

CARDINAL POINT CONDOMINIUM: STAGE 10

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.

[Signature]
MANAGING MEMBER
[Signature]
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 GRANTEE) 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 GRANTEE FOR DISTRIBUTING, TRANSPORTING AND TRANSMITTING ELECTRICITY, GAS AND COMMUNICATIONS SIGNALS, FOR PUBLIC AND PRIVATE USE AT SUCH LOCATIONS AS GRANTEE 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.

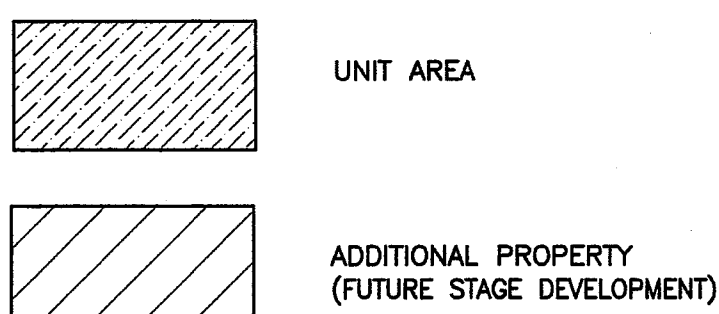
[Signature]
MANAGING MEMBER
[Signature]
MANAGING MEMBER

CERTIFICATION
I HEREBY CERTIFY THAT THIS DRAWING SHOWS GRAPHICALLY ALL PARTICULARS OF THE UNITS OF CARDINAL POINT CONDOMINIUM; STAGE NO.10 INCLUDING THE LAYOUT, DESIGNATION AND DIMENSIONS OF EACH UNIT AS CONSTRUCTED.

