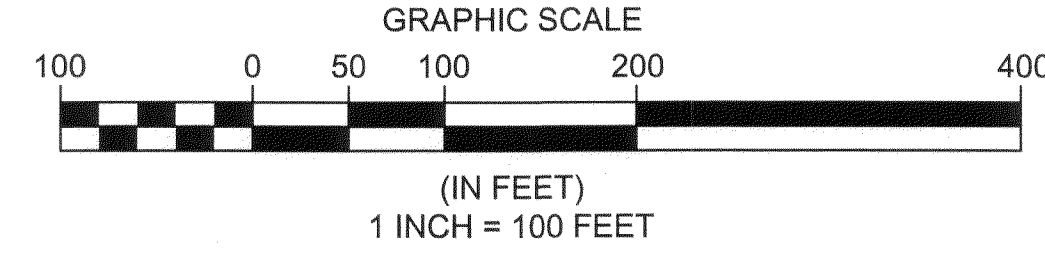
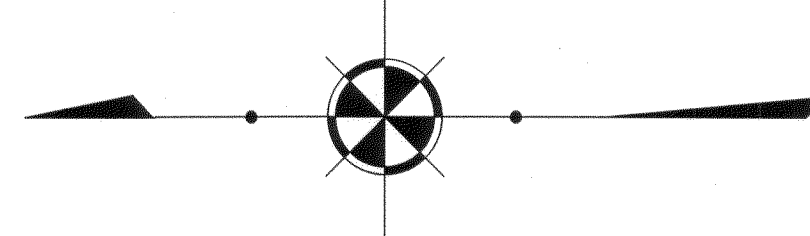


CONCORD VILLAGE NO. 2 CONDOMINIUM PHASE 2

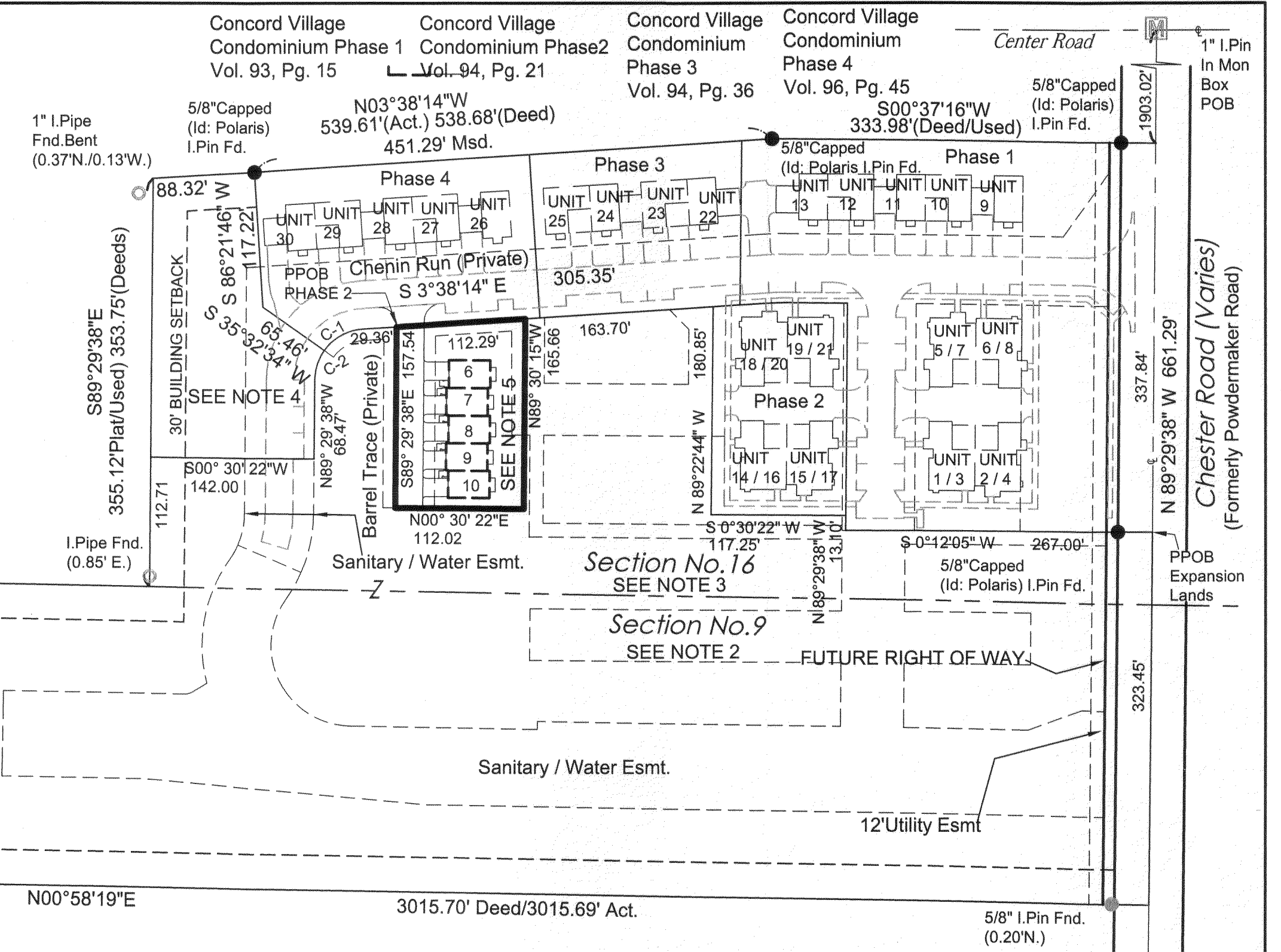
(UNITS 6, 7, 8, 9, AND 10)
AND COMMON ELEMENT AREA
BEING A PART OF ORIGINAL
AVON TOWNSHIP SECTIONS 9 AND 16
NOW IN THE CITY OF AVON
LORAIN COUNTY, STATE OF OHIO
MAY 21, 2020
SCALE 1 INCH = 100 FEET

