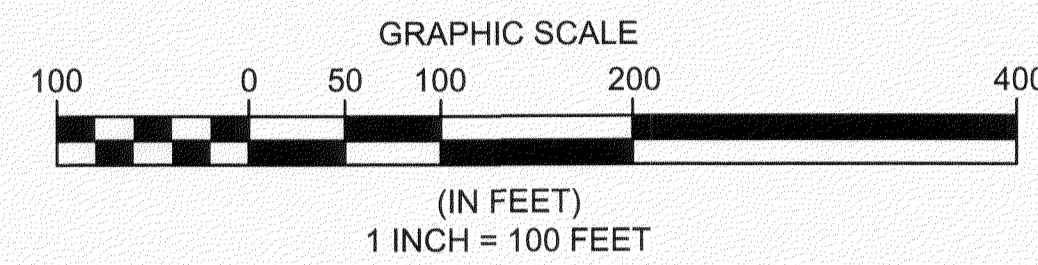
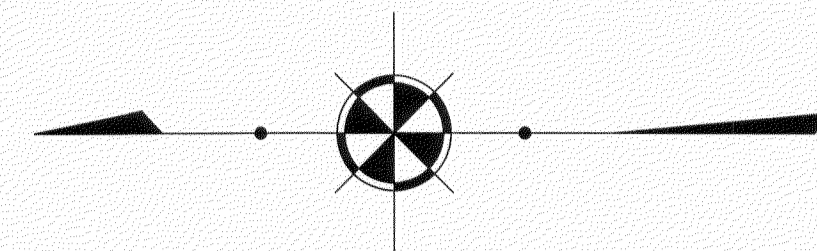


CONCORD VILLAGE NO. 2 CONDOMINIUM PHASE 3

(UNITS 11, 12, 13, 14, AND 15)
AND COMMON ELEMENT AREA
BEING A PART OF ORIGINAL
AVON TOWNSHIP SECTIONS 9 AND 12
NOW IN THE CITY OF AVON
LORAIN COUNTY, STATE OF OHIO
JULY 6, 2020
SCALE 1 INCH = 100 FEET

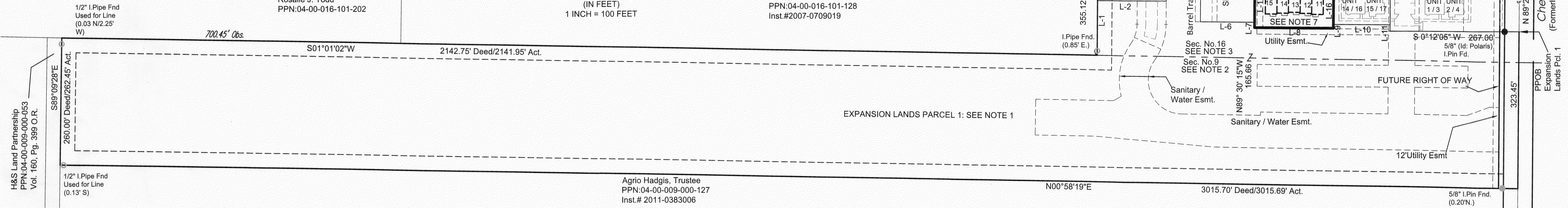
BASIS OF BEARINGS
BEARINGS SHOWN HEREON ARE
BASED ON AN ASSUMED
MERIDIAN AND ARE USED TO
INDICATE ANGLES ONLY



"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. Loeser &
Rosalee J. Todd
PPN:04-00-016-101-202

Concord Village Condominium Phase 1 Vol. 93, Pg. 15
Concord Village Condominium Phase 2 Vol. 94, Pg. 21
Concord Village Condominium Phase 3 Vol. 94, Pg. 36
Concord Village Condominium Phase 4 Vol. 96, Pg. 45



NOTE 1:
EXPANSION LANDS PARCEL 1
CONCORD VILLAGE PHASE 2 LLC
INST. NO. 2019-0714883
(862,888 SQ.FT.) 19.8092 ACRES
(853,190 SQ.FT.) 19.5866 ACRES LESS ROW

