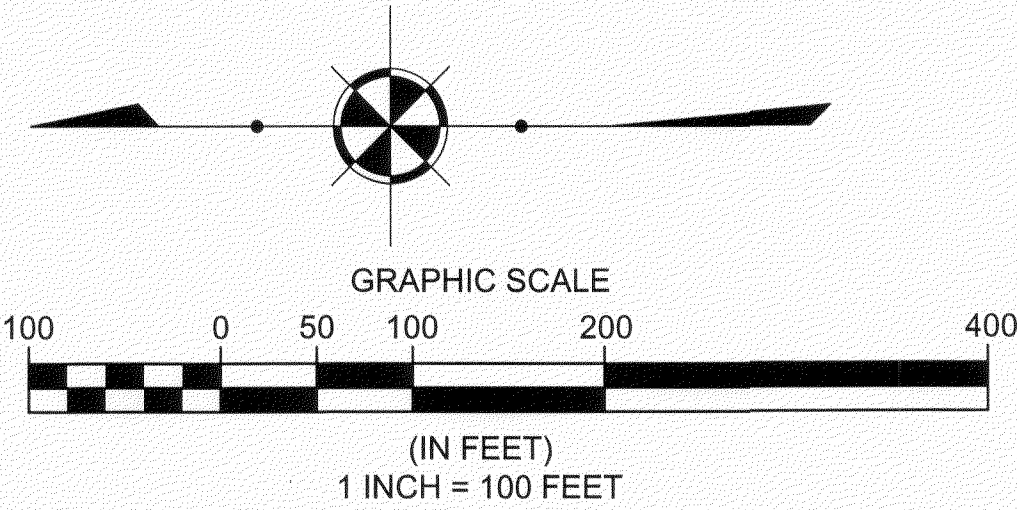


# CONCORD VILLAGE NO. 2 CONDOMINIUM PHASE 4

(UNITS 16, 17, 18, 19, AND 20)  
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 29, 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