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



"The Village of Avon Apartments"
AERC Avon, LLC
36550 Chester Rd, Apt# 706
Avon, OH 44011
PPN:04-00-016-101-128
Inst.#2007-0709019

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



NOTE 1:
TOTAL EXPANSION LANDS
CONCORD VILLAGE PHASE 2 LLC
INST. NO. 2019-0714883
(892,863 SQ.FT.) 20.4927 ACRES
(882,966 SQ.FT.) 20.2701 ACRES LESS ROW

NOTE 2:
EXPANSION LANDS
CONCORD VILLAGE PHASE 2 LLC
PPN:04-00-009-000-150
INST. NO. 2019-0714883
(787,666 SQ.FT.) 18.0823 ACRES
(779,863 SQ.FT.) 17.9032 ACRES LESS ROW

NOTE 3:
EXPANSION LANDS
CONCORD VILLAGE PHASE 2 LLC
PPN:04-00-016-101-216
INST. NO. 2019-0714883
(104,997 SQ.FT.) 2.4104 ACRES
(103,103 SQ.FT.) 2.3669 ACRES LESS ROW

NOTE 4:
DECLARED LANDS
CONCORD VILLAGE NO. 2
PHASE 1
28,606 SQ.FT.
0.6567 ACRES
VOL. 107, PAGE 35-36 L.C.P.R.

NOTE 5:
DECLARED LANDS
CONCORD VILLAGE NO. 2
PHASE 2
18,101 SQ.FT.
0.4156 ACRES

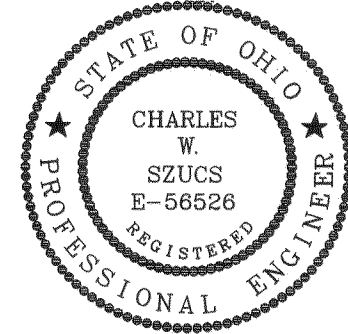
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C-1	39.91	45.00	21.38	38.62	N29°02'50"W	50°49'12"
C-2	67.43	45.00	41.86	61.30	S46°33'56"E	85°51'24"

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 2 INCLUDING THE LAYOUT AND DESIGNATION OF EACH FAMILY UNIT AS CONSTRUCTED AS OF 5/21/20.

