CARDINAL POINT CONDOMINIUM: STAGE 9

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
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.

Daniel E. Bond, Managing Member
MANAGING MEMBER

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.

TERRENCE G. GERSON, REG ENGINEER # 038598 — 17 Jun 04 DATE

STATE OF OHIO — TERRENCE G. GERSON — 038598 — REGISTERED PROFESSIONAL ENGINEER

I HEREBY CERTIFY THAT THIS DRAWING SHOWS GRAPHICALLY ALL PARTICULARS OF THE UNITS OF CARDINAL POINT CONDOMINIUM; STAGE NO.9 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.

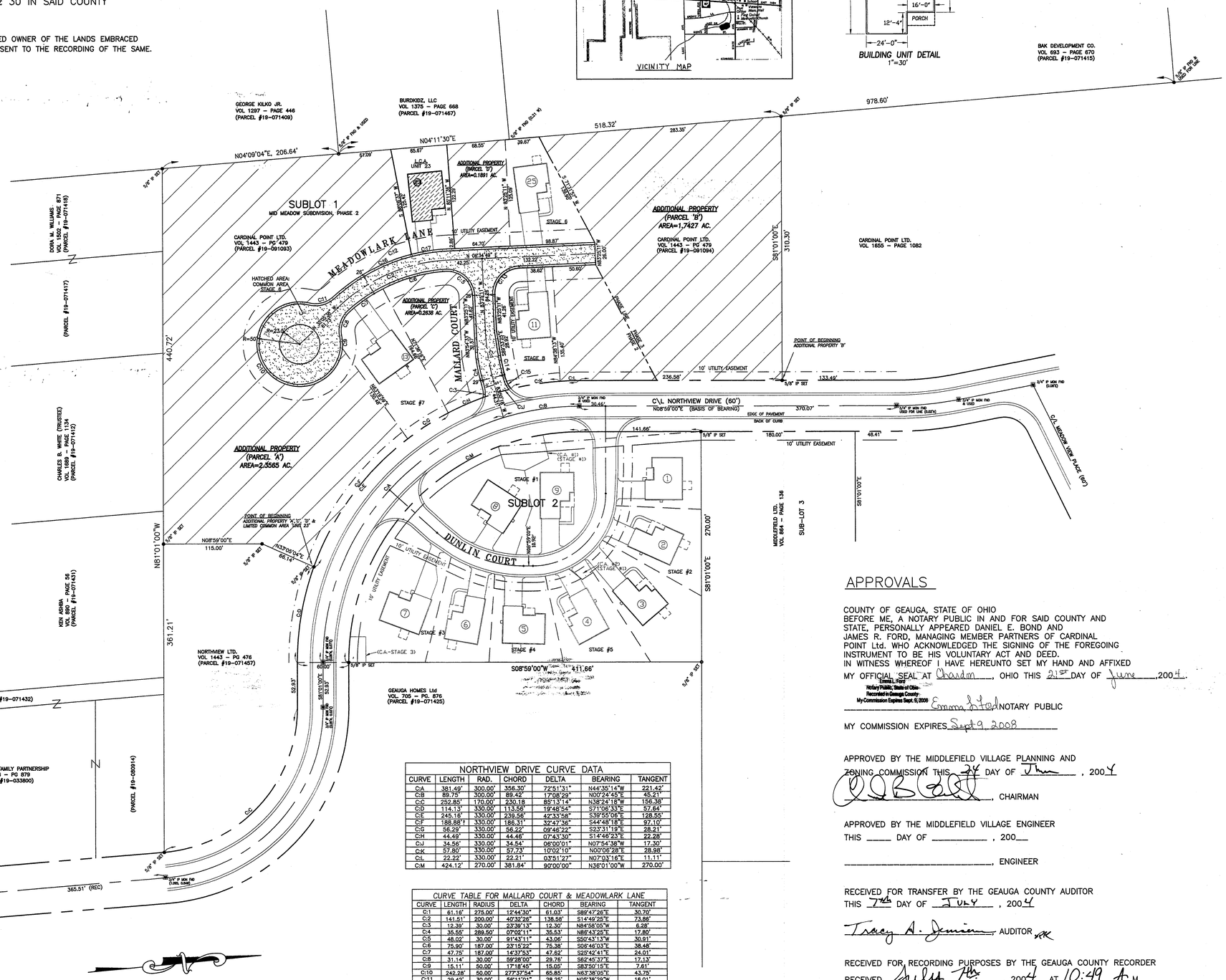
TERRENCE G. GERSON, REG SURVEYOR #6662 — 17 Jun 04 DATE

