Planning Commission
Ph. 6 & 7 Final Plats
Dover Highlands
Lafayette Township

Meeting: December 6, 2017
Applicant: Greenhaven Development Co.
App. No.: 098-2017
Engineer: Cunningham & Assoc., Inc.
Site Area: Phase 6: 7.7957 acres
Phase 7: 18.0406 acres
(138.7 acres total)

Sublots: Phase 6: 19
Phase 7: 37 (283 total)
Utilities: Central water and sewer
Zoning: MCBD (Medina City Buffer Dist.)
School Dist.: Cloverleaf Local
Reviewer: Rob Henwood

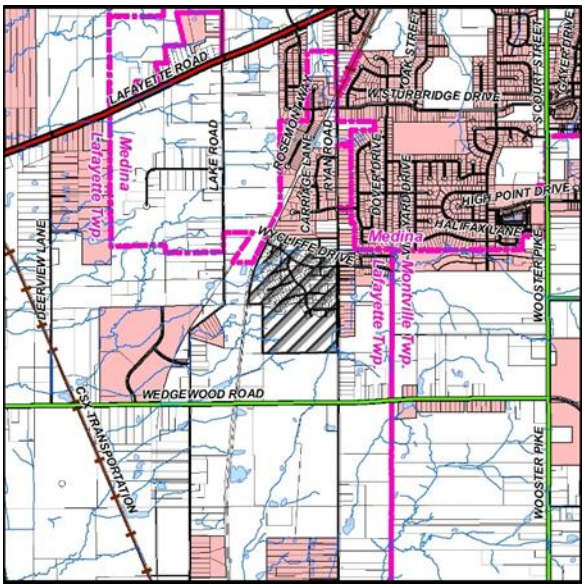
EXECUTIVE SUMMARY

The Dover Highlands Subdivision is located on the west side of Ryan Road, north of Wedgewood Road (S.R. 162), east of Lake Road and the abandoned B & O Railroad tracks and the Chippewa Rail Trail. Phase 6 proposes to create 19 single-family sublots and two public streets on the 7.7957 acre site. Phase 7 proposes to create 37 single-family sublots and two public streets on the 18.0406 acre site. Both phases are consistent with the approved Preliminary Plan and both will be served by central water and sanitary sewers.

Recommendations: **APPROVAL WITH MODIFICATIONS** for both the Phase 6 and 7 Final Plats.

Proposal: The applicant requests approval of the following:

1. Phase 6 Final Plat approval. [1] The plat proposes to create the following on the 7.7957 acre site:
   a. 19 sublots.
   b. Two public streets with 60 foot rights-of-way and associated utility easements:
      i. Extend Tyndale Lane to the south.
      ii. Extend Boucher Circle to the west terminating in a permanent cul-de-sac.
2. Phase 7 Final Plat approval. [2] The plat proposes to create the following on the 18.0406 acre site:
   a. 19 sublots.



Map 1: Location Map

[1] The following Final Plat document was utilized for Phase 6 report: Dover Highlands Subdivision Phase 6…. Cunningham & Associates, Inc.: Project No. 02-101. Four sheets. Date stamped by Department of Planning Services (DPS) Staff on November 7, 2016.

[2] The following Final Plat document was utilized for Phase 7 report: Dover Highlands Subdivision Phase 7…. Cunningham & Associates, Inc.: Project No. 02-101. Four sheets. Date stamped by DPS Staff on November 7, 2016.

b. Two public streets with 60 foot rights-of-way and associated utility easements:
   i. Extend Tyndale Lane to the south.
   ii. Extend Hooper Drive to the west and northeast.

3. Open Space Block M; 3.8046 acres.
4. One stormwater management easement area located on the northern portion of Open Space Block M.

History: The original Preliminary Plan for the subdivision was approved by the Medina County Planning Commission (MCPC) in April of 2003. That plan consisted of 131 acres and provided for 266 dwelling units. A revised Preliminary Plan was approved in July of 2005 that added seven acres and 15 sublots. The most recent plat, Phase 5, was approved in December of 2016. A complete history of the subdivision approvals is included to the left.

Subdivision Stage	Approval Date
Concept Plan	May 2002
Preliminary Plan	April 2003
Final Plat, Phase 1	May 2004
Rev. Preliminary Plan	July 2005
Final Plat, Phase 2	July 2005
Preliminary Plan	May 2014
Final Plat, Phases 3 & 4	September 2015
Preliminary Plan	December 2016
Final Plat, Phase 5	December 2016

Table 1: Approval History

Agency Comments: *Italicized text* indicates quotations from submitting agency comments.

Tax Maps: Beth Mika, 11/29/2017. *APPROVED*

1. *Boucher Circle is reserved for this subdivision.*
2. *It is recommended that you submit the final subdivision plat to Tax Maps for review before obtaining signatures.*
3. *Subject to Medina County Engineer Land Conveyence Standards found at: http://engineer.medinaco.org/surveying/landconveystds.pdf and to all Tax Map Dept. comments from previous Planning Dept. reviews.*

Highway Engineer: Andy Conrad, 11/13/2017. *APPROVED*

Ohio Department of Transportation (ODOT): Jared Feller, 11/13/2017. *ODOT does not have any objections.*

Sanitary Engineer: Jeremy Sinko, 11/9/2017. *APPROVED*

TransCanada/Columbia Gas: Russ Johnson, 11/9/2017. *APPROVED*

Health Department: Steve Mazak, 11/9/2017. *The Dover Highlands Subdivision will be serviced by sanitary sewers and public water, therefore our office has no further comments.*

Lafayette Township Zoning Inspector: Alliss Strogin, 11/18/2016. *APPROVED*

NOTE: This report presents Staff comments and recommendations for both the Phase 6 and 7 Final Plats. The MCPC must vote on each item separately.

Staff Comments:

1. The Homeowner's Association documents are included on Sheet 4 of both plats.
2. The following required data/information was not provided on or with the Final Plats (Subdivision Regulation section (§) references are included):
   a. An original mylar of the Final Plat. § 404(D)(2)d. ***Submit the original mylars.***
   b. Show boundaries and identify the use of all parcels, which are to be dedicated or reserved for public use…. § 404(D)(2)f.14. ***Label Block M on the Phase 7 plat as an Open Space Block.***
   c. Names of recorded owners of adjoining unplatted land…. § 404(D)(2)f.15. ***Provide the name/s of recorded owner/s of adjoining unplatted land to the south of the site on the Phase 7 plat.***
   d. Signature and seal of a Registered Surveyor on each sheet. § 404(D)(2)f.16. ***Add the surveyor's signature and seal on each sheet of the plat.***
   e. Notarized certification by the owner or owners of the subdivision and the offer of the dedication of streets and other public areas and that there are no unpaid taxes or assessments against the land contained in the plat. § 404(D)(2)f.17. ***Provide notarized signatures of the owners.***
   f. Certification from the Township that the Final Plat as submitted is in compliance with local zoning standards and requirements. Such Certification shall be in the form of an executed signature block on the original mylar and signed by at least two of the Township Trustees. § 404(D)(2)g.1. ***Provide signatures of at least two of the township trustees.***
   g. A subdivision served by a public central sanitary sewer [and public central water] shall be certified by the Sanitary Engineer stating all required wastewater disposal facilities and central water facilities have been satisfactorily installed or adequate financial guarantees have been approved. Such Certification shall be in the form of an executed signature block on the original mylar. § 404(D)(2)g.4. ***Provide the signature of the Sanitary Engineer.***
   h. Certification of County Engineer that all required improvements have been satisfactorily installed or financial guarantees have been provided to cover all construction. § 404(D)(2)g.4. ***Provide the signature of the Highway Engineer.***
   i. Acceptance of offers of dedication by County Commissioners, when all improvements have been constructed, or financial guarantees and construction agreements have been approved. § 404(D)(2)g.4. ***Provide the signatures of the County Commissioners.***
2. The proposed Final Plats fulfill the purpose and intent and meet the standards and requirements of the Subdivision Regulations per § 404(D)(5)b.1. and 2.
3. The proposed Final Plats are in substantial conformity with the approved Preliminary Plan and conditions of approval per § 404(D)(5)b.3.
4. The Final Plats appear to be in conformity with the Lafayette Township Zoning Resolution per § 404(D)(5)b.4.
5. The Sanitary Engineer has determined that all required central water facilities have been satisfactorily installed or adequate financial guarantees have been approved per § 404(D)(5)b.6.
6. Upon receipt of Highway Engineer's certification of approval of the construction drawings, the Director is authorized to execute the Final Plats on behalf of the MCPC upon

certification by the Highway Engineer that the construction is complete or that adequate financial guarantees have been provided per § 404(D)(5)b.7.

Recommendations: DPS Staff recommends the MCPC **APPROVE WITH MODIFICATIONS** the Phase 6 Final Plat of the Dover Highlands Subdivision subject to the following:

1. Provide the above listed required data/information on or with a corrected Final Plat.
2. Provide all required signatures as listed above.

DPS Staff recommends the MCPC **APPROVE WITH MODIFICATIONS** the Phase 7 Final Plat of the Dover Highlands Subdivision subject to the following:

1. Provide the above listed required data/information on or with a corrected Final Plat.
2. Label Block M as an Open Space Block.
3. Provide the name/s of recorded owner/s of adjoining unplatted land to the south of the site.
4. Provide all required signatures as listed above.

The following steps must be completed to finalize the Final Plat approvals:

1. Three copies of the corrected Final Plats and PDF copies of the layouts must be submitted to the DPS for transmittal to the appropriate agencies.
2. All approval conditions must be satisfied prior to the Director signing the Final Plats.
3. Upon recordation, the applicant shall provide copies of the recorded Final Plats to the DPS.

