

CARDINAL POINT CONDOMINIUM: STAGE 8

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.

Daniel E. Bond
MANAGING MEMBER

William R. Gray
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 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.

Daniel E. Bond
MANAGING MEMBER

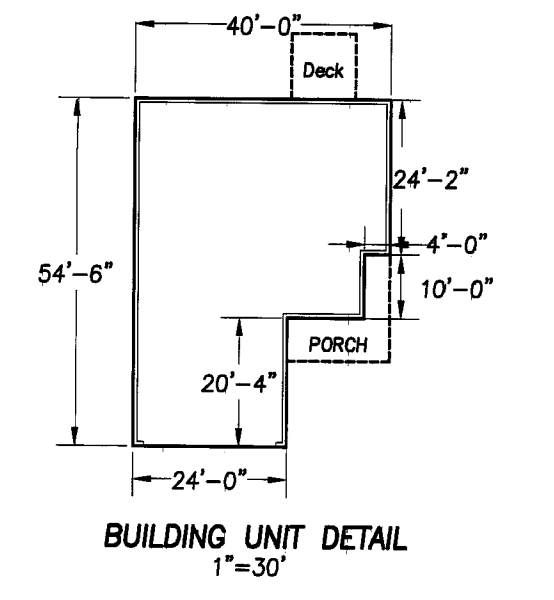
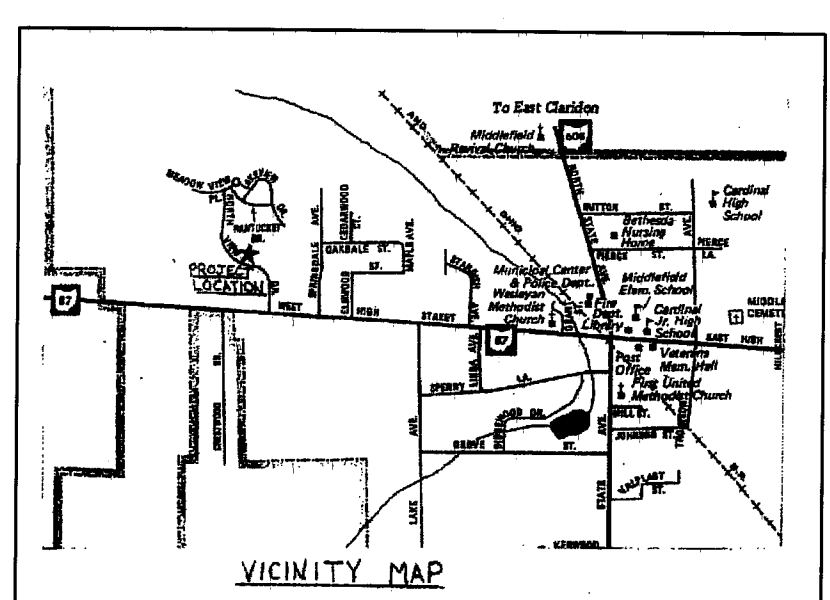
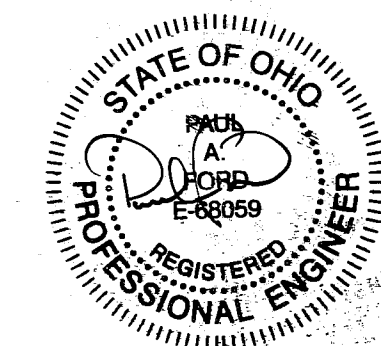
William R. Gray
MANAGING MEMBER

CERTIFICATION
I HEREBY CERTIFY THAT THIS DRAWING SHOWS GRAPHICALLY ALL PARTICULARS OF THE UNITS OF CARDINAL POINT CONDOMINIUM; STAGE NO.8 INCLUDING THE LAYOUT, DESIGNATION AND DIMENSIONS OF EACH UNIT AS CONSTRUCTED.

