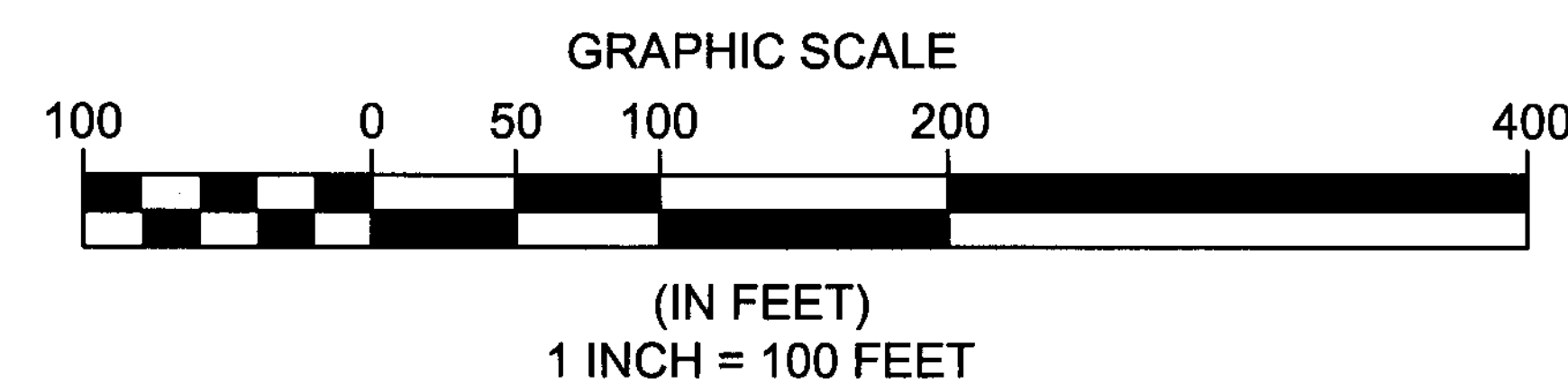
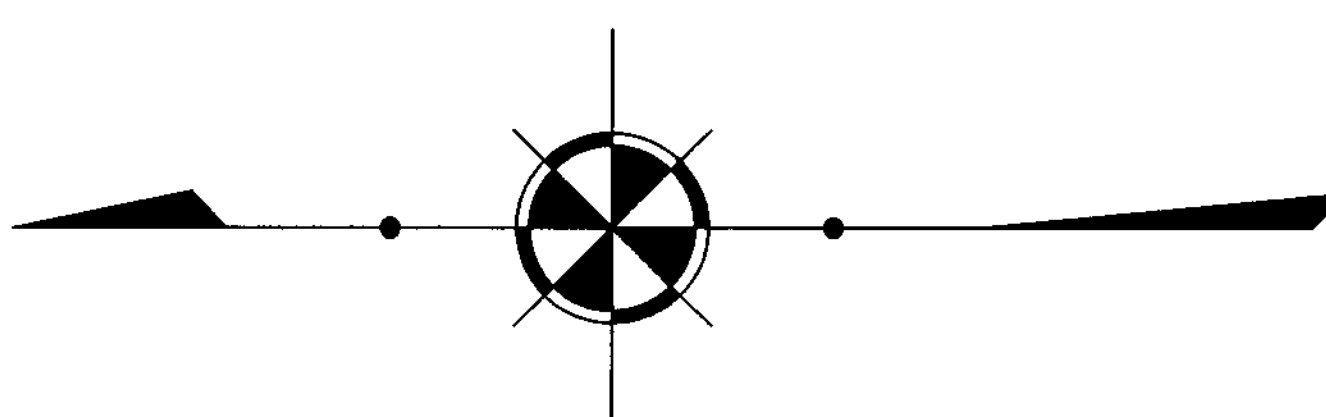


CONCORD VILLAGE NO. 2 CONDOMINIUM PHASE 1

(UNITS 1, 2, 3, 4, AND 5)
AND COMMON ELEMENT AREA
BEING A PART OF ORIGINAL
AVON TOWNSHIP SECTIONS 9 AND 16
NOW IN THE CITY OF AVON
LORAIN COUNTY, STATE OF OHIO
OCTOBER 28, 2019
SCALE 1 INCH = 100 FEET

BASIS OF BEARINGS
BEARINGS SHOWN HEREON ARE
BASED ON AN ASSUMED
MERIDIAN AND ARE USED TO
INDICATE ANGLES ONLY



Kenneth N. Loeser &
Rosalie J. Todd
PPN:04-00-016-101-202

1/2" I.Pipe Fnd
Used for Line
(0.03 N/2.25' W)

700.45' Obs.

S01°01'02"W 2142.75' Deed/2141.95' Act.

H&S Land Partnership
PPN:04-00-009-000-053
Vol. 160, Pg. 389 O.R.

