

CARDINAL POINT CONDOMINIUM: STAGE 6

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. 1 OF MID MEADOW SUBDIVISION PHASE 2, HEREBY CONSENT TO THE RECORDING OF THE SAME.

Jack Ford
MANAGING MEMBER *James E. Bond*

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

Richard D. Worson
WITNESS *Richard D. Worson*

Angela M. McNeil
WITNESS *Angela M. McNeil*

EASEMENTS

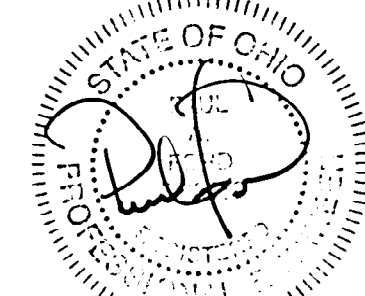
CARDINAL POINT LTD., OWNER OF THE WITHIN PLATTED LAND GRANT UNTO THE CLEVELAND ELECTRIC ILLUMINATING COMPANY, ALTEL TELEPHONE COMPANY, AND THE EAST OHIO GAS COMPANY, ALL OHIO CORPORATIONS, THEIR SUCCESSORS AND ASSIGNS (HEREIN AFTER REFERRED TO AS THE GRANTEEES) A PERMANENT RIGHT-OF-WAY EASEMENT TEN FEET 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 GRANTEEES FOR DISTRIBUTING, TRANSPORTING AND TRANSMITTING ELECTRICITY, GAS AND COMMUNICATIONS SIGNALS, FOR PUBLIC AND PRIVATE USE AT SUCH LOCATIONS AS GRANTEEES 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.

Donald E. Bond *Richard D. Worson* *Angela M. McNeil*
MANAGING MEMBER WITNESS WITNESS

Jack Ford *Richard D. Worson* *Angela M. McNeil*
MANAGING MEMBER WITNESS WITNESS

CERTIFICATION
I HEREBY CERTIFY THAT THIS DRAWING SHOWS GRAPHICALLY ALL PARTICULARS OF THE UNITS OF CARDINAL POINT CONDOMINIUM; STAGE NO. 6 INCLUDING THE LAYOUT, DESIGNATION AND DIMENSIONS OF EACH UNIT AS CONSTRUCTED.