NOTE 2:
EXPANSION LANDS PARCEL 1
IN ORIGINAL AVON TWP. SEC. 9
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 PARCEL 1
IN ORIGINAL AVON TWP. SEC. 16
CONCORD VILLAGE PHASE 2 LLC
PPN:04-00-016-101-217
INST. NO. 2019-0714883
(75,222 SQ.FT.) 1.7269 ACRES
(73,327 SQ.FT.) 1.6834 ACRES LESS ROW

NOTE 4:
EXPANSION LANDS PARCEL 2
IN ORIGINAL AVON TWP. SEC. 16
CONCORD VILLAGE PHASE 2 LLC
PPN:04-00-016-101-217
INST. NO. 2019-0714883
(10,472 SQ.FT.) 0.2404 ACRES

NOTE 5:
DECLARED LANDS
CONCORD VILLAGE NO. 2
PHASE 1
28,606 SQ.FT.
0.6567 ACRES
VOL. 107, PAGE 35-36 L.C.P.R.

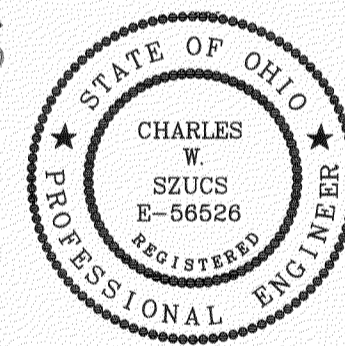
NOTE 6:
DECLARED LANDS
CONCORD VILLAGE NO. 2
PHASE 2
18,101 SQ.FT.
0.4156 ACRES
VOL. 108, PAGE 19-20 L.C.P.R.

NOTE 7:
DECLARED LANDS
CONCORD VILLAGE NO. 2
PHASE 3
19,303 SQ.FT.
0.4431 ACRES

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	15.71	10.00	10.00	14.14	S44°29'38"E	90°00'00"

ENGINEER'S CERTIFICATION
I HEREBY CERTIFY THAT THESE DRAWINGS SHOW GRAPHICALLY ALL PARTICULARS OF THE UNITS OF CONCORD VILLAGE NO. 2 CONDOMINIUMS PHASE 3 INCLUDING THE LAYOUT AND DESIGNATION OF EACH FAMILY UNIT AS CONSTRUCTED AS OF 6/21/20.

Charles W. Szucs 07-14-25
CHARLES W. SZUCS, 7/14/2020
P.E. No. 56526



SURVEYOR'S CERTIFICATION
I DO HEREBY CERTIFY THAT THE BUILDING FOUNDATIONS OF UNITS 11-15 OF CONCORD VILLAGE NO.2 CONDOMINIUMS PHASE 3, 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 6/21/20.

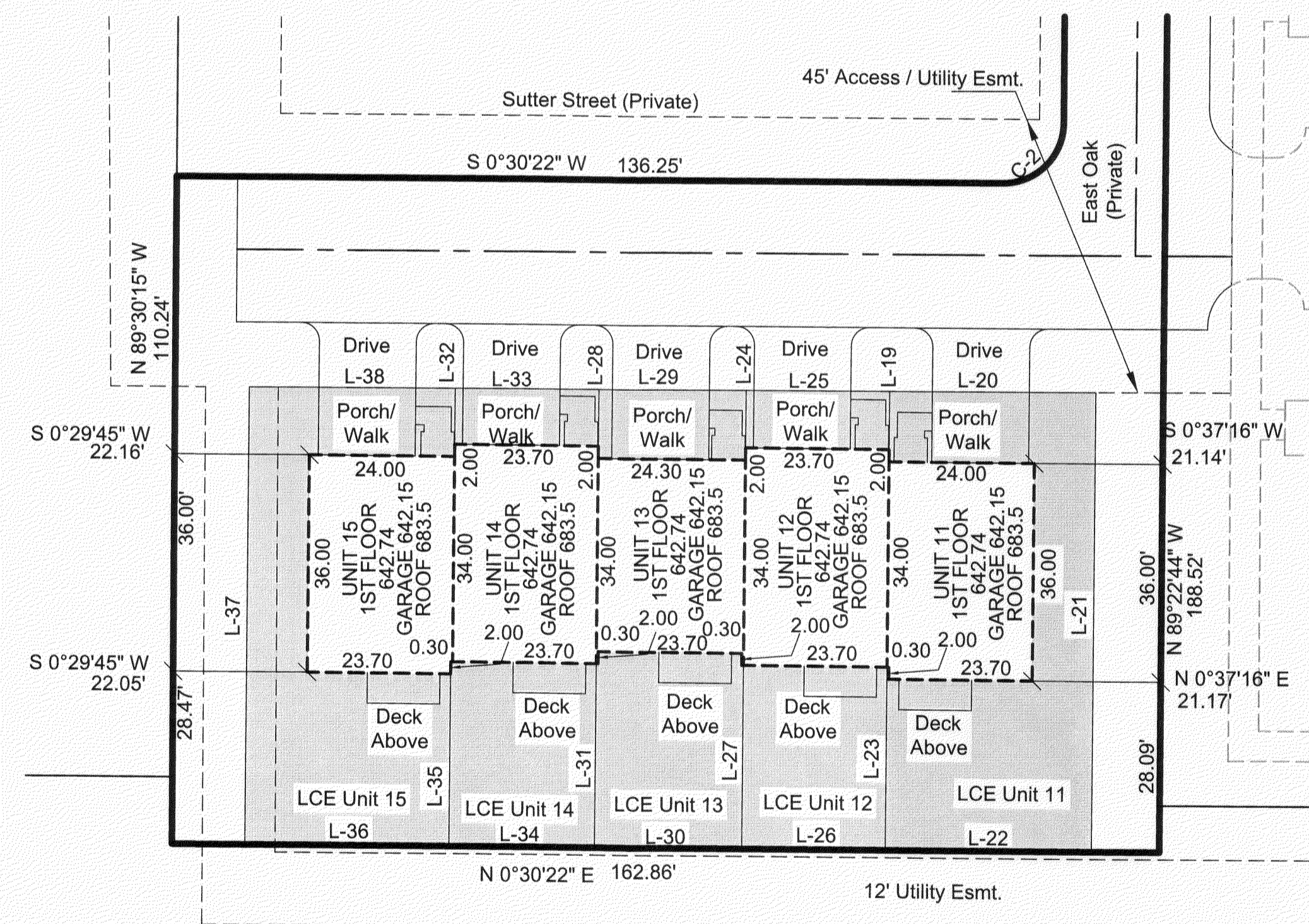
Michael P. Spellacy 7/14/20
MICHAEL P. SPELLACY, 7/14/2020
P.S. No. 8169



PHASE 2 ACREAGE BREAKDOWN:

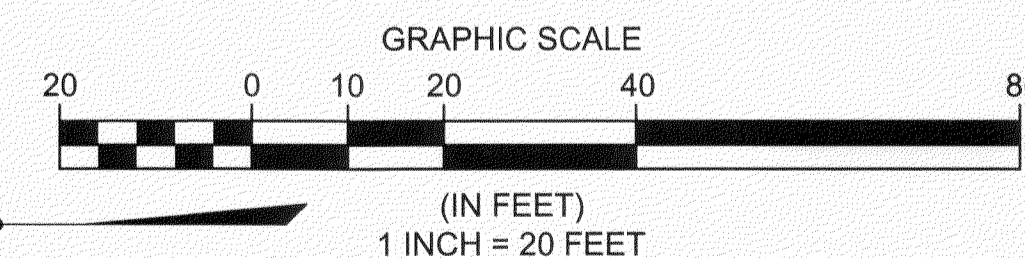
ACREAGE OF UNITS	0.0967 ACRES
ACREAGE OF COMMON ELEMENT AREA OUTSIDE OF BUILDINGS (NOT INCLUDING COMMON ELEMENT AREA UNDER BUILDINGS)	0.3464 ACRES
TOTAL COMMON ELEMENT AREA PHASE 3.....	0.4431 ACRES
PREVIOUSLY DECLARED	1.0723 ACRES
ADDITIONAL LANDS FOR FUTURE DEVELOPMENT	20.0496 ACRES
TOTAL	21.5650 ACRES

LINE TABLE		
LINE	LENGTH	BEARING
L-1	112.71	S89°29'38"E
L-2	142.00	S00°30'22"W
L-3	68.47	S89°29'38"E
L-4	29.36	S03°38'14"E
L-5	157.54	N89°29'38"W
L-6	112.02	S00°30'22"W
L-7	11.03	N89°30'15"W
L-8	162.86	S00°30'22"W
L-9	7.67	S89°22'44"E
L-10	117.25	S00°30'22"W
L-11	13.10	N89°29'38"W
L-12	67.04	N89°29'38"W
L-13	136.25	N00°30'22"E
L-14	66.45	S89°30'15"E
L-15	146.65	S03°38'14"E
L-16	188.52	N89°22'44"W
L-17	110.24	S89°30'15"E
L-18	17.05	S03°38'14"E
L-39	26.31	N03°38'14"W
L-40	142.39	N89°23'54"W
L-41	23.49	N03°38'14"W



LINE TABLE (LIMITED COMMON)		
LINE	LENGTH	BEARING
L-19	9.55	S89°19'49"W
L-20	34.00	S00°23'14"W
L-21	75.83	N89°19'49"W
L-22	34.00	N00°30'22"E
L-23	30.21	S89°19'49"E
L-24	9.44	S89°19'49"E
L-25	23.70	S00°23'14"W
L-26	23.70	N00°30'22"E
L-27	30.27	S89°19'49"E
L-28	9.32	S89°19'49"E
L-29	24.30	S00°23'14"W
L-30	24.30	N00°30'22"E
L-31	30.34	S89°19'49"E
L-32	9.20	S89°19'49"E
L-33	23.70	S00°23'14"W
L-34	24.00	N00°30'22"E
L-35	28.41	S89°19'49"E
L-36	33.70	N00°30'22"E
L-37	75.54	S89°19'49"E
L-38	34.00	S00°23'14"W

DETAIL: 1 INCH = 20 FEET



TRANSFERRED
IN COMPLIANCE WITH SEC. 319
OHIO REV. CODE
AUG 12 2020

J. CRAIG SNODGRASS, CPA, CGFM
LORAIN COUNTY AUDITOR

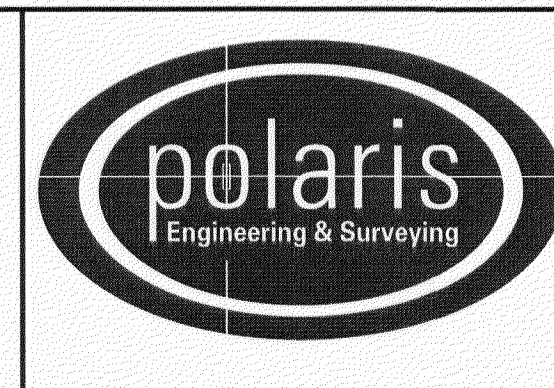
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Kind: PLAT
Recorded: 08/12/2020 at 12:26:40 PM
Fee Amt: \$172.80 Page 1 of 3
Lorain County, Ohio
Judith M. Neuhack County Recorder
FILE: 2020-0773634

CHRISTOPHER JOSEPH
42115 ELK DR
LAGRANGE, OH 44050
Plat Vol 108
Pgs 47, 48

REV. No.	DATE	BY

DATE: 7/6/2020 DRAWN: MPS
SCALE: HOR: 1"=100' VERT. n/a
FOLDER: DWG/Proj. Surveying
FILENAME: Surv. Base/Condo plats
TAB: 01-CONDO PLAT PH 3
BNDY. CHK: n/a
BASE. CHK: n/a

PHASE 3 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

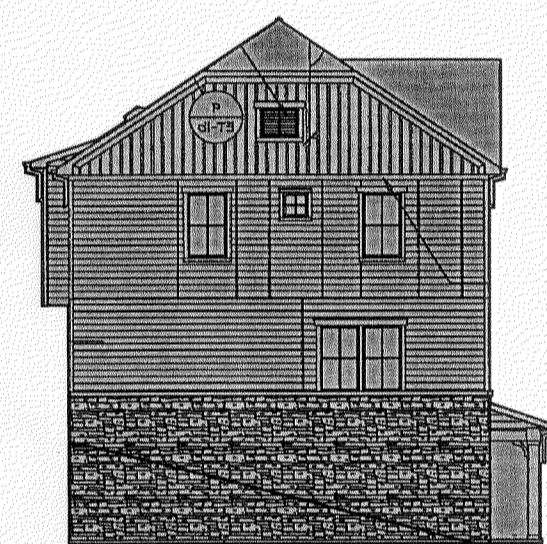
CONTRACT No.	
19071	
SHEET	OF
1	2

CONCORD VILLAGE NO. 2 CONDOMINIUM PHASE 3

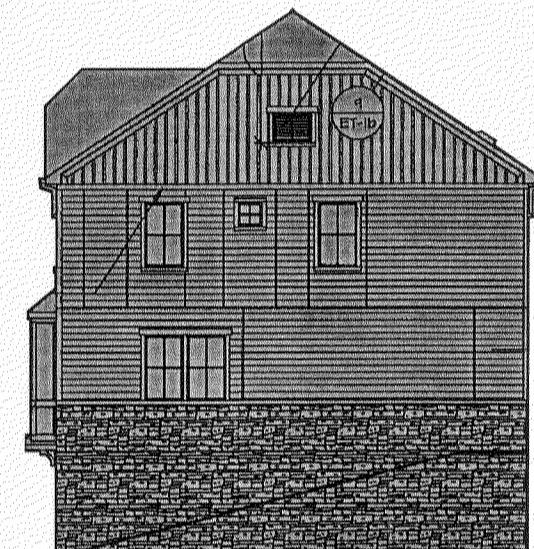
(UNITS 11, 12, 13, 14, AND 15)
AND COMMON ELEMENT AREA
BEING A PART OF ORIGINAL
AVON TOWNSHIP SECTIONS 9 AND 16
NOW IN THE CITY OF AVON
LORAIN COUNTY, STATE OF OHIO
JULY 6, 2020
SCALE 1 INCH = 20 FEET



UNITS 11-15
FRONT ELEVATION



UNIT 11
SIDE ELEVATION



UNIT 15
SIDE ELEVATION



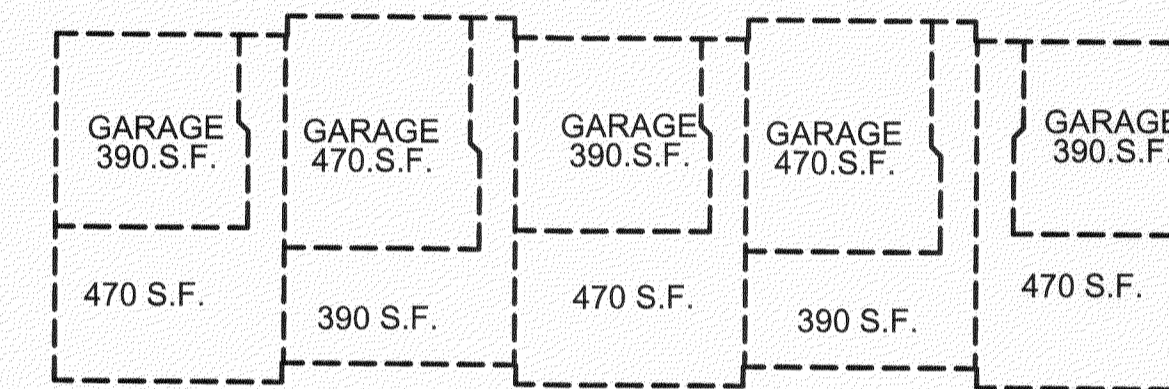
UNIT 15
REAR
ELEVATION

UNIT 14
REAR
ELEVATION

UNIT 13
REAR
ELEVATION

UNIT 12
REAR
ELEVATION

UNIT 11
REAR
ELEVATION



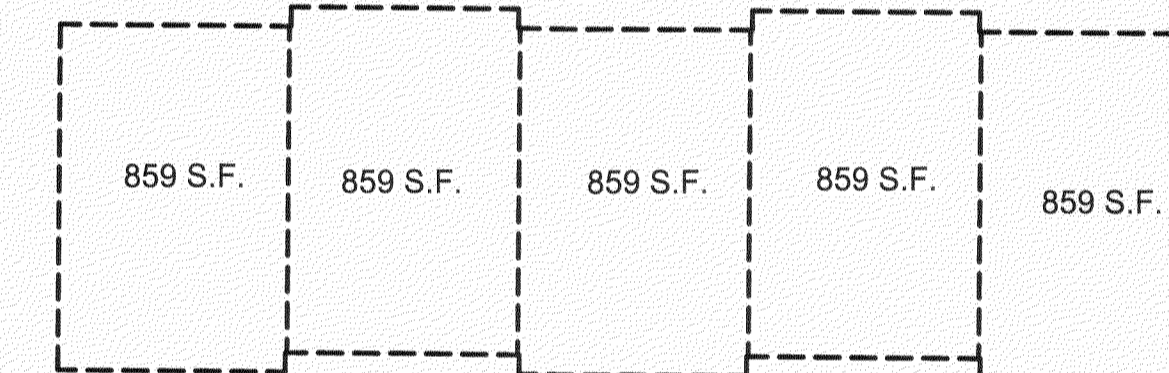
UNIT 15
LOWER
LEVEL

UNIT 14
LOWER
LEVEL

UNIT 13
LOWER
LEVEL

UNIT 12
LOWER
LEVEL

UNIT 11
LOWER
LEVEL



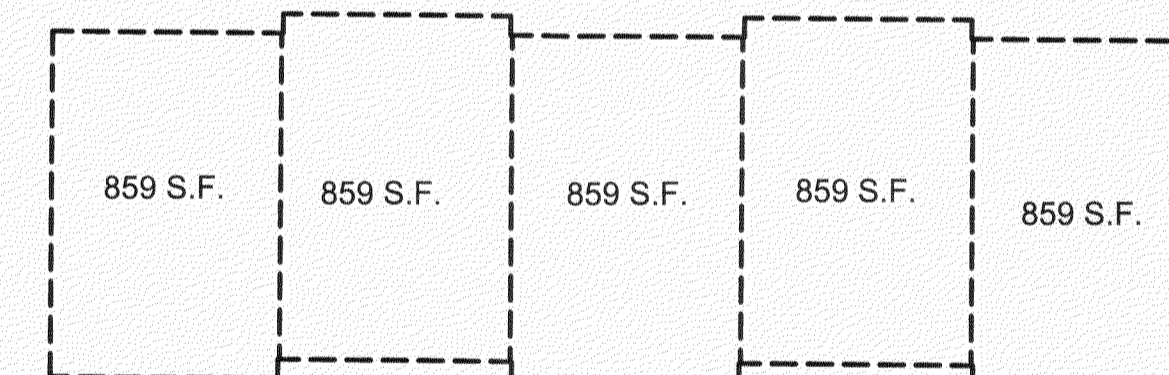
UNIT 15
FIRST
FLOOR

UNIT 14
FIRST
FLOOR

UNIT 13
FIRST
FLOOR

UNIT 12
FIRST
FLOOR

UNIT 11
FIRST
FLOOR



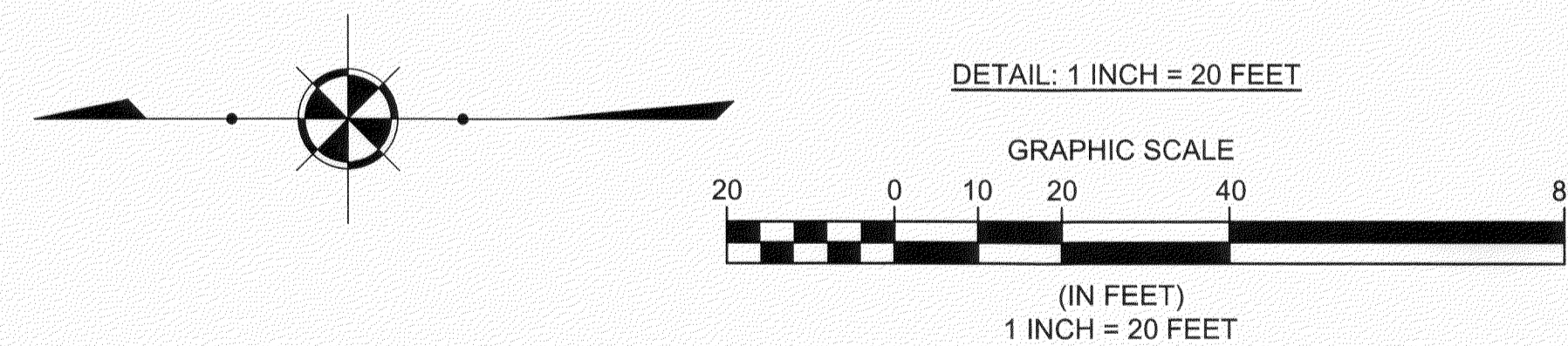
UNIT 15
SECOND
FLOOR

UNIT 14
SECOND
FLOOR

UNIT 13
SECOND
FLOOR

UNIT 12
SECOND
FLOOR

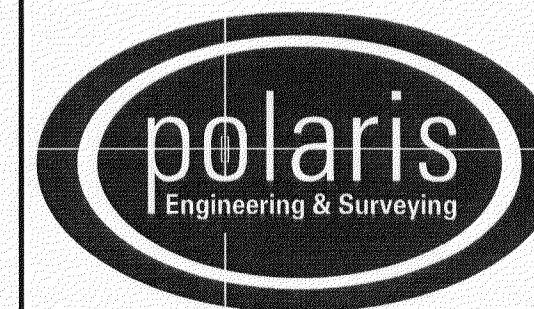
UNIT 11
SECOND
FLOOR



REV. No.	DATE	BY

DATE: 7/6/2020 DRAWN: MPS
SCALE: HOR. 1"= 20' VERT. n/a
FOLDER: DWG/Proj. Surveying
FILENAME: Surv. Base/Condo plats
TAB: 02-CONDO PLAT PH 3
BNDY. CHK: n/a
BASE. CHK: n/a

PHASE 3 CONDOMINIUM PLAT



POLARIS ENGINEERING & SURVEYING, INC.
34600 CHARDON ROAD - SUITE D
WILLOUGHBY HILLS, OHIO 44094
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www.polaris-es.com

CONCORD VILLAGE NO. 2 CONDOMINIUMS

City of Avon - Lorain County = Ohio

CONTRACT No.	
19071	
SHEET	OF
2	2

Plat Sheet

Instrument # 2020-0773634

Film #

Name of Plat: Concord Village No. 2 Condominium Phase 3

Owner: Concord Village Phase Two LLC

Description: Situated in the City of Avon, County of Lorain, State of Ohio. Being a part of original Avon Township Section 9 and 16 / 21.5650 Acres Total. Creating Units 11, 12, 13, 14, and 15 and common area

Floor Plans: See Image

Related/Margin:

Comments: 3rd Amendment to Declaration # 2020-0773635 to follow

Vol. 108

Pg. 47, 48

Receiving Stamp

CHRISTOPHER JOSEPH
42115 ELK DR
LAGRANGE, OH 44050

Amount: 172.80

Initials: SC