

# CARDINAL POINT CONDOMINIUM: STAGE 2

SITUATED IN THE VILLAGE OF MIDDLEFIELD, COUNTY OF GEauga, STATE OF OHIO AND KNOWN AS BEING PART OF LOT NO. 21 & 30 IN SAID COUNTY

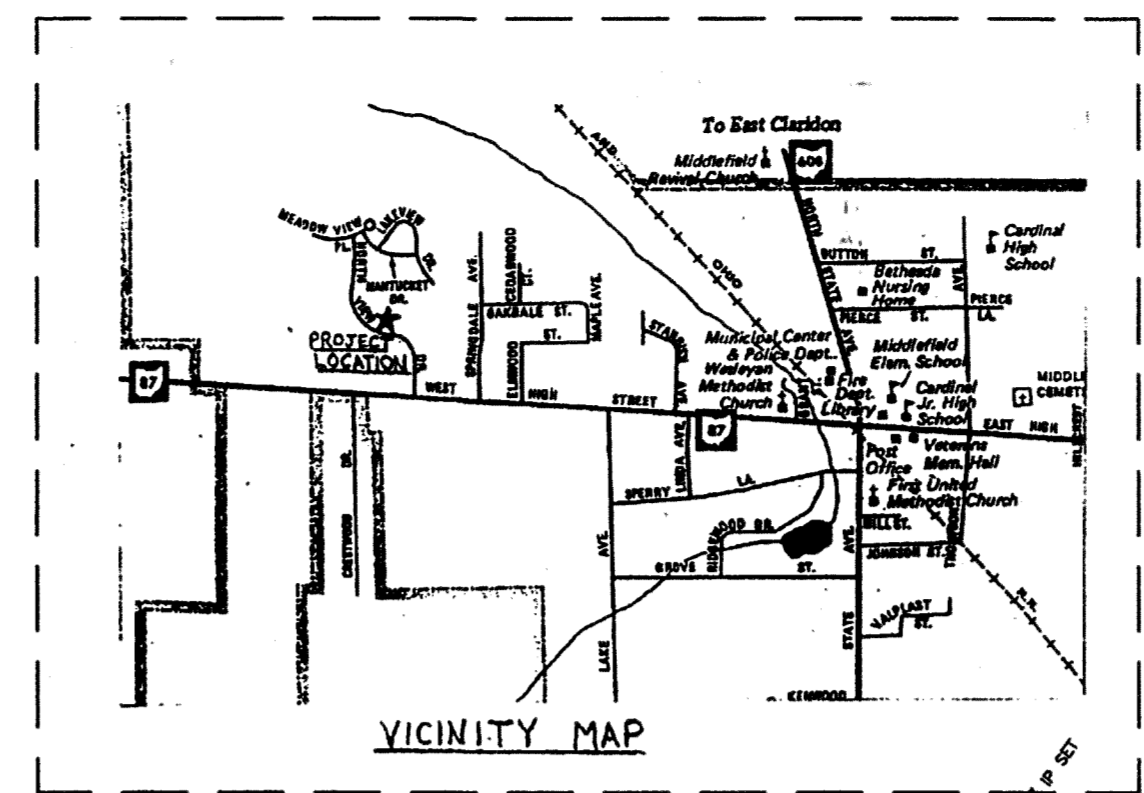
CARDINAL POINT Ltd., AN OHIO LIMITED LIABILITY COMPANY, THE UNDERSIGNED OWNER OF THE LANDS EMBRACED WITHIN SUBLT NO. 2 OF MID MEADOW SUBDIVISION PHASE 2, HEREBY CONSENT TO THE RECORDING OF THE SAME.