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DOVER HIGHLANDS SUBDIVISION PHASE 6

CREATING SUBLOTS 228 THROUGH 246 INCLUSIVE
BEING PART OF LAFAYETTE TOWNSHIP TRACT 2, LOT I
IN THE COUNTY OF MEDINA & STATE OF OHIO

CERTIFICATION

I HEREBY CERTIFY THAT I HAVE SURVEYED THE LAND ON THIS PLAT, THAT THE PLAT IS A CORRECT REPRESENTATION OF THE LAND SURVEYED, THAT THE SURVEY BALANCES AND CLOSES, THAT ALL DIMENSIONAL AND GEODETIC DETAILS ARE CORRECT, AND THAT THE MONUMENTS SHOWN THEREON EXIST OR SHALL BE SET AS SHOWN.

STATE OF OHIO
ROBERT A. DAMON 6083
REGISTERED PROFESSIONAL SURVEYOR

ROBERT A. DAMON, REGISTERED SURVEYOR NO. 6083 _____ DATE

ACCEPTANCE & DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT GREENHAVEN DEVELOPMENT CO., BY JOHN E. DEMUND, PRESIDENT, OWNER OF THE ABOVE DESCRIBED LAND, DOES HEREBY ACKNOWLEDGE THIS PLAT AND SUBDIVISION OF THE SAME TO BE MY OWN FREE ACT AND DEED AND DO HEREBY DEDICATE TO PUBLIC USE FOREVER THOSE STREETS AND GRANT EASEMENTS OVER LANDS SHADED BY THE LEGEND AS PROVIDED HEREIN. I CERTIFY THAT THERE ARE NO DELINQUENT TAXES OR ASSESSMENTS AGAINST THE LANDS WITHIN THIS SUBDIVISION.

GREENHAVEN DEVELOPMENT CO.

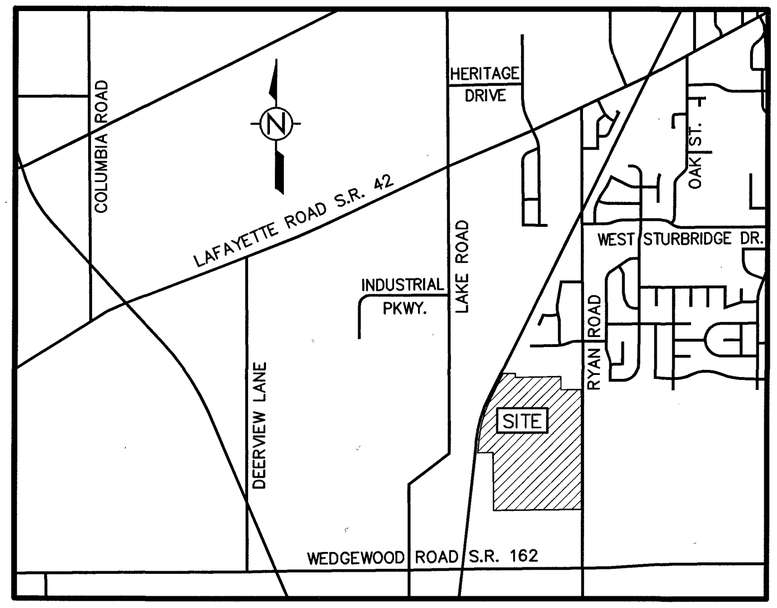
_____ _____
JOHN E. DEMUND, PRESIDENT DATE

COUNTY OF MEDINA)
) S.S.
STATE OF OHIO)

BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE SIGNED JOHN E. DEMUND, PRESIDENT, ACKNOWLEDGE THE SIGNING OF THE FOREGOING INSTRUMENT AND THE SIGNING OF THIS PLAT TO BE HIS OWN FREE ACT AND DEED. IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL AT _____, OHIO THIS _____ DAY OF _____, 20____.

_____
NOTARY PUBLIC
MY COMMISSION EXPIRES _____

CUNNINGHAM & ASSOCIATES INC.
Civil Engineers & Surveyors
Medina, Ohio



LOCATION MAP

APPROVALS:

THE TOWNSHIP TRUSTEES OF LAFAYETTE TOWNSHIP ON THIS ____ DAY OF _____, 20____ HEREBY CERTIFY THIS PLAT MEETS ALL THE REQUIREMENTS OF THE TOWNSHIP ZONING RESOLUTION.

_____ _____ _____
CHAIRMAN, TRUSTEES TRUSTEE TRUSTEE

APPROVED BY THE MEDINA COUNTY PLANNING COMMISSION ON THIS _____ DAY OF _____ 20____.

_____
DIRECTOR

ALL REQUIRED IMPROVEMENTS HAVE BEEN SATISFACTORILY INSTALLED OR ADEQUATE FINANCIAL GUARANTEES HAVE BEEN APPROVED BY THE MEDINA COUNTY ENGINEER.

_____
MEDINA COUNTY ENGINEER

ALL REQUIRED CENTRAL WASTEWATER DISPOSAL FACILITIES AND CENTRAL WATER FACILITIES HAVE BEEN SATISFACTORILY INSTALLED OR ADEQUATE FINANCIAL GUARANTEES HAVE BEEN APPROVED BY THE MEDINA COUNTY SANITARY ENGINEER.

_____ _____
DATE MEDINA COUNTY SANITARY ENGINEER

THE MEDINA COUNTY COMMISSIONERS ON THIS ___ DAY OF _____, 20___ HEREBY ACCEPT ALL OFFERS OF DEDICATION BY THE OWNERS OF THIS SUBDIVISION AND CERTIFY THAT REQUIRED IMPROVEMENTS HAVE BEEN CONSTRUCTED AND ACCEPTED BY THE COUNTY ENGINEER.

_____ _____ _____
PRES. COMMISSIONERS COMMISSIONER COMMISSIONER

APPROVED FOR TRANSFER THIS _____ DAY OF _____, 20____.

_____
TAX MAP DRAFTSMAN

RECEIVED FOR TRANSFER THIS _____ DAY OF _____, 20____.

_____
MEDINA COUNTY AUDITOR

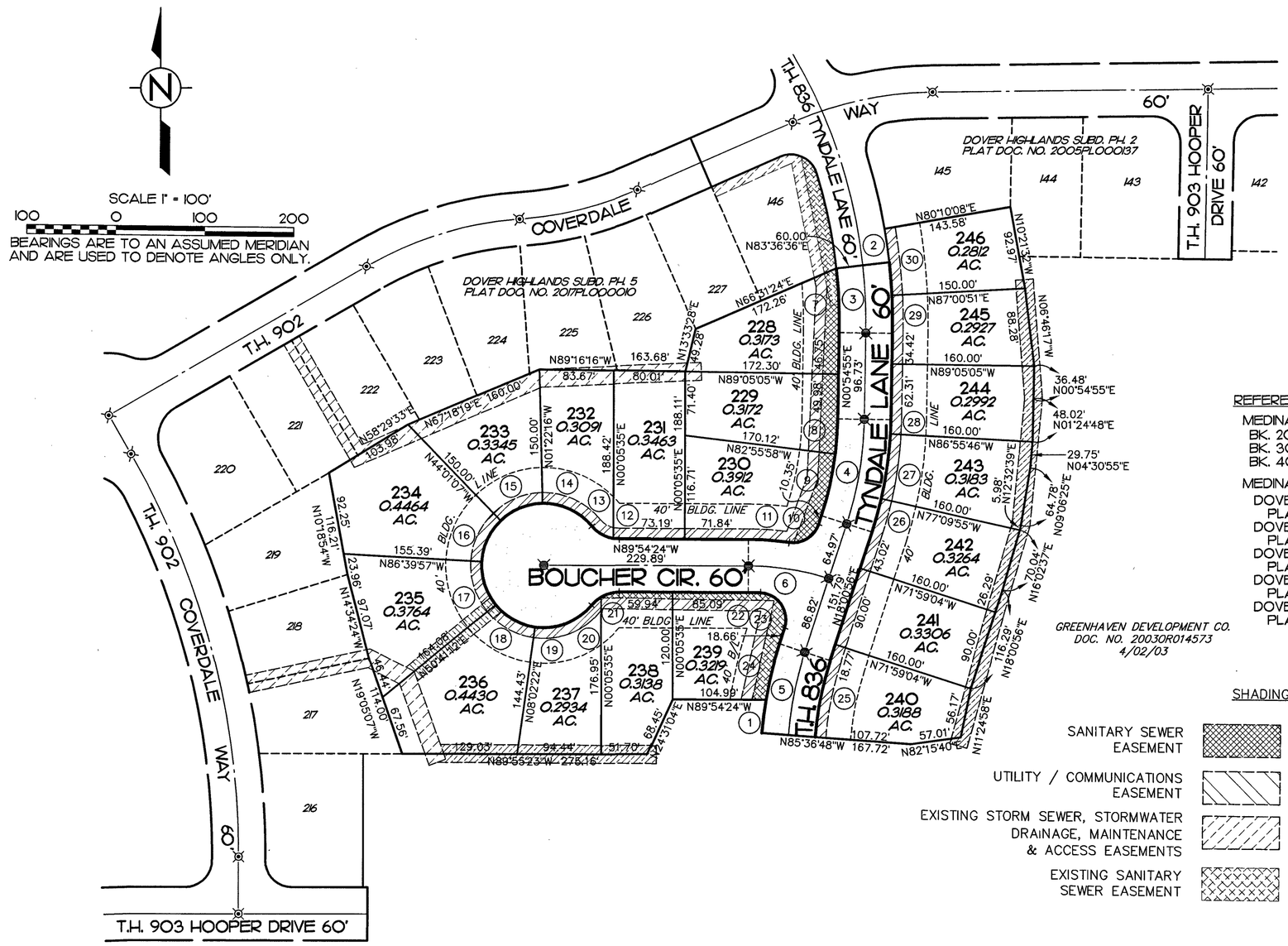
RECEIVED AND RECORDED THIS _____ DAY OF _____, 20____.
AT _____ A.M./P.M.
RECORDED IN PLAT DOCUMENT NO. _____
FEE: $_____

_____
MEDINA COUNTY RECORDER

ACREAGE

SUBLOTS (19)	6.3777 AC.
DED. STREET	1.4180 AC.
TOTAL	7.7957 AC.