Paul A. Ford 10/26/03
PAUL A. FORD, REG-ENGINEER # 68059 DATE



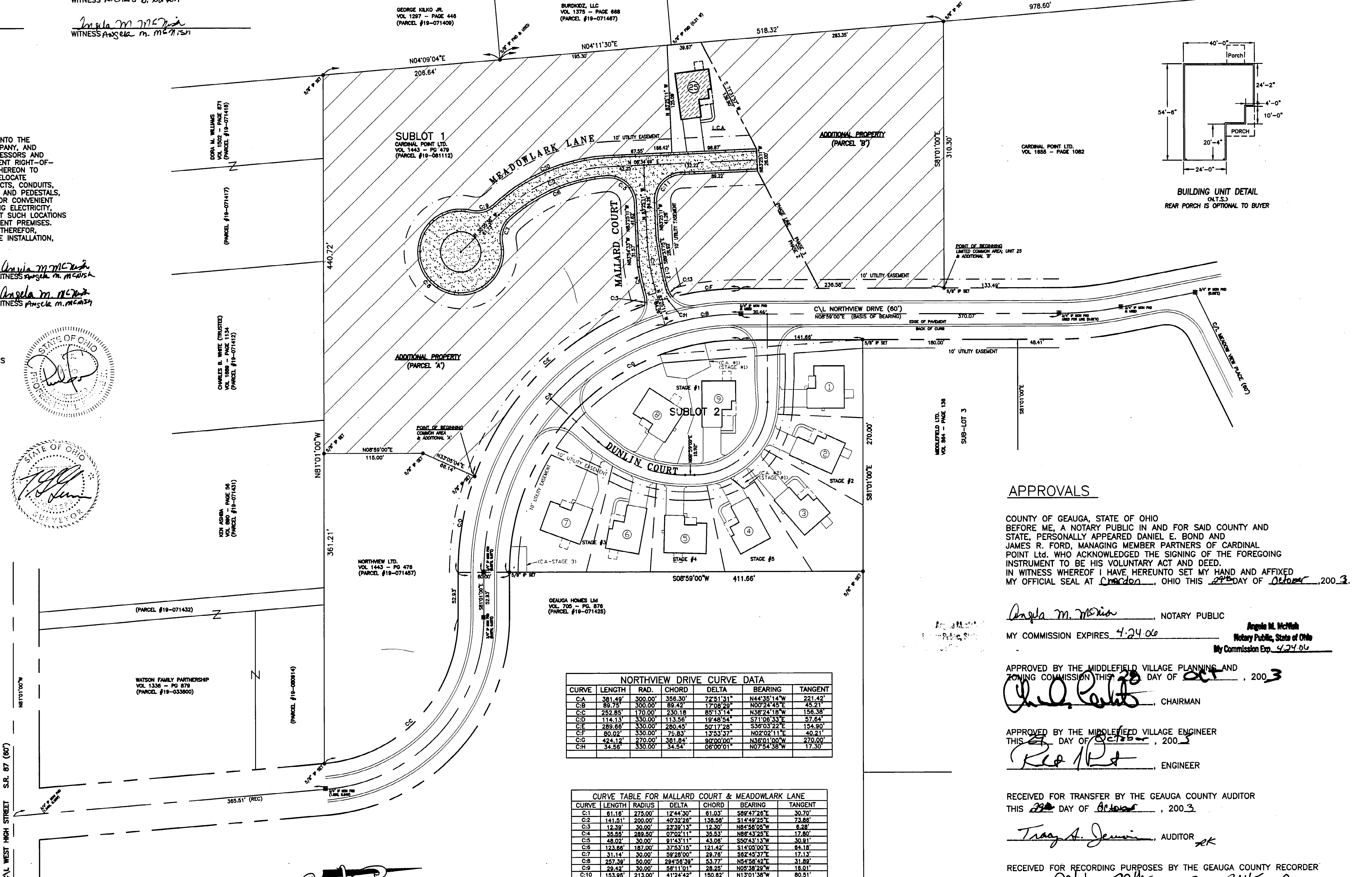
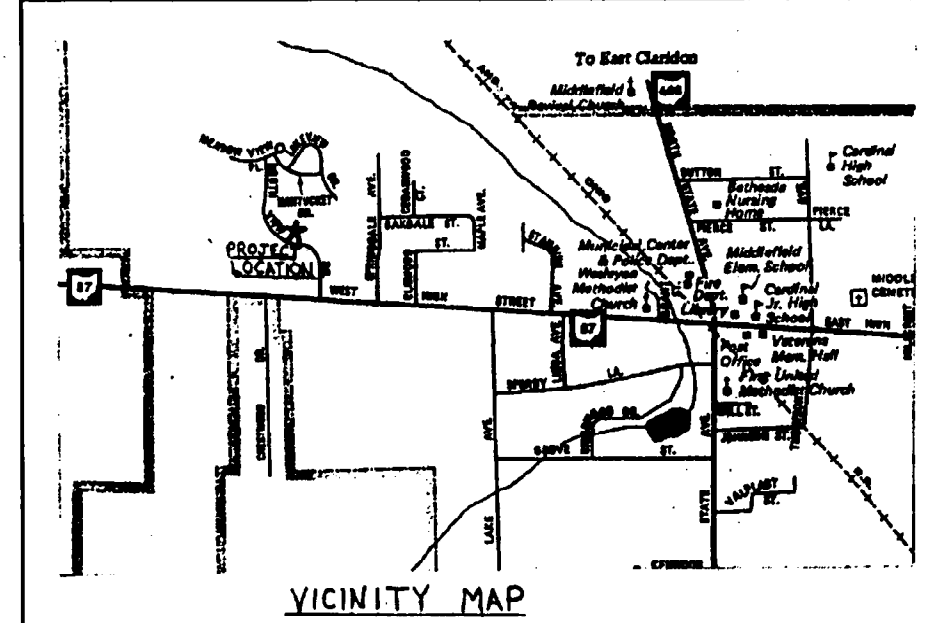
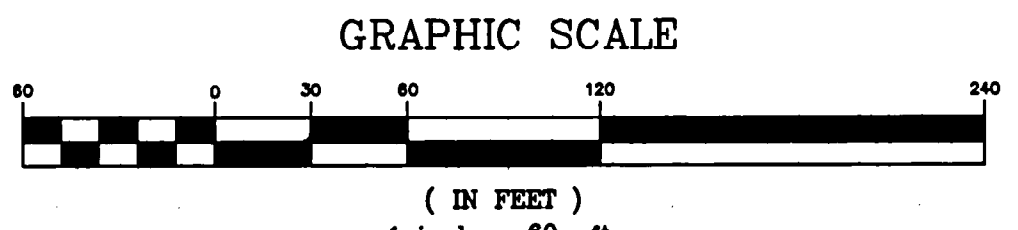
I HEREBY CERTIFY THAT THIS DRAWING SHOWS GRAPHICALLY ALL PARTICULARS OF THE UNITS OF CARDINAL POINT CONDOMINIUM; STAGE NO. 6 INCLUDING THE LAYOUT, LOCATION DESIGNATION AND OUTSIDE DIMENSIONS OF EACH UNIT AS CONSTRUCTED. I FURTHER CERTIFY THAT THERE WERE NO ENCROACHMENTS OF OR ON THE PROPERTY AT THE TIME OF THE SURVEY.