1/2" I.Pipe Fnd
Used for Line
(0.13' S)

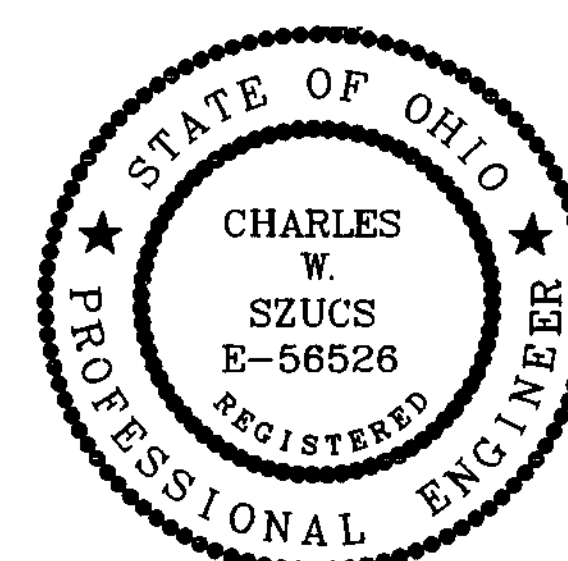
CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
C-1	67.43	45.00	41.86	61.30	N46°33'56"W	85°51'24"
C-2	27.52	45.00	14.20	27.09	N71°58'32"W	35°02'12"

Agrio Hadgis, Trustee
PPN:04-00-009-000-127
Inst.# 2011-0383006

ENGINEER'S CERTIFICATION

I HEREBY CERTIFY THAT THESE DRAWINGS SHOW GRAPHICALLY ALL PARTICULARS OF THE UNITS OF CONCORD VILLAGE NO. 2 CONDOMINIUMS PHASE 1 INCLUDING THE LAYOUT AND DESIGNATION OF EACH FAMILY UNIT AS CONSTRUCTED AS OF 9/24/19.

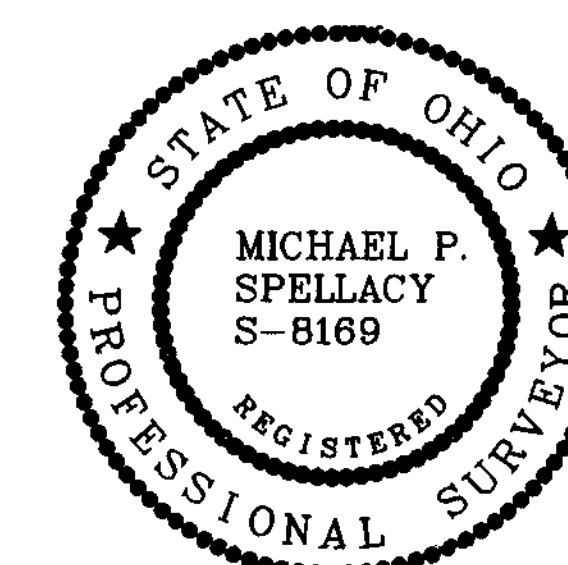
Charles W. Szucs 11-7-19
CHARLES W. SZUCS, P.E. No. 56526



SURVEYOR'S CERTIFICATION

I DO HEREBY CERTIFY THAT THE BUILDING FOUNDATIONS OF UNITS 81-85 OF CONCORD VILLAGE NO.2 CONDOMINIUMS PHASE 1, INCLUDING THE LOCATION, OUTSIDE DIMENSIONS, FINISHED FLOOR ELEVATIONS OF EACH FAMILY UNIT AND COMMON AREAS ARE SHOWN ON THIS DRAWING AS CONSTRUCTED. I HEREBY CERTIFY THAT THIS DRAWING ACCURATELY REFLECTS THE LOCATION OF APPURTENANT IMPROVEMENTS AND RECORDED EASEMENTS, AND THERE WERE NO ENCROACHMENTS OFF OF OR ON TO THE PROPERTY AT THE TIME OF THE SURVEY DATED 9/24/19.

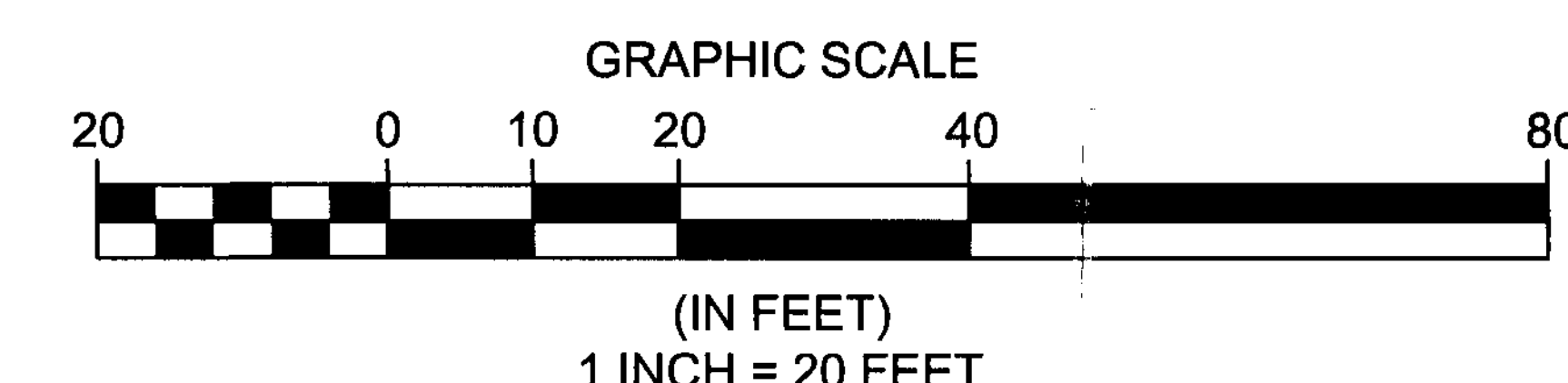
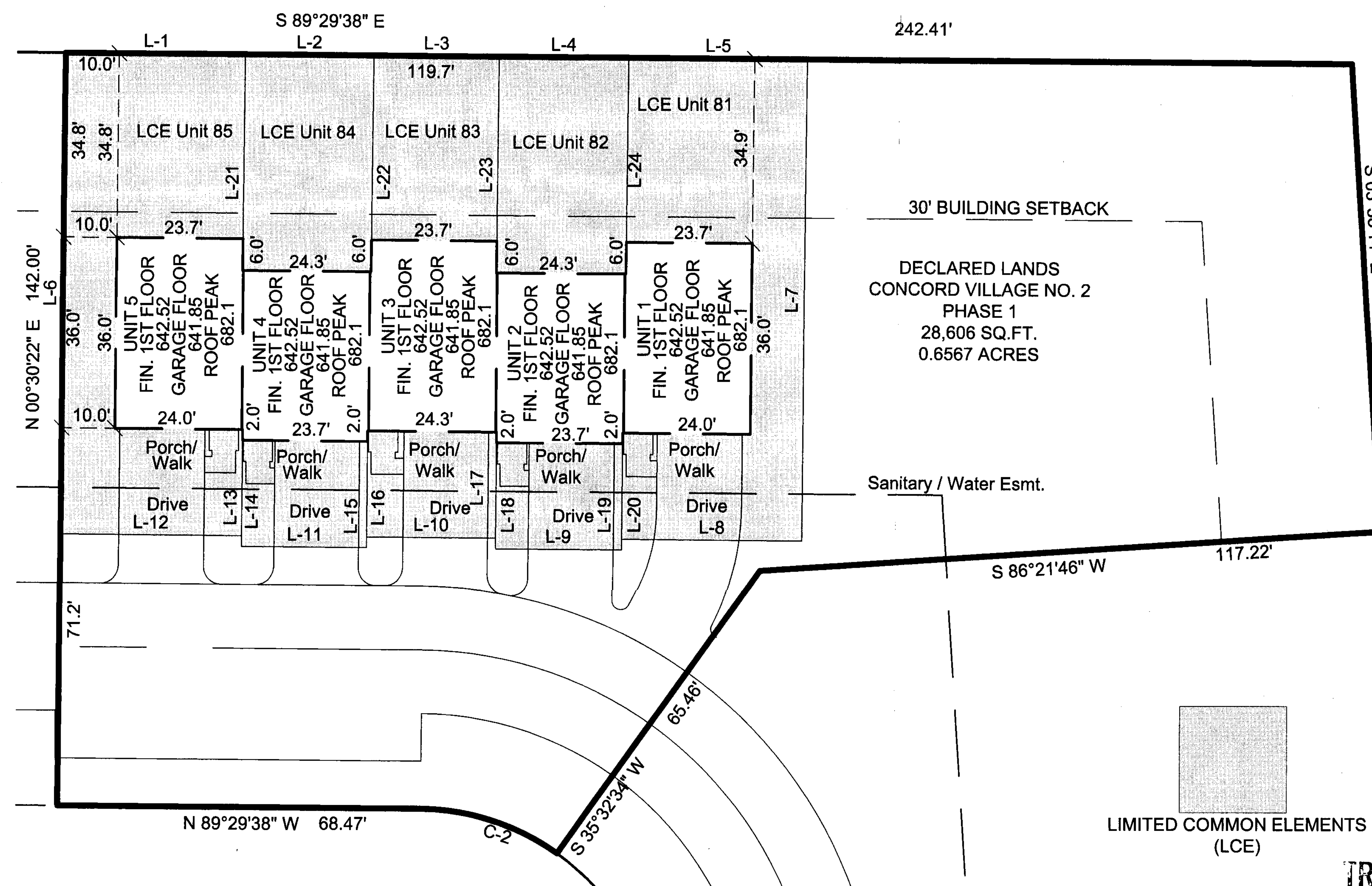
Michael P. Spellacy 11/1/19
MICHAEL P. SPELLACY, P.S. No. 8169



PHASE 1 ACREAGE BREAKDOWN:

ACREAGE OF UNITS 0.0944 ACRES
ACREAGE OF COMMON ELEMENT AREA OUTSIDE OF BUILDINGS
(NOT INCLUDING COMMON ELEMENT AREA UNDER BUILDINGS) 0.5623 ACRES
TOTAL COMMON ELEMENT AREA PHASE 1 0.6567 ACRES
ADDITIONAL LANDS FOR FUTURE DEVELOPMENT 20.9083 ACRES
TOTAL 21.5650 ACRES

LCE LINE TABLE		
LINE	LENGTH	BEARING
L-1	33.74	S89°29'38"E
L-2	24.33	S89°29'38"E
L-3	23.67	S89°29'38"E
L-4	24.33	S89°29'38"E
L-5	33.71	S89°29'38"E
L-6	90.80	N00°30'22"E
L-7	90.86	S00°31'57"W
L-8	34.04	N89°28'03"W
L-9	23.67	N89°28'03"W
L-10	24.33	N89°28'03"W
L-11	23.67	N89°28'03"W
L-12	34.03	N89°28'03"W
L-13	18.00	N00°31'57"E
L-14	20.00	N00°31'57"E
L-15	20.00	N00°31'57"E
L-16	18.00	N00°31'57"E
L-17	18.00	N00°31'57"E
L-18	20.00	N00°31'57"E
L-19	20.00	N00°31'57"E
L-20	18.00	N00°31'57"E
L-21	34.82	S00°31'57"W
L-22	34.83	S00°31'57"W
L-23	34.84	S00°31'57"W
L-24	34.85	S00°31'57"W



Doc ID: 322052700003 Type: OFF
Kind: PLAT
Recorded: 11/15/2019 at 12:36:09 PM
Fee Amt: \$184.80 Page 1 of 3
Lorain County, Ohio
Judith M. Wedelick County Recorder
File # 2019-0738464

REINHARDT & ASSOC INC
4365 LAKE ROAD
SHEFFIELD LAKE, OH 44054

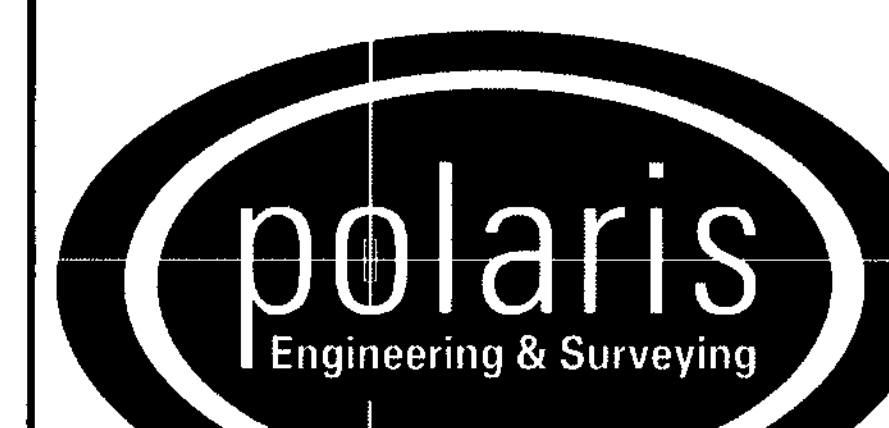
Plot no. 107
pgs. 35, 36.

TRANSPARENT
IN COMPLIANCE WITH SEC. 319.099
OHIO REV. CODE
NOV 15 2019
J. CRAIG SHOBESS, CPA, CGFM
LORAIN COUNTY AUDITOR

REV. No.	DATE	BY

DATE: 10/28/2019 DRAWN: MPS
SCALE: HOR 1"=100' VERT. n/a
FOLDER: DWG/Proj. Surveying
FILENAME: CONDO PLATS
TAB: 01-CONDO PLAT PH 1
BNDY. CHK: n/a
BASE. CHK: n/a

PHASE 1 CONDOMINIUM PLAT



POLARIS ENGINEERING & SURVEYING, INC.
34600 CHARDON ROAD - SUITE D
WILLOUGHBY HILLS, OHIO 44094
(440) 944-4433 (440) 944-3722 (Fax)
www.polaris-es.com

CONCORD VILLAGE NO. 2 CONDOMINIUMS

City of Avon - Lorain County = Ohio

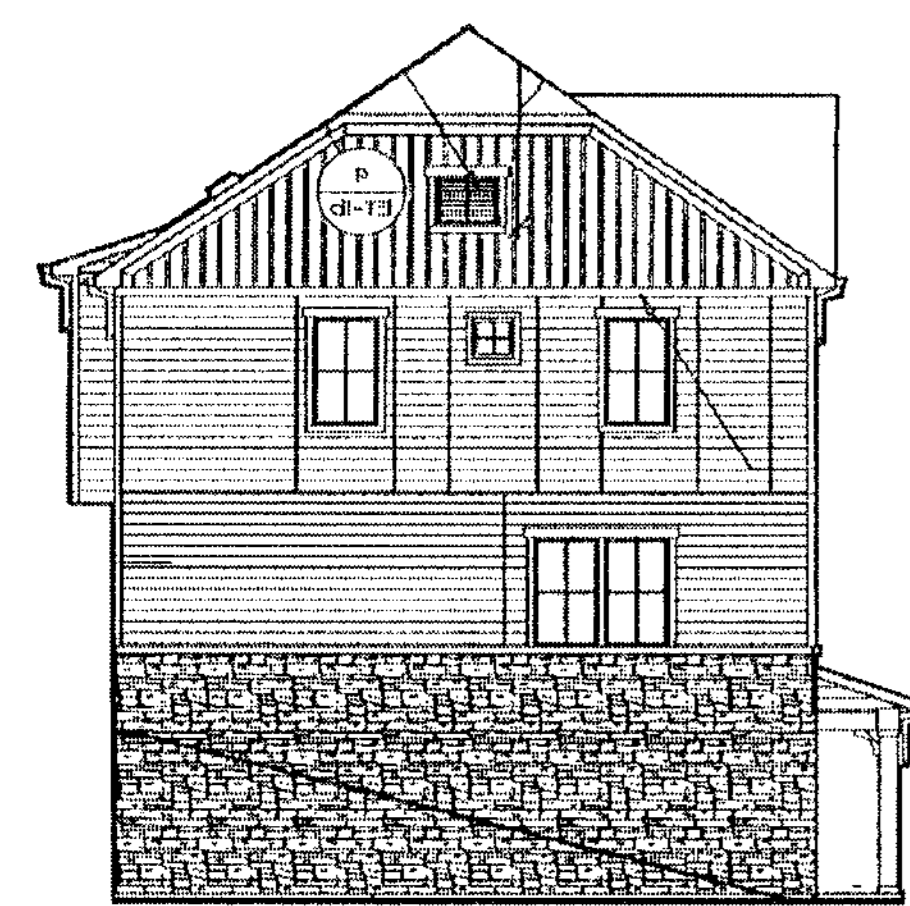
CONTRACT No.	
19006	
SHEET	OF
1	2

CONCORD VILLAGE NO. 2 CONDOMINIUM PHASE 1

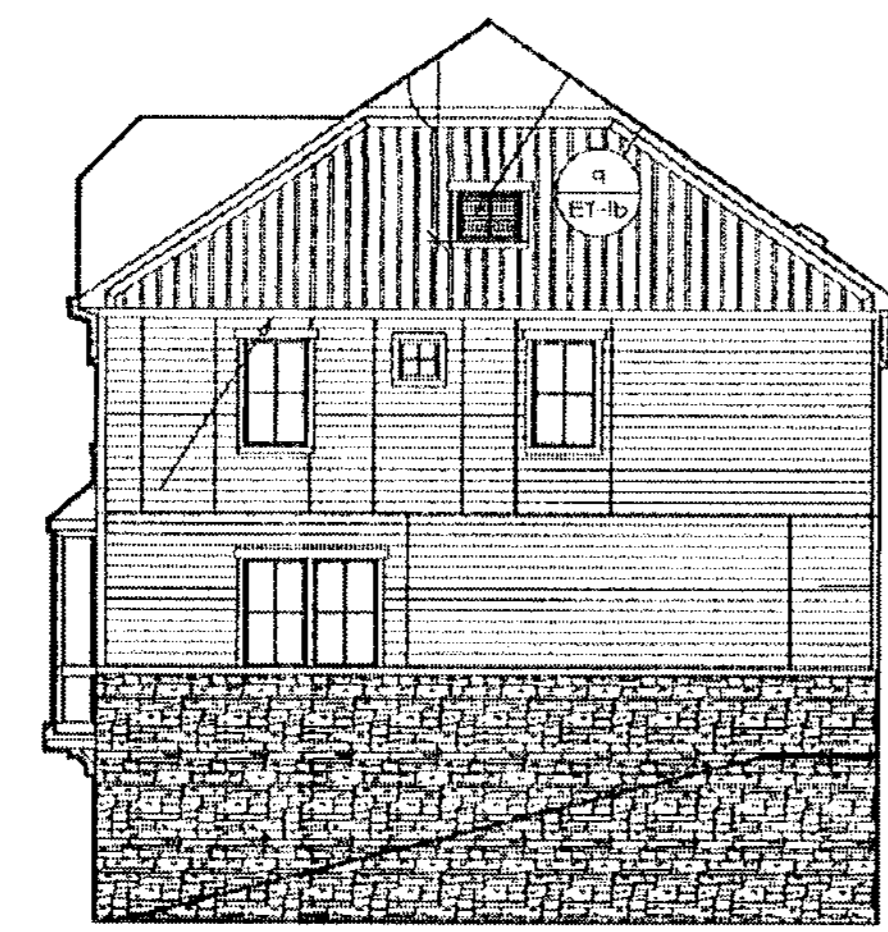
(UNITS 1, 2, 3, 4, AND 5)
AND COMMON ELEMENT AREA
BEING A PART OF ORIGINAL
AVON TOWNSHIP SECTIONS 9 AND 16
NOW IN THE CITY OF AVON
LORAIN COUNTY, STATE OF OHIO
SEPTEMBER 24, 2019
SCALE 1 INCH = 100 FEET



UNITS 1-5 FRONT ELEVATION



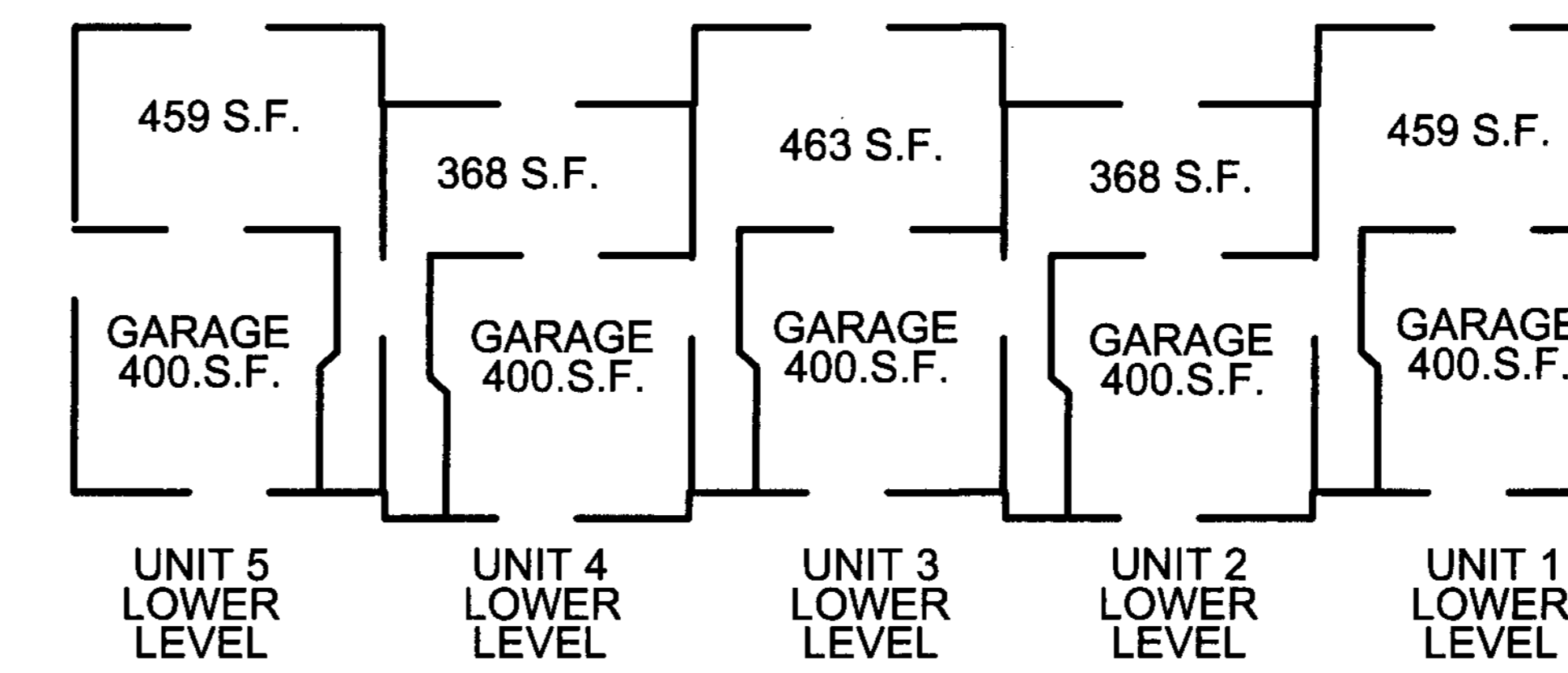
UNIT 5 SIDE ELEVATION



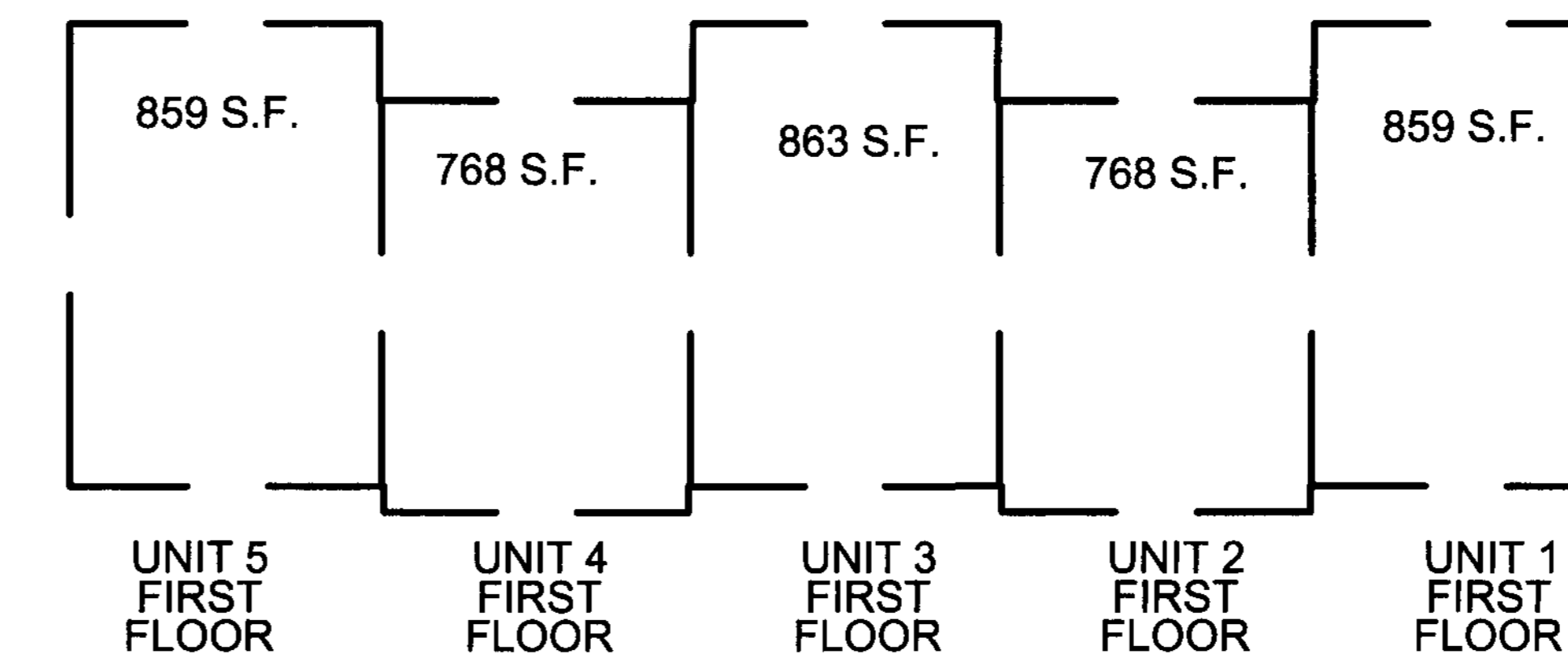
UNIT 1 SIDE ELEVATION



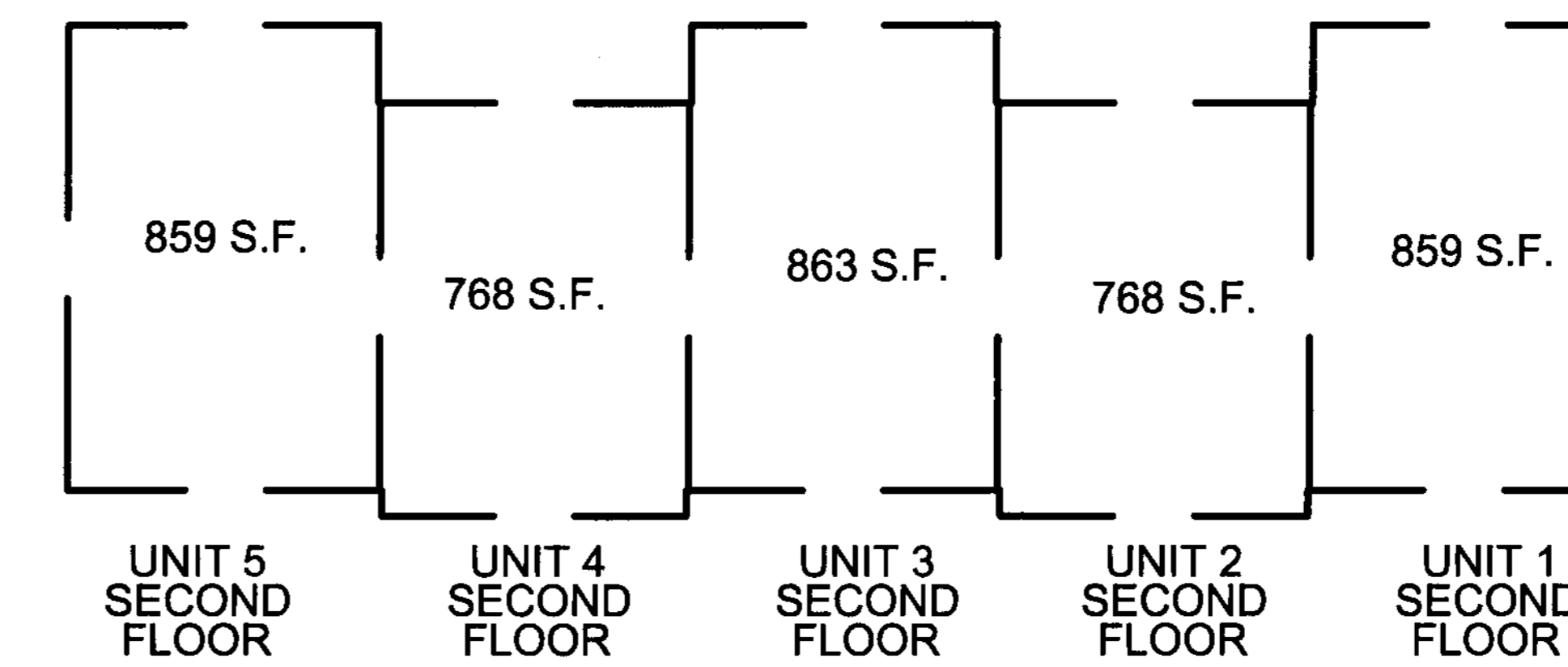
UNIT 5 REAR ELEVATION
UNIT 4 REAR ELEVATION
UNIT 3 REAR ELEVATION
UNIT 2 REAR ELEVATION
UNIT 1 REAR ELEVATION



