

# CARDINAL POINT CONDOMINIUM: STAGE 5 (AMENDED)

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

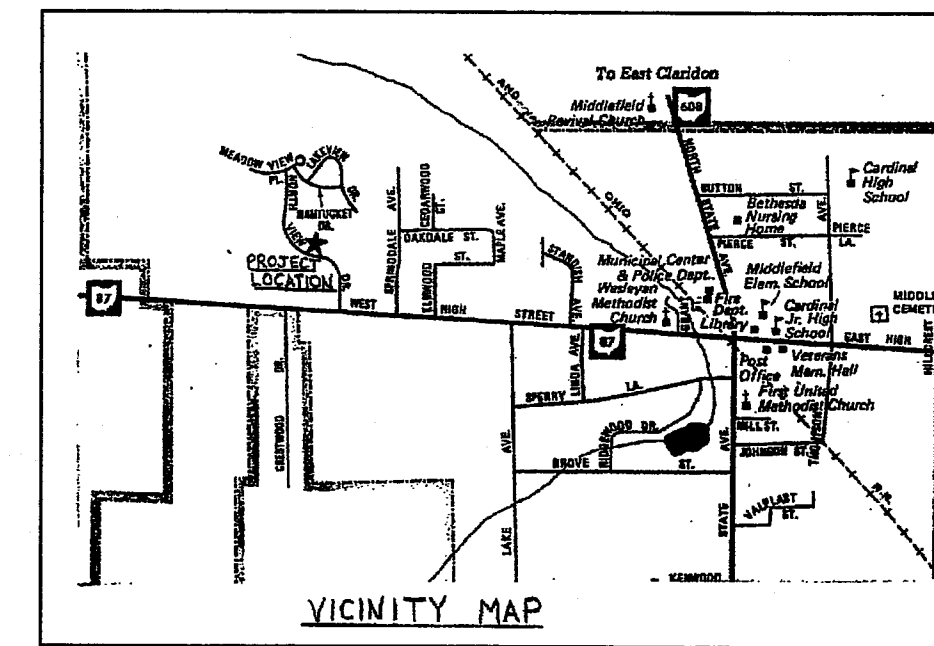
CARDINAL POINT LTD., AN OHIO LIMITED LIABILITY COMPANY, THE UNDERSIGNED OWNER OF THE LANDS EMBRACED WITHIN SUBLOT NO. 2 OF MID MEADOW SUBDIVISION PHASE 2, HEREBY CONSENT TO THE RECORDING OF THE SAME.

*Daniel E. Bond*  
MANAGING MEMBER

*David Ford*  
MANAGING MEMBER

*Nanette N. Pons*  
WITNESS

*Nanette N. Pons*  
WITNESS



BAK DEVELOPMENT CO.  
VOL. 693 - PAGE 670

## EASEMENTS

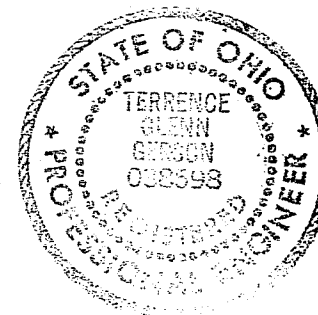
CARDINAL POINT LTD., OWNER OF THE WITHIN PLATTED LAND GRANT UNTO THE CLEVELAND ELECTRIC ILLUMINATING COMPANY, ALLTEL TELEPHONE COMPANY, AND THE EAST OHIO GAS COMPANY, ALL OHIO CORPORATIONS, THEIR SUCCESSORS AND ASSIGNS (HEREIN AFTER REFERRED TO AS THE GRANTEE) A PERMANENT RIGHT-OF-WAY EASEMENT TEN FEET 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.

*Daniel E. Bond* *Nanette N. Pons* *Nanette N. Pons*  
MANAGING MEMBER WITNESS WITNESS

*David Ford* *Nanette N. Pons* *Nanette N. Pons*  
MANAGING MEMBER WITNESS WITNESS

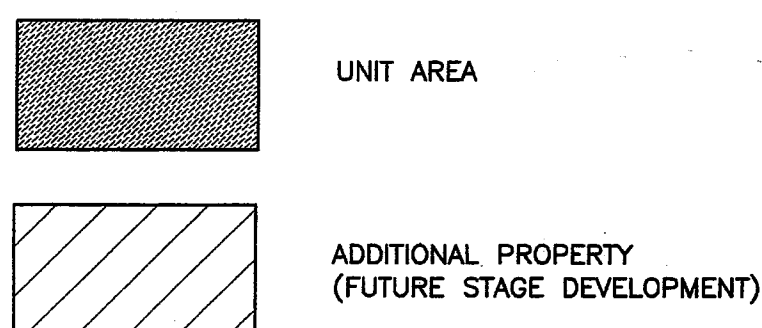
**CERTIFICATION**  
I HEREBY CERTIFY THAT THIS DRAWING SHOWS GRAPHICALLY ALL PARTICULARS OF THE UNITS OF CARDINAL POINT CONDOMINIUM; STAGE NO.5 INCLUDING THE LAYOUT, DESIGNATION AND DIMENSIONS OF EACH UNIT AS CONSTRUCTED.

