

EXHIBIT OF A 7.484 ACRE TRACT

SITUATE IN THE STATE OF OHIO, COUNTY OF RICHLAND, TOWNSHIP OF PERRY, ALSO BEING PART OF THE NORTHEAST QUARTER OF SECTION NO. 2, TOWNSHIP 19 NORTH, RANGE 19 WEST OF THE CONGRESS LANDS NORTH OF THE SEVEN RANGES, AND BEING ALL OF THE RONALD S. RAY AND KELLY L. RAY PROPERTY RECORDED IN OFFICIAL RECORD BOOK 2494, PAGE 417, RECORDER'S OFFICE, RICHLAND COUNTY, OHIO AND FURTHER BEING ALL OF PARCEL NO. 031-25-025-01-013, AUDITOR'S OFFICE, RICHLAND COUNTY, OHIO

NEW SURVEY
OF EXISTING PARCEL
RICHLAND COUNTY
TAX MAP OFFICE
EAK 2-17-26

INITIAL & DATE
DWG ONLY
SS-29

LEGEND

- IRON PIN FOUND AS NOTED
- 5/8" REBAR SET (30" IN LENGTH)
- ⊕ PINK CAP LABELED "WOLFE LAND SURVEYING, LLC 8714"
- ⊕ POINT (Nothing Set)

✕-✕-✕- EXISTING FENCE



YATES REALTY HOLDINGS LLC AN OHIO
LIMITED LIABILITY COMPANY
INSTRUMENT # OR BK 2608 PG 421
PARCEL# 047-26-049-01-002

C/L ECKERT ROAD (T.H. 3)
36.00' R/W
ASPHALT SURFACED

INTERSECTION OF OH ST RT 546 &
ECKERT ROAD
5/8" IP
+/- 2' NORTH OF LINE

JANET E. CONSTANCE
INSTRUMENT # OR BK 2995 PG 893
PARCEL# 047-26-049-01-000

ROBERT L & STACY L. DAWSON
INSTRUMENT # OR BK 2942 PG 595
PARCEL# 047-26-049-01-001

LEVI B. MOWRY, TRUSTEE OF THE MOWRY
FAMILY IRREVOCABLE LIVING TRUST U/A
DATED JANUARY 30, 2024
INSTRUMENT # OR BK 3011 PG 4618
PARCEL# 047-26-066-01-000

POC & POB
NE CORNER
NE QTR SECT 2

NW CORNER
NE QTR SECT 2

RONALD S. RAY & KELLY L. RAY
INSTRUMENT # OR BK 2494 PG 417
PARCEL# 031-25-025-01-013

7.484 ACRES

1349.99' (TOTAL)
NORTH LINE -
SECTION NO. 2

NORTH LINE -
SECTION NO. 2

PAUL W. FORBES & PAMELA E. FORBES
INSTRUMENT # OR BK 2942 PG 130
PARCEL# 031-25-025-01-003

C/L OH ST RT 546
ASPHALT SURFACED
ASSUMED R.O.W. 60.00 FT

PAUL W. FORBES & PAMELA E. FORBES
INSTRUMENT # OR BK 2942 PG 130
PARCEL# 031-25-025-01-005

BRAD CUNNINGHAM & BETHANY CUNNINGHAM
INSTRUMENT # OR BK 2854 PG 667
PARCEL# 031-25-025-01-015

S 89°53'49" W
1344.71'

3/4" IPF

LEVI B. MOWRY, TRUSTEE OF THE MOWRY
FAMILY IRREVOCABLE LIVING TRUST U/A
DATED JANUARY 30, 2024
INSTRUMENT # OR BK 3011 PG 4618
PARCEL# 031-25-026-03-000

SURVEYOR'S NOTES AND REFERENCES:

- DEED REFERENCE SHOWN HEREON
- RICHLAND COUNTY TAX MAPS
- ODOT HISTORIC AERIAL PHOTOGRAPHY
- VARIOUS SURVEY RECORDS IN THE RICHLAND COUNTY ENGINEER'S OFFICE PERFORMED IN PERRY TOWNSHIP SECTION NO. 2:
 - SURVEY LARRY G. BLUNK - PLS# 6320 - 10/16/2005
 - SURVEYS PERFORMED BY CHAD F. CRAIG - PLS# 8195 - 4/23/2021, 9/7/2020, 5/16/2007
 - SURVEY PERFORMED BY ROGER L. STEVENS - PLS# 7052 - 3/02/2024
 - SURVEY PERFORMED BY JAMES R. WOLFE - PLS# 8714 - 5/6/2025
- THIS SURVEY IS SUBJECT TO ANY FACTS THAT MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH

BASIS OF BEARING:

THE BASIS OF BEARING ARE BASED ON GRID NORTH, OHIO STATE PLANE COORDINATES, OHIO SOUTH ZONE, NAD83(2011) AS BASED UPON GEODETIC OBSERVATIONS USING THE OHIO VRS NETWORK AND ARE USED TO DENOTE ANGLES ONLY.

THIS PLAT WAS PREPARED BY JAMES R. WOLFE P.E., P.S., OHIO REGISTERED SURVEYOR NO. 8714, FROM AN ACTUAL FIELD SURVEY PERFORMED IN DECEMBER 2025 AND FROM DEEDS AND PLATS OF RECORD ON FILE IN THE RECORDER'S OFFICE, RICHLAND COUNTY, OHIO.

DENNIS E. BOWMAN & KAREN J. BOWMAN,
TRUSTEES U/A DATED JUNE 17, 2022 KNOWN
AS BOWMAN FAMILY TRUST AGREEMENT
INSTRUMENT # OR BK 2992 PG 4696
PARCEL# 031-25-025-01-014



1 INCH = 200 FEET



GRAPHIC SCALE

JAMES R. WOLFE, P.E., P.S.

OHIO REGISTERED SURVEYOR No. 8714

DATE

1-24-2026

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