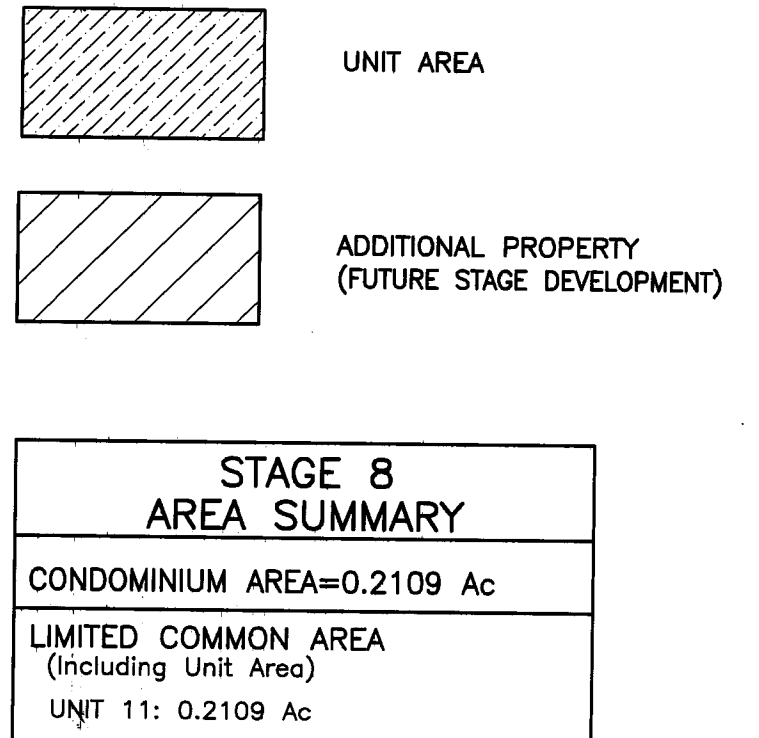
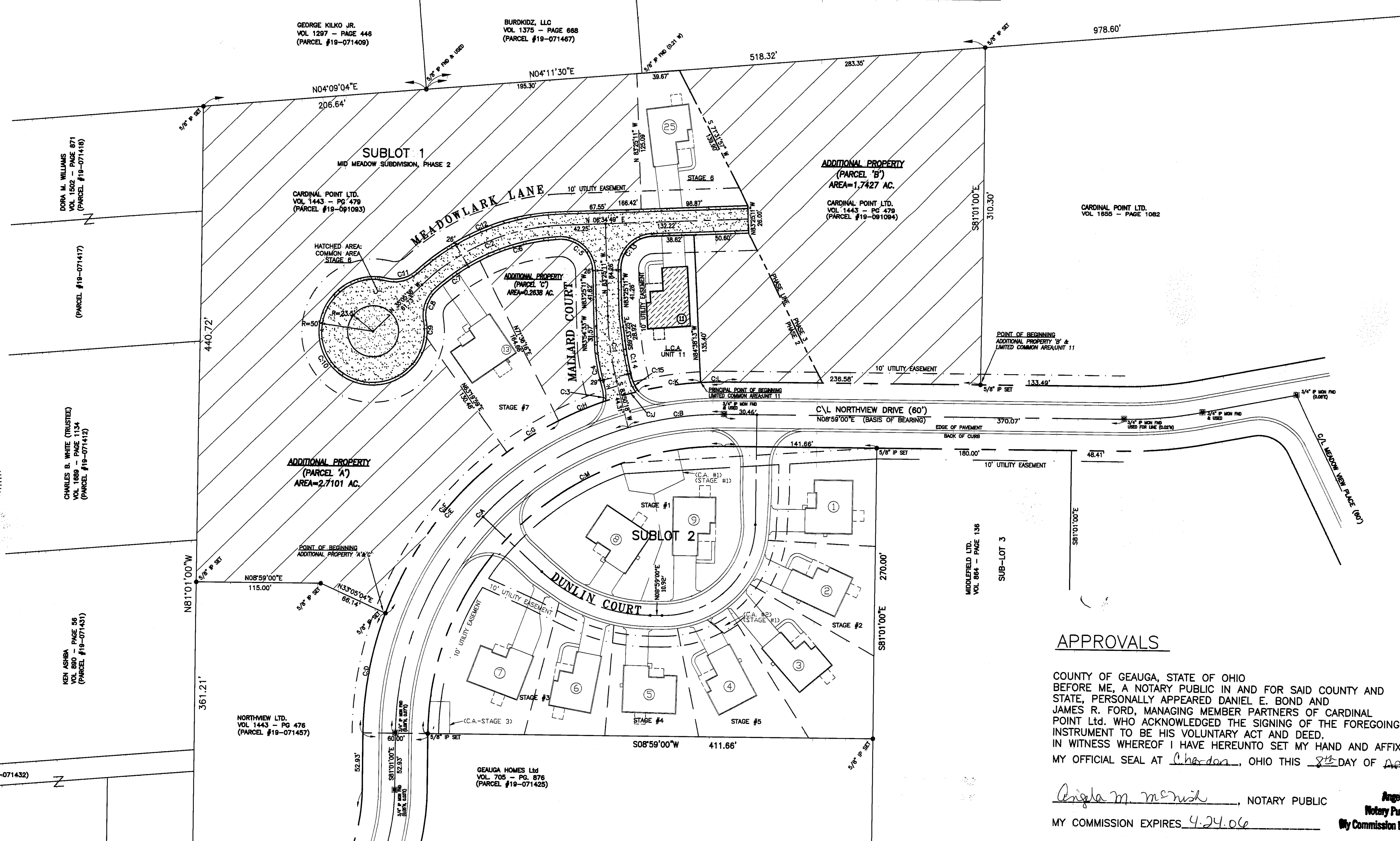
Paul A. Ford
PAUL A. FORD, REG ENGINEER # 68059 DATE 4-06-04