*Terrence G. Gerson* 2 DEC 04  
TERRENCE G. GERSON, REG. ENGINEER # 38598 DATE

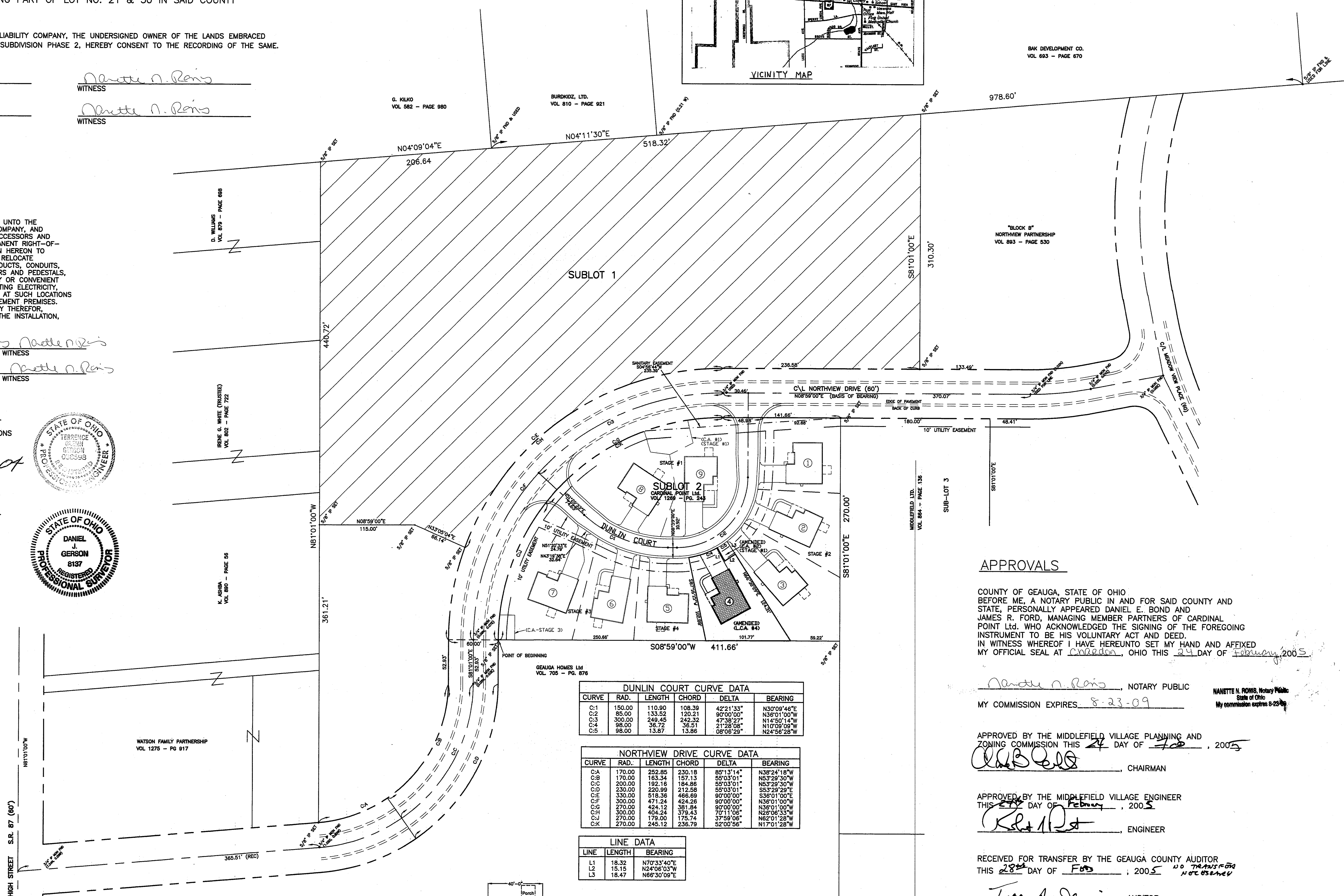


I HEREBY CERTIFY THAT THIS DRAWING SHOWS GRAPHICALLY ALL PARTICULARS OF THE UNITS OF CARDINAL POINT CONDOMINIUM; STAGE NO.5 INCLUDING THE LAYOUT, LOCATION DESIGNATION AND OUTSIDE DIMENSIONS OF EACH UNIT AS CONSTRUCTED. I FURTHER CERTIFY THAT THERE WERE NO ENCROACHMENTS OF OR ON THE PROPERTY AT THE TIME OF THE SURVEY.

