

CENTENNIAL FARM ACRES

SECTION #2, TOWNSHIP 17, RANGE 17, READING TOWNSHIP, PERRY COUNTY, OHIO.

PARCEL DESCRIPTION

BEING A PART OF THE NORTHEAST QUARTER OF SECTION #2, TOWNSHIP 17, RANGE 17, READING TOWNSHIP, PERRY COUNTY, OHIO. ALSO BEING THE PROPERTY OF MARILYN C. WINEGARDNER OF OFFICIAL RECORD BOOK 473, PAGE 2248 OF THE PERRY COUNTY RECORDER (AUDITOR'S PARCEL #290009780000) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING, FOR REFERENCE, AT A POINT IN, ASPHALT SURFACED, STATE ROUTE #13 MARKING THE NORTHEAST CORNER OF SECTION #2 (SAID POINT IS REFERENCED BY TWO EXISTING IRON PINS. IRON PIN #1 BEARS N 39° 30' 51" W 110.21 FEET. IRON PIN #2 BEARS S 49° 23' 31" E 101.33 FEET.); THENCE S 3° 38' 24" W 99.93 FEET, IN THE EAST LINE OF SECTION #2, TO A POINT WITHIN THE RIGHT OF WAY LINES OF COUNTY ROAD #26N, IN THE SOUTH RIGHT OF WAY LINE OF STATE ROUTE #13 AND BEING THE PRINCIPAL PLACE OF BEGINNING OF THIS 18.925 ACRES PARCEL TO BE DESCRIBED; THENCE S 3° 38' 24" W 1382.44 FEET, IN THE EAST LINE OF SECTION #2 AND ALONG COUNTY ROAD #26N, TO A POINT, PASSING A RAILROAD SPIKE SET AT 248.09 FEET; THENCE, LEAVING THE EAST LINE OF SECTION #2 AND COUNTY ROAD #26N, N 86° 42' 27" W 597.41 FEET TO AN EXISTING IRON PIN, PASSING THROUGH THE WEST RIGHT OF WAY LINE OF COUNTY ROAD #26N AT 38.77 FEET AND PASSING AN EXISTING IRON PIN AT 58.85 FEET; THENCE N 3° 59' 22" E 1408.83 FEET TO AN EXISTING CONCRETE HIGHWAY MONUMENT (broken) IN THE SOUTH RIGHT OF WAY LINE OF STATE ROUTE #13, PASSING IRON PINS SET AT 220.01 FEET, 440.02 FEET, 660.03 FEET AND 881.39 FEET AND PASSING AN EXISTING IRON PIN AT 1400.09 FEET; THENCE S 81° 29' 25" E 249.57 FEET, IN THE SOUTH RIGHT OF WAY LINE OF STATE ROUTE #13, TO AN EXISTING IRON PIN; THENCE S 86° 06' 10" E 324.23 FEET, IN THE SOUTH RIGHT OF WAY LINE OF STATE ROUTE #13, TO AN EXISTING IRON PIN; THENCE S 85° 58' 22" E 15.91 FEET, IN THE SOUTH RIGHT OF WAY LINE OF STATE ROUTE #13, TO A "POINT" IN THE EAST LINE OF SECTION #2 AND THE "PRINCIPAL PLACE OF BEGINNING" OF THIS SUBJECT 18.925 ACRES PARCEL.

THIS PARCEL AS DESCRIBED CONTAINS 18.925 ACRES, MORE OR LESS, SUBJECT TO ALL LEGAL HIGHWAYS, ALL RESTRICTIONS AND ALL EASEMENTS OF RECORD.

THE BEARINGS IN THE ABOVE DESCRIPTION ARE BASED ON THE EAST LINE OF SECTION #2 AS BEING S 3°38' 24" W.

STATE ROUTE #13 AND COUNTY ROAD #26N HAVE VARYING RIGHT OF WAY WIDTHS.

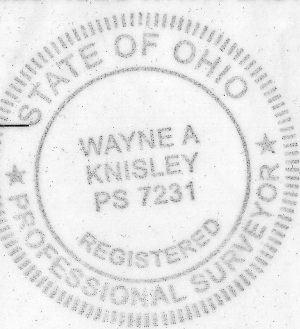
CERTIFICATE OF SURVEYOR

ALL DIMENTIONS ARE SHOWN IN FEE AND DECIMAL PARTS THEREOF.

I DO HEREBY CERTIFY THAT I HAVE FULLY COMPLIED WITH THE REQUIREMENTS OF THE SUBDIVISION REGULATIONS AND THE SUBDIVISION LAWS OF THE COUNTY OF PERRY AND STATE OF OHIO GOVERNING SURVEYING, DIVIDING AND MAPPING OF THE LAND, AND THAT THE PLAT IS A CORRECT REPRESENTATION OF ALL EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE SUBDIVISION OF IT, AND THAT THE PLAT REPRESENTS A SURVEY MADE BY ME AND THAT ALL MONUMENTS INDICATED THEREON ACTUALLY EXIST AND THEIR LOCATION, SIZE AND MATERIAL ARE CORRECTLY SHOWN.