I HEREBY CERTIFY THAT THIS DRAWING SHOWS GRAPHICALLY ALL PARTICULARS OF THE UNITS OF CARDINAL POINT CONDOMINIUM; STAGE NO.8 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
TERRENCE G. GERSON, REG SURVEYOR #6662 DATE 6 APR 04



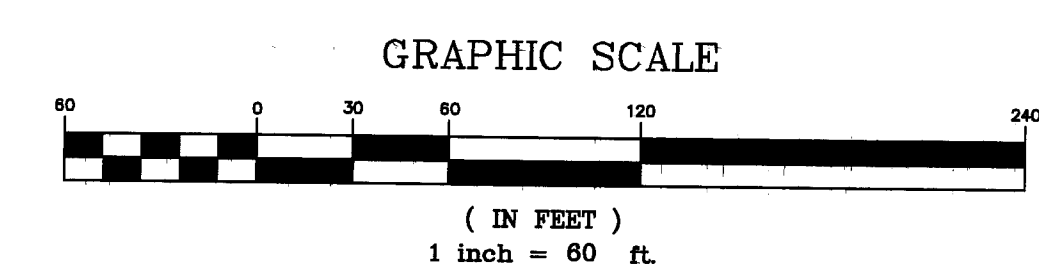
BAK DEVELOPMENT CO.
VOL. 683 - PAGE 670
(PARCEL #19-071415)



STAGE 8 AREA SUMMARY	
CONDOMINIUM AREA=	0.2109 Ac
LIMITED COMMON AREA (Including Unit Area)	
UNIT 11:	0.2109 Ac