(1) R = 430.00 Δ = 5°01'32" A = 37.72 T = 18.87 C = 37.70 N6°53'58"E	(2) R = 630.00 Δ = 3°26'28" A = 37.84 T = 18.92 C = 37.83 N8°06'38"W	(3) R = 600.00 Δ = 7°18'19" A = 76.50 T = 38.30 C = 76.45 N2°44'14"W	(4) R = 400.00 Δ = 17°06'01" A = 119.38 T = 60.14 C = 118.94 N9°27'56"E	(5) R = 400.00 Δ = 13°37'45" A = 95.15 T = 47.80 C = 94.92 N11°12'04"E	(6) R = 300.00 Δ = 17°31'42" A = 91.78 T = 46.25 C = 91.42 N81°08'33"W	(7) R = 570.00 Δ = 7°18'19" A = 72.68 T = 36.39 C = 72.63 N2°44'14"W	(8) R = 370.00 Δ = 6°09'06" A = 39.73 T = 19.88 C = 39.71 N3°59'28"E	(9) R = 370.00 Δ = 10°56'55" A = 70.71 T = 35.46 C = 70.60 N12°32'29"E	(10) R = 30.00 Δ = 80°04'22" A = 41.93 T = 25.20 C = 38.60 N58°03'07"E
(11) R = 330.00 Δ = 7°59'43" A = 46.05 T = 23.06 C = 46.01 N85°54'33"W	(12) R = 40.00 Δ = 9°47'59" A = 6.84 T = 3.43 C = 6.83 N85°00'25"W	(13) R = 40.00 Δ = 40°40'44" A = 28.40 T = 14.83 C = 27.81 N59°46'03"W	(14) R = 70.00 Δ = 51°56'35" A = 63.46 T = 34.10 C = 61.31 N65°23'58"W	(15) R = 70.00 Δ = 42°38'50" A = 52.10 T = 27.32 C = 50.91 N67°18'19"E	(16) R = 70.00 Δ = 42°38'50" A = 52.10 T = 27.32 C = 50.91 N24°39'28"E	(17) R = 70.00 Δ = 42°38'50" A = 52.10 T = 27.32 C = 50.91 N17°59'22"W	(18) R = 70.00 Δ = 42°38'50" A = 52.10 T = 27.32 C = 50.91 N60°38'13"W	(19) R = 70.00 Δ = 58°25'30" A = 71.38 T = 39.14 C = 68.33 N68°49'37"E	(20) R = 40.00 Δ = 20°22'49" A = 14.23 T = 7.19 C = 14.15 N49°48'16"E
(21) R = 40.00 Δ = 30°05'55" A = 21.01 T = 10.75 C = 20.77 N75°02'38"E	(22) R = 270.00 Δ = 2°56'09" A = 13.83 T = 6.92 C = 13.83 N88°26'20"W	(23) R = 30.00 Δ = 104°59'12" A = 54.97 T = 39.09 C = 47.60 N34°28'40"W	(24) R = 430.00 Δ = 8°36'13" A = 64.57 T = 32.34 C = 64.51 N13°42'50"E	(25) R = 370.00 Δ = 13°37'45" A = 88.01 T = 44.22 C = 87.80 N11°12'04"E	(26) R = 430.00 Δ = 5°10'51" A = 38.88 T = 19.45 C = 38.87 N15°25'31"E	(27) R = 430.00 Δ = 9°45'51" A = 73.28 T = 36.73 C = 73.19 N7°57'09"E	(28) R = 430.00 Δ = 2°09'19" A = 16.17 T = 8.09 C = 16.17 N01°59'34"E	(29) R = 630.00 Δ = 3°54'04" A = 42.90 T = 21.46 C = 42.89 N01°02'07"W	(30) R = 630.00 Δ = 6°50'43" A = 75.27 T = 37.68 C = 75.22 N6°24'31"W


N
SCALE 1" = 100'
100 0 100 200
BEARINGS ARE TO AN ASSUMED MERIDIAN AND ARE USED TO DENOTE ANGLES ONLY.
T.H. 836 TYNDALE LANE 60'
COVERDALE WAY 60'
T.H. 902 COVERDALE WAY 60'
T.H. 903 HOOPER DRIVE 60'
BOUCHER CIR. 60'
DOVER HIGHLANDS SUBD. PH. 5 PLAT DOC. NO. 2017PL000010
DOVER HIGHLANDS SUBD. PH. 2 PLAT DOC. NO. 2005PL000137
GREENHAVEN DEVELOPMENT CO. DOC. NO. 20030R014573 4/02/03
220 221 222 223 224 225 226 227
216 217 218 219
142 143 144 145 146
227 228 229 230 231 232 233 234 235 236 237 238 239 240 241 242 243 244 245 246
0.4464 AC.
0.3764 AC.
0.4430 AC.
0.2934 AC.
0.3138 AC.
0.329 AC.
0.3188 AC.
0.3306 AC.
0.3264 AC.
0.3183 AC.
0.2992 AC.
0.2927 AC.
0.2812 AC.
0.3912 AC.
0.3463 AC.
0.3091 AC.
0.3345 AC.
0.3172 AC.
0.3173 AC.
N89°16'16"W 163.68'
N89°05'05"W 160.00'
N87°00'51"E 160.00'
N86°55'46"W 160.00'
N77°09'55"W 160.00'
N71°59'04"W 160.00'
N89°54'24"W 229.89'
N85°36'48"W 167.72'
N82°15'40"E 57.01'
N89°55'23"W 278.16'
N80°10'08"E 143.58'
N10°21'52"W 92.97'
N00°49'17"W 88.28'
N66°51'24"E 172.26'
N82°55'58"W 170.12'
N00°54'55"E 96.73'
N00°05'35"E 188.42'
N00°05'35"E 176.95'
N00°05'35"E 120.00'
N00°05'35"E 116.71'
N00°05'35"E 188.11'
N01°22'16"W 150.00'
N44°01'07"W 150.00'
N67°18'19"E 160.00'
N58°29'33"E 105.98'
N86°39'57"W 155.39'
N14°34'24"W 97.07'
N10°18'54"W 116.21'
N19°05'07"W 114.00'
N08°02'22"E 144.43'
N18°00'56"E 116.29'
N16°02'37"E 70.04'
N09°06'25"E 64.78'
N12°32'39"E 5.98'
N01°24'48"E 48.02'
N00°54'55"E 36.48'
N04°30'55"E 29.75'
N11°24'58"E 56.17'
N89°54'24"W 104.99'
N89°54'24"W 73.19'
N89°54'24"W 59.94'
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N89°54'24"W 18.66'
N89°54'24"W 71.84'
N89°54'24"W 40.00'
N89°54'24"W 68.45'
N24°31'04"E 51.70'
N13°33'28"E 49.28'
N00°54'55"E 49.98'
N00°54'55"E 46.75'
N01°24'48"E 54.42'
N12°32'39"E 62.31'
N18°00'56"E 151.79'
N18°00'56"E 43.02'
N18°00'56"E 86.82'
N18°00'56"E 18.77'
N18°00'56"E 107.72'
N18°00'56"E 64.97'
N18°00'56"E 26.29'
N18°00'56"E 90.00'
N18°00'56"E 90.00'
N14°34'24"W 46.44'
N19°05'07"W 67.56'
N89°16'16"W 83.67'
N89°16'16"W 80.01'
N58°29'33"E 160.00'
N44°01'07"W 150.00'
N86°39'57"W 155.39'
N14°34'24"W 97.07'
N10°18'54"W 116.21'
N19°05'07"W 114.00'
N08°02'22"E 144.43'
N50°41'12"E 164.06'
N89°54'24"W 40' BLDG. LINE
N89°54'24"W 40' BLDG. LINE
N89°54'24"W 40' BLDG. LINE

SHADING LEGEND

SANITARY SEWER EASEMENT

UTILITY / COMMUNICATIONS EASEMENT

EXISTING STORM SEWER, STORMWATER DRAINAGE, MAINTENANCE & ACCESS EASEMENTS

EXISTING SANITARY SEWER EASEMENT

DEDICATED STREETS

STORM SEWER, STORMWATER DRAINAGE, MAINTENANCE & ACCESS EASEMENTS

WATER MAIN EASEMENTS

EXISTING UTILITY / COMMUNICATIONS ESMTS.

COVERDALE WAY 60'

T.H. 902

T.H. 902 COVERDALE WAY 60'

T.H. 903 HOOPER DRIVE 60'

TYNDALE AVE 60'

T.H. 836

TYNDALE LANE 60'

BOUCHER CIR. 60'

A=26.56'

N11°20'47"W 149.50'

N02°36'29"E 215.90'

N20°26'19"E 76.53'

N05°33'26"E 140.46'

N16°20'45"E 101.42'

N15°28'49"E 156.02'

N74°31'11"W 20.00'

N12°45'51"E 143.72'

15.79'

193.61' N89°05'30"W

242.26' N89°43'37"W

N00°16'23"E 20.00'

EX. STORM SEWER ESMT.

20' STORM SEWER ESMT.

SANITARY SEWER ESMT.

12' UTILITY / COMMUNICATIONS ESMT.

