

**SURVEY FOR  
RUSSELL BROWN**



PART OF THE NW 1/4 OF  
SEC. 24, SPRINGFIELD TWP.,  
T-21, R-19, CITY OF  
ONTARIO, RICHLAND CO., OHIO.

**LEGEND**

- IRON PIN FOUND
- IRON PIN SET, 5/8" DIA. ROD WITH PLASTIC CAP STAMPED "STEVENS 7052"

**NEW SPLIT**  
RICHLAND COUNTY  
TAX MAP OFFICE  
**EAK 12-6-23**

**NEW SURVEY**  
OF EXISTING PARCEL  
RICHLAND COUNTY  
TAX MAP OFFICE  
**EAK 12-6-23**

INITIAL & DATE  
**RUSSELL R. BROWN**  
O.R.V.-2990 P.-5091

INITIAL & DATE  
**MICHAEL MORTON**  
O.R.V.-2644 P.-625

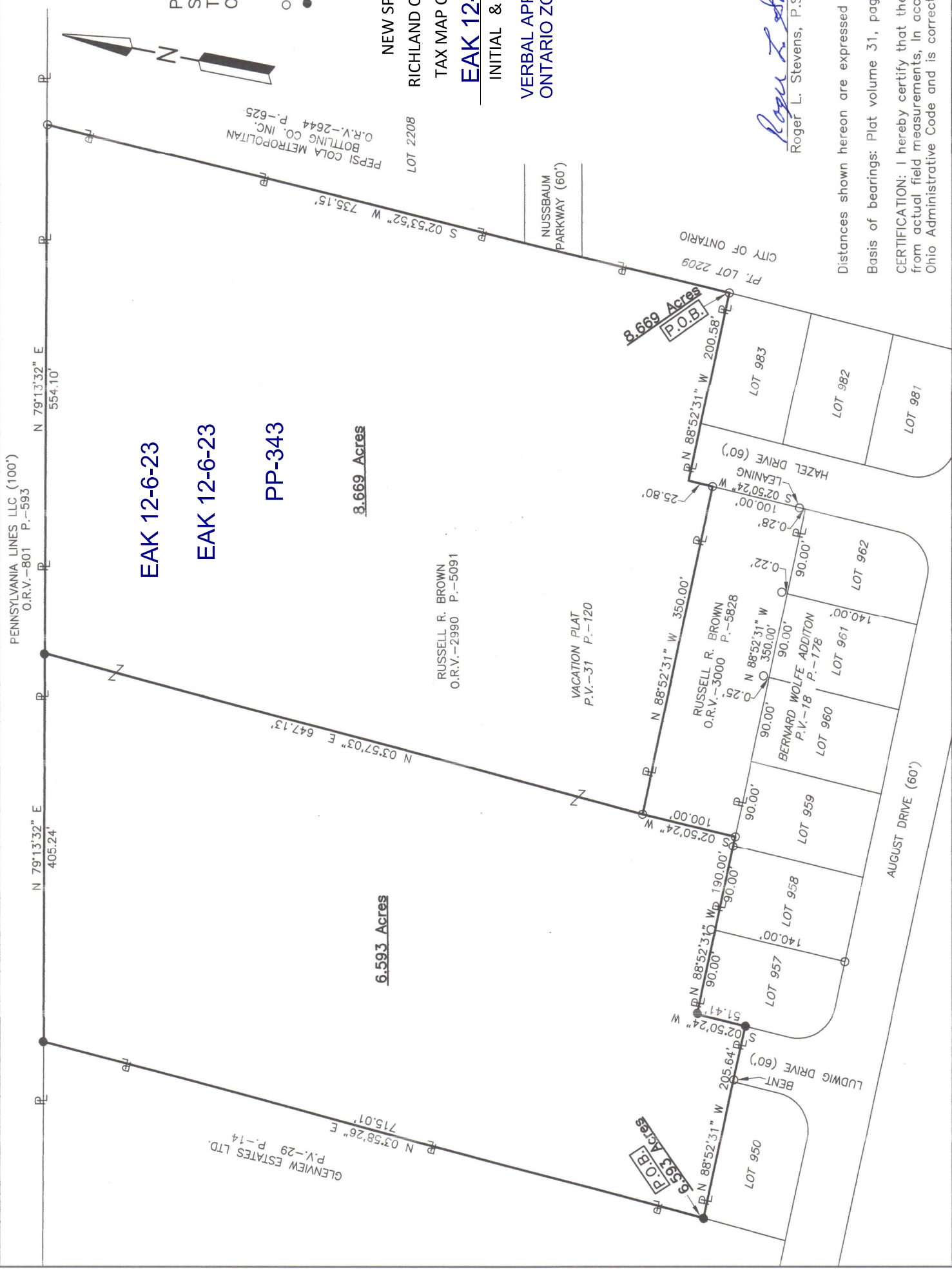
VERBAL APPROVAL BY **MICHAEL MORTON**  
ONTARIO ZONING INSPECTOR 12-1-23  
**PP-343**



*Roger L. Stevens*  
Roger L. Stevens, P.S. #7052  
Date 11-9-23  
SPRINGFIELD 24

Distances shown hereon are expressed in feet and decimal parts thereof.  
Basis of bearings: Plat volume 31, page 120.

CERTIFICATION: I hereby certify that the foregoing survey was prepared from actual field measurements, in accordance with Chapter 4733-37, Ohio Administrative Code and is correct to the best of my knowledge.



