CARDINAL POINT CONDOMINIUM: STAGE 3

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 SUBLOT NO. 2 OF MID MEADOW SUBDIVISION PHASE 2, HEREBY CONSENT TO THE RECORDING OF THE SAME.

MANAGING MEMBER JAMES R. FORD — WITNESS CHRISTINE Seymour

MANAGING MEMBER DANIEL E. BOND — WITNESS ANGELA M. MCNISH

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 GRANTEES) A PERMANENT RIGHT-OF-WAY EASEMENT TEN FEET IN WIDTH THROUGH ALL LANDS AS SHOWN HEREON 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 GRANTEES FOR DISTRIBUTING, TRANSPORTING AND TRANSMITTING ELECTRICITY, GAS AND COMMUNICATIONS SIGNALS, FOR PUBLIC AND PRIVATE USE AT SUCH LOCATIONS AS GRANTEES 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.

MANAGING MEMBER JAMES R. FORD — WITNESS CHRISTINE Seymour — WITNESS ANGELA M. MCNISH

MANAGING MEMBER DANIEL E. BOND — WITNESS CHRISTINE Seymour — WITNESS ANGELA M. MCNISH

CERTIFICATION

I HEREBY CERTIFY THAT THIS DRAWING SHOWS GRAPHICALLY ALL PARTICULARS OF THE UNITS OF CARDINAL POINT CONDOMINIUM; STAGE NO.3 INCLUDING THE LAYOUT, DESIGNATION AND DIMENSIONS OF EACH UNIT AS CONSTRUCTED.

TERRENCE G. GERSON, REG ENGINEER # 38598 — DATE 16 Oct 01

STATE OF OHIO — TERRENCE GLENN GERSON — 38598 — REGISTERED PROFESSIONAL ENGINEER

I HEREBY CERTIFY THAT THIS DRAWING SHOWS GRAPHICALLY ALL PARTICULARS OF THE UNITS OF CARDINAL POINT CONDOMINIUM; STAGE NO.3 INCLUDING THE LAYOUT, LOCATION DESIGNATION AND OUTSIDE DIMENSIONS OF EACH UNIT AS CONSTRUCTED. I FURTHER CERTIFY THAT THERE WERE NO ENCROACHMENTS OF OR ON THE PROPERTY AT THE TIME OF THE SURVEY.

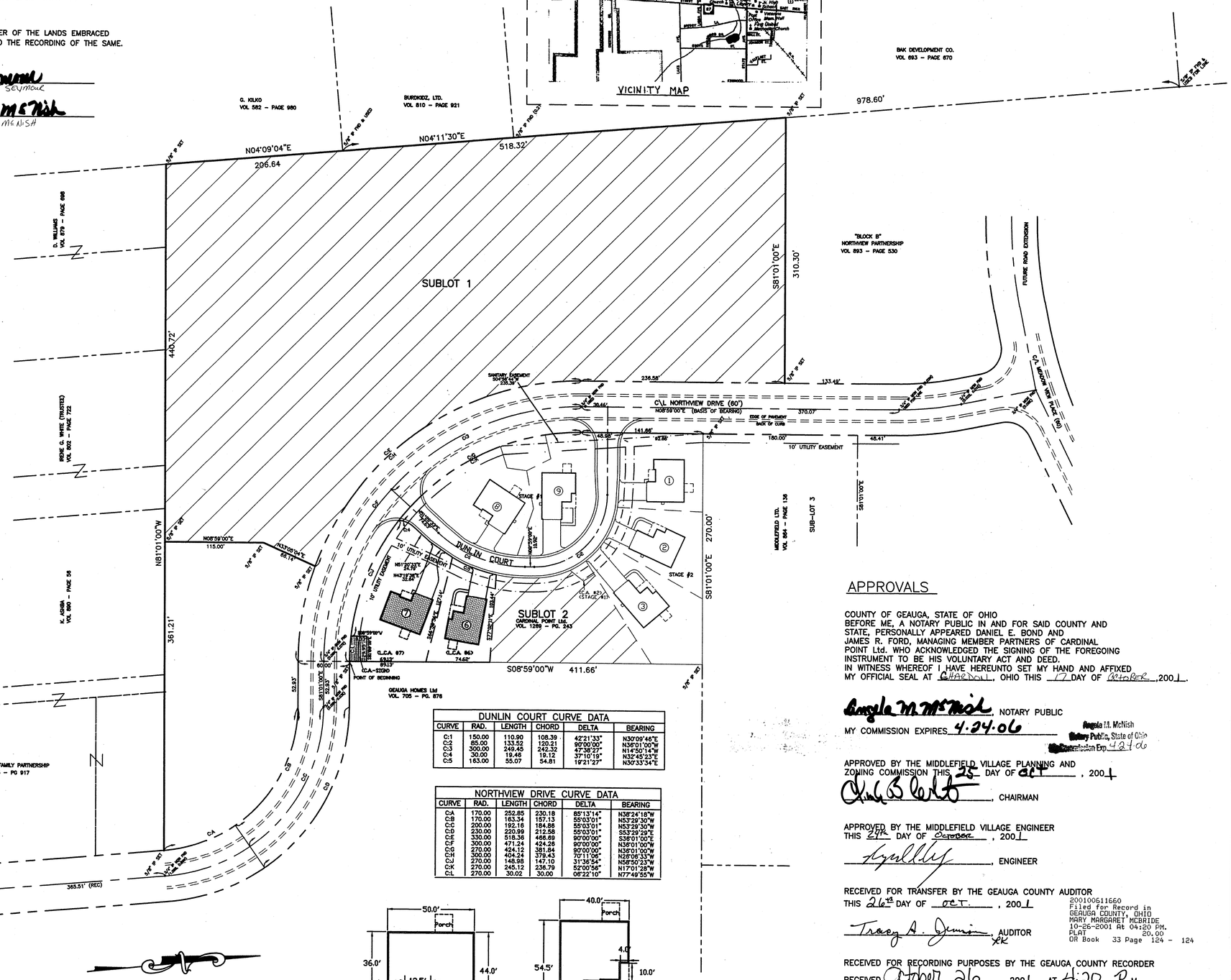
TERRENCE G. GERSON, REG SURVEYOR #6662 — DATE 16 Oct 01