ALL IRON PINS SET ARE 5/8 INCH BY 30 INCH STEEL RODS WITH PLASTIC IDENTIFICATION CAPS MARKED "KNISLEY 7231".

Wayne A. Knisley
WAYNE A. KNISLEY
OHIO P.S. #7231
August 30, 2023



DECLARATION OF COVENANTS, RESTRICTIONS, EASEMENTS AND CONDITIONS

THROUGH PURCHASE OF THIS PROPERTY, OWNER(S) SHALL AT ALL TIMES MAINTAIN COMPLIANCE WITH THE RULES AND REGULATIONS OF ALL PERRY COUNTY, READING TOWNSHIP OR OTHER APPLICABLE GOVERNMENTAL BODIES HAVING JURISDICTION OVER THE PROPERTY. THE PURCHASERS OF THIS LAND, FOR THEMSELVES, THEIR HEIRS OR FUTURE OWNERS, AGREE TO BE BOUND BY THE COVENANTS CONTAINED HEREIN AND ARE THE PRIMARY ENFORCERS OF THESE COVENANTS.

PURPOSE OF COVENANTS AND RESTRICTIONS:
TO RESTRICT THE USE OF THE PROPERTY AND TO PROTECT THE PROPERTY VALUE AND DESIRABILITY OF OWNERS AND FUTURE PROPERTY OWNERS. THERE SHALL NOT BE ERECTED, PLACED OR ALLOWED TO REMAIN ON THE PROPERTY ANY BUILDING OR STRUCTURE EXCEPT AS DESCRIBED BELOW. FURTHERMORE, THE PROPERTY SHALL AT ALL TIMES BE MAINTAINED IN COMPLIANCE WITH THE FOLLOWING REQUIREMENTS:

- DWELLINGS:
- 1- ONLY ONE PRIVATE SINGLE FAMILY RESIDENCE WITH A MINIMUM OF A TWO CAR ATTACHED GARAGE IS ALLOWED ON AN INDIVIDUAL PROPERTY.
 - 2- RANCH STYLE HOMES ARE TO HAVE A MINIMUM OF 1,800 LIVABLE SQ. FT. AND 2 STORY HOMES ARE TO HAVE A MINIMUM OF 2,200 LIVABLE SQ. FT. (EXCLUDING BASEMENT AND GARAGE).
 - 3- ROOF PITCHES ARE TO BE A MINIMUM OF 6/12 PITCH INCLUDING ACCESSORY BUILDINGS.
 - 4- ALL HOMES MUST BE ON A PERMANENT FOUNDATION.
 - 5- ALL OUT BUILDINGS REGARDLESS OF SIZE MUST BE PERMANENTLY CONSTRUCTED ON A PERMANENT FOUNDATION OF CONCRETE, BLOCK OR STONE. POLE BARN AND LAWN SHEDS LESS THAN 150 SQ. FT. ARE EXCLUDED FROM THIS REQUIREMENT.
 - 6- NO MOBILE OR MANUFACTURED HOMES SHALL BE PERMITTED.
 - 7- BEFORE OCCUPANCY OF ANY RESIDENCE ON THE PROPERTY, A SEWAGE DISPOSAL SYSTEM SHALL BE INSTALLED IN CONFORMANCE WITH THE MINIMUM STANDARDS AS REQUIRED BY THE PERRY COUNTY BOARD OF HEALTH AND/OR THE GOVERNMENTAL ENTITY WITH JURISDICTION THERE OVER.

CONDITION / MAINTENANCE:

- 1- NO INOPERATIVE OR UNLICENSED MOTOR VEHICLES MAY BE PLACED ON THE PROPERTY FOR MORE THAN THREE (3) DAYS, UNLESS STORED INDOORS.
- 2- NO ACCUMULATION OF DISCARDED PERSONAL EFFECTS, DEBRIS, GARBAGE, OR ANY UNSIGHTLY OBJECT OR MATTER WILL BE PERMITTED ON THE PROPERTY.
- 3- NO INCOMPLETE OR JUNK TYPE STRUCTURES SHALL BE PERMITTED ON THE PROPERTY. NO TEMPORARY HOUSE, SHACK, TENT, CAMPER, SCHOOL BUS OR RECREATIONAL VEHICLE SHALL BE USED AS A PERMANENT DWELLING.
- 4- EACH OWNER OF A PROPERTY AGREES TO, AT ALL TIMES, MAINTAIN THEIR PROPERTY AND ANY ROAD DITCHES ON THEIR PROPERTY BY MOWING REGULARLY AND AT ALL TIMES CONTROLLING NOXIOUS WEEDS ON THE PROPERTY.
- 5- NO NOXIOUS OR OFFENSIVE ACTIVITY SHALL TAKE PLACE ON THE PROPERTY.
- 6- PROPANE TANKS MAY BE KEPT AND MAINTAINED ABOVE GROUND PROVIDED THEY ARE PROPERLY LANDSCAPED IN SUCH A FASHION TO HIDE THE TANKS FROM PUBLIC VIEW.
- 7- NOISE AND ODORS ON THE PROPERTY SHALL BE CONTROLLED SO THAT NEITHER SHALL BE UNREASONABLY OFFENSIVE TO OTHER PROPERTY OWNERS.
- 8- LANDSCAPING MUST BE COMPLETED IN FRONT OF THE HOME FOUNDATION WITHIN 8 MONTHS AFTER CONSTRUCTION IS COMPLETE.
- 9- WHERE PROTECTIVE COVENANTS AND PERRY COUNTY OR READING TOWNSHIP ORDINANCES ARE IN CONFLICT, THE STRICTER REQUIREMENT WILL PREVAIL.