PENNSYLVANIA LINES LLC (100')  
O.R.V.-801 P.-593

**EAK 12-6-23**  
**EAK 12-6-23**  
**PP-343**

**8.669 Acres**

**6.593 Acres**

**8.669 Acres**  
**P.O.B.**

**6.593 Acres**  
**P.O.B.**

**SURVEYOR'S DESCRIPTION FOR  
RUSSELL BROWN**

**6.593 Acres**

Situated in the City of Ontario, County of Richland, State of Ohio, being part of the Northwest Quarter of Section 24, Springfield Township, Township 21, Range 19 and being more particularly described as follows:

**Beginning** at an iron pin set in the northwest corner of Lot 950 of Bernard Wolfe Addition as recorded in plat volume 18, page 178, said iron pin also being in the east line of Glenview Estates Ltd. as recorded in Plat Volume 29, Page 14;

Thence with the following **SEVEN** courses:

- 1) **N 03° 58' 26" E, 715.01 feet** along said east line of Glenview Estates Ltd. to an iron pin set in the northeasterly corner of said Glenview Estates Ltd., said iron pin also being in the southerly line of Pennsylvania Lines LLC (100') as recorded in official records volume 801, page 593;
- 2) **N 79° 13' 32" E, 405.24 feet** along said southerly line of Pennsylvania Lines LLC (100') to an iron pin set;
- 3) **S 03° 57' 03" W, 647.13 feet** to an iron pin found in said northwest corner of a parcel of land conveyed to Russell R Brown by official records volume 3000, page 5828;
- 4) **S 02° 50' 24" W, 100.00 feet** along the west line of said land of Russell R Brown to an iron pin found in the southwest corner of said land, said iron pin also being in the north line of Lot 959 of said Bernard Wolfe Addition;
- 5) **N 88° 52' 31" W, 190.00 feet** along said north line of Lot 959 and along the north line of Lots 958 and 957 of said Bernard Wolfe Addition to an iron pin set in the northwest corner of said Lot 957;
- 6) **S 02° 50' 24" W, 51.41 feet** along the west line of said Lot 957 to an iron pin set in the northeast corner of Ludwig Drive (60');
- 7) **N 88° 52' 31" W, 205.64 feet** along the north line of said Ludwig (60') and along the north line of said Lot 950 to the **place of beginning** and containing **6.593 Acres**, more or less, and subject to all legal highways and easements of record.

Basis of bearings: Plat Volume 31, Page 120.

Iron pins set are 5/8" diameter reinforcing rod with plastic cap stamped "STEVENS 7052".

According to a survey made in November 2023 by Roger L. Stevens, Ohio Registered Surveyor No. 7052.



*Roger L. Stevens*  
 \_\_\_\_\_  
 Roger L. Stevens  
 Registered Surveyor No. 7052  
 SPRINGFIELD-24C

NEW SPLIT  
 RICHLAND COUNTY  
 TAX MAP OFFICE  
 EAK 12-6-23

INITIAL & DATE  
 PP-343

**8.669 Acres**

Situated in the City of Ontario, County of Richland, State of Ohio, being part of the Northwest Quarter of Section 24, Springfield Township, Township 21, Range 19 and being more particularly described as follows:

**Beginning** at an iron pin found in the northeast corner of Lot 983 of Bernard Wolfe Addition as recorded in plat volume 18, page 178, said iron pint also being in the west line of Lot 2209 in said City of Ontario;

Thence with the following **SIX** courses:

- 1) **N 88° 52' 31" W, 200.58 feet** along the north line of said Lot 938 and along the north line of Hazel Drive (60') to a point being the northwest corner of said Hazel drive; said point being referenced by an iron pin found S 02° 50' 24" W, 25.80 feet from said point;
- 2) **S 02° 50' 24" W, 25.80 feet** along the west line of said Hazel Drive (60') to an iron pin found in the northeast corner of a parcel of land conveyed to Russell R Brown by official records volume 3000, page 5828;
- 3) **N 88° 52' 31" W, 350.00 feet** along the north line of said land of Russell R Brown to an iron pin found in the northwest corner of said land;;
- 4) **N 03° 57' 03" E, 647.13 feet** to an iron pin set in the southerly line of Pennsylvania Lines LLC (100') as recorded in official records volume 801, page 593;
- 5) **N 79° 13' 32" E, 554.10 feet** along said southerly line of Pennsylvania Lines LLC (100') to an iron pin found in the northwest corner of Lot 2208 conveyed to Pepsi Cola Metropolitan Bottling Co. Inc. by official records volume 2644, page 625;
- 6) **S 02° 53' 52" W, 735.15 feet** along the west line of said Lot and land of Pepsi Cola Metropolitan Bottling Co. Inc., along the west end of Nussbaum Parkway (60') and along said west line of said Lot 2209 to the **place of beginning** and containing **8.669 Acres**, more or less, and subject to all legal highways and easements of record.

Basis of bearings: Plat Volume 31, Page 120.

Iron pins set are 5/8" diameter reinforcing rod with plastic cap stamped "STEVENS 7052".

According to a survey made in November 2023 by Roger L. Stevens, Ohio Registered Surveyor No. 7052.



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Registered Surveyor No. 7052  
SPRINGFIELD-24C

NEW SURVEY  
OF EXISTING PARCEL  
RICHLAND COUNTY  
TAX MAP OFFICE

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INITIAL & DATE

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