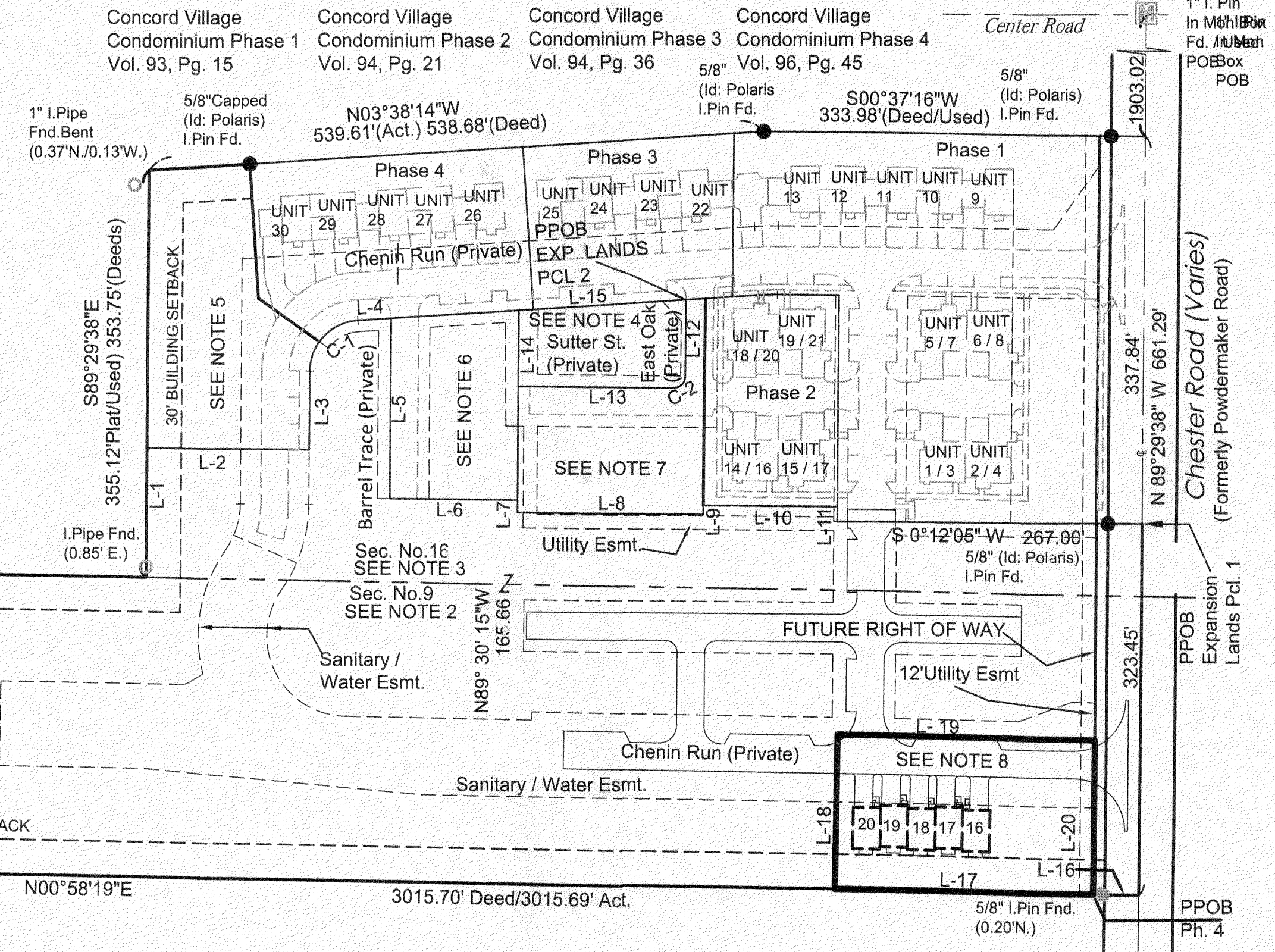


Kenneth N. Loeser &  
Rosalie J. Todd  
PPN:04-00-016-101-202

"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

### PHASE 4 ACREAGE BREAKDOWN:

ACREAGE OF UNITS	0.0989 ACRES
ACREAGE OF COMMON ELEMENT AREA OUTSIDE OF BUILDINGS (NOT INCLUDING COMMON ELEMENT AREA UNDER BUILDINGS)	0.5960 ACRES
TOTAL COMMON ELEMENT AREA PHASE 4	0.6949 ACRES
PREVIOUSLY DECLARED	1.5154 ACRES
ADDITIONAL LANDS FOR FUTURE DEVELOPMENT	19.3547 ACRES
<b>TOTAL</b>	<b>21.5650 ACRES</b>



CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
C-1	67.43	45.00	41.86	61.30	N46°33'56"W	85°51'24"

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

- NOTE 1:** EXPANSION LANDS PARCEL 1  
CONCORD VILLAGE PHASE 2 LLC  
INST. NO. 2019-0714883  
(832,617 SQ.FT.) 19.1143 ACRES  
(822,919 SQ.FT.) 18.8917 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  
(759,395 SQ.FT.) 17.3874 ACRES  
(749,592 SQ.FT.) 17.2083 ACRES LESS ROW
- NOTE 3:** EXPANSION LANDS PARCEL 1  
IN ORIGINAL AVON TWP. SEC. 16  
CONCORD VILLAGE PHASE 2 LLC  
PPN:04-00-016-101-219  
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:04-00-016-101-218  
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  
VOL. 108, PAGE 47-48 L.C.P.R.
- NOTE 8:** DECLARED LANDS  
CONCORD VILLAGE NO. 2  
PHASE 4  
30,271 SQ.FT.  
0.6949 ACRES

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	40.00	N0°58'19"E
L-17	226.33	N0°58'19"E
L-18	134.19	S88°58'58"E
L-19	225.14	S1°01'02"W
L-20	134.01	N89°29'38"W

LINE	LENGTH	DIRECTION
L-21	20.00'	S88°58'58"E
L-22	34.04'	S1°01'02"W
L-23	76.00'	N88°58'58"W
L-24	33.71'	N1°01'02"E
L-25	20.00'	S88°58'58"E
L-26	20.00'	S88°58'58"E
L-27	23.67'	S1°01'02"W
L-28	20.00'	N88°58'58"W
L-29	20.00'	N88°58'58"W
L-30	24.33'	N1°01'02"E
L-31	20.00'	S88°58'58"E
L-32	20.00'	S88°58'58"E
L-33	24.33'	S1°01'02"W
L-34	20.00'	N88°58'58"W

LINE	LENGTH	DIRECTION
L-35	20.00'	N88°58'58"W
L-36	23.67'	N1°01'02"E
L-37	20.00'	S88°58'58"E
L-38	20.00'	S88°58'58"E
L-39	23.67'	S1°01'02"W
L-40	20.00'	N88°58'58"W
L-41	20.00'	N88°58'58"W
L-42	24.33'	N1°01'02"E
L-43	20.00'	S88°58'58"E
L-44	76.00'	N88°58'58"W
L-45	34.04'	N1°01'02"E
L-46	20.00'	S88°58'58"E
L-47	20.00'	S88°58'58"E
L-48	33.71'	S1°01'02"W

