

# CARDINAL POINT CONDOMINIUM: STAGE 14

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.

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 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

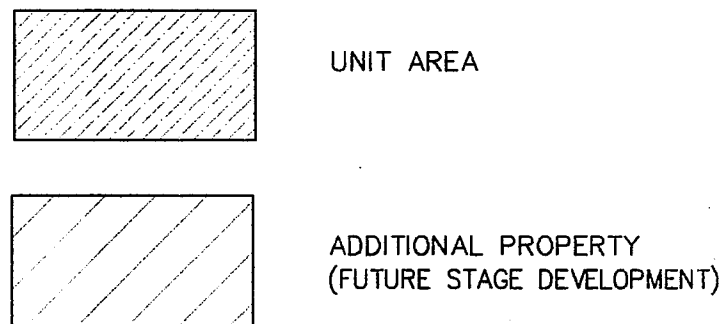
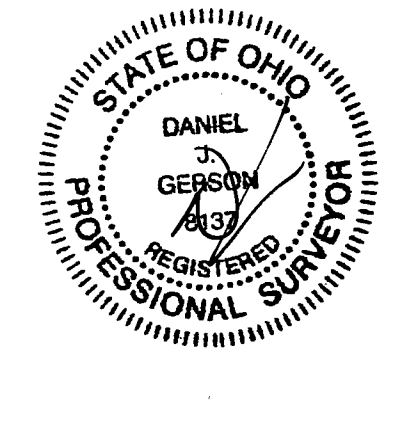
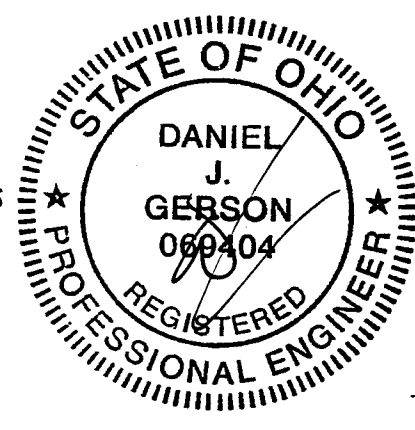
## CERTIFICATION

I HEREBY CERTIFY THAT THIS DRAWING SHOWS GRAPHICALLY ALL PARTICULARS OF THE UNITS OF CARDINAL POINT CONDOMINIUM; STAGE NO.14 INCLUDING THE LAYOUT, DESIGNATION AND DIMENSIONS OF EACH UNIT AS CONSTRUCTED.

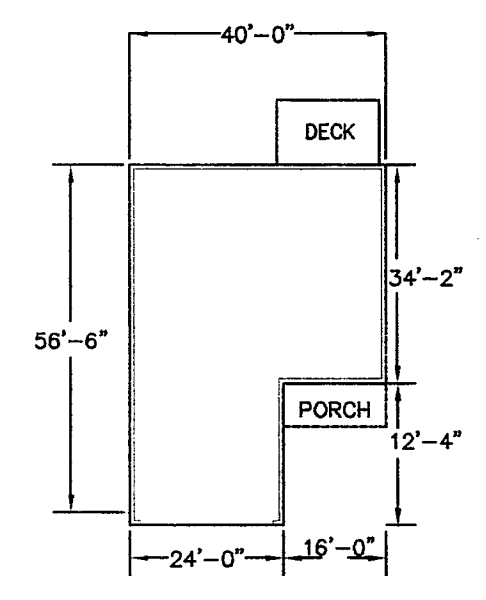
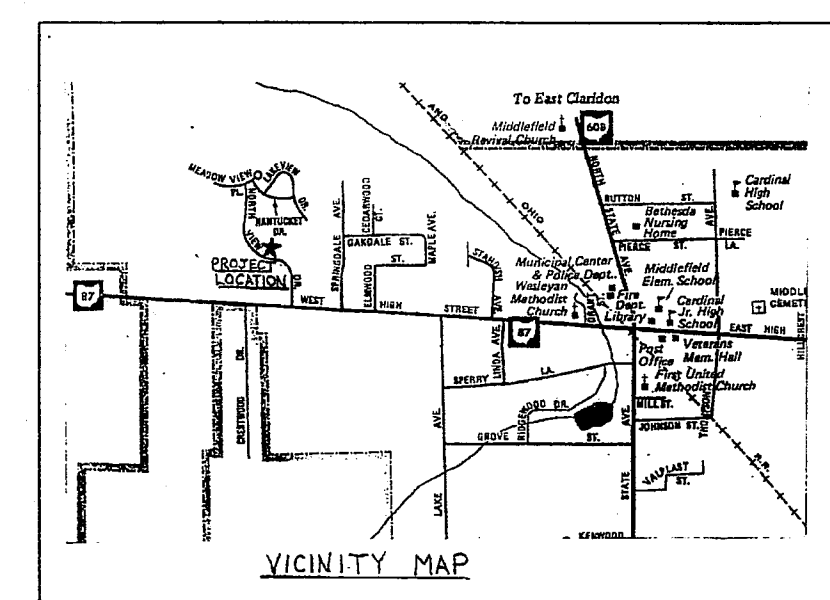
DANIEL J. GERSON, REG ENGINEER # 069404 DATE 10-30-07

I HEREBY CERTIFY THAT THIS DRAWING SHOWS GRAPHICALLY ALL PARTICULARS OF THE UNITS OF CARDINAL POINT CONDOMINIUM; STAGE NO.14 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.