9'

10'

145 144 143 246 245 244 243 242 241 240 239 238 237 236 235 234 233 232 231 230 229 228 227 226 225 224 223 222 221 220 219 218 217 216 146

N

SCALE 1" = 60'

60 0 60 120

STATE OF OHIO
ROBERT A. DAMON
6083
REGISTERED PROFESSIONAL SURVEYOR

DOVER HIGHLANDS SUBDIVISION
PHASE 6
PROJECT NO. 02-101 SHEET 3 OF 4

DECLARATION OF RESTRICTIONS AND PROTECTIVE COVENANTS FOR DOVER HIGHLANDS SUBDIVISION PHASE 6

WITNESSETH:

WHEREAS GREENHAVEN DEVELOPMENT CO., AN OHIO CORPORATION (HEREINAFTER REFERRED TO AS "GRANTOR") IS THE OWNER OF CERTAIN REAL PROPERTY LOCATED IN LAFAYETTE TOWNSHIP TRACT 2, LOT 1 KNOWN AS SUBLOTS 228 THROUGH 246, BOTH INCLUSIVE, IN DOVER HIGHLANDS SUBDIVISION PHASE 6, AND WHEREAS, GREENHAVEN DEVELOPMENT CO., FOR THE PURPOSE OF ESTABLISHING A PLAN OF UNIFORM DEVELOPMENT FOR SUCH REAL PROPERTY, IS DESIROUS OF IMPOSING CERTAIN RESTRICTIONS, AND PROTECTIVE COVENANTS OF SAID PROPERTY.

NOW THEREFORE, GREENHAVEN DEVELOPMENT CO., THE GRANTOR, DOES HEREBY FOR ITSELF, ITS SUCCESSORS AND ASSIGNS, IMPOSE THE FOLLOWING RESTRICTIONS AND PROTECTIVE COVENANTS CONCERNING THE CONDITIONS, LIMITATIONS, RESERVATIONS, EASEMENTS, AND USES UPON THE FOLLOWING DESCRIBED REAL PROPERTY.

> SITUATED IN THE TOWNSHIP OF LAFAYETTE, COUNTY OF MEDINA, STATE OF OHIO AND KNOWN AS BEING SUBLOTS 228 THROUGH 246, INCLUSIVE, OF DOVER HIGHLANDS SUBDIVISION PHASE 6 AS SHOWN BY THE PLAT RECORDED IN DOCUMENT NO. _____, OF MEDINA COUNTY RECORDS, THE SAME MORE OR LESS BUT SUBJECT TO ALL LEGAL HIGHWAYS.

1. EACH SUBLOT SHALL BE USED EXCLUSIVELY FOR ONE SINGLE FAMILY RESIDENCE AND GARAGE.

2. EACH HOUSE SHALL HAVE AT A MINIMUM OF A TWO CAR ATTACHED GARAGE. NO BASEMENT GARAGE(S) WILL BE PERMITTED. THE ABOVE FINISHED GRADE LIVING AREA OF THE MAIN STRUCTURE EXCLUSIVE OF OPEN PORCHES AND GARAGES SHALL BE NOT LESS THAN 1600 SQUARE FEET FOR A ONE-STORY DWELLING, 1800 SQUARE FEET FOR A ONE AND ONE-HALF STORY DWELLING, 1800 SQUARE FEET FOR A TWO-STORY DWELLING; 1800 SQUARE FEET FOR A SPLIT LEVEL DWELLING AND 1500 SQUARE FEET FOR A BI-LEVEL DWELLING. THE GRANTOR RESERVES THE RIGHT TO VARY THESE SQUARE FOOTAGE REQUIREMENTS UP TO 10% IF, IN HIS SOLE OPINION, THE DESIGN IS UNUSUALLY GOOD AND IS COMPATIBLE WITH THE OTHER HOUSES IN THE DEVELOPMENT. (DOVER HIGHLANDS ESTATE HOMES AREA)

3. NO NUISANCE, AND NO GAS WELL OR OIL DERRICK, ADVERTISING SIGN OR ADVERTISING DEVICE OTHER THAN A SIGN OF STANDARD SIZE FOR USE IN ADVERTISING THE SALE OR RENT OF THE ABOVE DESCRIBED PREMISES, SHALL BE ERECTED, PLACED OR SUFFERED TO REMAIN ON SAID PREMISES, NOR SHALL THE SAME BE USED FOR THE HOUSING OR PASTURAGE OF POULTRY OR LIVE STOCK OF ANY DESCRIPTION WHATSOEVER, OR FOR ANY PURPOSE WHICH MAY ENDANGER THE HEALTH OR UNREASONABLY DISTURB THE QUIET OR ANY HOLDER OF ADJOINING LAND. ALL SIGNS SHALL BE REMOVED PROMPTLY WHEN PROPERTY IS OCCUPIED BY NEW OWNER, HAS BEEN RENTED OR SOLD.

4. NO TEMPORARY RESIDENCE OR TRAILER OF ANY CHARACTER, EXCEPTING TEMPORARY CONSTRUCTION TRAILERS PERMITTED BY GRANTOR, SHALL BE ERECTED, PLACED OR SUFFERED TO REMAIN UPON SAID PREMISES, NOR SHALL ANY BASEMENT, GARAGE OR INCOMPLETE STRUCTURE THEREON EVER BE USED AS A RESIDENCE.

5. GREENHAVEN DEVELOPMENT CO. RESERVES TO ITSELF OR ITS ASSIGNEE THE POWER TO APPROVE ALL PLANS AND SPECIFICATIONS OF ANY STRUCTURE OR BUILDING OF ANY CHARACTER PROPOSED TO BE PLACED OR ERECTED UPON ANY OF THE SUBLOTS OF THE AFORESAID DOVER HIGHLANDS SUBDIVISION PHASE 6. SUCH POWER SHALL TERMINATE THIRTY SIX (36) MONTHS AFTER THE SAID GREENHAVEN DEVELOPMENT CO. HAS SOLD AND CONVEYED THE RIGHT, AND INTEREST IN ALL OF THE SUBLOTS ABOVE MENTIONED, UNLESS SUCH POWER IS VOLUNTARILY TERMINATED AND RELINQUISHED BY THE GRANTOR TO THE OWNERS, PRIOR THERETO. UPON THE TERMINATION OF THE POWER DESCRIBED ABOVE, THE RIGHT OF APPROVAL OF PLANS AND SPECIFICATIONS SHALL AUTOMATICALLY VEST IN ALL OF THE THEN OWNERS OF THE ABOVE MENTIONED SUBLOTS AND SHALL BE EXCERCISABLE IN THE MANNER AND ACCORDING TO SUCH PROCEDURES AS THE MAJORITY OF SAID OWNERS SHALL DIRECT.

6. NO STRUCTURE OR BUILDING OF ANY CHARACTER SHALL BE PLACED OR ERECTED OR SUFFERED TO REMAIN UPON ANY OF THE SUBLOTS OF THE AFORESAID DOVER HIGHLANDS SUBDIVISION PHASE 6, WITHOUT FIRST OBTAINING THE APPROVAL OF THE PLANS AND SPECIFICATION THEREFORE BY GREENHAVEN DEVELOPMENT CO., OR ITS ASIGNEE. SUCH PLANS AND SPECIFICATION SHALL BE SUBMITTED IN DUPLICATE, ONE SET OF WHICH SHALL BE RETAINED BY GREENHAVEN DEVELOPMENT CO., OR ITS ASSIGNEE. IN THE EVENT THAT SUCH PLANS AND SPECIFICATIONS ARE NOT APPROVED, BOTH SETS SHALL BE RETURNED TO THE SUBMITTER. IF GREENHAVEN DEVELOPMENT CO. OR THEN HOLDER OF THE POWER OF APPROVAL FAILS TO EITHER APPROVE OR DISAPPROVE ANY SUCH PLANS AND SPECIFICATIONS WITHIN THIRTY (30) DAYS AFTER THEIR PROPER SUBMITTAL, SUCH PLANS AND SPECIFICATIONS SHALL BE CONSIDERED AS HAVING BEEN APPROVED.

7. GRANTOR FURTHER RESERVES TO ITSELF, IT SUCCESSORS AND ASSIGNS, THE RIGHT TO PERMIT DEVIATION OR GRANT A VARIANCE FROM OR TO CHANGE, WAIVE, OR MODIFY ANY OR ALL OF THESE RESTRICTIONS, IF IN ITS SOLE JUDGMENT THE DEVELOPMENT OR LACK OF DEVELOPMENT OF THE PROPERTY OR AN ADJOINING OR ADJACENT PROPERTY, OR THE TOPOGRAPHY OR OTHER FEATURES OF THE LAND INVOLVED, MAKES SUCH COURSE NECESSARY OR ADVISABLE, WITH THE UNDERSTANDING THAT THE GRANTOR HEREIN MAY ASSIGN OR RELINQUISH THE POWER HEREIN RESERVED IN THE EVENT IT DECIDES TO DO SO.

8. GRANTOR AGREES THAT ANY OWNER OR OWNERS OF THE SUBLOTS IN DOVER HIGHLANDS SUBDIVISION PHASE 6 SHALL HAVE THE RIGHT TO ENFORCE THE FORGOING RESTRICTIONS, RIGHTS, RESERVATIONS, AGREEMENTS, COVENANTS, AND CONDITIONS; AND FAILURE TO TAKE SUCH ACTION SHALL NOT CONSTITUTE A WAIVER OF THE RIGHT TO DO SO THEREAFTER.