*Daniel E. Bond*  
MANAGING MEMBER Daniel E. Bond

*James R. Ford*  
MANAGING MEMBER James R. Ford

*Edward Sorvey*  
WITNESS Edward Sorvey

*Susan Evans*  
WITNESS Susan Evans



BAK DEVELOPMENT CO.  
VOL. 693 - PAGE 670

## EASEMENTS

CARDINAL POINT LTD., OWNER OF THE WITHIN PLATTED LAND GRANT UNTO THE CLEVELAND ELECTRIC ILLUMINATING COMPANY, ALLTEL TELEPHONE COMPANY, AND THE EAST OHIO GAS COMPANY, ALL OHIO CORPORATIONS, THEIR SUCCESSORS AND ASSIGNS (HEREIN AFTER REFERRED TO AS THE GRANTEE) A PERMANENT RIGHT-OF-WAY EASEMENT TEN FEET IN WIDTH THROUGH ALL LANDS AS SHOWN HERETO TO CONSTRUCT, PLACE, OPERATE, MAINTAIN, REPAIR, RECONSTRUCT OR RELOCATE SUCH UNDERGROUND ELECTRIC, GAS, OR COMMUNICATION CABLES, DUCTS, CONDUITS, PIPE, GAS PIPE LINES, SURFACE OR BELOW MOUNTED TRANSFORMERS AND PEDESTALS, CONCRETE PADS AND OTHER FACILITIES AS ARE DEEMED NECESSARY OR CONVENIENT BY THE GRANTEE FOR DISTRIBUTING, TRANSPORTING AND TRANSMITTING ELECTRICITY, GAS AND COMMUNICATIONS SIGNALS, FOR PUBLIC AND PRIVATE USE AT SUCH LOCATIONS AS GRANTEE MAY DETERMINE UPON, WITHIN AND ACROSS THE EASEMENT PREMISES. SAID EASEMENT RIGHTS SHALL INCLUDE THE RIGHT WITHOUT LIABILITY THEREFOR, TO REMOVE TREES AND LANDSCAPING WHICH MAY INTERFERE WITH THE INSTALLATION, MAINTENANCE, REPAIR OR OPERATION OF SAID UTILITY FACILITIES.

*Daniel E. Bond* *Edward Sorvey* *Susan Evans*  
MANAGING MEMBER Daniel E. Bond WITNESS Edward Sorvey WITNESS Susan Evans

*James R. Ford* *Edward Sorvey* *Susan Evans*  
MANAGING MEMBER James R. Ford WITNESS Edward Sorvey WITNESS Susan Evans

**CERTIFICATION**  
I HEREBY CERTIFY THAT THIS DRAWING SHOWS GRAPHICALLY ALL PARTICULARS OF THE UNITS OF CARDINAL POINT CONDOMINIUM, STAGE NO.2 INCLUDING THE LAYOUT, DESIGNATION AND DIMENSIONS OF EACH UNIT AS CONSTRUCTED.