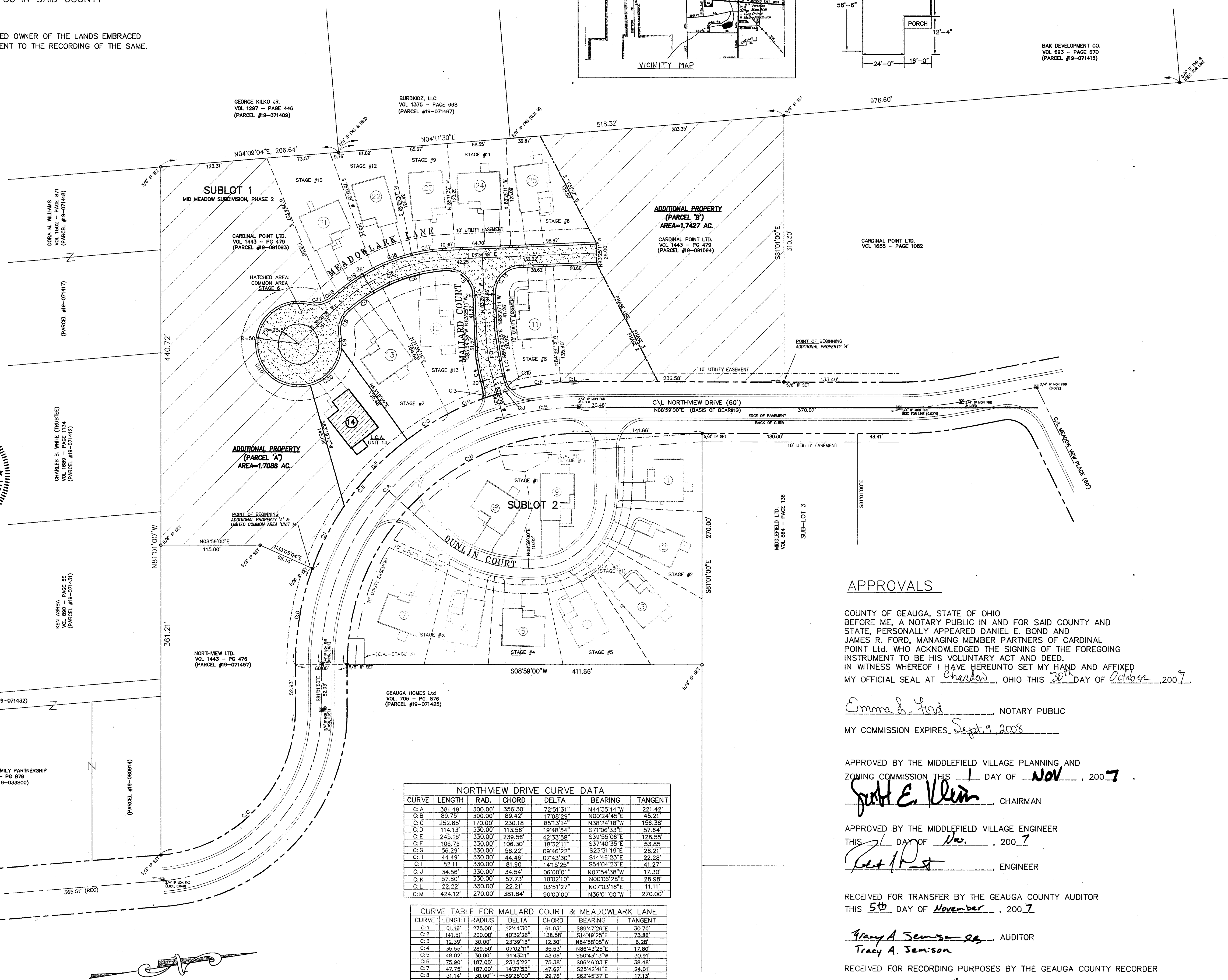
DANIEL J. GERSON, REG SURVEYOR # 8137 DATE 10-30-07



STAGE 14 AREA SUMMARY	
CONDOMINIUM AREA=	0.2194 Ac
LIMITED COMMON AREA (Including Unit Area)	
UNIT 14:	0.2194 Ac