9. AREAS ASSIGNED FOR STREETS OF THE DOVER HIGHLANDS SUBDIVISION PHASE 6 PLAT SHALL BE USED FOR STREET PURPOSES IN ACCORDANCE WITH THE REQUIREMENTS OF COUNTY OF MEDINA, GRANTOR HEREBY RESERVING THE RIGHT TO PLAT AND DEDICATE TO PUBLIC USE, STREETS ABUTTING THE SUBLOT IN AND FOR SAID SUBDIVISION AND TO CAUSE A SUBDIVISION OR PLATS OF THE ABOVE REAL ESTATE SHOWING SUBLOTS AND SHOWING STREETS THEREON DEDICATED TO PUBLIC USE BY THE GRANTOR TO BE FILED AND RECORDED IN THE OFFICE OF THE MEDINA COUNTY RECORDER AND WITH THE COUNTY OF MEDINA, AND/OR OTHER PUBLIC BODY, ANY OWNER HEREBY AGREEING TO JOIN WITH THE GRANTOR IN SIGNING AND RECORDING SAID SUBDIVISION PLAT OR PLATS, AND IN DEDICATING SAID STREETS FOR PUBLIC USE.

10. GRANTOR RESERVES THE EXCLUSIVE RIGHT TO GRANT EASEMENT AND RIGHTS-OF-WAY TO THE COUNTY OF MEDINA AND/OR ANY OTHER PUBLIC BODY AND/OR PUBLIC UTILITY FOR WATER MAINS, STORM AND SANITARY SEWERS AND APPURTENANCES IN THE PROPOSED STREETS IN THE SUBDIVISION OF THE AFOREMENTIONED REAL ESTATE, AND IN, UNDER, OVER, AND ACROSS A STRIP OR STRIPS OF LAND TWENTY (20) FEET WIDE COMPRISING THE REAR TWENTY (20) FEET OF EACH LOT AND FIVE (5) FEET WIDE ON THE SIDELINES OF EACH LOT, AND IN, UNDER, OVER AND ACROSS A STRIP OR STRIPS OF LAND DESIGNATED AS EASEMENTS ON THE RECORD PLAT OF DOVER HIGHLANDS SUBDIVISION PHASE 6 OF THE ABOVE REAL ESTATE, FOR THE CONSTRUCTION, MAINTENANCE OPERATION AND REPAIR OF STORM AND SANITARY SEWERS AND APPURTENANCES AND ELECTRIC AND TELEPHONE LINES AND APPURTENANCES, AND DRAINAGE SWALES.

11. GRANTOR RESERVES EASEMENTS AND RIGHTS-OF-WAY WITHIN, OVER, UNDER, AND ACROSS THE FRONT TWELVE (12) FEET OF EACH LOT, PARALLEL WITH AND CONTIGUOUS TO ALL STREET LINES FOR THE INSTALLATION, MAINTENANCE, REPAIR AND OPERATION OF ANY UNDERGROUND GAS LINES, ELECTRIC LINES AND TELEPHONE LINES, AND RESERVES THE RIGHT TO ASSIGN THE USE OF SAID EASEMENTS AND RIGHTS-OF-WAY, OR TO GRANT UNDERGROUND EASEMENTS FOR THE SAME TO THE RESPECTIVE PUBLIC UTILITY COMPANIES TO SERVICE SAID SUBDIVISION.

12. THE HEREIN ENUMERATED RESTRICTIONS, RIGHTS, RESERVATIONS, AGREEMENTS, COVENANTS AND CONDITIONS SHALL BE DEEMED TO BE COVENANTS RUNNING WITH THE LAND, AND NOT AS CONDITIONS HEREOF, AND SHALL RUN WITH SAID LAND UNTIL JANUARY 10, 2040 ON WHICH DATE AND AT TEN (10) YEAR INTERVALS THEREAFTER, THEY SHALL BE AUTOMATICALLY EXTENDED UNLESS THE OWNERS OF TWO-THIRDS (2/3RDS) OF THE ABOVE MENTIONED SUBLOTS IN DOVER HIGHLANDS SUBDIVISION PHASE 6 BY APPROPRIATE INSTRUMENT RECORDED IN THE COUNTY RECORDER'S OFFICE, HAVE AGREED TO THE TERMINATION OF SAID RESTRICTIONS.

13. ANY AND ALL AREAS INDICATED AS STREAM, WETLAND, OR PRESERVATION ZONE SHALL NOT BE ADVERSELY IMPACTED WITHOUT PRIOR APPROVAL FROM THE U.S. ARMY CORPS OF ENGINEERS, REGULATORY SECTION, HUNTINGTON DISTRICT, WEST VIRGINIA.

14. EACH HOME SITE SHALL HAVE A POST LIGHT ADJACENT TO EACH DRIVEWAY APPROXIMATELY FIVE FEET FROM DRIVEWAY AND APPROXIMATELY TWENTY FEET FROM THE CURB.

15. EACH DRIVEWAY TO BE CONCRETE PAVEMENT.

16. EACH BUILDER TO CONSTRUCT SIDEWALKS ALONG THE LOT FRONTAGE.

17. ABOVE GROUND AND IN GROUND POOLS ARE ALLOWED IF APPROVED BY THE HOMEOWNERS ASSOCIATION.

18. SHEDS AND OUTBUILDINGS ARE ALLOWED IF COLOR IS COORDINATED WITH HOUSING UNIT AND APPROVED BY THE ARCHITECHTURAL AND DESIGN COMMITTE AND/OR BOARD.

DOVER HIGHLANDS SUBDIVISION PHASE 7

CREATING SUBLOTS 247 THROUGH 283 INCLUSIVE & BLOCK "M"
BEING PART OF LAFAYETTE TOWNSHIP TRACT 2, LOT 1
IN THE COUNTY OF MEDINA & STATE OF OHIO

CERTIFICATION

I HEREBY CERTIFY THAT I HAVE SURVEYED THE LAND ON THIS PLAT, THAT THE PLAT IS A CORRECT REPRESENTATION OF THE LAND SURVEYED, THAT THE SURVEY BALANCES AND CLOSES, THAT ALL DIMENSIONAL AND GEODETIC DETAILS ARE CORRECT, AND THAT THE MONUMENTS SHOWN THEREON EXIST OR SHALL BE SET AS SHOWN.

STATE OF OHIO
ROBERT A. DAMON 6083
REGISTERED PROFESSIONAL SURVEYOR

ROBERT A. DAMON, REGISTERED SURVEYOR NO. 6083 _____ DATE

CUNNINGHAM & ASSOCIATES INC.
Civil Engineers & Surveyors
Medina, Ohio

ACCEPTANCE & DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT GREENHAVEN DEVELOPMENT CO., BY JOHN E. DEMUND, PRESIDENT, OWNER OF THE ABOVE DESCRIBED LAND, DOES HEREBY ACKNOWLEDGE THIS PLAT AND SUBDIVISION OF THE SAME TO BE MY OWN FREE ACT AND DEED AND DO HEREBY DEDICATE TO PUBLIC USE FOREVER THOSE STREETS AND GRANT EASEMENTS OVER LANDS SHADED BY THE LEGEND AS PROVIDED HEREIN. I CERTIFY THAT THERE ARE NO DELINQUENT TAXES OR ASSESSMENTS AGAINST THE LANDS WITHIN THIS SUBDIVISION.

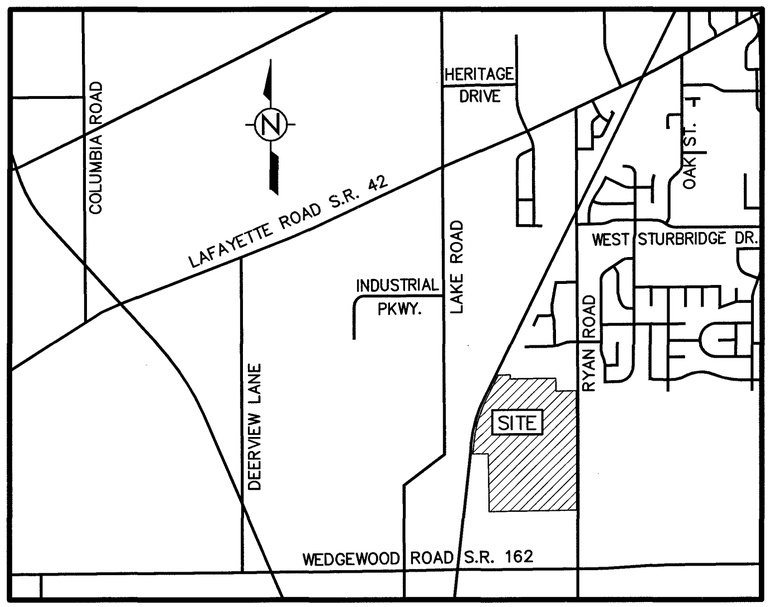
GREENHAVEN DEVELOPMENT CO.

_____ _____
JOHN E. DEMUND, PRESIDENT DATE

COUNTY OF MEDINA)
) S.S.
STATE OF OHIO)

BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE SIGNED JOHN E. DEMUND, PRESIDENT, ACKNOWLEDGE THE SIGNING OF THE FOREGOING INSTRUMENT AND THE SIGNING OF THIS PLAT TO BE HIS OWN FREE ACT AND DEED. IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL AT _____, OHIO THIS _____ DAY OF _____, 20____.

_____
NOTARY PUBLIC
MY COMMISSION EXPIRES _____



LOCATION MAP

APPROVALS:

THE TOWNSHIP TRUSTEES OF LAFAYETTE TOWNSHIP ON THIS ____ DAY OF _____, 20___ HEREBY CERTIFY THIS PLAT MEETS ALL THE REQUIREMENTS OF THE TOWNSHIP ZONING RESOLUTION.

_____ _____ _____
CHAIRMAN, TRUSTEES TRUSTEE TRUSTEE

APPROVED BY THE MEDINA COUNTY PLANNING COMMISSION ON THIS _____ DAY OF _____ 20____.

_____
DIRECTOR

ALL REQUIRED IMPROVEMENTS HAVE BEEN SATISFACTORILY INSTALLED OR ADEQUATE FINANCIAL GUARANTEES HAVE BEEN APPROVED BY THE MEDINA COUNTY ENGINEER.