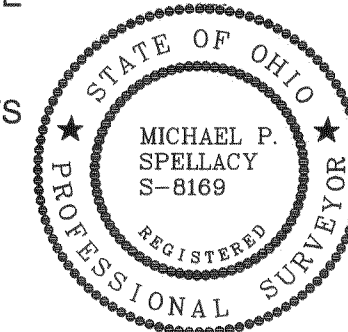
Charles W. Szucs 6-4-20
CHARLES W. SZUCS, P.E. No. 56526



SURVEYOR'S CERTIFICATION

I DO HEREBY CERTIFY THAT THE BUILDING FOUNDATIONS OF UNITS 6-10 OF CONCORD VILLAGE NO. 2 CONDOMINIUMS PHASE 2, 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 5/21/20.

Michael P. Spellacy 6/9/2020
MICHAEL P. SPELLACY, P.S. No. 8169



LINE	LENGTH	BEARING
L-1	11.89	N00°28'14"E
L-2	33.88	S89°34'18"E
L-3	77.98	S00°28'14"W
L-4	33.88	N89°30'15"W
L-5	32.04	N00°28'14"E
L-6	11.88	N00°28'14"E
L-7	24.00	S89°34'18"E
L-8	24.00	N89°30'15"W
L-9	32.03	N00°28'14"E
L-10	11.86	N00°28'14"E
L-11	24.00	S89°34'18"E
L-12	24.00	N89°30'15"W
L-13	32.02	N00°28'14"E
L-14	11.84	N00°28'14"E
L-15	24.00	S89°34'18"E
L-16	24.00	N89°30'15"W
L-17	32.01	N00°28'14"E
L-18	33.09	N89°30'15"W
L-19	77.81	N00°32'25"E
L-20	32.99	S89°34'18"E

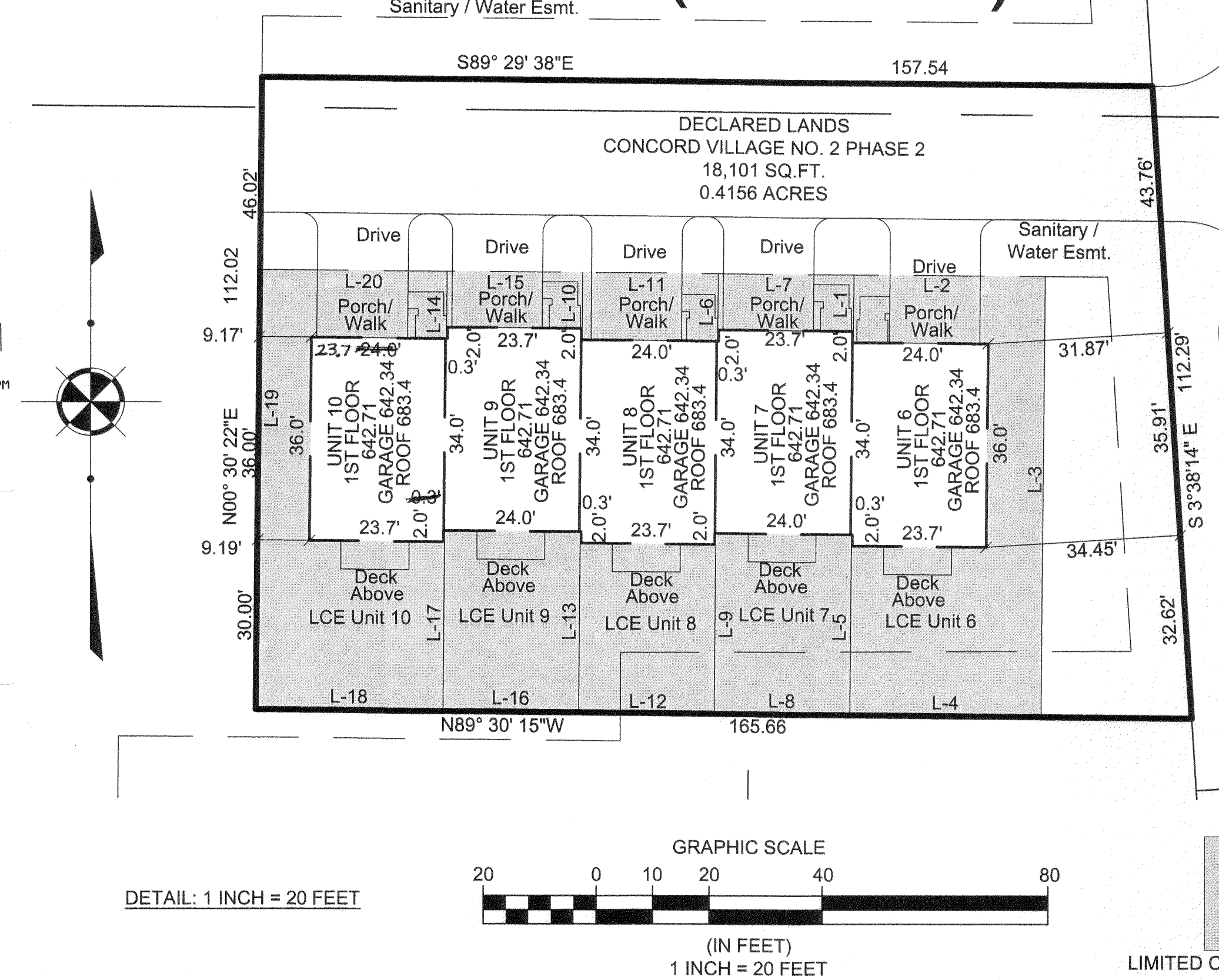
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Kind: PLAT
Recorded: 06/12/2020 at 01:47:37 PM
Fee Amt: \$172.80 Page 1 of 3
Lorain County, Ohio
Judith H. Newkirk County Recorder
File # 2020-0764348

