CARDINAL POINT CONDOMINIUM: STAGE 7

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.

MANAGING MEMBER

MANAGING MEMBER

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

MANAGING MEMBER

CERTIFICATION
I HEREBY CERTIFY THAT THIS DRAWING SHOWS GRAPHICALLY ALL PARTICULARS OF THE UNITS OF CARDINAL POINT CONDOMINIUM; STAGE NO.7 INCLUDING THE LAYOUT, DESIGNATION AND DIMENSIONS OF EACH UNIT AS CONSTRUCTED.

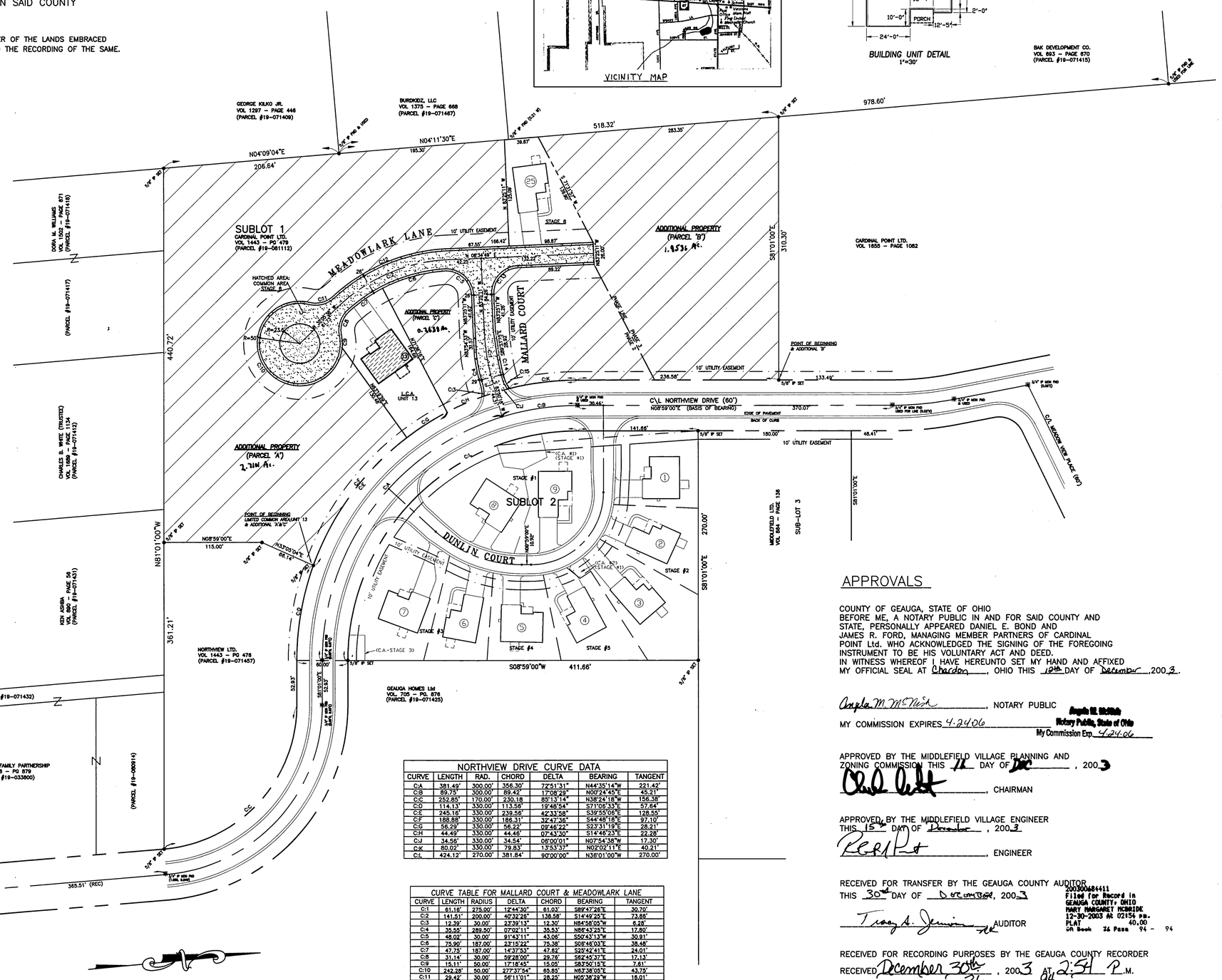
PAUL A. FORD, REG ENGINEER # 68059 — DATE 12/10/03

STATE OF OHIO — PAUL FORD — 68059 — REGISTERED PROFESSIONAL ENGINEER

I HEREBY CERTIFY THAT THIS DRAWING SHOWS GRAPHICALLY ALL PARTICULARS OF THE UNITS OF CARDINAL POINT CONDOMINIUM; STAGE NO.7 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 10 Dec 03

STATE OF OHIO — TERRENCE G. GERSON — 6662 — REGISTERED SURVEYOR



UNIT AREA

ADDITIONAL PROPERTY (FUTURE STAGE DEVELOPMENT)

STAGE 7 AREA SUMMARY
CONDOMINIUM AREA=0.2458 Ac
LIMITED COMMON AREA (Including Unit Area) UNIT 13: 0.2458 Ac

GRAPHIC SCALE
60 0 30 60 120 240
(IN FEET)
1 inch = 60 ft.