Terrence G. Gerson 28/09/03
TERRENCE G. GERSON, REG SURVEYOR #6662 DATE



	COMMON AREA
	UNIT AREA
	ADDITIONAL PROPERTY (FUTURE STAGE DEVELOPMENT)

STAGE 6 AREA SUMMARY	
CONDOMINIUM AREA=0.6807 Ac	
LIMITED COMMON AREA (Including Unit Area)	UNIT 25: 0.2008 Ac
COMMON AREA ROAD AREA: 0.4799 Ac	(Including Mall Area in Center of Cul-de-Sac)



NORTHVIEW DRIVE CURVE DATA

CURVE	LENGTH	RAD.	CHORD	DELTA	BEARING	TANGENT
C-1	381.49	300.00	356.30	72°51'31"	N44°35'14"W	221.42
C-2	89.78	300.00	85.43	17°08'26"	N02°04'25"E	45.21
C-3	292.85	170.00	230.18	85°13'14"	N36°22'18"W	156.36
C-4	114.13	330.00	113.56	19°48'54"	S71°08'33"E	57.64
C-5	289.66	330.00	260.45	50°17'28"	S38°03'22"E	154.80
C-6	80.02	330.00	76.83	13°53'17"	N02°02'11"E	40.21
C-7	424.12	270.00	381.84	80°00'00"	N36°01'00"W	270.00
C-8	34.56	330.00	34.54	06°00'01"	N07°54'38"W	17.30

CURVE TABLE FOR MALLARD COURT & MEADOWLARK LANE

CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING	TANGENT
C-1	81.18	275.00	12°41'30"	81.02	S82°47'26"E	30.70
C-2	141.61	200.00	40°32'28"	138.58	S14°49'22"E	73.86
C-3	12.39	30.00	22°39'13"	12.30	N82°58'05"W	6.28
C-4	38.83	288.50	02°02'11"	38.53	N82°58'28"E	17.80
C-5	48.02	30.00	81°43'11"	43.08	S82°43'13"W	30.81
C-6	123.68	187.00	37°53'15"	121.42	S14°05'00"E	64.16
C-7	31.14	30.00	59°28'00"	29.28	S82°45'37"E	17.13
C-8	261.98	50.00	28°49'39"	83.77	N82°42'11"E	31.80
C-9	28.42	30.00	58°11'01"	28.42	N02°38'20"W	18.01
C-10	153.89	215.00	41°24'52"	150.82	N13°01'38"W	80.51
C-11	43.12	30.00	80°00'00"	42.53	S82°53'11"E	30.00
C-12	30.03	289.50	06°36'19"	30.02	N86°28'21"E	15.03
C-13	13.78	30.00	28°18'57"	13.68	N72°28'43"E	7.01

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 HERETO SET MY HAND AND AFFIXED MY OFFICIAL SEAL AT CINCINNATI, OHIO THIS 29th DAY OF October, 2003.

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

APPROVED BY THE MIDDLEFIELD VILLAGE PLANNING AND ZONING COMMISSION THIS 29th DAY OF Oct, 2003

Chris Kubit CHAIRMAN

APPROVED BY THE MIDDLEFIELD VILLAGE ENGINEER THIS 29th DAY OF October, 2003

Richard D. Worson ENGINEER

RECEIVED FOR TRANSFER BY THE GEAGA COUNTY AUDITOR THIS 29th DAY OF October, 2003

Traig A. Jewin AUDITOR *AK*

RECEIVED FOR RECORDING PURPOSES BY THE GEAGA COUNTY RECORDER
RECEIVED October 29th, 2003 AT 3:45 P.M.
RECORDED IN PLAT BOOK 36, PAGE 76
THIS 29th DAY OF October, 2003

Mary Margaret McBridge RECORDER

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

DATE	REVISIONS
DATE	DATE
CONDOMINIUM PLAT: STAGE 6	
CARDINAL POINT CONDOMINIUM STAGE 6 VILLAGE OF MIDDLEFIELD, OHIO	
SHEET NO.	DWG. NO.

DRAWING NUMBER: Vol 36 Pg 76

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