

CARDINAL POINT CONDOMINIUM: STAGE 11

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.

David E. Bond
MANAGING MEMBER *David E. Bond*

James R. Ford
MANAGING MEMBER *James R. Ford*

EASEMENTS

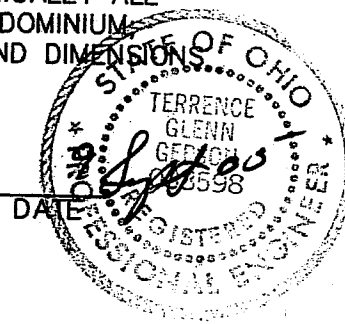
CARDINAL POINT LTD., OWNER OF THE WITHIN PLATTED LAND GRANT UNTO THE CLEVELAND ELECTRIC ILLUMINATING COMPANY, ALTEL TELEPHONE COMPANY, AND THE EAST OHIO GAS COMPANY, ALL OHIO CORPORATIONS, THEIR SUCCESSORS AND ASSIGNS (HEREIN AFTER REFERRED TO AS THE GRANTEE) A PERMANENT RIGHT-OF-WAY EASEMENT TEN FEET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

David E. Bond
MANAGING MEMBER *David E. Bond*

James R. Ford
MANAGING MEMBER *James R. Ford*

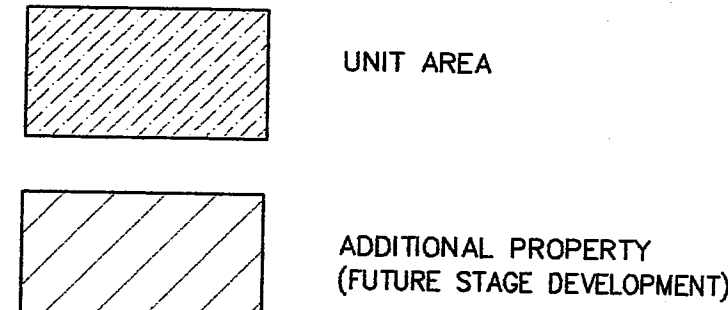
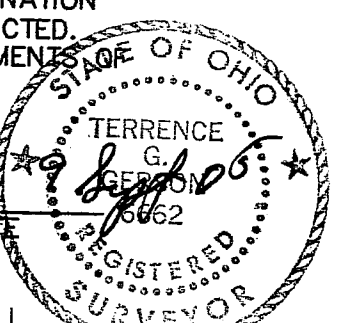
CERTIFICATION
I HEREBY CERTIFY THAT THIS DRAWING SHOWS GRAPHICALLY ALL PARTICULARS OF THE UNITS OF CARDINAL POINT CONDOMINIUM, STAGE NO.11 INCLUDING THE LAYOUT, DESIGNATION AND DIMENSIONS OF EACH UNIT AS CONSTRUCTED.

Terrence G. Gerson
TERRENCE G. GERSON, REG ENGINEER # 038598 DATE: *9/16/05*

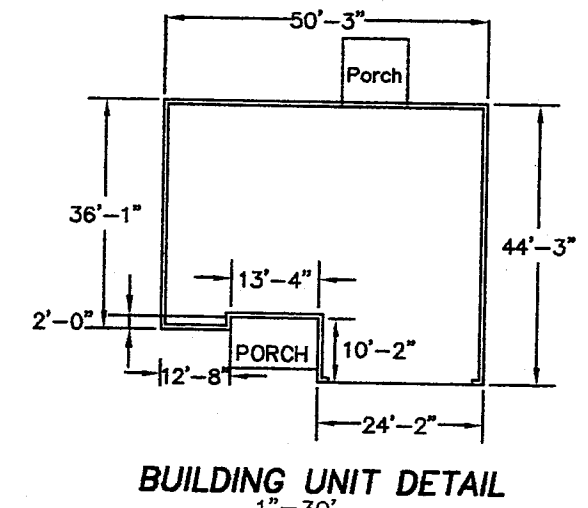
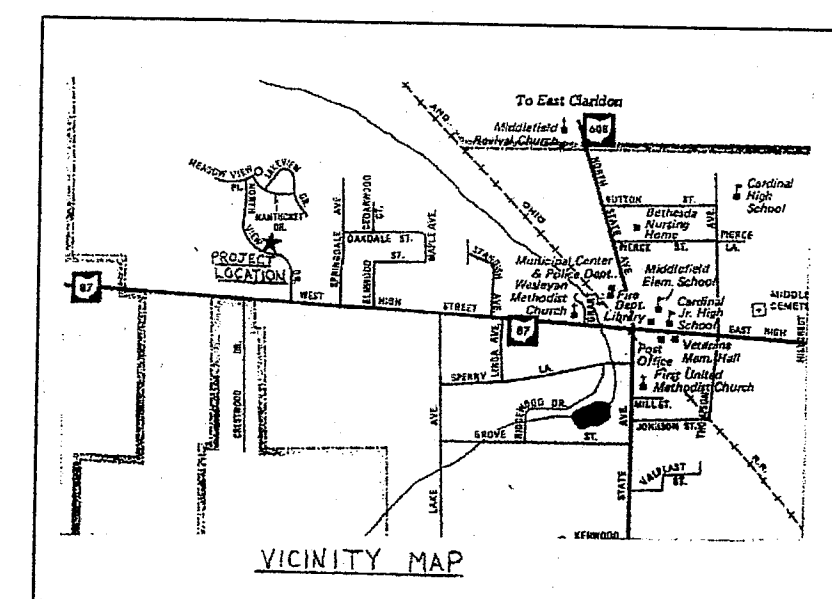


I HEREBY CERTIFY THAT THIS DRAWING SHOWS GRAPHICALLY ALL PARTICULARS OF THE UNITS OF CARDINAL POINT CONDOMINIUM, STAGE NO.11 INCLUDING THE LAYOUT, LOCATION DESIGNATION AND OUTSIDE DIMENSIONS OF EACH UNIT AS CONSTRUCTED. I FURTHER CERTIFY THAT THERE WERE NO ENCROACHMENTS ON OR ON THE PROPERTY AT THE TIME OF THE SURVEY.

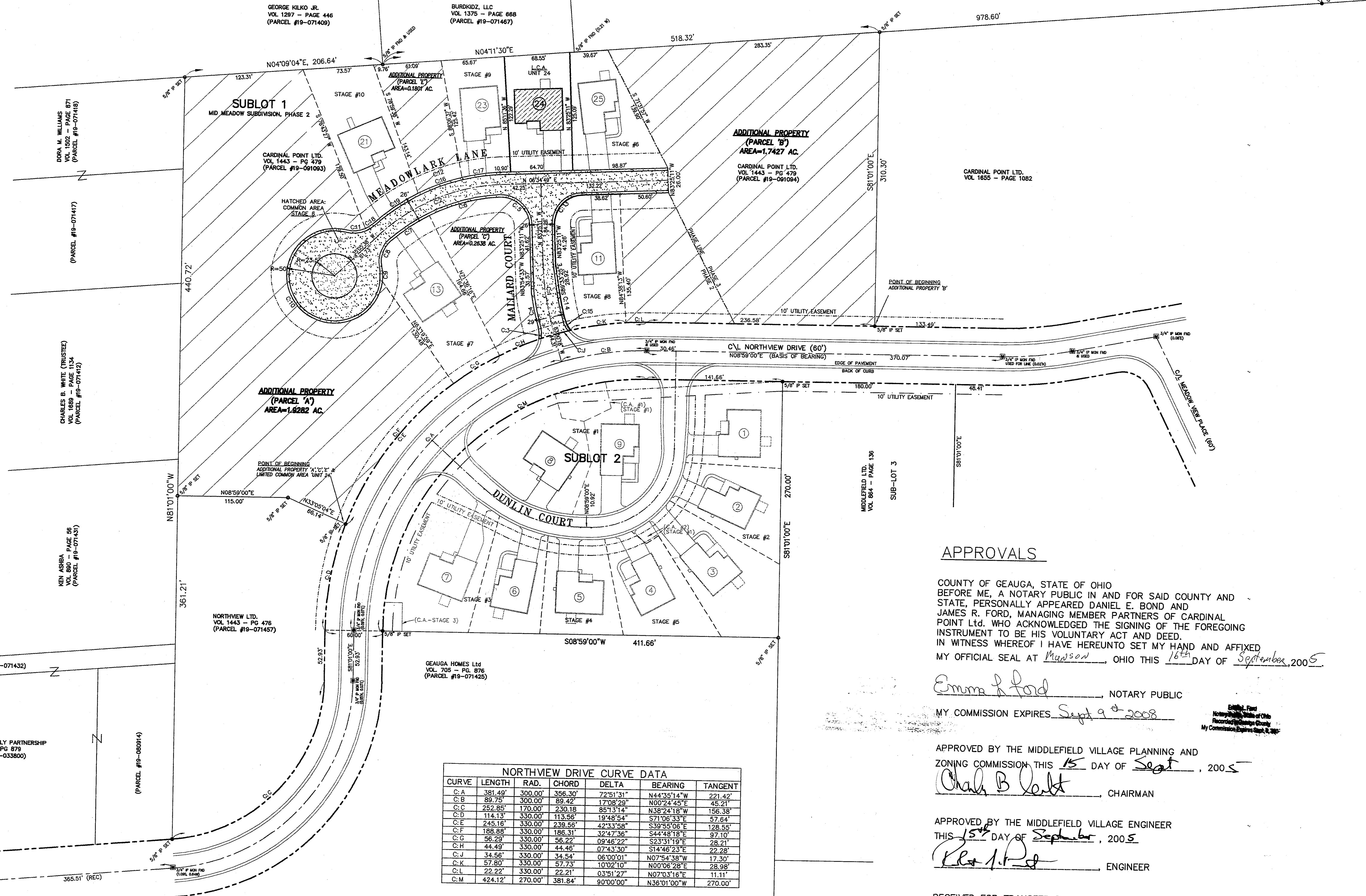
Terrence G. Gerson
TERRENCE G. GERSON, REG SURVEYOR #6662 DATE: *9/16/05*



STAGE 11 AREA SUMMARY	
CONDOMINIUM AREA=0.1891 Ac	
LIMITED COMMON AREA (Including Unit Area)	
UNIT 24: 0.1891 Ac	

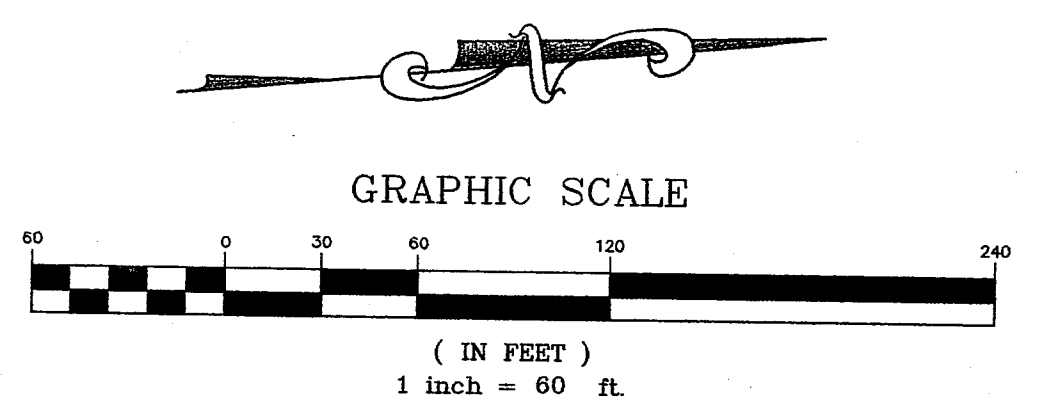


BAK DEVELOPMENT CO.
VOL. 1603 - PAGE 670
(PARCEL #19-071415)



CURVE	LENGTH	RAD.	CHORD	DELTA	BEARING	TANGENT
C-A	381.49'	300.00'	356.30'	72°51'31"	N44°35'14"W	221.49'
C-B	89.75'	300.00'	89.42'	17°08'25"	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'	239.55'	42°33'58"	S39°55'06"E	126.55'
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'	44.45'	04°45'00"	S14°46'23"E	22.26'
C-I	34.56'	330.00'	34.54'	05°00'01"	N07°54'38"W	17.29'
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	LENGTH	RADIUS	DELTA	CHORD	BEARING	TANGENT
C-1	81.18'	275.00'	1244.30'	81.03'	S89°47'26"E	30.70'
C-2	141.91'	200.00'	409.32'	138.95'	S14°42'25"E	73.88'
C-3	12.39'	30.00'	23.39'13"	12.30'	N84°58'05"W	6.98'
C-4	38.55'	288.50'	0702'11"	36.53'	N86°43'24"E	17.80'
C-5	48.02'	30.00'	91.93'11"	43.00'	S50°43'13"W	30.91'
C-6	75.80'	187.00'	2319'22"	75.38'	S08°46'03"E	38.48'
C-7	47.72'	187.00'	1432'53"	47.62'	S28°42'41"E	24.01'
C-8	31.14'	30.00'	5928'00"	29.78'	S83°50'15"E	7.01'
C-9	15.11'	50.00'	1718'45"	15.05'	S82°45'37"E	17.13'
C-10	242.28'	50.00'	27737'24"	65.85'	N63°38'02"E	43.75'
C-11	50.03'	30.00'	383.43'	19.68'	N63°19'33"E	10.49'
C-12	153.95'	213.00'	4174'42"	150.62'	N1°01'38"W	80.91'
C-13	47.12'	30.00'	8070'00"	42.43'	S38°28'11"E	30.00'
C-14	30.03'	289.50'	0828'19"	30.02'	N86°56'21"E	15.03'
C-15	13.78'	30.00'	2918'17"	13.66'	N72°28'43"E	7.01'
C-16	48.61'	213.00'	1304'35"	48.51'	N11°52'38"W	24.41'
C-17	40.35'	213.00'	1091'14"	40.29'	N00°08'18"E	20.24'
C-18	9.39'	30.00'	1726'09"	9.37'	N24°45'55"W	4.73'
C-19	58.84'	213.00'	1512'03"	56.77'	S28°04'28"E	28.84'



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 *Mason*, OHIO THIS *16th* DAY OF *September*, 2005

Emma R. Ford NOTARY PUBLIC
MY COMMISSION EXPIRES *Sept 9, 2008*

APPROVED BY THE MIDDLEFIELD VILLAGE PLANNING AND ZONING COMMISSION THIS *15* DAY OF *Sept*, 2005
Chad B. Leht CHAIRMAN

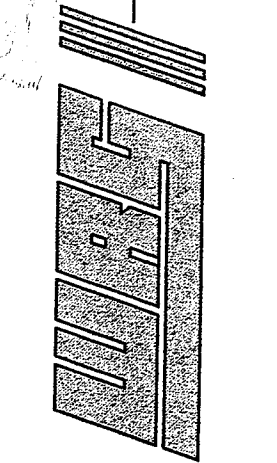
APPROVED BY THE MIDDLEFIELD VILLAGE ENGINEER THIS *15th* DAY OF *September*, 2005
Robert A. ... ENGINEER

RECEIVED FOR TRANSFER BY THE GEAGA COUNTY AUDITOR THIS *19th* DAY OF *Sept*, 2005
Tracey A. Jewin AUDITOR

RECEIVED FOR RECORDING PURPOSES BY THE GEAGA COUNTY RECORDER RECEIVED *September 19*, 2005 AT *2:00* P.M.
RECORDED IN PLAT BOOK *30*, PAGE *162*
THIS *19th* DAY OF *September*, 2005

Mary Margaret McBride RECORDER

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



DATE	REVISIONS

CARDINAL POINT CONDOMINIUM
CONDOMINIUM PLAT: STAGE 11
CHECKED BY *DJG* SCALE 1" = 60'
DRAWN BY *TDR*
DATE 09/08/05

CARDINAL POINT LIMITED
110 MAIN STREET
CHARDON, OHIO
SHEET NO. *30*
DWG. NO.

V38-Pl62