*Daniel J. Gerson* 3 DEC 04  
DANIEL J. GERSON, REG SURVEYOR #8137 DATE



STAGE 5 AREA SUMMARY	
CONDOMINIUM AREA=0.1900 Ac	
LIMITED COMMON AREA (Including Unit Area)	
UNIT 4: 0.1900 Ac	
COMMON AREA #2 (AMENDED): 0.0060 Ac	



**DUNLIN COURT CURVE DATA**

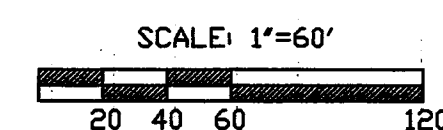
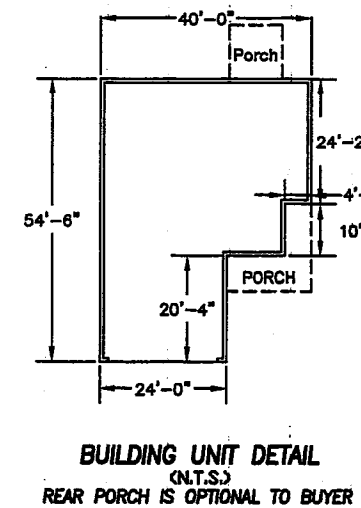
CURVE	RAD.	LENGTH	CHORD	DELTA	BEARING
C:1	150.00	110.90	108.39	42°21'33"	N30°09'46"E
C:2	85.00	133.52	120.21	90°00'00"	N36°01'00"W
C:3	300.00	249.45	242.32	47°38'27"	N14°50'14"W
C:4	98.00	36.72	36.51	21°28'08"	N10°59'09"W
C:5	98.00	13.67	13.66	08°06'28"	N24°56'28"W

**NORTHVIEW DRIVE CURVE DATA**

CURVE	RAD.	LENGTH	CHORD	DELTA	BEARING
C:A	170.00	252.85	230.18	85°13'14"	N38°24'18"W
C:B	170.00	163.34	157.13	55°03'01"	N53°29'30"W
C:C	200.00	192.16	184.86	50°03'01"	N53°29'30"W
C:D	230.00	220.99	212.58	55°03'01"	S53°29'28"E
C:E	330.00	518.36	468.69	90°00'00"	S36°01'00"E
C:F	300.00	471.24	424.26	90°00'00"	N36°01'00"W
C:G	270.00	424.12	361.84	90°00'00"	N36°01'00"W
C:H	300.00	424.24	372.43	70°11'06"	N28°06'33"W
C:I	270.00	179.00	175.74	37°59'08"	N62°01'28"W
C:K	270.00	245.12	236.79	52°00'56"	N17°01'28"W

**LINE DATA**

LINE	LENGTH	BEARING
L1	18.32	N70°33'40"E
L2	15.15	N24°08'03"W
L3	18.47	N66°30'09"E



## 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 HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL AT CARDEN, OHIO THIS 24 DAY OF February, 2005.

*Nanette N. Pons*, NOTARY PUBLIC  
MY COMMISSION EXPIRES 8-23-09  
NANETTE N. PONS, Notary Public  
State of Ohio  
My commission expires 8-23-09

APPROVED BY THE MIDDLEFIELD VILLAGE PLANNING AND ZONING COMMISSION THIS 24 DAY OF Feb, 2005  
*Chairman*, CHAIRMAN

APPROVED BY THE MIDDLEFIELD VILLAGE ENGINEER THIS 24 DAY OF February, 2005  
*Engineer*, ENGINEER

RECEIVED FOR TRANSFER BY THE GEAGA COUNTY AUDITOR THIS 28 DAY OF Feb, 2005  
*Auditor*, AUDITOR

RECEIVED FOR RECORDING PURPOSES BY THE GEAGA COUNTY RECORDER THIS 28 DAY OF February, 2005 AT 10:45 A.M.  
RECORDED IN PLAT BOOK 37, PAGE 114  
THIS 28 DAY OF February, 2005

*Mary Margaret McBride*, RECORDER

V37-P114

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

REVISIONS

DATE	REVISIONS
12/2/04	LIMITED COMMON AREA #4, COMMON AREA #2

CONDOMINIUM PLAT: STAGE 5

CARDINAL POINT CONDOMINIUM  
STAGE 5  
VILLAGE OF MIDDLEFIELD, OHIO

SCALE: 1" = 60'

CHECKED BY: TGG  
DRAWN BY: PAF  
DATE: 10/09/02

SHEET NO. \_\_\_\_\_  
DWG. NO. M-91