NORTHVIEW DRIVE CURVE DATA

CURVE	LENGTH	RAD.	CHORD	DELTA	BEARING	TANGENT
C:A	381.49'	300.00'	356.30'	72°51'31"	N44°35'14"W	221.42'
C:B	89.75'	300.00'	89.42	17°08'29"	N00°24'45"E	45.21'
C:C	252.85'	170.00'	230.18	85°13'14"	N38°24'18"W	156.38'
C:D	114.13'	330.00'	113.56'	19°48'54"	S71°06'33"E	57.64'
C:E	245.16'	330.00'	239.56'	42°33'58"	S39°55'06"E	128.55'
C:F	188.88'	330.00'	186.31'	32°47'36"	S44°46'18"E	97.10'
C:G	56.29'	330.00'	56.22'	09°46'22"	S23°31'19"E	28.21'
C:H	44.49'	330.00'	44.46'	07°43'30"	S14°46'23"E	22.28'
C:J	34.56'	330.00'	34.54'	06°00'01"	N07°54'58"W	17.30'
C:K	80.02'	330.00'	79.83'	13°53'37"	N02°02'11"E	40.21'
C:L	424.12'	270.00'	381.84'	90°00'00"	N36°01'00"W	270.00'

CURVE TABLE FOR MALLARD COURT & MEADOWLARK LANE

CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING	TANGENT
C:1	61.16'	275.00'	12°44'30"	61.03'	S89°47'26"E	30.70'
C:2	141.51'	200.00'	40°32'28"	138.58'	S14°49'25"E	73.88'
C:3	12.39'	30.00'	23°39'13"	12.30'	N84°58'05"W	6.28'
C:4	35.55'	289.50'	07°02'11"	35.53'	N86°43'25"E	17.80'
C:5	48.02'	30.00'	91°43'11"	43.06'	S50°43'13"W	30.91'
C:6	75.90'	187.00'	23°15'22"	75.38'	S06°46'03"E	38.48'
C:7	47.75'	187.00'	14°37'53"	47.62'	S25°42'41"E	24.01'
C:8	31.14'	30.00'	59°28'00"	29.78'	S62°45'37"E	17.13'
C:9	15.11'	50.00'	17°18'45"	15.05'	S83°50'15"E	7.61'
C:10	242.28'	50.00'	277°37'54"	65.85'	N63°38'05"E	43.75'
C:11	29.52'	30.00'	56°11'01"	28.25'	N03°38'28"W	16.01'
C:12	153.95'	213.00'	41°24'42"	150.62'	N13°01'38"W	80.51'
C:13	47.12'	30.00'	90°00'00"	42.43'	S38°25'11"E	30.00'
C:14	30.03'	260.50'	06°36'19"	30.02'	N86°56'21"E	15.03'
C:15	13.78'	30.00'	26°18'57"	13.66'	N70°28'43"E	7.01'

V36 · P94

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 12th DAY OF December, 2003.

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 11 DAY OF Dec, 2003
, CHAIRMAN

APPROVED BY THE MIDDLEFIELD VILLAGE ENGINEER THIS 15th DAY OF December, 2003
, ENGINEER

RECEIVED FOR TRANSFER BY THE GEAUGA COUNTY AUDITOR THIS 30th DAY OF December, 2003
Tracy A. Jenkins, AUDITOR

200300684411
Filed for Record in GEAUGA COUNTY, OHIO
MARY MARGARET MCBRIDE
12-30-2003 At 02:54 pm.
PLAT 40.00
OR Book 36 Page 94 - 94

RECEIVED FOR RECORDING PURPOSES BY THE GEAUGA COUNTY RECORDER
RECEIVED December 30th, 2003 AT 2:54 P.M.
RECORDED IN PLAT BOOK 36, PAGE 94
THIS 30th DAY OF December, 2003
Mary Margaret McBride, RECORDER

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

DATE	REVISIONS

TITLE: CONDOMINIUM PLAT: STAGE 7

DATE	DRAWN BY	CHECKED BY	SCALE
12/10/03	PAF	TGG	1" = 60'

CARDINAL POINT CONDOMINIUM
STAGE 7
VILLAGE OF MIDDLEFIELD, OHIO

SHEET NO.

DWG. NO.

NEW HOPE, MINNESOTA
SUPERIOR PRODUCTS • NEW HOPE, MINNESOTA
REORDER BY PART NUMBER 55292