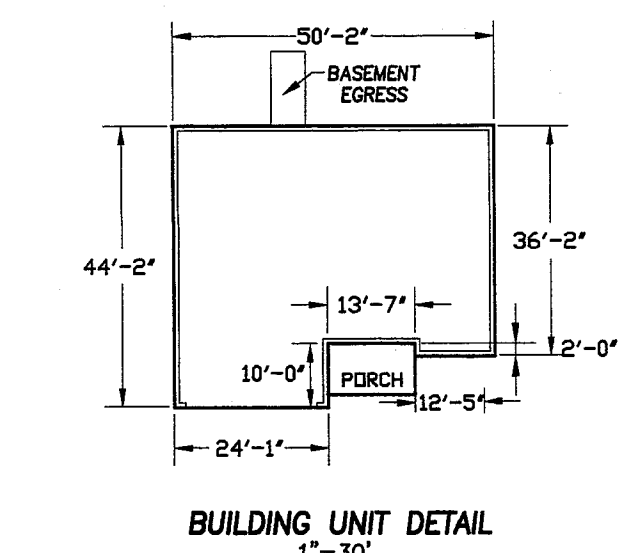
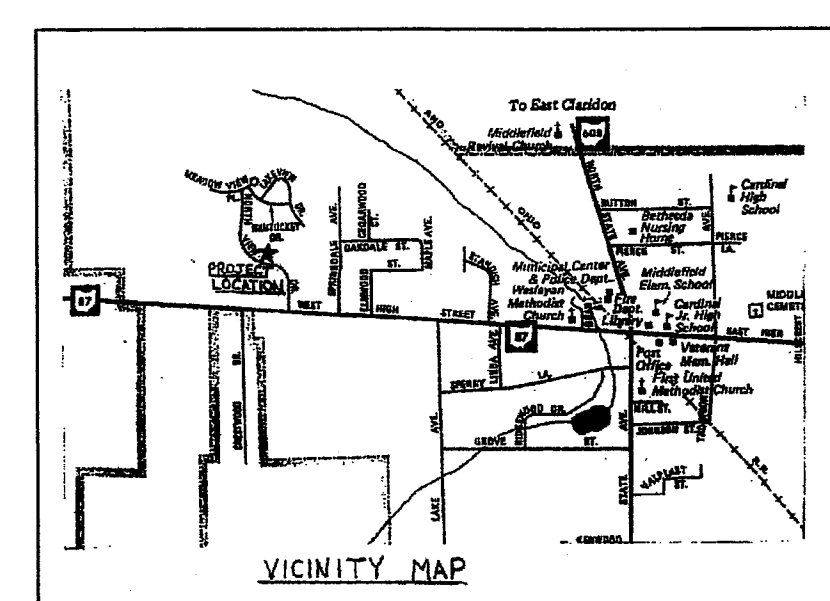
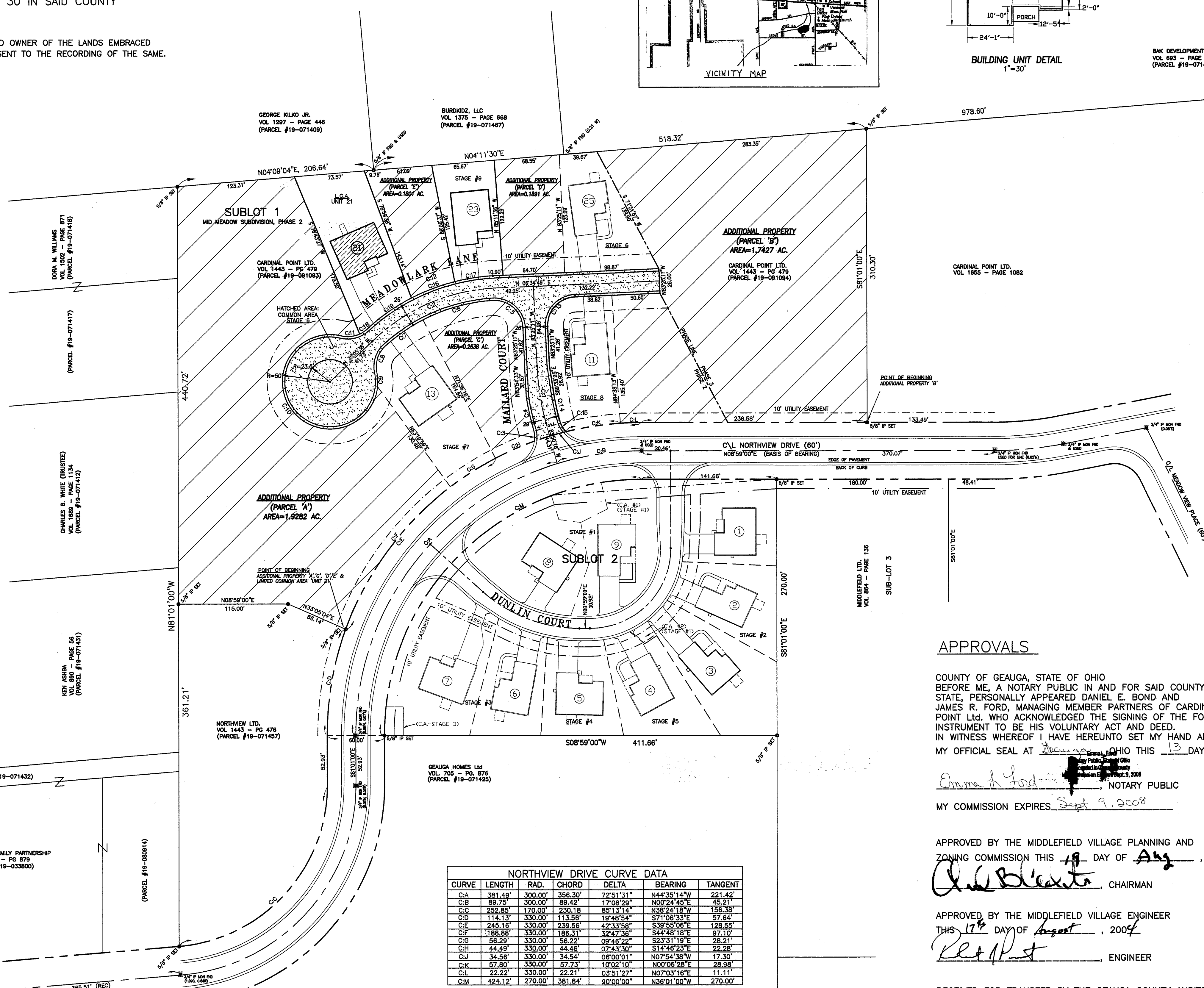
[Signature] 13Auc 04
TERRENCE G. GERSON, REG ENGINEER # 038598 DATE

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

[Signature] 13Auc 04
TERRENCE G. GERSON, REG SURVEYOR #6662 DATE



STAGE 10 AREA SUMMARY	
CONDOMINIUM AREA=	0.2482 Ac
LIMITED COMMON AREA (including Unit Area)	
UNIT 21:	0.2482 Ac



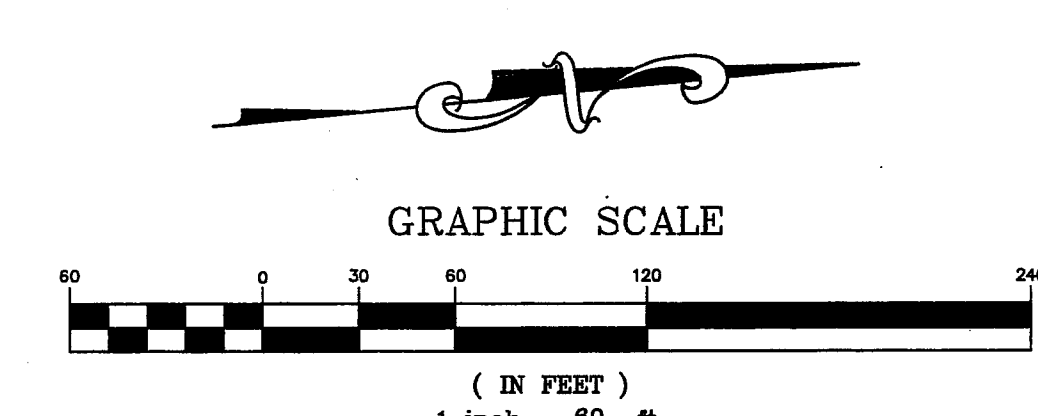
BAK DEVELOPMENT CO.
VOL. 693 - PAGE 670
(PARCEL #19-071415)