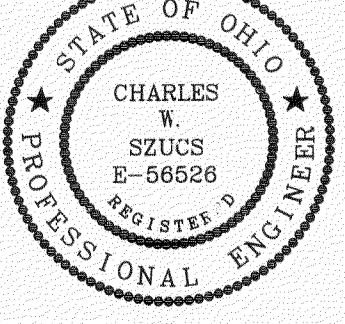
**SURVEYOR'S CERTIFICATION**  
I DO HEREBY CERTIFY THAT THE BUILDING FOUNDATIONS OF UNITS 16-20 OF CONCORD VILLAGE NO. 2 CONDOMINIUMS PHASE 4, INCLUDING THE LOCATION, OUTSIDE DIMENSIONS, FINISHED FLOOR ELEVATIONS OF EACH FAMILY UNIT AND COMMON DRAWINGS ARE SHOWN ON THIS DRAWING AS CONSTRUCTED. I HEREBY 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 9/29/20.

*Michael P. Spellacy*  
MICHAEL P. SPELLACY, 9/29/2020  
P.S. No. 8169



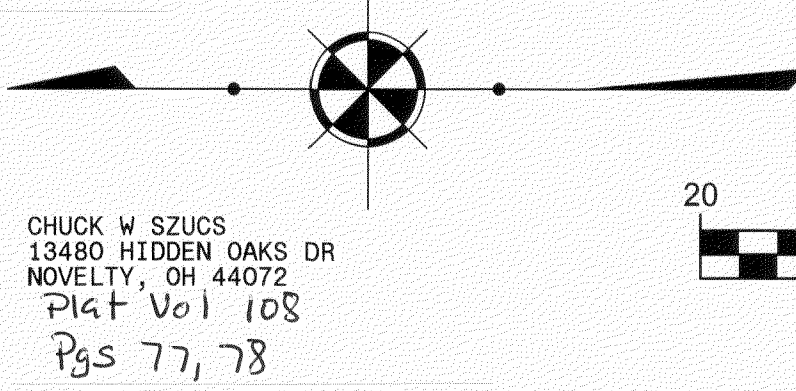
**ENGINEER'S CERTIFICATION**  
I HEREBY CERTIFY THAT THESE DRAWINGS SHOW GRAPHICALLY ALL PARTICULARS OF THE UNITS OF CONCORD VILLAGE NO. 2 CONDOMINIUMS PHASE 4 INCLUDING THE LAYOUT AND DESIGNATION OF EACH FAMILY UNIT AS CONSTRUCTED AS OF 9/29/20.

*Charles W. Szucs*  
CHARLES W. SZUCS, 9/29/2020  
P.E. No. 56526

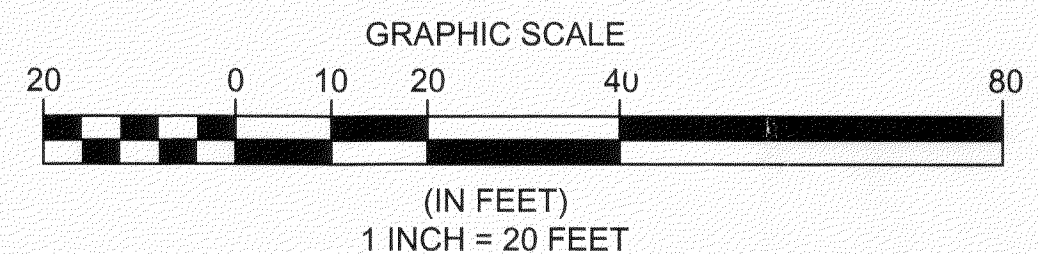


Doc ID: 022545250003 Type: OFF  
Kind: PLAT  
Recorded: 10/29/2020 at 09:26:03 AM  
Fee Amt: \$172.80 Page 1 of 3  
Lorain County, Ohio  
Judith M. Medwick, County Recorder  
2020-0786059

**TRANSFERRED**  
IN COMPLIANCE WITH SEC. 319-202  
OHIO REV. CODE  
OCT 29 2020  
J. CRAIG SNOODGRASS, CPA, CGFM  
LORAIN COUNTY AUDITOR



DETAIL: 1 INCH = 20 FEET

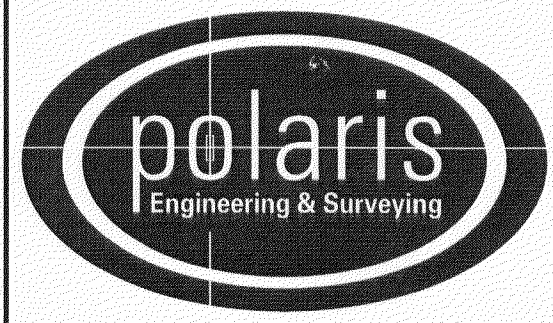


LIMITED COMMON ELEMENTS (LCE)