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'	89°11'14"	N39°24'16"W	155.38'
C-D	114.13'	330.00'	113.58'	19°48'54"	S71°06'33"E	57.64'
C-E	245.16'	330.00'	239.58'	42°33'58"	S39°55'06"E	128.55'
C-F	188.68'	330.00'	188.31'	32°47'36"	S44°48'18"E	92.10'
C-G	58.29'	330.00'	58.22'	09°46'22"	S23°31'19"E	29.21'
C-H	44.48'	330.00'	44.46'	07°43'30"	S14°46'23"E	22.28'
C-I	34.58'	330.00'	34.54'	06°00'01"	N07°54'38"W	17.30'
C-K	57.80'	330.00'	57.73'	10°02'10"	N00°06'28"E	28.99'
C-L	22.22'	330.00'	22.21'	0°51'27"	N07°03'16"E	11.11'
C-M	424.12'	270.00'	381.84'	80°00'00"	N36°01'00"W	270.00'

CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING	TANGENT
C-1	81.18'	275.00'	1244.30'	81.03'	S89°47'28"E	30.70'
C-2	141.51'	200.00'	423.28'	138.98'	S14°48'28"E	73.88'
C-3	12.39'	30.00'	23.39'13"	12.30'	N84°58'03"W	6.08'
C-4	35.85'	288.50'	0702.11'	35.53'	N88°43'28"E	17.80'
C-5	48.02'	30.00'	914.31'	43.08'	S00°45'13"W	38.48'
C-6	75.90'	187.00'	2319.22'	75.38'	S02°48'03"E	38.48'
C-7	47.78'	187.00'	1437.53'	47.82'	S25°42'41"E	24.01'
C-8	31.14'	30.00'	5928.50'	29.78'	S82°45'37"E	17.13'
C-9	15.11'	50.00'	172.85'	15.05'	S83°52'15"E	7.61'
C-10	242.28'	50.00'	277.37'84"	65.85'	N63°38'05"E	43.75'
C-11	29.42'	30.00'	561.10'	28.45'	N05°38'29"W	16.01'
C-12	153.95'	213.00'	4174.92'	150.82'	N13°01'38"W	80.51'
C-13	47.12'	30.00'	80.00'00"	42.43'	S36°23'11"E	30.00'
C-14	30.03'	280.50'	0538.19'	30.02'	N86°58'21"E	15.03'
C-15	13.78'	30.00'	2818.57'	13.68'	N72°28'43"E	7.01'



APPROVALS

COUNTY OF GEAGA, 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 Chardon, OHIO THIS 8th DAY OF April, 2004.

Angela M. McFish
ANGELA M. McFISH, Notary Public, State of Ohio
My Commission Expires 4-24-06

APPROVED BY THE MIDDLEFIELD VILLAGE PLANNING AND ZONING COMMISSION THIS 13 DAY OF April, 2004
Chuck Hubert, CHAIRMAN

APPROVED BY THE MIDDLEFIELD VILLAGE ENGINEER THIS 13 DAY OF April, 2004
Robert P. Porent, ENGINEER

RECEIVED FOR TRANSFER BY THE GEAGA COUNTY AUDITOR THIS 14th DAY OF April, 2004
Tracy A. Jensen, AUDITOR

RECEIVED FOR RECORDING PURPOSES BY THE GEAGA COUNTY RECORDER RECEIVED 14th of April, 2004 AT 10:30 A.M.
RECORDED IN PLAT BOOK 37, PAGE 5
THIS 14th DAY OF April, 2004

James R. Ford
RECORDER

20040691580
Filed for Record in
GEAGA COUNTY, OHIO
MARY MARGARET McBRIDE
04-14-2004 At 10:30 am
PLAT
OR Book 37 Page 5

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

DATE	REVISIONS
04/05/04	PER COUNTY REVIEW

CARDINAL POINT CONDOMINIUM
CONDOMINIUM PLAT: STAGE 8

CHECKED BY: TGG
SCALE: 1" = 60'
DRAWN BY: PAF
DATE: 03/30/04

CARDINAL POINT LIMITED
108 MAIN STREET
CHARDON, OHIO

SHEET NO.
DWG. NO.

V37-P5