_____
MEDINA COUNTY ENGINEER

ALL REQUIRED CENTRAL WASTEWATER DISPOSAL FACILITIES AND CENTRAL WATER FACILITIES HAVE BEEN SATISFACTORILY INSTALLED OR ADEQUATE FINANCIAL GUARANTEES HAVE BEEN APPROVED BY THE MEDINA COUNTY SANITARY ENGINEER.

_____ _____
DATE MEDINA COUNTY SANITARY ENGINEER

THE MEDINA COUNTY COMMISSIONERS ON THIS ___ DAY OF _____, 20___ HEREBY ACCEPT ALL OFFERS OF DEDICATION BY THE OWNERS OF THIS SUBDIVISION AND CERTIFY THAT REQUIRED IMPROVEMENTS HAVE BEEN CONSTRUCTED AND ACCEPTED BY THE COUNTY ENGINEER.

_____ _____ _____
PRES. COMMISSIONERS COMMISSIONER COMMISSIONER

APPROVED FOR TRANSFER THIS _____ DAY OF _____, 20____.

_____
TAX MAP DRAFTSMAN

RECEIVED FOR TRANSFER THIS _____ DAY OF _____, 20____.

_____
MEDINA COUNTY AUDITOR

RECEIVED AND RECORDED THIS _____ DAY OF _____, 20____.
AT _____ A.M./P.M.
RECORDED IN PLAT DOCUMENT NO. _____
FEE: $_____

_____
MEDINA COUNTY RECORDER

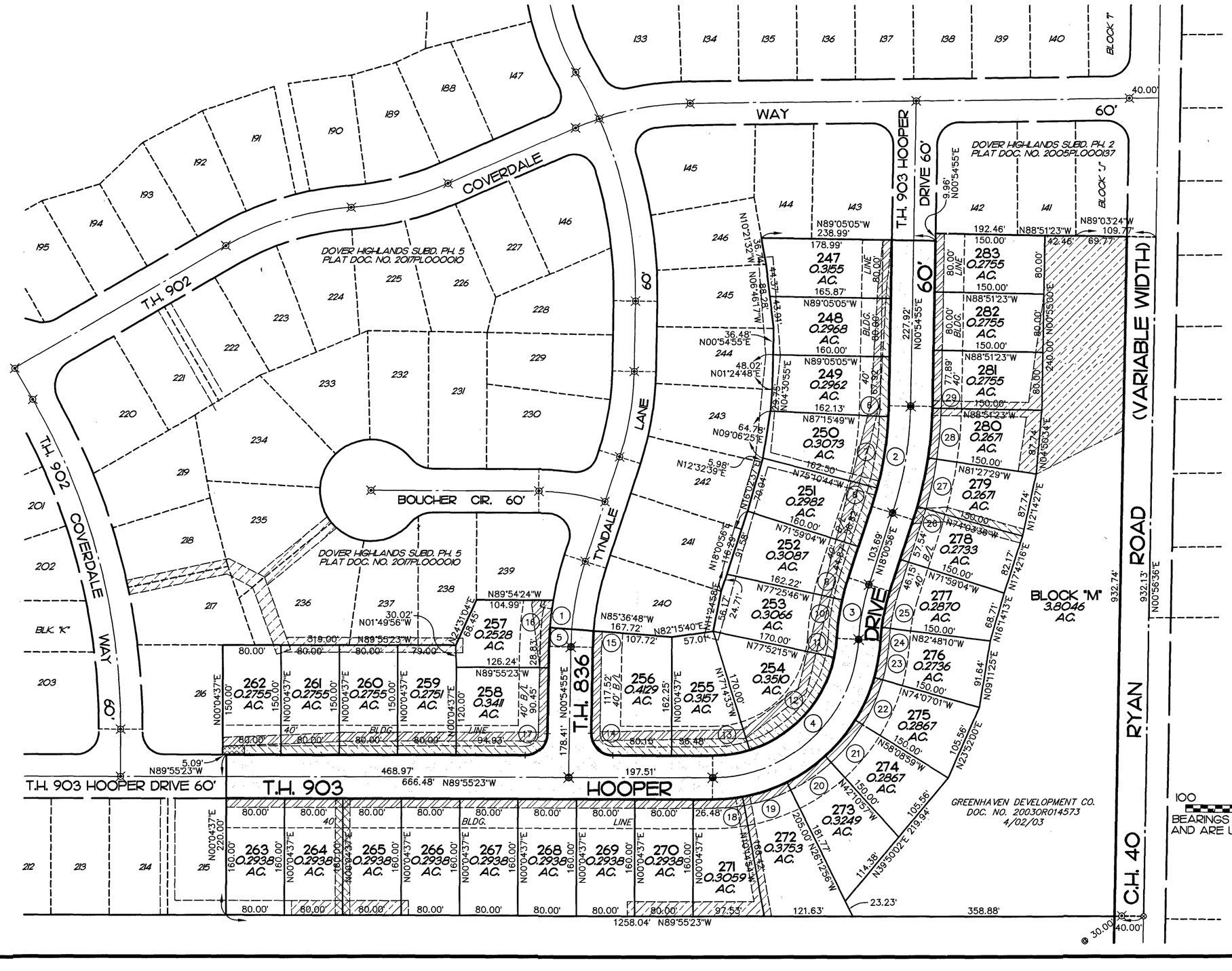
ACREAGE

SUBLOTS (37)	11.0289 AC.
BLOCKS (1)	3.8046 AC.
DED. STREET	3.2071 AC.
TOTAL	18.0406 AC.

SHADING LEGEND

- SANITARY SEWER EASEMENT
- DEDICATED STREETS
- UTILITY / COMMUNICATIONS EASEMENT
- STORM SEWER, STORMWATER DRAINAGE, MAINTENANCE & ACCESS EASEMENTS
- EXISTING STORM SEWER, STORMWATER DRAINAGE, MAINTENANCE & ACCESS EASEMENTS
- WATER MAIN EASEMENTS
- EXISTING SANITARY SEWER EASEMENT
- EXISTING UTILITY / COMMUNICATIONS ESMTS.

(1) R = 430.00 Δ = 5°01'32" A = 37.72 T = 18.87 C = 37.70 N6°53'58"E	(2) R = 500.00 Δ = 17°06'01" A = 149.23 T = 75.17 C = 148.68 N9°27'56"E	(3) R = 300.00 Δ = 14°44'26" A = 77.18 T = 38.80 C = 76.97 N10°38'44"E	(4) R = 200.00 Δ = 86°48'06" A = 303.00 T = 189.14 C = 274.84 N46°40'34"E	(5) R = 400.00 Δ = 3°28'17" A = 24.23 T = 12.12 C = 24.23 N2°39'03"E	(6) R = 470.00 Δ = 01°49'16" A = 14.94 T = 7.47 C = 14.94 N01°49'33"E	(7) R = 470.00 Δ = 12°05'05" A = 99.13 T = 49.75 C = 98.95 N8°46'43"E	(8) R = 470.00 Δ = 3°11'41" A = 26.21 T = 13.11 C = 26.20 N16°25'06"E	(9) R = 330.00 Δ = 5°26'42" A = 31.36 T = 15.69 C = 31.35 N15°17'35"E	(10) R = 330.00 Δ = 9°17'43" A = 53.54 T = 26.83 C = 53.48 N7°55'22"E
(11) R = 170.00 Δ = 8°51'14" A = 26.27 T = 13.16 C = 26.24 N7°42'08"E	(12) R = 170.00 Δ = 60°37'42" A = 179.89 T = 99.40 C = 171.61 N42°26'36"E	(13) R = 170.00 Δ = 17°19'10" A = 51.39 T = 25.89 C = 51.19 N81°25'02"E	(14) R = 30.00 Δ = 90°50'18" A = 47.56 T = 30.44 C = 42.74 N44°30'14"W	(15) R = 370.00 Δ = 3°28'17" A = 22.42 T = 11.21 C = 22.41 N2°39'03"E	(16) R = 430.00 Δ = 8°29'49" A = 63.77 T = 31.94 C = 63.71 N5°09'49"E	(17) R = 30.00 Δ = 89°09'42" A = 46.68 T = 29.56 C = 42.11 N45°29'46"E	(18) R = 230.00 Δ = 10°21'36" A = 41.59 T = 20.85 C = 41.53 N84°55'54"E	(19) R = 230.00 Δ = 15°58'02" A = 64.10 T = 32.26 C = 63.89 N71°46'05"E	(20) R = 230.00 Δ = 15°58'02" A = 64.10 T = 32.26 C = 63.89 N55°48'03"E
(21) R = 230.00 Δ = 15°58'02" A = 64.10 T = 32.26 C = 63.89 N39°50'02"E	(22) R = 230.00 Δ = 15°58'02" A = 64.10 T = 32.26 C = 63.89 N23°52'00"E	(23) R = 230.00 Δ = 12°38'09" A = 50.72 T = 25.46 C = 50.62 N9°33'55"E	(24) R = 270.00 Δ = 3°53'54" A = 18.37 T = 9.19 C = 18.37 N5°14'53"E	(25) R = 270.00 Δ = 10°49'06" A = 50.98 T = 25.57 C = 50.90 N12°36'23"E	(26) R = 530.00 Δ = 2°04'33" A = 19.20 T = 9.60 C = 19.20 N16°58'40"E	(27) R = 530.00 Δ = 7°23'53" A = 68.43 T = 34.26 C = 68.39 N12°14'27"E	(28) R = 530.00 Δ = 7°23'53" A = 68.43 T = 34.26 C = 68.39 N04°50'34"E	(29) R = 530.00 Δ = 0°13'42" A = 2.11 T = 1.06 C = 2.11 N01°01'46"E	