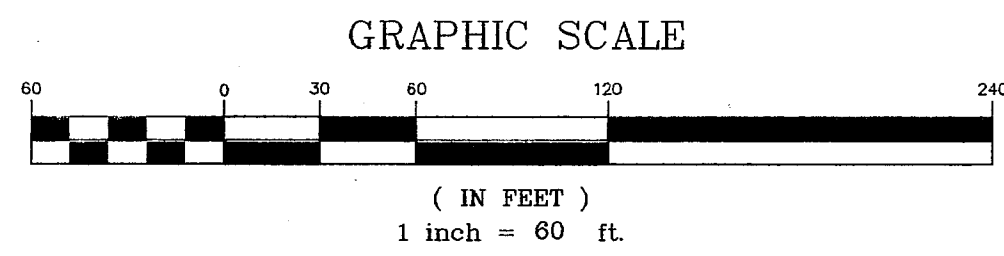


BAK DEVELOPMENT CO.  
VOL. 683 - PAGE 670  
(PARCEL #19-071415)



NORTH DRIVE CURVE DATA						
CURVE	LENGTH	RAD.	CHORD	DELTA	BEARING	TANGENT
C.A	381.49'	300.00'	356.30'	72°51'31"	N44°25'14"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	156.36'
C.D	114.13'	330.00'	113.56'	19°48'54"	S71°06'33"E	57.64'
C.E	245.10'	330.00'	236.51'	42°33'56"	S29°55'06"E	128.55'
C.F	106.76'	330.00'	106.30'	18°32'11"	S37°40'35"E	53.85'
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	82.11'	330.00'	81.90'	14°15'26"	S54°04'23"E	41.27'
C.J	34.56'	330.00'	34.54'	08°00'01"	N07°54'38"W	17.30'
C.K	57.80'	330.00'	57.73'	10°02'10"	N00°05'28"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'	1244.30"	61.03'	S89°47'26"E	30.70'
C-2	141.81'	200.00'	4037.26"	138.56'	S14°49'25"E	73.86'
C-3	12.39'	30.00'	2339.13"	12.30'	N84°58'05"W	6.28'
C-4	35.55'	289.50'	0792.11"	35.53'	N86°43'25"E	17.80'
C-5	48.02'	30.00'	814.31"	48.06'	S50°43'13"W	30.91'
C-6	75.90'	187.00'	2315.22"	76.38'	S08°46'03"E	38.48'
C-7	47.75'	187.00'	1437.53"	47.62'	S28°42'41"E	24.01'
C-8	31.14'	30.00'	5978.00"	29.78'	S67°45'37"E	17.13'
C-9	15.11'	50.00'	1718.40"	15.09'	S83°59'15"E	7.61'
C-10	182.50'	50.00'	2097.52"	95.78'	S82°06'54"E	192.44'
C-11	20.03'	30.00'	3814.56"	19.66'	N07°19'30"E	10.40'
C-12	47.12'	30.00'	9030.00"	47.43'	S38°25'11"E	30.00'
C-13	30.03'	260.50'	0836.19"	30.02'	N88°56'21"E	15.03'
C-14	13.78'	30.00'	2618.57"	13.66'	N70°28'43"E	7.01'
C-15	48.81'	213.00'	1304.25"	48.51'	N11°52'38"W	24.41'
C-16	40.35'	213.00'	1051.14"	40.29'	N00°05'18"E	20.24'
C-17	9.39'	30.00'	1756.08"	9.35'	N24°45'55"W	4.73'
C-18	56.94'	213.00'	1519.03"	56.77'	S26°04'28"E	28.64'
C-19	56.79'	50.00'	6839.00"	56.29'	N40°55'51"W	34.04'



## 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 Chardon, OHIO THIS 30<sup>th</sup> DAY OF October, 2007.

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

APPROVED BY THE MIDDLEFIELD VILLAGE PLANNING AND ZONING COMMISSION THIS 1 DAY OF Nov, 2007.

*John E. Klein* CHAIRMAN

APPROVED BY THE MIDDLEFIELD VILLAGE ENGINEER THIS 1 DAY OF Nov, 2007.  
*Paul Post* ENGINEER

RECEIVED FOR TRANSFER BY THE GEAGA COUNTY AUDITOR THIS 5<sup>th</sup> DAY OF November, 2007.

*Tracy A. Semison* AUDITOR

RECEIVED FOR RECORDING PURPOSES BY THE GEAGA COUNTY RECORDER RECEIVED November 5<sup>th</sup>, 2007 AT 3:11 P.M.

RECORDED IN PLAT BOOK 40, PAGE 66.  
THIS 5<sup>th</sup> DAY OF November, 2007.

*Glen Eric Outley* RECORDER  
By *JARED Spribs* Deputy Recorder

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

DATE	REVISIONS

TITLE: CARDINAL POINT CONDOMINIUM CONDOMINIUM PLAT: STAGE 14  
SCALE: 1" = 60'  
DATE: 10/25/07  
DRAWN BY: D.J.G.  
CHECKED BY: D.J.G.

SHEET NO. \_\_\_\_\_  
DWC. NO. \_\_\_\_\_

V.40 P.66

200700771151  
Filed for Record in  
GEAGA COUNTY OHIO  
GLEN ERIC OUTLEY  
11-05-2007 At 03:11 pm.  
PLAT 40.00  
DR Book 40 Page 66 - 66