POLARIS ENGINEERING AND SURVEYING INC
34600 CHARDON RD STE D
WILLOUGHBY HILLS, OH 44094
Plat Vol 108
Pgs 19, 20

TRANSFERRED

IN COMPLIANCE WITH SEC. 319-202
OHIO REV. CODE
JUN 12 2020
J. CRAIG SNODGRASS, CPA, CGFM
LORAIN COUNTY AUDITOR

Barrel Trace (Private)



Chenin Run (Private)

PHASE 2 ACREAGE BREAKDOWN:

ACREAGE OF UNITS 0.0989 ACRES
ACREAGE OF COMMON ELEMENT AREA OUTSIDE OF BUILDINGS
(NOT INCLUDING COMMON ELEMENT AREA UNDER BUILDINGS) 0.3167 ACRES
TOTAL COMMON ELEMENT AREA PHASE 2 0.4156 ACRES
PREVIOUSLY DECLARED 0.6567 ACRES
ADDITIONAL LANDS FOR FUTURE DEVELOPMENT 20.4927 ACRES
TOTAL 21.5650 ACRES

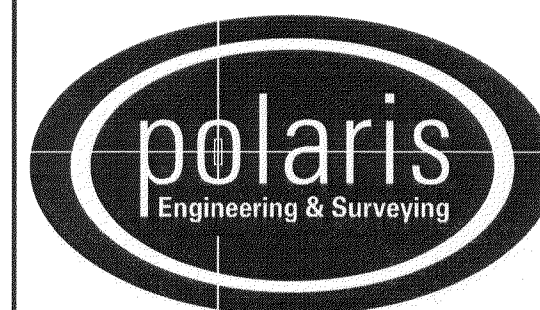
TRANSFERRED

IN COMPLIANCE WITH SEC. 319-202
OHIO REV. CODE
JUN 05 2020
J. CRAIG SNODGRASS, CPA, CGFM
LORAIN COUNTY AUDITOR

REV. No.	DATE	BY

DATE: 05/21/2020 DRAWN: MPS
SCALE: HOR: 1"=100' VERT: n/a
FOLDER: DWG/Proj. Surveying
FILENAME: Surv. Base/Condo plats
TAB: 01-CONDO PLAT.PH 2
BNDY. CHK: n/a
BASE. CHK: n/a

PHASE 2 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.

