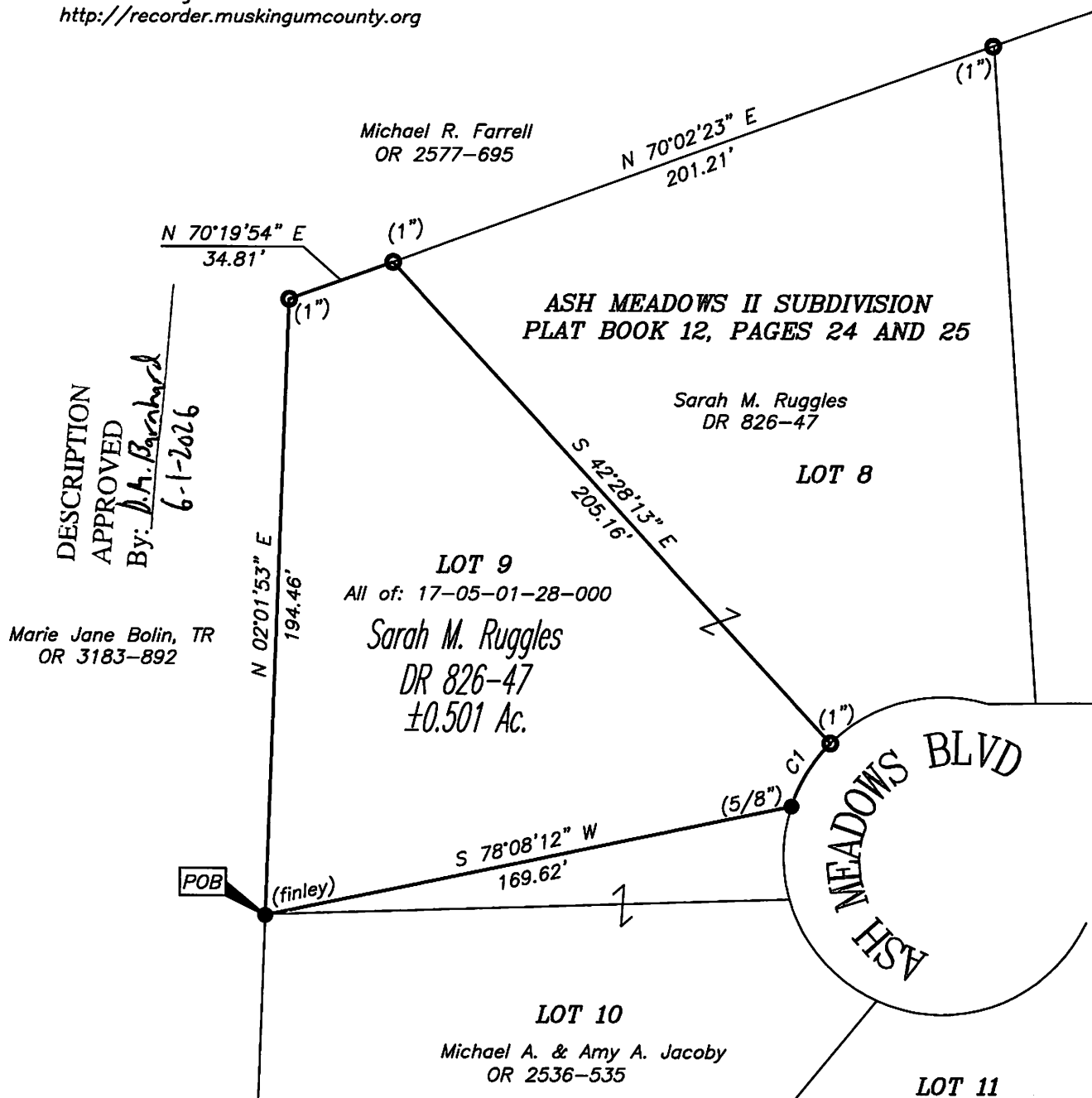
RE~SURVEY

BASIS OF BEARING

Bearings are based on State Plane Grid Coordinates,
NAD83, Ohio South, per GPS Observation.

REFERENCES

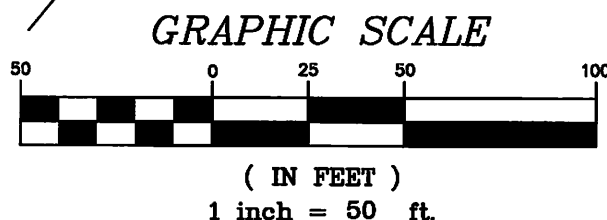
* As Noted on Plat
www.muskingumcountyauditor.org
www.mceo.org
<http://recorder.muskingumcounty.org>



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	50.00'	23.51'	23.30'	N 31°35'00" E	26°56'42"

LEGEND

- Iron Pin Found
- Pipe Found 1" dia.
- Property Hook



OFFICE COPY

~~NOT RECORDABLE~~

Brian Kelly McPeck
Reg. Surveyor No. 8517

This plat was prepared by McPeck Land Surveying, LLC
in accordance with Chapter 4733-37 of the Administrative Code,
and is intended to be used for the legal transfer of the property
described and does not intend to describe all or any easements of
record, nor encroachments unless otherwise intended.



www.mcpecklandsurveying.com
email: brian@mcpecklandsurveying.com
1705 East Pike, Zanesville, Oh 43701 • 740.704.6073