COVERDALE WAY 60'
T.H. 902
T.H. 902 COVERDALE WAY 60'
DOVER HIGHLANDS SUBD. PH. 5 PLAT DOC. NO. 2017PL000010
BOUCHER CIR. 60'
TYNDALE LANE
T.H. 903 HOOPER DRIVE 60'
T.H. 903
T.H. 836
T.H. 903 HOOPER DRIVE 60'
DOVER HIGHLANDS SUBD. PH. 2 PLAT DOC. NO. 2005PL000137
BLOCK "J"
BLOCK "I"
BLOCK "K"
BLOCK "M" 3.8046 AC.
GREENHAVEN DEVELOPMENT CO. DOC. NO. 20030R014573 4/02/03
RYAN ROAD (VARIABLE WIDTH)
C.H. 40
247 0.3155 AC.
248 0.2968 AC.
249 0.2962 AC.
250 0.3073 AC.
251 0.2982 AC.
252 0.3087 AC.
253 0.3066 AC.
254 0.3510 AC.
255 0.3567 AC.
256 0.4129 AC.
257 0.2528 AC.
258 0.3411 AC.
259 0.2751 AC.
260 0.2755 AC.
261 0.2755 AC.
262 0.2755 AC.
263 0.2938 AC.
264 0.2938 AC.
265 0.2938 AC.
266 0.2938 AC.
267 0.2938 AC.
268 0.2938 AC.
269 0.2938 AC.
270 0.2938 AC.
271 0.3059 AC.
272 0.3753 AC.
273 0.3249 AC.
274 0.2867 AC.
275 0.2867 AC.
276 0.2736 AC.
277 0.2870 AC.
278 0.2733 AC.
279 0.2671 AC.
280 0.2671 AC.
281 0.2755 AC.
282 0.2755 AC.
283 0.2755 AC.
N89°55'23"W 1258.04'
N89°55'23"W 468.97'
666.48' N89°55'23"W
197.51'
N89°05'05"W 238.99'
N89°54'24"W 104.99'
N89°55'23"W 319.00'
N89°55'23"W 126.24'
N89°05'05"W 165.87'
N89°05'05"W 160.00'
N89°05'05"W 162.13'
N87°15'49"W 162.50'
N75°10'44"W 162.22'
N77°25'46"W 170.00'
N77°52'15"W 170.00'
N74°43'33"W 170.00'
N82°15'40"E 57.01'
N85°36'48"W 167.72'
N89°03'24"W 109.77'
N88°51'23"W 192.46'
N88°51'23"W 150.00'
N88°51'23"W 150.00'
N88°51'23"W 150.00'
N88°51'23"W 150.00'
N88°51'23"W 150.00'
N81°27'29"W 150.00'
N74°03'38"W 150.00'
N71°59'04"W 150.00'
N82°48'10"W 150.00'
N74°07'01"W 150.00'
N58°08'59"W 150.00'
N42°10'57"W 150.00'
N23°52'00"E 105.56'
N09°11'25"E 91.64'
N16°14'13"E 68.71'
N17°42'16"E 82.17'
N12°14'27"E 87.74'
N04°50'34"E 87.74'
N00°55'36"E 932.13'
N00°55'00"E 240.00'
N00°54'55"E 227.92'
N00°54'55"E 178.41'
N00°54'55"E 9.96'
N00°54'55"E 36.48'
N01°24'48"E 48.02'
N04°30'55"E 29.75'
N09°06'25"E 64.78'
N12°32'39"E 5.98'
N18°00'56"E 103.69'
N18°00'56"E 166.29'
N18°00'56"E 91.58'
N11°24'58"E 56.17'
N24°31'04"E 88.45'
N01°49'56"W 30.02'
N10°21'32"W 36.74'
N06°46'17"W 88.28'
N00°04'37"E 220.00'
N00°04'37"E 150.00'
N00°04'37"E 120.00'
N00°04'37"E 160.00'
N00°04'37"E 162.25'
N00°04'37"E 181.77'
N00°04'37"E 114.36'
N39°50'02"E 219.94'
N26°12'56"W 205.00'
N23°52'00"E 105.56'
N00°04'37"E 40' B/L
N00°04'37"E 40' B/L
N00°04'37"E 40' B/L

SHADING LEGEND

SANITARY SEWER EASEMENT

DEDICATED STREETS

UTILITY / COMMUNICATIONS EASEMENT

STORM SEWER, STORMWATER DRAINAGE, MAINTENANCE & ACCESS EASEMENTS

EXISTING STORM SEWER, STORMWATER DRAINAGE, MAINTENANCE & ACCESS EASEMENTS

WATER MAIN EASEMENTS

EXISTING SANITARY SEWER EASEMENT

EXISTING UTILITY / COMMUNICATIONS ESMTS.

SCALE 1" = 100'

100 0 100 200

STATE OF OHIO
ROBERT A. DAMON 6083
REGISTERED PROFESSIONAL SURVEYOR

DOVER HIGHLANDS SUBDIVISION PHASE 7

PROJECT NO. 02-101 SHEET 3 OF 4

DECLARATION OF RESTRICTIONS AND PROTECTIVE COVENANTS
FOR
DOVER HIGHLANDS SUBDIVISION PHASE 7

W I T N E S S E T H :

WHEREAS GREENHAVEN DEVELOPMENT CO., AN OHIO CORPORATION (HEREINAFTER REFERRED TO AS "GRANTOR") IS THE OWNER OF CERTAIN REAL PROPERTY LOCATED IN LAFAYETTE TOWNSHIP TRACT 2, LOT 1 KNOWN AS SUBLOTS 247 THROUGH 283, BOTH INCLUSIVE, IN DOVER HIGHLANDS SUBDIVISION PHASE 7, AND WHEREAS, GREENHAVEN DEVELOPMENT CO., FOR THE PURPOSE OF ESTABLISHING A PLAN OF UNIFORM DEVELOPMENT FOR SUCH REAL PROPERTY, IS DESIROUS OF IMPOSING CERTAIN RESTRICTIONS, AND PROTECTIVE COVENANTS OF SAID PROPERTY.

NOW THEREFORE, GREENHAVEN DEVELOPMENT CO., THE GRANTOR, DOES HEREBY FOR ITSELF, ITS SUCCESSORS AND ASSIGNS, IMPOSE THE FOLLOWING RESTRICTIONS AND PROTECTIVE COVENANTS CONCERNING THE CONDITIONS, LIMITATIONS, RESERVATIONS, EASEMENTS, AND USES UPON THE FOLLOWING DESCRIBED REAL PROPERTY.

> SITUATED IN THE TOWNSHIP OF LAFAYETTE, COUNTY OF MEDINA, STATE OF OHIO AND KNOWN AS BEING SUBLOTS 247 THROUGH 283, INCLUSIVE, OF DOVER HIGHLANDS SUBDIVISION PHASE 7 AS SHOWN BY THE PLAT RECORDED IN DOCUMENT NO. _____, OF MEDINA COUNTY RECORDS, THE SAME MORE OR LESS BUT SUBJECT TO ALL LEGAL HIGHWAYS.

1. EACH SUBLOT SHALL BE USED EXCLUSIVELY FOR ONE SINGLE FAMILY RESIDENCE AND GARAGE.

2. EACH HOUSE SHALL HAVE AT A MINIMUM OF A TWO CAR ATTACHED GARAGE. NO BASEMENT GARAGE(S) WILL BE PERMITTED. THE ABOVE FINISHED GRADE LIVING AREA OF THE MAIN STRUCTURE EXCLUSIVE OF OPEN PORCHES AND GARAGES SHALL BE NOT LESS THAN 1600 SQUARE FEET FOR A ONE-STORY DWELLING, 1800 SQUARE FEET FOR A ONE AND ONE-HALF STORY DWELLING, 1800 SQUARE FEET FOR A TWO-STORY DWELLING, 1800 SQUARE FEET FOR A SPLIT LEVEL DWELLING AND 1500 SQUARE FEET FOR A BI-LEVEL DWELLING. THE GRANTOR RESERVES THE RIGHT TO VARY THESE SQUARE FOOTAGE REQUIREMENTS UP TO 10% IF, IN HIS SOLE OPINION, THE DESIGN IS UNUSUALLY GOOD AND IS COMPATIBLE WITH THE OTHER HOUSES IN THE DEVELOPMENT. (DOVER HIGHLANDS ESTATE HOMES AREA)

3. NO NUISANCE, AND NO GAS WELL OR OIL DERRICK, ADVERTISING SIGN OR ADVERTISING DEVICE OTHER THAN A SIGN OF STANDARD SIZE FOR USE IN ADVERTISING THE SALE OR RENT OF THE ABOVE DESCRIBED PREMISES, SHALL BE ERECTED, PLACED OR SUFFERED TO REMAIN ON SAID PREMISES, NOR SHALL THE SAME BE USED FOR THE HOUSING OR PASTURAGE OF POULTRY OR LIVE STOCK OF ANY DESCRIPTION WHATSOEVER, OR FOR ANY PURPOSE WHICH MAY ENDANGER THE HEALTH OR UNREASONABLY DISTURB THE QUIET OR ANY HOLDER OF ADJOINING LAND. ALL SIGNS SHALL BE REMOVED PROMPTLY WHEN PROPERTY IS OCCUPIED BY NEW OWNER, HAS BEEN RENTED OR SOLD.

4. NO TEMPORARY RESIDENCE OR TRAILER OF ANY CHARACTER, EXCEPTING TEMPORARY CONSTRUCTION TRAILERS PERMITTED BY GRANTOR, SHALL BE ERECTED, PLACED OR SUFFERED TO REMAIN UPON SAID PREMISES, NOR SHALL ANY BASEMENT, GARAGE OR INCOMPLETE STRUCTURE THEREON EVER BE USED AS A RESIDENCE.