NORTHVIEW DRIVE CURVE DATA

CURVE	LENGTH	RAD.	CHORD	DELTA	BEARING	TANGENT
CA	381.49'	300.00'	356.30'	72°21'31"	N44°39'14"W	221.42'
CB	89.73'	330.00'	59.72'	17°02'29"	N02°24'15"E	45.21'
CC	252.85'	170.00'	230.18'	85°13'14"	N38°24'18"W	156.38'
CD	114.13'	330.00'	113.56'	19°48'54"	S71°08'33"E	57.64'
CE	245.16'	330.00'	239.55'	42°33'58"	S39°55'06"E	128.55'
CF	189.68'	330.00'	188.31'	32°43'56"	S44°49'18"E	97.10'
CG	56.29'	330.00'	56.22'	09°46'22"	S23°31'19"E	28.21'
CH	44.49'	330.00'	44.46'	07°43'30"	S14°49'23"E	22.28'
CI	34.58'	330.00'	34.54'	06°00'01"	N07°54'38"W	17.30'
CJ	57.80'	330.00'	57.73'	10°02'10"	N00°08'28"E	28.88'
CK	22.22'	330.00'	22.21'	03°51'27"	N07°03'18"E	11.11'
CL	424.12'	270.00'	381.84'	90°00'00"	N38°01'00"W	270.00'

CURVE TABLE FOR MALLARD COURT & MEADOWLARK LANE

CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING	TANGENT
C1	61.16'	275.00'	12°44'30"	61.03'	S89°47'26"E	30.70'
C2	141.61'	200.00'	40°32'28"	138.58'	S14°49'25"E	73.88'
C3	12.39'	30.00'	23°39'13"	12.30'	N8°58'05"W	6.88'
C4	35.85'	289.50'	07°02'11"	35.53'	N86°43'25"E	17.80'
C5	48.02'	30.00'	91°43'11"	43.06'	S50°43'13"W	30.81'
C6	75.80'	187.00'	23°19'29"	75.38'	S05°48'03"E	38.48'
C7	47.79'	187.00'	143°75'53"	47.82'	S22°42'41"E	24.01'
C8	31.14'	30.00'	58°28'00"	28.78'	S62°45'37"E	17.13'
C9	15.11'	30.00'	17°18'45"	15.05'	S83°30'19"E	7.61'
C10	242.28'	30.00'	272°37'54"	68.88'	N83°30'05"E	43.78'
C11	20.03'	30.00'	38°14'53"	19.86'	N03°19'35"E	10.40'
C12	153.85'	213.00'	41°24'42"	150.62'	N13°01'38"W	80.51'
C13	47.12'	30.00'	90°00'00"	42.43'	S38°25'11"E	30.00'
C14	30.03'	260.50'	08°38'19"	30.02'	N86°56'21"E	15.03'
C15	13.78'	30.00'	28°18'57"	13.68'	N70°28'43"E	7.01'
C16	48.61'	213.00'	13°04'36"	48.51'	N11°52'38"W	24.41'
C17	40.35'	213.00'	105°11'14"	40.29'	N00°08'18"E	20.24'
C18	9.39'	30.00'	17°56'08"	9.35'	N24°45'55"W	4.73'
C19	58.94'	213.00'	19°19'03"	58.77'	S26°04'28"E	28.64'



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 Middlefield, Ohio THIS 13 DAY OF August, 2004.

[Signature] NOTARY PUBLIC
MY COMMISSION EXPIRES Sept 9, 2008

APPROVED BY THE MIDDLEFIELD VILLAGE PLANNING AND ZONING COMMISSION THIS 19 DAY OF Aug, 2004

[Signature] CHAIRMAN

APPROVED BY THE MIDDLEFIELD VILLAGE ENGINEER THIS 17 DAY OF August, 2004

[Signature] ENGINEER

RECEIVED FOR TRANSFER BY THE GEauga COUNTY AUDITOR THIS 20 DAY OF Aug, 2004

[Signature] AUDITOR

200400701376
Filed for Record in
GEauga COUNTY, OHIO
MARY MARGARET McBRIDE
08-20-2004 AT 03:01 P.M.
PLAT 40.00
DR Book 37 Page 54 - 54

RECEIVED FOR RECORDING PURPOSES BY THE GEauga COUNTY RECORDER

RECEIVED August 20, 2004 AT 3:01 P.M.

RECORDED IN PLAT BOOK 37, PAGE 54

THIS 20 DAY OF August, 2004

[Signature] RECORDER

V37.P54

WILLIAM R. GRAY ASSOCIATES, INC.
9472 HAMILTON DRIVE MENTOR, OHIO 44060
(440) 350-0861

DATE: 08/03/04
DRAWN BY: TDR
CHECKED BY: DJG
SCALE: 1" = 60'

TITLE: CARDINAL POINT CONDOMINIUM CONDOMINIUM PLAT: STAGE 10

SHEET NO.:
DWG. NO.: