

# CARDINAL POINT CONDOMINIUM: STAGE 12

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

*James R. Ford*  
MANAGING MEMBER

## EASEMENTS

CARDINAL POINT LTD., OWNER OF THE WITHIN PLATTED LAND GRANT UNTO THE CLEVELAND ELECTRIC ILLUMINATING COMPANY, ALL TEL. 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*  
MANAGING MEMBER

*James R. Ford*  
MANAGING MEMBER

## CERTIFICATION

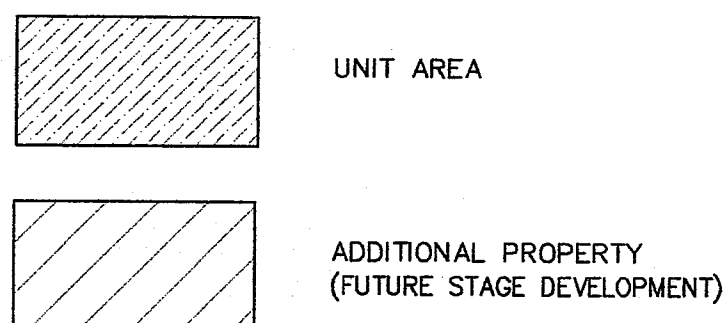
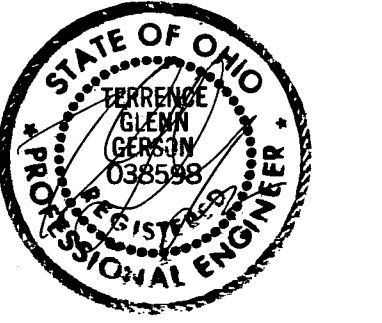
I HEREBY CERTIFY THAT THIS DRAWING SHOWS GRAPHICALLY ALL PARTICULARS OF THE UNITS OF CARDINAL POINT CONDOMINIUM; STAGE NO.12 INCLUDING THE LAYOUT, DESIGNATION AND DIMENSIONS OF EACH UNIT AS CONSTRUCTED.

*Terrence G. Gerson* 8 Jan 06  
TERRENCE G. GERSON, REG ENGINEER # 038598 DATE

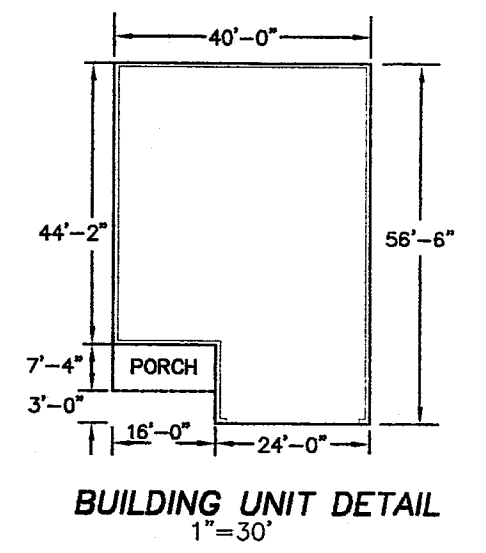
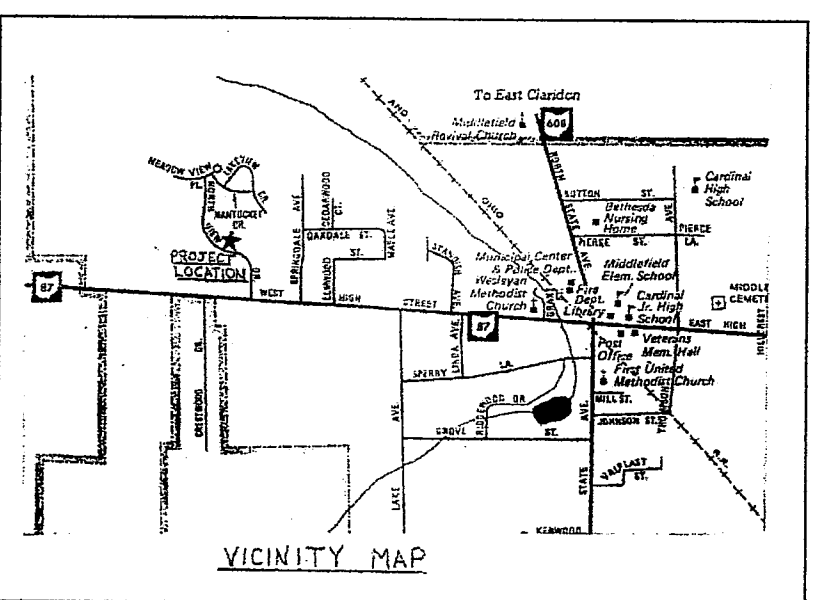
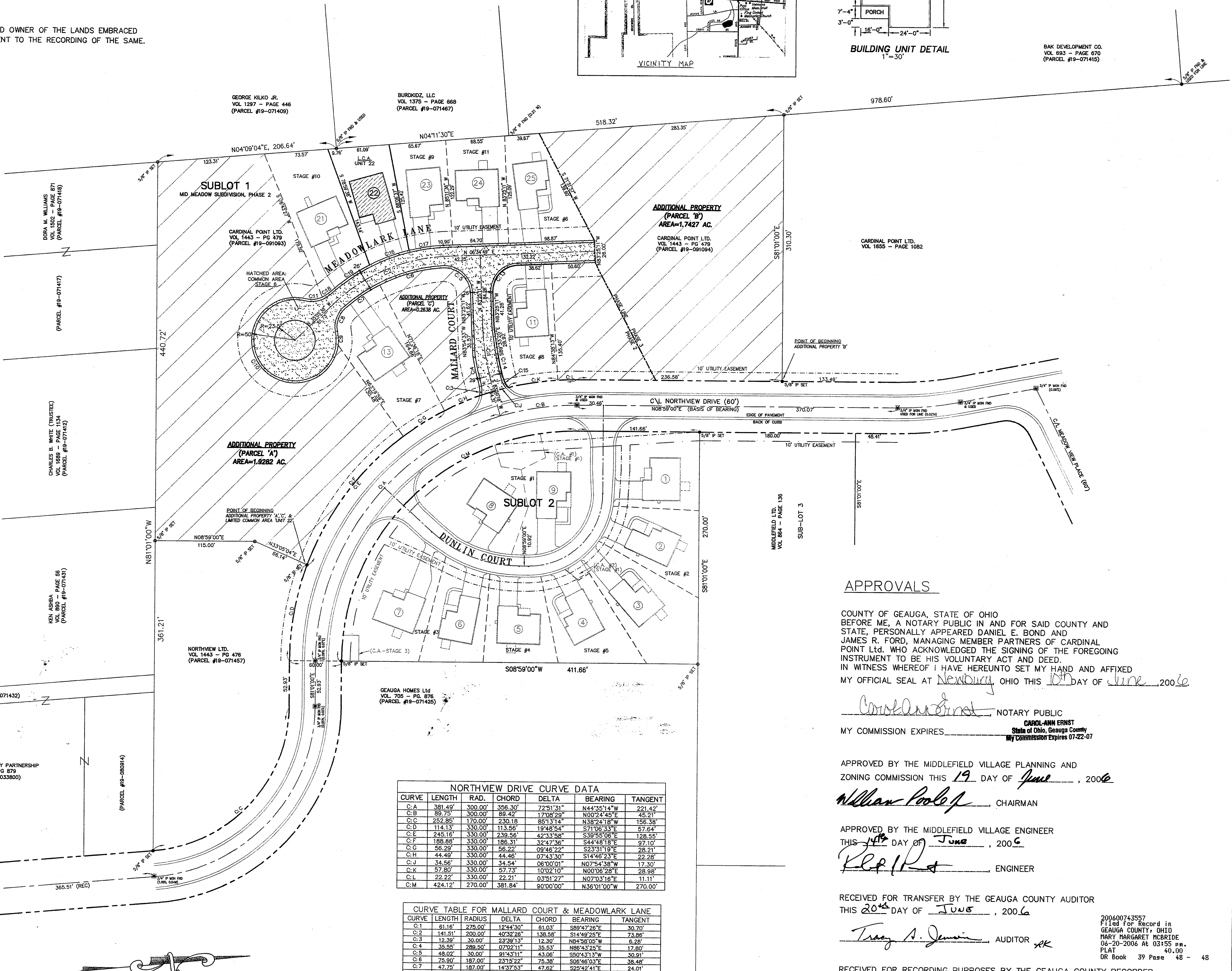


I HEREBY CERTIFY THAT THIS DRAWING SHOWS GRAPHICALLY ALL PARTICULARS OF THE UNITS OF CARDINAL POINT CONDOMINIUM; STAGE NO.12 INCLUDING THE LAYOUT, LOCATION DESIGNATION AND OUTSIDE DIMENSIONS OF EACH UNIT AS CONSTRUCTED. I FURTHER CERTIFY THAT THERE WERE NO ENCROACHMENTS OF OR ON THE PROPERTY AT THE TIME OF THE SURVEY.

*Terrence G. Gerson* 8 Jan 06  
TERRENCE G. GERSON, REG SURVEYOR #6662 DATE



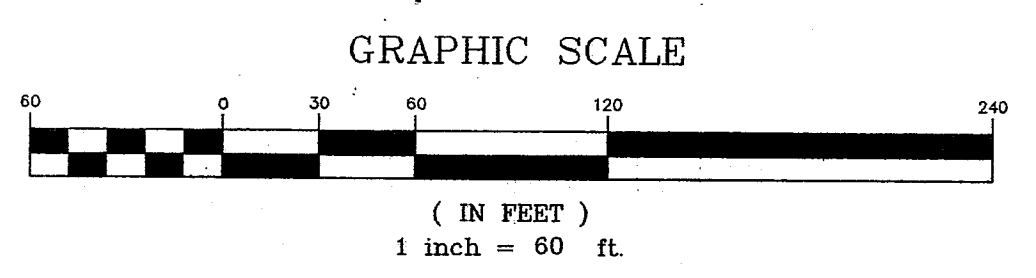
STAGE 12 AREA SUMMARY	
CONDOMINIUM AREA=	0.1801 Ac
LIMITED COMMON AREA (including Unit Area)	
UNIT 22:	0.1801 Ac



BAK DEVELOPMENT CO.  
VOL. 603 - PAGE 670  
(PARCEL #19-071415)

CURVE	LENGTH	RAD.	CHORD	DELTA	BEARING	TANGENT
C.A	381.49'	300.00'	356.30'	72°31'31"	N44°35'14"W	221.42'
C.B	89.75'	300.00'	89.49'	17°08'29"	N00°24'45"E	45.21'
C.C	252.85'	170.00'	236.18'	85°31'14"	N38°24'18"W	158.35'
C.D	114.13'	330.00'	113.56'	19°48'54"	S71°08'33"E	57.64'
C.E	245.16'	330.00'	239.56'	42°13'58"	S39°59'06"E	128.55'
C.F	188.80'	330.00'	186.31'	32°42'36"	S44°48'18"E	92.10'
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.I	34.56'	330.00'	34.54'	06°10'01"	N07°54'38"W	17.30'
C.K	57.80'	330.00'	57.73'	10°32'17"	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'	80°30'00"	N36°01'00"W	270.00'

CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING	TANGENT
C.1	81.16'	275.00'	124°43'30"	81.03'	S89°47'26"E	30.70'
C.2	141.51'	200.00'	40°32'26"	136.58'	S14°49'25"E	73.86'
C.3	12.39'	30.00'	23°28'15"	12.30'	N84°38'00"W	6.20'
C.4	35.52'	288.50'	07°32'11"	35.53'	N85°43'29"E	17.80'
C.5	48.02'	30.00'	81°43'11"	43.06'	S50°43'13"W	30.91'
C.6	75.80'	187.00'	23°12'22"	75.38'	S06°46'03"E	38.48'
C.7	47.72'	187.00'	14°27'53"	47.62'	S22°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'	30.00'	17°18'45"	15.05'	S83°30'15"E	7.61'
C.10	249.28'	30.00'	277°57'54"	65.88'	N83°38'05"E	43.75'
C.11	20.03'	30.00'	381°4'53"	19.68'	N03°19'35"E	10.40'
C.12	47.12'	30.00'	80°00'00"	42.43'	S38°28'11"E	30.00'
C.13	30.03'	263.50'	08°36'19"	30.02'	N86°56'21"E	15.03'
C.14	13.78'	30.00'	281°8'57"	13.66'	N70°28'43"E	7.01'
C.15	13.78'	30.00'	281°8'57"	13.66'	N70°28'43"E	7.01'
C.16	48.61'	213.00'	12°04'35"	48.51'	N11°52'38"W	24.41'
C.17	40.35'	213.00'	10°51'14"	40.29'	N00°05'18"E	20.24'
C.18	3.39'	30.00'	17°56'08"	3.39'	N24°45'55"W	4.73'
C.19	56.94'	213.00'	15°19'03"	56.77'	S28°04'28"E	28.64'



## 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 Newbury, OHIO THIS 10<sup>th</sup> DAY OF June, 2006

*Carol Ann Ernst* NOTARY PUBLIC  
MY COMMISSION EXPIRES \_\_\_\_\_  
CARDOL ANN ERNST  
State of Ohio, Geauga County  
My Commission Expires 07-22-07

APPROVED BY THE MIDDLEFIELD VILLAGE PLANNING AND ZONING COMMISSION THIS 19 DAY OF June, 2006  
*William Pooler* CHAIRMAN

APPROVED BY THE MIDDLEFIELD VILLAGE ENGINEER THIS 19<sup>th</sup> DAY OF June, 2006  
*Robert R. ...* ENGINEER

RECEIVED FOR TRANSFER BY THE GEAGA COUNTY AUDITOR THIS 20<sup>th</sup> DAY OF June, 2006

*Tracy A. Jewin* AUDITOR

RECEIVED FOR RECORDING PURPOSES BY THE GEAGA COUNTY RECORDER RECEIVED June 20, 2006 AT 3:55 P.M.  
RECORDED IN PLAT BOOK 39, PAGE 48  
THIS 20<sup>th</sup> DAY OF June, 2006

*Mary Margaret McBride* RECORDER  
**V39.P48**

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

DATE: 09/08/05  
DRAWN BY: TDR  
CHECKED BY: DJG  
SCALE: 1" = 60'

TITLE: CARDINAL POINT CONDOMINIUM CONDOMINIUM PLAT: STAGE 12

SHEET NO. \_\_\_\_\_  
DWS. NO. \_\_\_\_\_