UNIT 5 LOWER LEVEL
UNIT 4 LOWER LEVEL
UNIT 3 LOWER LEVEL
UNIT 2 LOWER LEVEL
UNIT 1 LOWER LEVEL

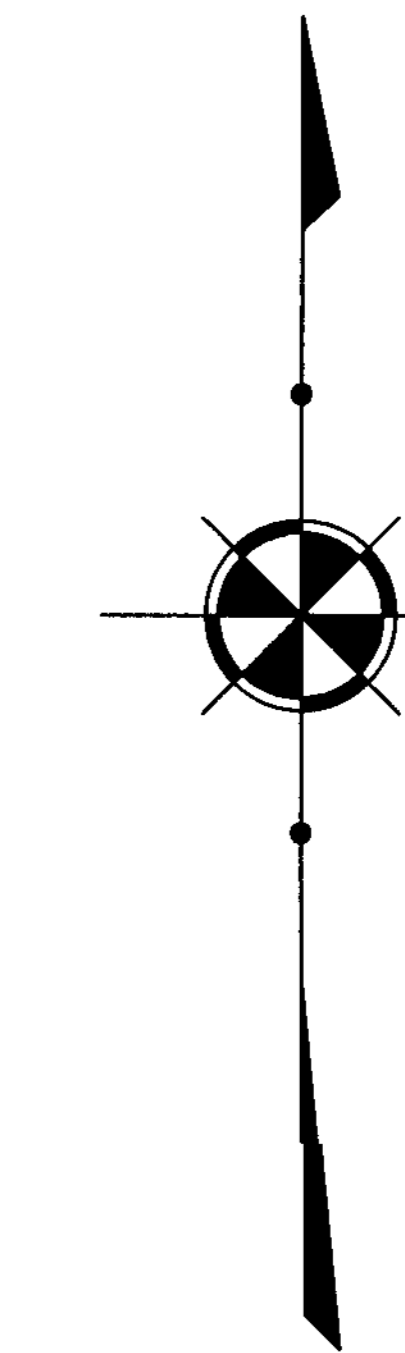
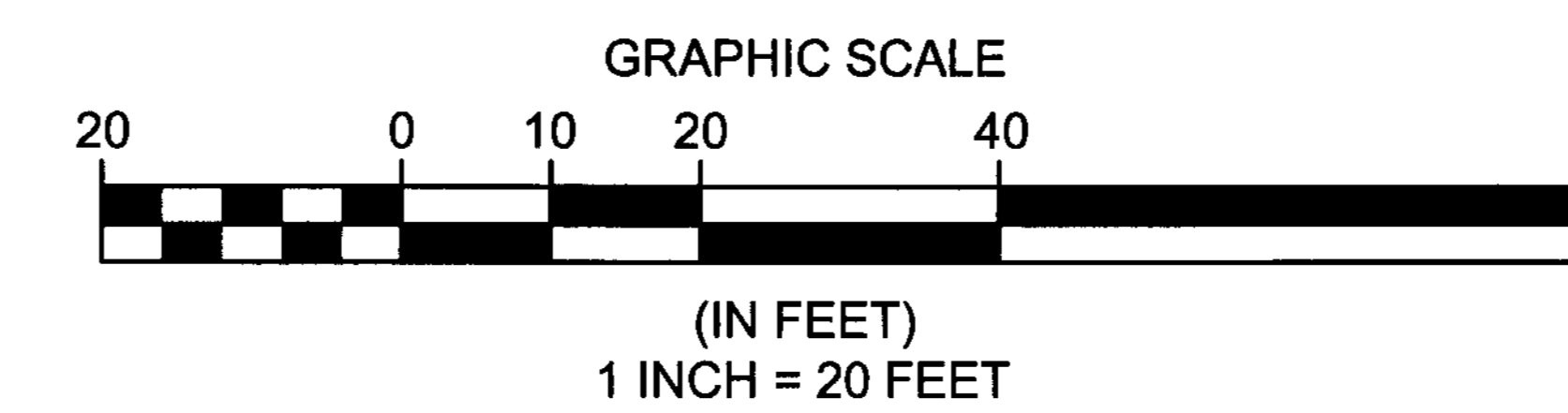


UNIT 5 FIRST FLOOR
UNIT 4 FIRST FLOOR
UNIT 3 FIRST FLOOR
UNIT 2 FIRST FLOOR
UNIT 1 FIRST FLOOR



UNIT 5 SECOND FLOOR
UNIT 4 SECOND FLOOR
UNIT 3 SECOND FLOOR
UNIT 2 SECOND FLOOR
UNIT 1 SECOND FLOOR

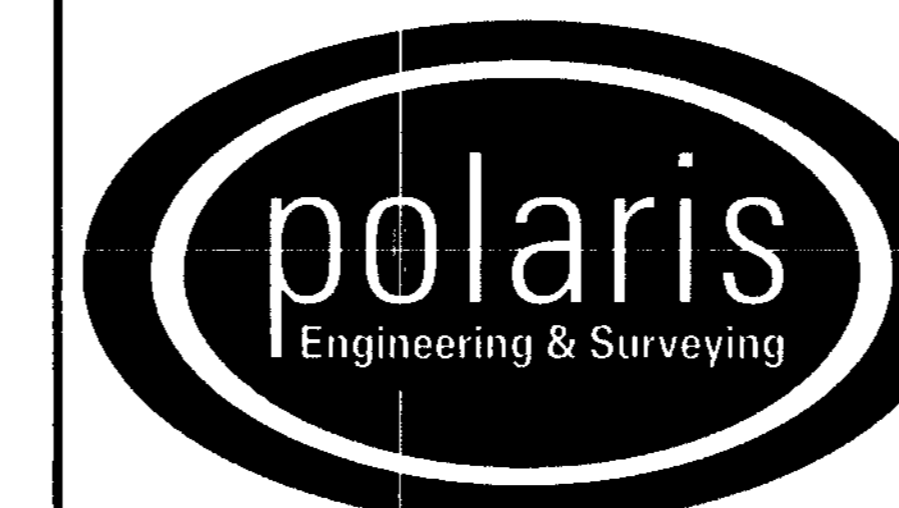
DETAIL: 1 INCH = 20 FEET



REV. No.	DATE	BY

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FOLDER: DWG/Proj_Surveying
FILENAME: gsam/purchase exhibit
TAB: 02-CONDO PLAT PH 1
BNDY. CHK: n/a
BASE. CHK: n/a

PHASE 1 CONDOMINIUM PLAT



POLARIS ENGINEERING & SURVEYING, INC.
34600 CHARDON ROAD - SUITE D
WILLOUGHBY HILLS, OHIO 44094
(440) 944-4433 (440) 944-3722 (Fax)
www.polaris-es.com

CONCORD VILLAGE NO. 2 CONDOMINIUMS

City of Avon - Lorain County = Ohio

CONTRACT No.

19006

SHEET	OF
2	2

Plat Sheet

Instrument # 2019-0738464 Film # _____

Name of Plat Concord Village No. 2 Condominium Phase 1

Owner: Concord Village Phase Two LLC

Description: Situated in the State of Ohio,
County of Lorain City of Aren being part of
Original Aren township Section 16. .6567 Acres
Creating Units 1, 2, 3, 4 and 5

Floor Plans: _____

Related/Margin: _____

Comments: _____

Vol. 107

Pg. 35, 36

Receiving Stamp

REINHARDT & ASSOC INC
4365 LAKE ROAD
SHEFFIELD LAKE, OH 44054

Amount: _____

Initials: TM