STATE OF OHIO — 6662 — REGISTERED SURVEYOR

UNIT AREA

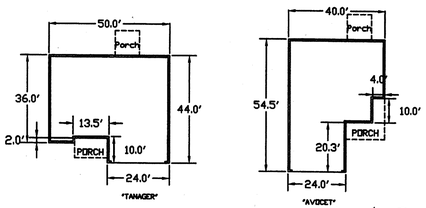
ADDITIONAL PROPERTY (FUTURE STAGE DEVELOPMENT)

STAGE 3 AREA SUMMARY
CONDOMINIUM AREA=0.4817 Ac
LIMITED COMMON AREA (Including Unit Area) UNIT 6: 0.1657 Ac UNIT 7: 0.3026 Ac
COMMON AREA=0.0134 Ac



DUNLIN COURT CURVE DATA					
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	120.21	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	19.46	19.12	37°10'19"	N32°45'23"E
C:5	163.00	55.07	54.81	19°21'27"	N30°33'34"E

NORTHVIEW DRIVE CURVE DATA					
CURVE	RAD.	LENGTH	CHORD	DELTA	BEARING
C:A	170.00	252.85	230.18	85°13'14"	N38°24'18"W
C:B	170.00	163.34	157.13	55°03'01"	N53°29'30"W
C:C	200.00	192.16	184.86	55°03'01"	N53°29'30"W
C:D	230.00	220.99	212.58	55°03'01"	S53°29'29"E
C:E	330.00	518.36	466.69	90°00'00"	S36°01'00"E
C:F	300.00	471.24	424.26	90°00'00"	N36°01'00"W
C:G	270.00	424.12	381.84	90°00'00"	N36°01'00"W
C:H	300.00	404.24	379.43	70°11'06"	N25°08'33"W
C:J	270.00	148.98	147.10	31°36'54"	N58°50'23"W
C:K	270.00	245.12	236.79	52°00'56"	N17°01'28"W
C:L	270.00	30.02	30.00	06°22'10"	N77°49'55"W



BUILDING UNIT DETAIL (U.T.S.)

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 CHARDON, OHIO THIS 17 DAY OF October, 2001.

Angela M. McNish, NOTARY PUBLIC
MY COMMISSION EXPIRES 4.24.06
Angela M. McNish, Notary Public, State of Ohio, My Commission Exp. 4-24-06

APPROVED BY THE MIDDLEFIELD VILLAGE PLANNING AND ZONING COMMISSION THIS 25 DAY OF Oct, 2001
, CHAIRMAN

APPROVED BY THE MIDDLEFIELD VILLAGE ENGINEER THIS 24th DAY OF October, 2001
, ENGINEER

RECEIVED FOR TRANSFER BY THE GEAUGA COUNTY AUDITOR THIS 26th DAY OF OCT., 2001
Tracy A. Jemison, AUDITOR
200100611660
Filed for Record in GEAUGA COUNTY, OHIO
MARY MARGARET MCBRIDE
10-26-2001 At 04:20 PM.
PLAT 20.00
OR Book 33 Page 124 - 124

RECEIVED FOR RECORDING PURPOSES BY THE GEAUGA COUNTY RECORDER
RECEIVED October 26, 2001 AT 4:20 P.M.
RECORDED IN PLAT BOOK 33, PAGE 124
THIS 26th DAY OF October, 2001
Mary Margaret McBride, RECORDER

V33·P124

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

REVISIONS | DATE

TITLE: CONDOMINIUM PLAT: STAGE 3

DATE 10/11/01 | DRAWN BY PAF | CHECKED BY TGG | SCALE 1" = 60'

CARDINAL POINT CONDOMINIUM
STAGE 3
VILLAGE OF MIDDLEFIELD, OHIO

SHEET NO. | DWG. NO.

EW HOPE MANAGEMENT NUMBER 65532
SUPCO PRODUCTS • NEW HOPE MANAGEMENT REORDER BY PART NUMBER 65532