

# BRENNEMAN ESTATES - PHASE 1

TOWNSHIP OF JACKSON, COUNTY OF PERRY, STATE OF OHIO, PART OF THE NORTHWEST QUARTER OF SECTION No. 1, TOWNSHIP 15 NORTH, RANGE 16 WEST.

## PARCEL DESCRIPTION

SITUATE IN THE STATE OF OHIO, COUNTY OF PERRY, TOWNSHIP OF JACKSON, ALSO BEING PART OF THE NORTHWEST QUARTER OF SECTION NO. 1, TOWNSHIP 15 NORTH, RANGE 16 WEST OF THE CONGRESS LANDS EAST OF THE SCIOTO RIVER, ALSO BEING PART OF THE MICHAEL BRENNEMAN PROPERTIES RECORDED IN OFFICIAL RECORD BOOK 512, PAGE 442 AND PART OF OFFICIAL RECORD BOOK 513, PAGE 578, ALL OF THE RECORDER'S OFFICE, PERRY COUNTY, OHIO AND FURTHER BEING PART OF PARCEL NUMBERS 140004710000 AND 140004690000, AUDITOR'S OFFICE, PERRY COUNTY, OHIO AND BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING FOR REFERENCE AT A STONE (FOUND), SAID STONE (FOUND) BEING THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION NO. 1;

THENCE SOUTH 04°01'41" WEST A DISTANCE OF 2682.59 FT ALONG THE WEST LINE OF SECTION NO. 1, PASSING A 5/8" IRON PIN BENT (FOUND) AT 2651.98 FT TO A POINT ON THE CENTERLINE OF COUNTY ROAD NO. 94 (AKA GAREY ROAD, ASSUMED RIGHT OF WAY WIDTH OF 60.00 FT, ASPHALT SURFACED), SAID POINT ALSO BEING THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION NO. 1;

THENCE SOUTH 85°41'28" EAST A DISTANCE OF 882.90 FT ALONG THE MIDLINE EAST AND WEST OF SECTION NO. 1 TO A POINT ON THE CENTERLINE OF OHIO STATE ROUTE 37 (ASSUMED RIGHT OF WAY WIDTH OF 60.00 FT, ASPHALT SURFACED), SAID POINT BEING ON THE SOUTHERLY LINE OF THE MICHAEL BRENNEMAN PROPERTY RECORDED IN OFFICIAL RECORD BOOK 513, PAGE 578, SAID POINT ALSO BEING THE TRUE PLACE OF BEGINNING OF THE HEREIN DESCRIBED TRACT OF LAND;

THENCE NORTH 04°28'44" EAST A DISTANCE OF 250.00 FT ACROSS THE MICHAEL BRENNEMAN PROPERTY, ACROSS THE MICHAEL BRENNEMAN PROPERTY RECORDED IN OFFICIAL RECORD BOOK 512, PAGE 442, PASSING AN IRON PIN (SET) AT 30.00 FT, PASSING AN IRON PIN (SET) AT 150.00 FT TO AN IRON PIN (SET);

THENCE SOUTH 85°41'28" EAST A DISTANCE OF 1050.00 FT ACROSS THE MICHAEL BRENNEMAN PROPERTY TO A POINT, PASSING IRON PINS (SET) AT 175.00 FT, 350.00 FT, 525.00 FT, 700.00 FT, AND 875.00 FT TO AN IRON PIN (SET)

THENCE NORTH 04°28'44" EAST A DISTANCE OF 150.00 FT ACROSS THE MICHAEL BRENNEMAN PROPERTY TO AN IRON PIN (SET);

THENCE SOUTH 85°41'28" EAST A DISTANCE OF 168.77 FT ACROSS THE MICHAEL BRENNEMAN PROPERTY TO AN IRON PIN (SET);

THENCE SOUTH 04°28'44" WEST A DISTANCE OF 400.00 FT ALONG THE EASTERLY LINE OF THE MICHAEL BRENNEMAN PROPERTY, PASSING A 2" HOLLOW IRON PIN (FOUND) AT 178.51 FT, PASSING A 5/8" IRON PIN W/ A ID CAP STAMPED "SA ENGLAND 7452" (FOUND) AT 370.09 FT TO A POINT ON THE CENTERLINE OF OHIO STATE ROUTE 37, SAID POINT ALSO BEING THE SOUTHEASTERLY CORNER OF THE MICHAEL BRENNEMAN PROPERTY, SAID POINT ALSO BEING ON THE MIDLINE EAST AND WEST OF SECTION NO. 1;

THENCE NORTH 85°41'28" WEST A DISTANCE OF 1218.77 FT ALONG THE CENTERLINE OF OHIO STATE ROUTE 37, ALONG THE MIDLINE EAST AND WEST OF SECTION NO. 1, ALONG THE SOUTHERLY LINE OF THE MICHAEL BRENNEMAN PROPERTY TO THE TRUE PLACE OF BEGINNING CONTAINING 7.576 ACRES MORE OR LESS, SUBJECT TO ALL EASEMENTS, RESTRICTIONS, AND RIGHTS-OF-WAY OF RECORD.