*Terrence G. Gerson* 22 Jun 01  
TERRENCE G. GERSON, REG. ENGINEER # 38598 DATE



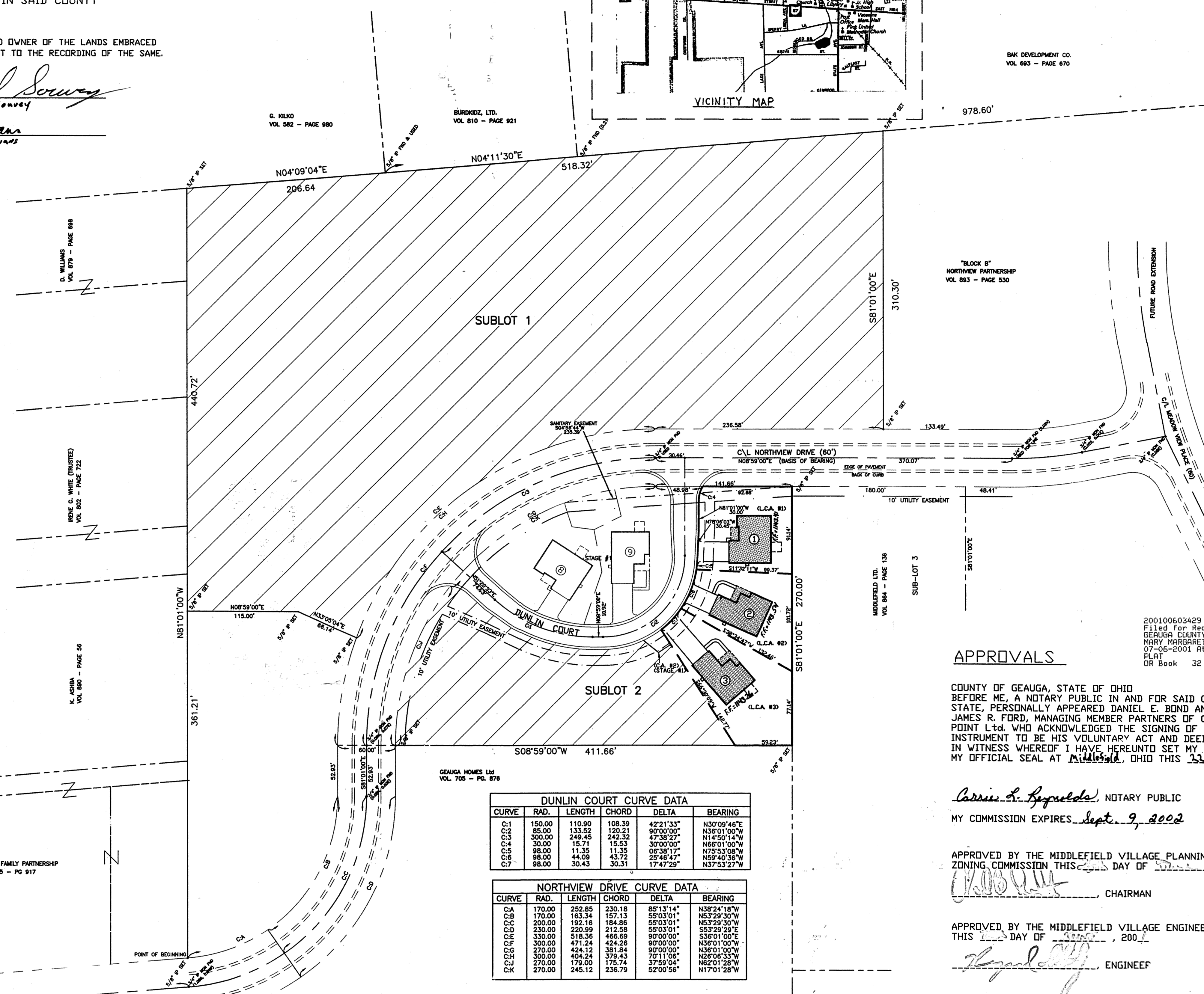
I HEREBY CERTIFY THAT THIS DRAWING SHOWS GRAPHICALLY ALL PARTICULARS OF THE UNITS OF CARDINAL POINT CONDOMINIUM, STAGE NO.2 INCLUDING THE LAYOUT, LOCATION DESIGNATION, OUTSIDE DIMENSIONS AND FLOOR ELEVATIONS OF EACH UNIT AS CONSTRUCTED. I FURTHER CERTIFY THAT THERE WERE NO ENCROACHMENTS OF OR ON THE PROPERTY AT THE TIME OF THE SURVEY.

*Terrence G. Gerson* 22 Jun 01  
TERRENCE G. GERSON, REG. SURVEYOR #6662 DATE



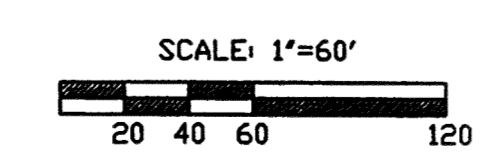
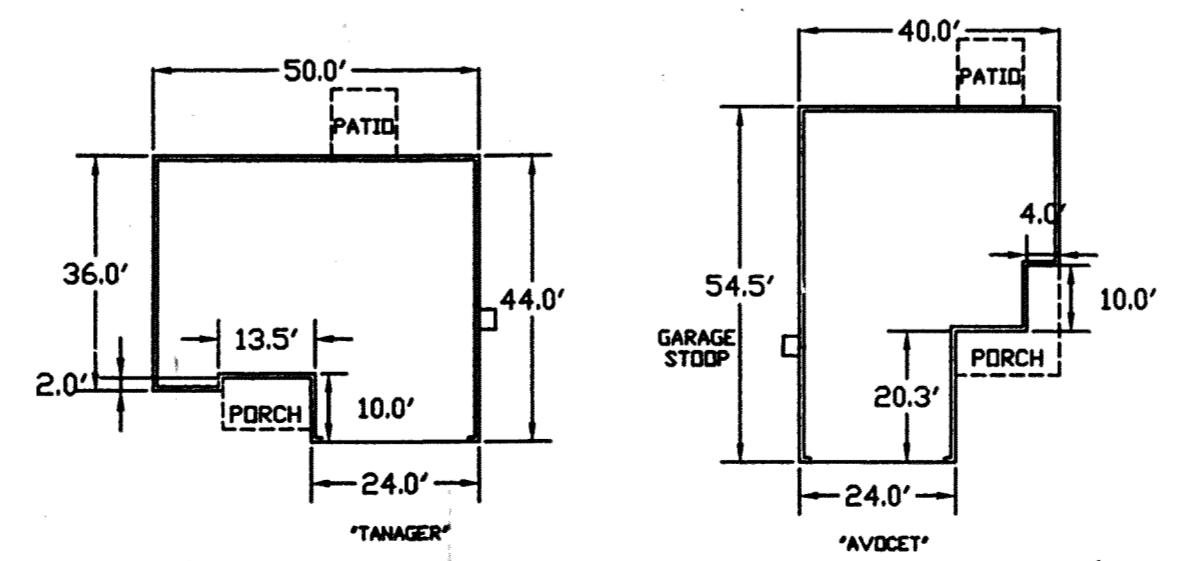
- UNIT AREA
- ADDITIONAL PROPERTY (FUTURE STAGE DEVELOPMENT)