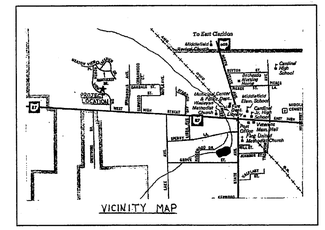
STATE OF OHIO — TERRENCE G. GERSON — 6662 — REGISTERED PROFESSIONAL SURVEYOR

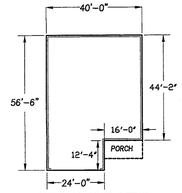
UNIT AREA

ADDITIONAL PROPERTY (FUTURE STAGE DEVELOPMENT)

STAGE 9 AREA SUMMARY
CONDOMINIUM AREA=0.1645 Ac
LIMITED COMMON AREA (Including Unit Area)
UNIT 23: 0.1645 Ac







BUILDING UNIT DETAIL
1"=30'

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	57.84'
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°48'18"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°54'38"W	17.30'
C:K	57.80'	330.00'	57.73'	10°02'10"	N00°06'28"E	28.98'
C:L	22.22'	330.00'	22.21'	03°51'27"	N07°03'16"E	11.11'
C:M	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°32'26"	138.58'	S14°49'25"E	73.86'
C:3	12.39'	30.00'	23°39'13"	12.30'	N84°56'05"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"	29.76'	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	29.42'	30.00'	56°11'01"	28.25'	N05°38'29"W	16.01'
C:12	153.85'	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'
C:16	105.56'	213.00'	28°23'38"	104.48'	N19°32'10"W	53.89'
C:17	48.39'	213.00'	2°20'22"	48.29'	N1°10'11"E	4.35'

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

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 21st DAY OF June, 2004.

Emma L. Ford
Notary Public, State of Ohio
Recorded in Geauga County
My Commission Expires Sept. 9, 2008

Emma L. Ford NOTARY PUBLIC

MY COMMISSION EXPIRES Sept 9, 2008

APPROVED BY THE MIDDLEFIELD VILLAGE PLANNING AND ZONING COMMISSION THIS 24 DAY OF June, 2004

, CHAIRMAN

APPROVED BY THE MIDDLEFIELD VILLAGE ENGINEER
THIS ____ DAY OF _____, 200__

_____, ENGINEER

RECEIVED FOR TRANSFER BY THE GEAUGA COUNTY AUDITOR
THIS 7th DAY OF JULY, 2004

Tracy A. Jenkins, AUDITOR

RECEIVED FOR RECORDING PURPOSES BY THE GEAUGA COUNTY RECORDER
RECEIVED July 7th, 2004 AT 10:49 A.M.
RECORDED IN PLAT BOOK 37, PAGE 21
THIS 7th DAY OF July, 2004

Mary Margaret McBride RECORDER

200400698220
Filed for Record in
GEAUGA COUNTY, OHIO
MARY MARGARET MCBRIDE
07-07-2004 At 10:49 am.
PLAT 40.00
OR Book 37 Page 21 - 21

V37 P21

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

REVISIONS	
DATE	

TITLE: CARDINAL POINT CONDOMINIUM
CONDOMINIUM PLAT: STAGE 9

CARDINAL POINT LIMITED
108 MAIN STREET
CHARDON, OHIO

DATE	DRAWN BY	CHECKED BY	SCALE
06/17/04	DJG	TGG	1" = 60'

SHEET NO.
DWG. NO.