

Oct 18 2023 11:39 AM

Case No: 23CV000148

Guernsey County Sheriff's Office

Jeffrey D Paden, Sheriff

Property Description Approval Form

Parcel # 020003946006 Case No Court: 23CV000148

Property Address: 6753 SIMMONS RD, CAMBRIDGE, OH 43725

Plaintiff: LAKEVIEW LOAN SERVICING, LLC

Defendant: GARLAND F. HEDRICK, et al.

Submitted By: EDWARD DELP

Attorney & I.D. #: 0088641

Attorney's Phone #: (470) 321-7112

Contact Person: Colleen Ritchie

Contact Phone #: (470) 321-7112

The attached legal description has been reviewed by the Guernsey County Map Department. The property address, parcel number(s) and deed reference numbers(s) must be listed under the legal description (NO EXCEPTIONS). You may use a copy of the prior deed, which will contain all of this information.

This document along with the "stamped approved" original legal description must be attached to the Order of Sale when filed with the Guernsey County Clerk of Courts. You will be submitting the Order of Sale, this Property Description Approval Form and the stamped "approved" legal description to the Guernsey County Clerk of Courts.

Hand lettered documents may be rejected if the document is not legible or will not reproduce to department standards. Machine printed or drafted documents are preferred.

INTERNAL USE ONLY

☒ **APPROVED**

The following information has been reviewed by the Guernsey County Map Department and has not been approved for the following reason(s):

- ☐ Legal description does not match information as submitted
- ☐ Parcel number does not match legal description information as submitted
- ☐ Legal Name does not match information as submitted
- ☐ Property address does not match information as submitted
- ☐ Other: _____

This information must be corrected and resubmitted for approval

LEGAL DESCRIPTION

THE FOLLOWING DESCRIBED REAL PROPERTY SITUATED IN THE COUNTY OF GUERNSEY, STATE OF OHIO:

BEING 17.137 ACRES, MORE OR LESS, PART OF PARCEL 02-3946.000 IN THE SOUTHEAST QUARTER OF SECTION 25, IN THE TOWNSHIP OF CAMBRIDGE, IN THE THIRD QUARTER OF TOWNSHIP 3 NORTH, RANGE 3 WEST, UNITED STATES MILITARY LANDS, IN THE COUNTY OF GUERNSEY, IN THE STATE OF OHIO, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A STONE FOUND AT THE CENTER OF SECTION 25; THENCE, ALONG THE NORTH & SOUTH QUARTERLINE, S 03 DEGREES 45 MINUTES 43 SECONDS W 1200.00' TO A 5/8" STEEL PIN SET, SAID 5/8" STEEL PIN SET BEING THE TRUE POINT OF BEGINNING; THENCE, THROUGH THE PROPERTY OF J.J. DETWETLER ENTERPRISES, INC., O.R. 94-492, THE FOLLOWING 2 COURSES: 1. THENCE, S 85 DEGREES 17 MINUTES 08 SECONDS E 1679.08' TO A 5/8" STEEL PIN SET; 2. THENCE, S 85 DEGREES 17 MINUTES 08 SECONDS E 22.02' TO A POINT IN SIMMONS ROAD, T.R. 636; THENCE-, ALONG SIMMONS ROAD, T.R. 636, THE FOLLOWING 2 COURSES: 1. THENCE, S 14 DEGREES 37 MINUTES 46 SECONDS W 364.07' TO A POINT; 2. THENCE, S 41 DEGREES 32 MINUTES 06 SECONDS W 306.54 TO A POINT; THENCE, THROUGH THE PROPERTY OF J.J. DETWEILER ENTERPRISES, INC. O.R. 94-492 THE FOLLOWING 2 COURSES: 1. THENCE, N 72 DEGREES 57 MINUTES 37 SECONDS W 13.69' TO A 5/8" STEEL PIN SET; 2. THENCE, CONTINUING N 72 DEGREES 57 MINUTES 37 SECONDS W 1470.44 TO A 5/8" STEEL PIN SET; THENCE, ALONG THE NORTH & SOUTH QUARTERLINE, N 03 DEGREES 45 MINUTES 43 SECONDS E 287.26' TO THE TRUE POINT OF BEGINNING, CONTAINING 17.137 ACRES, MORE OR LESS, INCLUDING PUBLIC ROAD RIGHT-OF-WAY AND IS SUBJECT TO ALL EASEMENTS, RIGHTS-OF-WAY, OR RESTRICTIONS, WHETHER RECORDED OR IMPLIED. BEARINGS ARE BASED ON A SURVEY BY LANDMARK SURVEYS, S 03 DEGREES 29 MINUTES 52 SECONDS W JUNE 1995, 85.761 ACRES AND ARE FOR ANGULAR CALCULATIONS ONLY. ALL 5/8" STEEL PINS SET ARE 30" LONG WITH PLASTIC CAPS MARKED "E.R.D. 7142". PERTINENT DOCUMENTS: TAX MAPS; DEEDS; 382-574.261-927, 346-860; 263-869; OFFICIAL RECORDS: 94-492; SURVEYS BY: VIRGIL L. ROUEN, THOMAS PAMELL, W.J. BIEDENBACH.

DESCRIPTION AND PLAT BY LANDMARK SURVEYS, EARL R. DONAKER.
PROFESSIONAL SURVEYOR #7142, FROM A SURVEY OF THE PREMISES IN THE
MONTH OF SEPTEMBER, IN THE YEAR OF OUR LORD ONE THOUSAND NINE
23-103884

HUNDRED AND NINETY-FIVE.

TOGETHER WITH A MANUFACTURED/MOBILE HOME, LOCATED ON THE
HEREINABOVE DESCRIBED REAL PROPERTY.

PARCEL: 020003946006

BEING THE SAME PROPERTY CONVEYED TO GARLAND F. HEDRICK AND ROSE
L. HEDRICK, FOR THEIR JOINT LIVES, REMAINDER TO THE SURVIVOR OF THEM
BY DEED FROM GARLAND F. HEDRICK AND ROSE L. HEDRICK, HUSBAND AND
WIFE RECORDED 12/28/2016 IN DEED BOOK 593 PAGE 1481, IN THE RECORDER'S
OFFICE OF GUERNSEY COUNTY, OHIO.

COMMONLY KNOWN AS: 6753 SIMMONS RD CAMBRIDGE, OH 43725

TAX PARCEL ID: 020003946006 & 020522M00000

PRIOR DEED REFERENCE NO: Book 582, Page 3265

Description Approved
By S. Leek Date 9-5-23
Guernsey County Engineer
Guernsey County Auditor