19071

SHEET OF

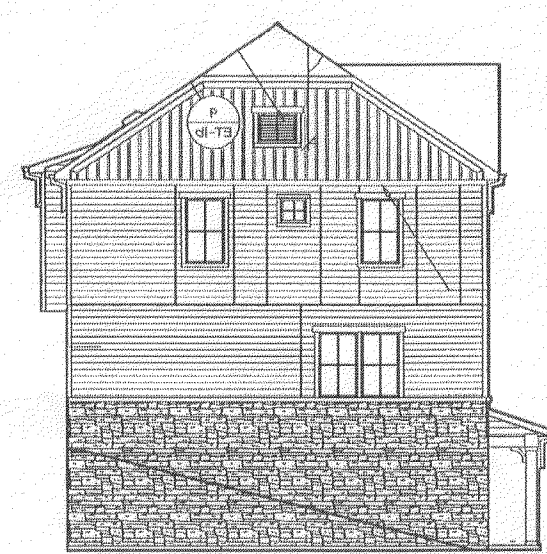
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CONCORD VILLAGE NO. 2 CONDOMINIUM PHASE 2

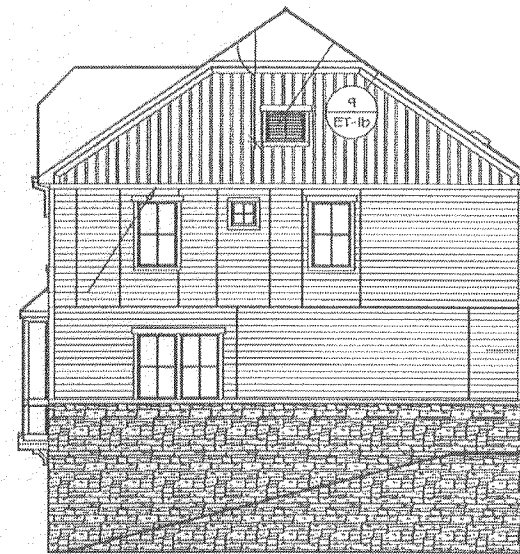
(UNITS 6, 7, 8, 9, AND 10)
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SCALE 1 INCH = 20 FEET



UNITS 6-10 FRONT ELEVATION



UNIT 6 SIDE ELEVATION



UNIT 10 SIDE ELEVATION



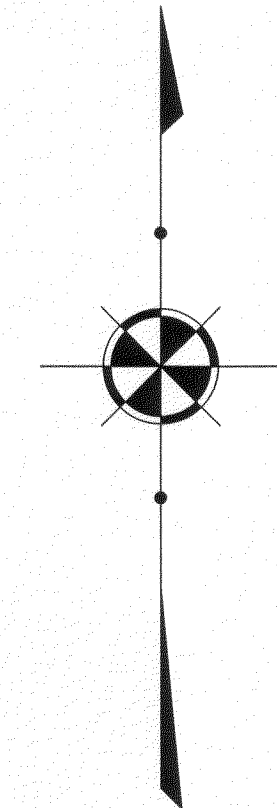
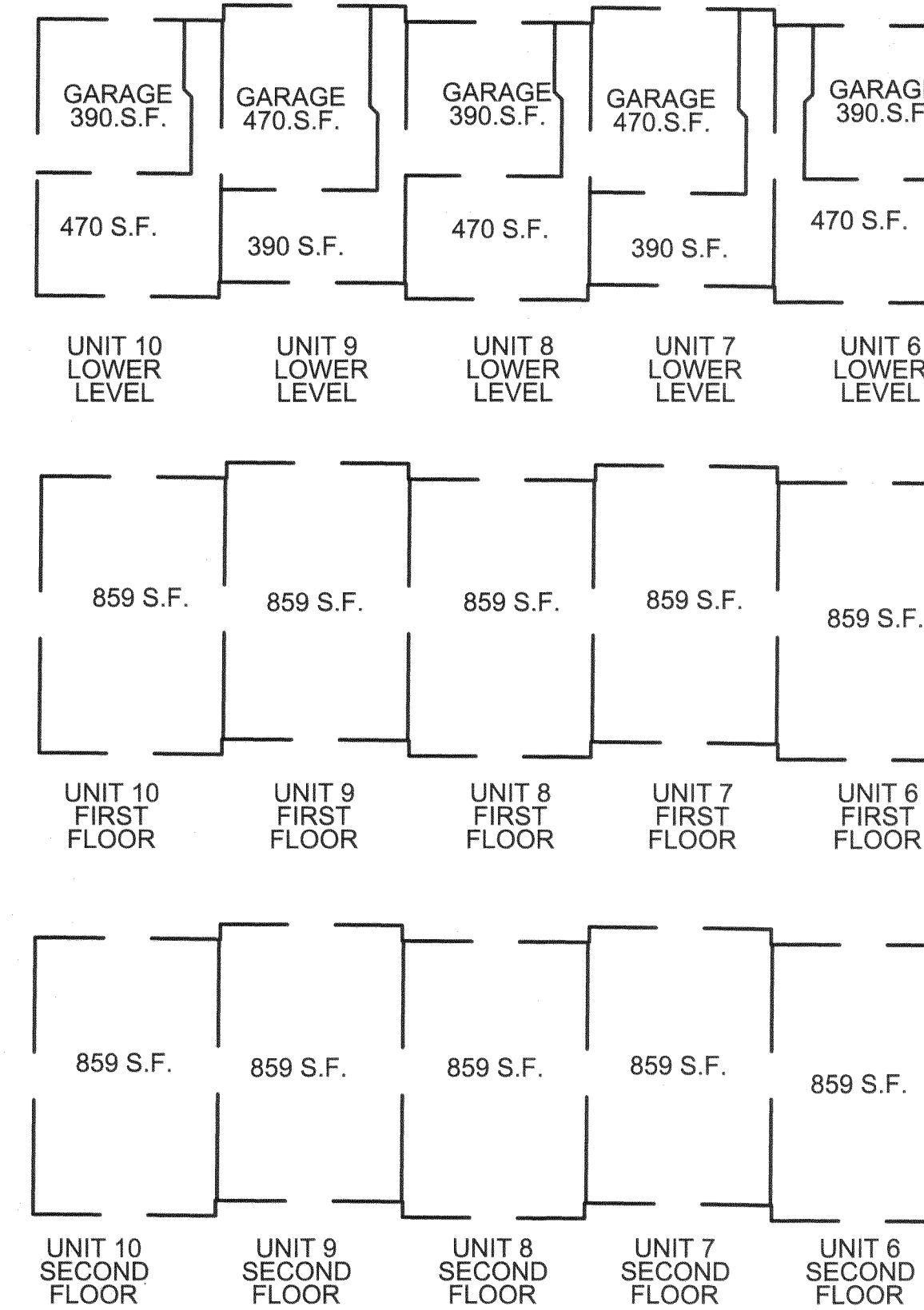
UNIT 10
REAR
ELEVATION

UNIT 9
REAR
ELEVATION

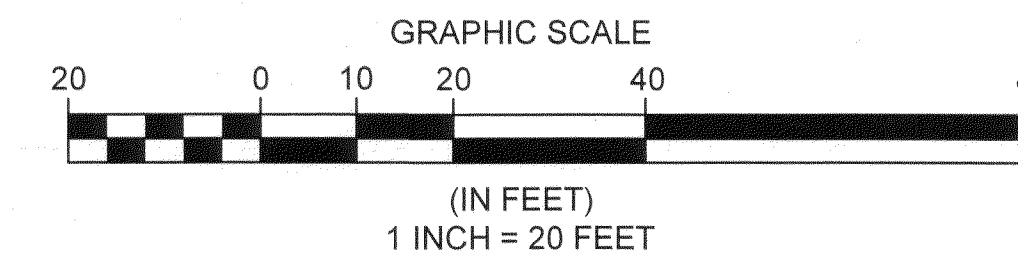
UNIT 8
REAR
ELEVATION

UNIT 7
REAR
ELEVATION

UNIT 6
REAR
ELEVATION



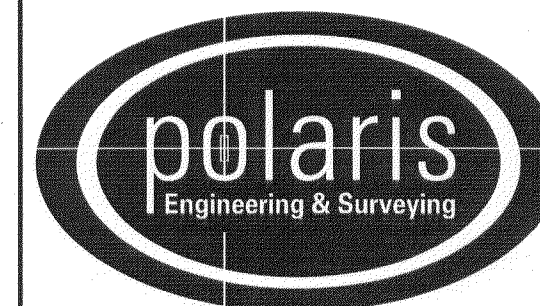
DETAIL: 1 INCH = 20 FEET



REV. No.	DATE	BY

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SCALE: HOR. 1"= 20' VERT. n/a
FOLDER: DWG/Proj. Surveying
FILENAME: Surv. Base/Condo plat
TAB: 02-CONDO PLAT PH 2
BNDY. CHK: n/a
BASE. CHK: n/a

PHASE 2 CONDOMINIUM PLAT



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19071

SHEET

OF

2

2