STAGE 2 AREA SUMMARY	
CONDOMINIUM AREA	= 0.6246 Ac
LIMITED COMMON AREA (Including Unit Area)	
UNIT 1:	0.1981 Ac
UNIT 2:	0.1800 Ac
UNIT 3:	0.2465 Ac



CURVE	RAD.	LENGTH	CHORD	DELTA	BEARING
C:1	150.00	110.90	108.39	42°21'33"	N30°09'46"E
C:2	85.00	133.52	129.21	90°00'00"	N36°01'00"W
C:3	300.00	249.45	242.32	47°38'27"	N14°50'14"W
C:4	30.00	15.71	15.53	30°00'00"	N66°01'00"W
C:5	98.00	11.34	11.35	66°38'17"	N75°53'08"W
C:6	98.00	44.09	43.72	25°46'47"	N59°40'36"W
C:7	98.00	30.43	30.31	17°47'29"	N37°53'27"W

CURVE	RAD.	LENGTH	CHORD	DELTA	BEARING
CA	170.00	282.85	230.18	85°13'14"	N38°24'18"W
CB	170.00	183.34	157.13	55°03'01"	N53°29'30"W
CC	200.00	192.16	184.86	55°03'01"	S53°29'30"W
CD	230.00	220.99	212.58	55°03'01"	S53°29'30"E
CE	330.00	518.36	466.89	90°00'00"	S36°01'00"E
CF	300.00	471.24	424.26	90°00'00"	N36°01'00"W
CG	270.00	424.12	381.84	90°00'00"	N36°01'00"W
CH	300.00	404.24	379.43	70°11'06"	N26°08'33"W
CI	270.00	179.00	175.74	57°59'04"	N52°01'28"W
CK	270.00	245.12	236.79	52°00'56"	N17°01'28"W



## APPROVALS

COUNTY OF GEauga, STATE OF OHIO  
BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED DANIEL E. BOND AND JAMES R. FORD, MANAGING MEMBER PARTNERS OF CARDINAL POINT Ltd. WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED. IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL AT MIDDLEFIELD, OHIO THIS 31 DAY OF June, 2001.

*Carrie L. Reynolds* NOTARY PUBLIC  
MY COMMISSION EXPIRES Sept. 9, 2002

APPROVED BY THE MIDDLEFIELD VILLAGE PLANNING AND ZONING COMMISSION THIS 31 DAY OF June, 2001.  
*[Signature]* CHAIRMAN

APPROVED BY THE MIDDLEFIELD VILLAGE ENGINEER THIS 31 DAY OF June, 2001.  
*[Signature]* ENGINEER

RECEIVED FOR TRANSFER BY THE GEauga COUNTY AUDITOR THIS 6 DAY OF JULY, 2001.

*Tracey A. Jewins* AUDITOR

RECEIVED FOR RECORDING PURPOSES BY THE GEauga COUNTY RECORDER  
RECEIVED July 6th, 2001 AT 3:24 P.M.  
RECORDED PLAT BOOK 32, PAGE 64  
THIS 6th DAY OF July, 2001.

*Mary Margaret McBride* RECORDER

**WILLIAM R. GRAY ASSOCIATES, INC.**  
7519 MENTOR AVE. MENTOR, OHIO 44060  
(440) 946-1616

DATE	REVISIONS
TITLE	CONDOMINIUM PLAT: STAGE 2
DRAWN BY	TGG
CHECKED BY	PAF
DATE	6-20-01
SHEET NO.	
DWG. NO.	

CARDINAL POINT CONDOMINIUM  
STAGE 2  
VILLAGE OF MIDDLEFIELD, OHIO

V-32-P-64