THE BEARINGS DESCRIBED HEREIN ARE BASED ON GRID NORTH, OHIO STATE PLANE COORDINATES, NAD83(2011) AS BASED UPON GEODETIC OBSERVATIONS USING THE OHIO VRS NETWORK ON THE CUSTOM ODOT LOW DISTORTION SYSTEM - PERRY COUNTY AND ARE USED TO DENOTE ANGLES ONLY. ALL IRON PINS SET ARE 5/8" O.D. REBAR, 30 INCHES IN LENGTH WITH PINK PLASTIC IDENTIFICATION CAPS LABELED "WOLFE LAND SURVEYING, LLC 8714".

THIS DESCRIPTION WAS PREPARED BY JAMES R. WOLFE, P.E., P.S., OHIO REGISTERED SURVEYOR NO. 8714, FROM AN ACTUAL FIELD SURVEY OF THE PREMISES MADE IN NOVEMBER 2024 AND ALSO FROM DEEDS AND PLATS OF RECORD, RECORDER'S OFFICE, PERRY COUNTY, OHIO.

## CERTIFICATE OF SURVEYOR

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 SURVEYING 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 "WOLFE LAND SURVEYING, LLC 8714"

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

APRIL 12, 2025  
DATE

OHIO REGISTERED SURVEYOR No. 8714

jameswolfe@hotmail.com

cell: 740-343-3166



APPROVED FOR TRANSFER  
BY: WT DATE: 4/7/25  
PERRY COUNTY ENGINEER

Split Fee Paid \$1400.00  
Date: 4/17/25  
Perry Co. Planning Comm.

060140003

## DECLARATION OF COVENANTS, RESTRICTIONS, EASEMENTS AND CONDITIONS

THIS DECLARATION OF COVENANTS, EASEMENTS, CONDITIONS, AND RESTRICTIONS (THE DECLARATION) IS MADE BY MIKE BRENNEMAN ("DEVELOPER")

A- DEVELOPER DESIRES TO DEVELOP THE PROPERTY INTO A RESIDENTIAL SUBDIVISION ("SUBDIVISION"), AND TO RESTRICT THE USE AND OCCUPANCY OF THE PROPERTY FOR THE PROTECTION OF THE PROPERTY AND FUTURE OWNERS OF THE PROPERTY: AND B- DEVELOPER DECLARES THAT ALL OF THE PROPERTY SHALL BE HELD, DEVELOPED, ENCUMBERED, LEASED, OCCUPIED, IMPROVED, USED AND CONVEYED SUBJECT TO THE FOLLOWING COVENANTS, EASEMENTS, CONDITIONS AND RESTRICTIONS (THE "RESTRICTIVE COVENANTS"), WHICH ARE FOR THE PURPOSE AND PROTECTING THE VALUE AND DESIRABILITY OF, AND WHICH SHALL RUN WITH THE PROPERTY AND BE BINDING ON ALL PARTIES HAVING ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY OR ANY PART THEREOF, THEIR HEIRS, SUCCESSORS AND ASSIGNS, AND SHALL INURE TO THE BENEFIT OF EACH OWNER OF ANY PORTION OF THE PROPERTY

THIS DECLARATION IS HEREBY DECLARED TO INURE TO THE BENEFIT OF ALL FUTURE OWNERS OF ANY LOT (AS HEREINAFTER DEFINED) AND ALL OTHER CLAIMING UNDER OR THROUGH THEM ("OWNERS"), THE DEVELOPER, ITS SUCCESSORS AND ASSIGNS, AND ALL UTILITY COMPANIES OR AGENCIES OR INSTRUMENTALITIES OF LOCAL GOVERNMENT PROVIDING UTILITY SERVICES NOW, THEREFORE, IN PURSUANCE OF A GENERAL PLAN OF PROTECTION, BENEFIT AND MUTUAL ADVANTAGE OF THE PROPERTY DESCRIBED AND OF ALL PERSONS WHO NOW ARE OR MAY HEREAFTER BECOME OWNERS OF ANY OF THE PROPERTY OR PLATS THEREOF, THE FOLLOWING RESTRICTIONS, CONDITIONS, EASEMENTS, COVENANTS, OBLIGATIONS AND CHARGES ARE HEREBY CREATED, DECLARED, AND ESTABLISHED:

### 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 1,600 SQUARE FEET AND 2 STORY HOMES ARE TO HAVE A MINIMUM OF 2,200 SQUARE FEET (EXCLUDING GARAGE AND BASEMENT)
- 3- NO GARAGE OR UNFINISHED DWELLING, TRAVEL TRAILER, BARN, TENT, BASEMENT OR OTHER OUTBUILDING SHALL AT ANY TIME BE USED AS A PRIMARY RESIDENCE.
- 4- CONSTRUCTION OF THE DWELLING MUST BE COMPLETED WITHIN 12 MONTHS OF BEGINNING CONSTRUCTION
- 5- ROOF PITCHES MUST BE A MINIMUM OF A 6/12 PITCH INCLUDING ACCESSORY BUILDINGS
- 6- ALL OUTBUILDINGS REGARDLESS OF SIZE MUST BE ON A PERMANENT FOUNDATION OF CONCRETE, BLOCK, OR STONE.
- 7- ALL POLE BUILDINGS MUST HAVE A CONCRETE FLOOR, 6/12 PITCH ROOF, AND MATCH DWELLING.
- 8- NO MOBILE OR MANUFACTURED HOMES OF ANY TYPE ARE PERMITTED.
- 9- 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.

### 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 ROADS/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. (OWNER LIVING IN DWELLING)
- 9- WHERE PROTECTIVE COVENANTS AND PERRY COUNTY OR JACKSON TOWNSHIP ORDINANCES ARE IN CONFLICT, THE STRICTER REQUIREMENT WILL PREVAIL.

### EASEMENTS:

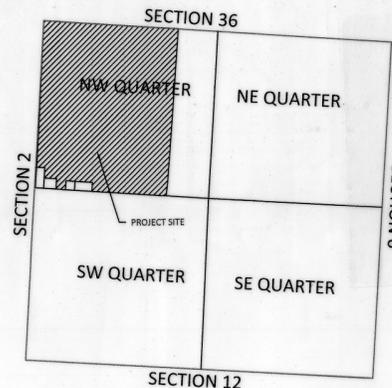
OWNERS AGREE TO GRANT UTILITY EASEMENTS AND ALL LEASE EASEMENTS TO SERVE ANY LOT IN THE DEVELOPMENT.

### BUILDING SETBACK:

ALL STRUCTURES CONSTRUCTED WILL FOLLOW PERRY COUNTY AND JACKSON TOWNSHIP ZONING REGULATION REGARDING SETBACK (LOCATION OF HOME AND/OR BUILDINGS)

### 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 "BRENNEMAN ESTATES PHASE 1" 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.



202500001468  
Filed for Record in  
PERRY COUNTY, OHIO  
JACKIE HOOVER, RECORDER  
04/25/2025 08:02 AM  
PLAT SMALL 80.00  
BOOK: 519 PAGE: 1822  
PAGES: 2

VICINITY MAP  
(NOT TO SCALE)

## APPROVALS

APPROVED THIS 17 DAY OF April, 2025

APPROVED THIS 14 DAY OF April, 2025

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

PERRY COUNTY ENGINEER

PERRY COUNTY BOARD OF HEALTH

PERRY COUNTY COMMISSIONER

PERRY COUNTY COMMISSIONER

PERRY COUNTY COMMISSIONER

STATE OF OHIO, PERRY COUNTY

RECEIVED FOR RECORD ON THIS 25 DAY OF April, 2025  
AT 8:08 (AM) (PM)

RECORDED THIS 25 DAY OF April, 2025

IN PLAT BOOK 6, PAGE 60 & 61

SLOT 508 & 509

JACKIE HOOVER  
PERRY COUNTY RECORDER

TRANSFERRED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

PERRY COUNTY AUDITOR

## DEDICATION

I, THE UNDERSIGNED, Michael Brenneeman, 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 7, INCLUSIVELY, AND THAT THE FOREGOING SUBDIVISION HAS BEEN NAMED "BRENNEMAN ESTATES PHASE 1". 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 14 DAY OF April, 2025

OWNER

WITNESS

## ACKNOWLEDGEMENT

STATE OF OHIO, COUNTY OF PERRY

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED Michael Brenneeman WHO ACKNOWLEDGE THE SIGNING OF THE FOREGOING INSTRUMENT THAT HE DID EXECUTE THIS INSTRUMENT AND THAT IT WAS HIS FREE ACT AND DEED. IN TESTIMONY THEREOF, I HERETO SUBSCRIBE MY NAME AND AFFIX MY OFFICIAL SEAL THIS 14 DAY OF April, 2025

NOTARY PUBLIC: Brittany D Shupley

MY COMMISSION EXPIRES: 09-11-2029