5. GREENHAVEN DEVELOPMENT CO. RESERVES TO ITSELF OR ITS ASSIGNEE THE POWER TO APPROVE ALL PLANS AND SPECIFICATIONS OF ANY STRUCTURE OR BUILDING OF ANY CHARACTER PROPOSED TO BE PLACED OR ERECTED UPON ANY OF THE SUBLOTS OF THE AFORESAID DOVER HIGHLANDS SUBDIVISION PHASE 7. SUCH POWER SHALL TERMINATE THIRTY SIX (36) MONTHS AFTER THE SAID GREENHAVEN DEVELOPMENT CO. HAS SOLD AND CONVEYED THE RIGHT, AND INTEREST IN ALL OF THE SUBLOTS ABOVE MENTIONED, UNLESS SUCH POWER IS VOLUNTARILY TERMINATED AND RELINQUISHED BY THE GRANTOR TO THE OWNERS, PRIOR THERETO. UPON THE TERMINATION OF THE POWER DESCRIBED ABOVE, THE RIGHT OF APPROVAL OF PLANS AND SPECIFICATIONS SHALL AUTOMATICALLY VEST IN ALL OF THE THEN OWNERS OF THE ABOVE MENTIONED SUBLOTS AND SHALL BE EXCERCISABLE IN THE MANNER AND ACCORDING TO SUCH PROCEDURES AS THE MAJORITY OF SAID OWNERS SHALL DIRECT.

6. NO STRUCTURE OR BUILDING OF ANY CHARACTER SHALL BE PLACED OR ERECTED OR SUFFERED TO REMAIN UPON ANY OF THE SUBLOTS OF THE AFORESAID DOVER HIGHLANDS SUBDIVISION PHASE 7, WITHOUT FIRST OBTAINING THE APPROVAL OF THE PLANS AND SPECIFICATION THEREFORE BY GREENHAVEN DEVELOPMENT CO., OR ITS ASIGNEE. SUCH PLANS AND SPECIFICATION SHALL BE SUBMITTED IN DUPLICATE, ONE SET OF WHICH SHALL BE RETAINED BY GREENHAVEN DEVELOPMENT CO., OR ITS ASSIGNEE. IN THE EVENT THAT SUCH PLANS AND SPECIFICATIONS ARE NOT APPROVED, BOTH SETS SHALL BE RETURNED TO THE SUBMITTER. IF GREENHAVEN DEVELOPMENT CO. OR THEN HOLDER OF THE POWER OF APPROVAL FAILS TO EITHER APPROVE OR DISAPPROVE ANY SUCH PLANS AND SPECIFICATIONS WITHIN THIRTY (30) DAYS AFTER THEIR PROPER SUBMITTAL, SUCH PLANS AND SPECIFICATIONS SHALL BE CONSIDERED AS HAVING BEEN APPROVED.

7. GRANTOR FURTHER RESERVES TO ITSELF, IT SUCCESSORS AND ASSIGNS, THE RIGHT TO PERMIT DEVIATION OR GRANT A VARIANCE FROM OR TO CHANGE, WAIVE, OR MODIFY ANY OR ALL OF THESE RESTRICTIONS, IF IN ITS SOLE JUDGMENT THE DEVELOPMENT OR LACK OF DEVELOPMENT OF THE PROPERTY OR AN ADJOINING OR ADJACENT PROPERTY, OR THE TOPOGRAPHY OR OTHER FEATURES OF THE LAND INVOLVED, MAKES SUCH COURSE NECESSARY OR ADVISABLE, WITH THE UNDERSTANDING THAT THE GRANTOR HEREIN MAY ASSIGN OR RELINQUISH THE POWER HEREIN RESERVED IN THE EVENT IT DECIDES TO DO SO.

8. GRANTOR AGREES THAT ANY OWNER OR OWNERS OF THE SUBLOTS IN DOVER HIGHLANDS SUBDIVISION PHASE 7 SHALL HAVE THE RIGHT TO ENFORCE THE FORGOING RESTRICTIONS, RIGHTS, RESERVATIONS, AGREEMENTS, COVENANTS, AND CONDITIONS, AND FAILURE TO TAKE SUCH ACTION SHALL NOT CONSTITUTE A WAIVER OF THE RIGHT TO DO SO THEREAFTER.

9. AREAS ASSIGNED FOR STREETS OF THE DOVER HIGHLANDS SUBDIVISION PHASE 7 PLAT SHALL BE USED FOR STREET PURPOSES IN ACCORDANCE WITH THE REQUIREMENTS OF COUNTY OF MEDINA, GRANTOR HEREBY RESERVING THE RIGHT TO PLAT AND DEDICATE TO PUBLIC USE, STREETS ABUTTING THE SUBLOT IN AND FOR SAID SUBDIVISION AND TO CAUSE A SUBDIVISION OR PLATS OF THE ABOVE REAL ESTATE SHOWING SUBLOTS AND SHOWING STREETS THEREON DEDICATED TO PUBLIC USE BY THE GRANTOR TO BE FILED AND RECORDED IN THE OFFICE OF THE MEDINA COUNTY RECORDER AND WITH THE COUNTY OF MEDINA, AND/OR OTHER PUBLIC BODY, ANY OWNER HEREBY AGREEING TO JOIN WITH THE GRANTOR IN SIGNING AND RECORDING SAID SUBDIVISION PLAT OR PLATS, AND IN DEDICATING SAID STREETS FOR PUBLIC USE.

10. GRANTOR RESERVES THE EXCLUSIVE RIGHT TO GRANT EASEMENT AND RIGHTS-OF-WAY TO THE COUNTY OF MEDINA AND/OR ANY OTHER PUBLIC BODY AND/OR PUBLIC UTILITY FOR WATER MAINS, STORM AND SANITARY SEWERS AND APPURTENANCES IN THE PROPOSED STREETS IN THE SUBDIVISION OF THE AFOREMENTIONED REAL ESTATE, AND IN, UNDER, OVER, AND ACROSS A STRIP OR STRIPS OF LAND TWENTY (20) FEET WIDE COMPRISING THE REAR TWENTY (20) FEET OF EACH LOT AND FIVE (5) FEET WIDE ON THE SIDELINES OF EACH LOT, AND IN, UNDER, OVER AND ACROSS A STRIP OR STRIPS OF LAND DESIGNATED AS EASEMENTS ON THE RECORD PLAT OF DOVER HIGHLANDS SUBDIVISION PHASE 7 OF THE ABOVE REAL ESTATE, FOR THE CONSTRUCTION, MAINTENANCE OPERATION AND REPAIR OF STORM AND SANITARY SEWERS AND APPURTENANCES AND ELECTRIC AND TELEPHONE LINES AND APPURTENANCES, AND DRAINAGE SWALES.

11. GRANTOR RESERVES EASEMENTS AND RIGHTS-OF-WAY WITHIN, OVER, UNDER, AND ACROSS THE FRONT TWELVE (12) FEET OF EACH LOT, PARALLEL WITH AND CONTIGUOUS TO ALL STREET LINES FOR THE INSTALLATION, MAINTENANCE, REPAIR AND OPERATION OF ANY UNDERGROUND GAS LINES, ELECTRIC LINES AND TELEPHONE LINES, AND RESERVES THE RIGHT TO ASSIGN THE USE OF SAID EASEMENTS AND RIGHTS-OF-WAY, OR TO GRANT UNDERGROUND EASEMENTS FOR THE SAME TO THE RESPECTIVE PUBLIC UTILITY COMPANIES TO SERVICE SAID SUBDIVISION.

12. THE HEREIN ENUMERATED RESTRICTIONS, RIGHTS, RESERVATIONS, AGREEMENTS, COVENANTS AND CONDITIONS SHALL BE DEEMED TO BE COVENANTS RUNNING WITH THE LAND, AND NOT AS CONDITIONS HEREOF, AND SHALL RUN WITH SAID LAND UNTIL JANUARY 10, 2040 ON WHICH DATE AND AT TEN (10) YEAR INTERVALS THEREAFTER, THEY SHALL BE AUTOMATICALLY EXTENDED UNLESS THE OWNERS OF TWO-THIRDS (2/3RDS) OF THE ABOVE MENTIONED SUBLOTS IN DOVER HIGHLANDS SUBDIVISION PHASE 7 BY APPROPRIATE INSTRUMENT RECORDED IN THE COUNTY RECORDER'S OFFICE, HAVE AGREED TO THE TERMINATION OF SAID RESTRICTIONS.

13. ANY AND ALL AREAS INDICATED AS STREAM, WETLAND, OR PRESERVATION ZONE SHALL NOT BE ADVERSELY IMPACTED WITHOUT PRIOR APPROVAL FROM THE U.S. ARMY CORPS OF ENGINEERS, REGULATORY SECTION, HUNTINGTON DISTRICT, WEST VIRGINIA.

14. EACH HOME SITE SHALL HAVE A POST LIGHT ADJACENT TO EACH DRIVEWAY APPROXIMATELY FIVE FEET FROM DRIVEWAY AND APPROXIMATELY TWENTY FEET FROM THE CURB.

15. EACH DRIVEWAY TO BE CONCRETE PAVEMENT.

16. EACH BUILDER TO CONSTRUCT SIDEWALKS ALONG THE LOT FRONTAGE.

17. ABOVE GROUND AND IN GROUND POOLS ARE ALLOWED IF APPROVED BY THE HOMEOWNERS ASSOCIATION.

18. SHEDS AND OUTBUILDINGS ARE ALLOWED IF COLOR IS COORDINATED WITH HOUSING UNIT AND APPROVED BY THE ARCHITECHTURAL AND DESIGN COMMITTE AND/OR BOARD.