EASEMENTS:

OWNERS AGREE TO GRANT UTILITY EASEMENTS AND ALL LEASE EASEMENTS TO SERVE ANY LOT IN THE DEVELOPMENT.

BUILDING SETBACK ACCORDING TO READING TOWNSHIP ZONING REGULATIONS:
80 FEET FROM CENTERLINE OF SURVEY OF COUNTY ROAD #26N (FRONT SETBACK)
20 FEET FROM THE SIDE LINE (SIDE SETBACK)
30 FEET FROM THE REAR LINE (REAR SETBACK)

ENFORCEMENT:

THE DEVELOPER WILL NOT BE OBLIGATED TO ENFORCE, JOIN OR ASSIST IN ANY SUIT BROUGHT AGAINST A LOT OWNER BY ANOTHER LOT OWNER. ENFORCEMENT SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS OF "CENTENNIAL FARM ACRES" AND ANY LOT OWNER WILL HAVE THE RIGHT TO ENFORCE THE COVENANTS BY ANY PROCEEDING AT LAW. INVALIDATION OF THESE COVENANTS BY ANY JUDGMENT OF COURT ORDER SHALL IN NO WAY AFFECT ANY OF THE OTHER PROVISIONS WHICH WILL REMAIN IN FULL FORCE AND EFFECT.



ck# 4472 Ref# 716246
Split Fee Paid \$1000.00
Date: 9-5-23
Perry Co. Planning Comm.

APPROVALS

APPROVED THIS 4TH DAY OF SEPTEMBER, 2023

Yop Talbot
ZONING INSPECTOR

APPROVED THIS 5 DAY OF September, 2023

PERRY COUNTY ENGINEER

APPROVED THIS 5TH DAY OF September, 2023

PERRY COUNTY BOARD OF HEALTH

APPROVED THIS 5TH DAY OF September, 2023

PERRY COUNTY COMMISSIONER

PERRY COUNTY COMMISSIONER

PERRY COUNTY COMMISSIONER

STATE OF OHIO, PERRY COUNTY

RECEIVED FOR RECORD ON THIS 6 DAY OF September, 2023
AT 10:29 (AM/PM)
RECORDED THIS 6 DAY OF September, 2023 IN PLAT
BOOK 6, PAGE 43
SLOT 490-491

PERRY COUNTY RECORDER

TRANSFERRED THIS 5TH DAY OF September, 2023.

PERRY COUNTY AUDITOR

DEDICATION

BEING A PART OF THE NORTHEAST QUARTER OF SECTION #2, TOWNSHIP 17, RANGE 17, READING TOWNSHIP, PERRY COUNTY, OHIO. ALSO BEING THE PROPERTY OF MARILYN C. WINEGARDNER OF OFFICIAL RECORD BOOK 473, PAGE 2248 OF THE PERRY COUNTY RECORDER, SAID TRACT CONTAINING 18.925 ACRES.

I, THE UNDERSIGNED, MARILYN C. WINEGARDNER, OWNER AND ALL PARTIES WITH ANY RIGHT, TITLE OR INTEREST IN THE REAL ESTATE SHOWN HEREON, HEREBY CERTIFY THAT I HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED INTO LOTS AS SHOWN, THAT SAID LOTS ARE NUMBERED 1 THROUGH 6, INCLUSIVELY, AND THAT THE FOREGOING SUBDIVISION HAS BEEN NAMED "CENTENNIAL FARM ACRES". RESTRICTIVE COVENANTS IN THIS SUBDIVISION ARE DESCRIBED HEREON AND SHALL APPLY TO ALL FUTURE OWNERS OF ANY LOT OR LOTS IN THIS SUBDIVISION WHETHER SPECIFIED IN EACH INDIVIDUAL CONVEYANCE OR NOT.

IN WITNESS THEREOF THIS 6 DAY OF September, 2023.

MARILYN C. WINEGARDNER

WITNESS

ACKNOWLEDGEMENT

STATE OF OHIO, COUNTY OF PERRY

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED MARILYN C. WINEGARDNER WHO ACKNOWLEDGE THE SIGNING OF THE FOREGOING INSTRUMENT THAT SHE DID EXECUTE THIS INSTRUMENT AND THAT IT WAS HER FREE ACT AND DEED. IN TESTIMONY THEREOF, I HERETO SUBSCRIBE MY NAME AND AFFIX MY OFFICIAL SEAL THIS 6 DAY OF September, 2023.

NOTARY PUBLIC: Natasha Hendershot

MY COMMISSION EXPIRES: July 29, 2026



NATASHA HENDERSHOT
Notary Public, State of Ohio
My Commission Expires:
July 29, 2026