REV. No.	DATE	BY

DATE: 9/29/2020 DRAWN: MPS  
SCALE: HOR: 1"=100' VERT: n/a  
FOLDER: DWG/Proj. Surveying  
FILENAME: Surv. Base/Condo.plats  
TAB: 01-CONDO PLAT PH 4  
BNDY. CHK: n/a  
BASE. CHK: n/a

## PHASE 4 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

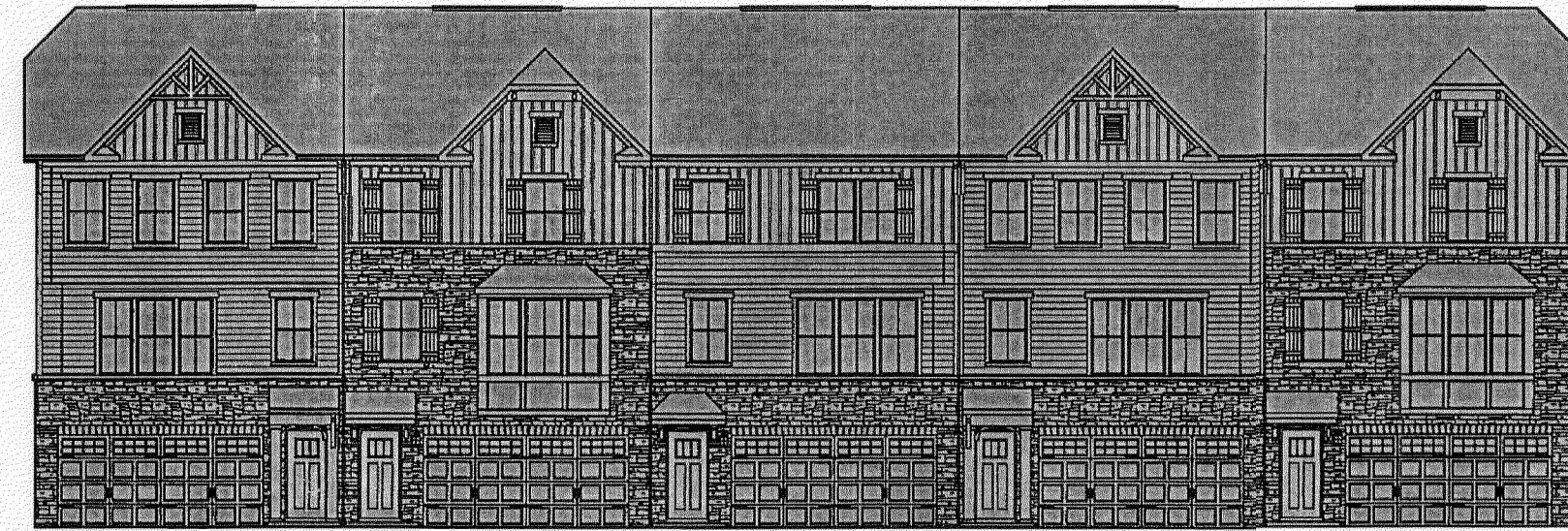
## CONCORD VILLAGE NO. 2 CONDOMINIUMS

City of Avon - Lorain County = Ohio

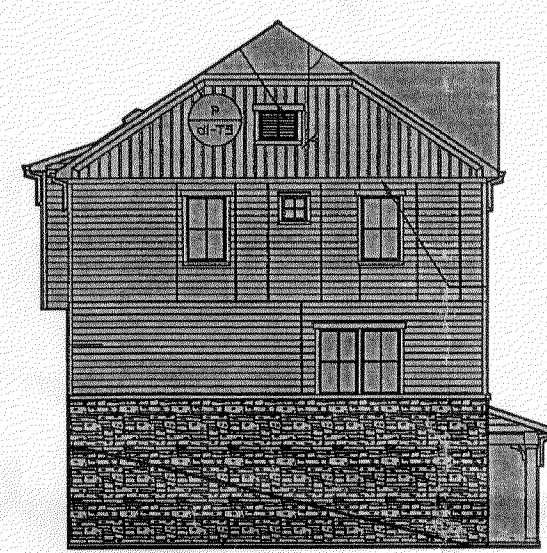
CONTRACT No.	
19071	
SHEET	OF
1	2

# CONCORD VILLAGE NO. 2 CONDOMINIUM PHASE 4

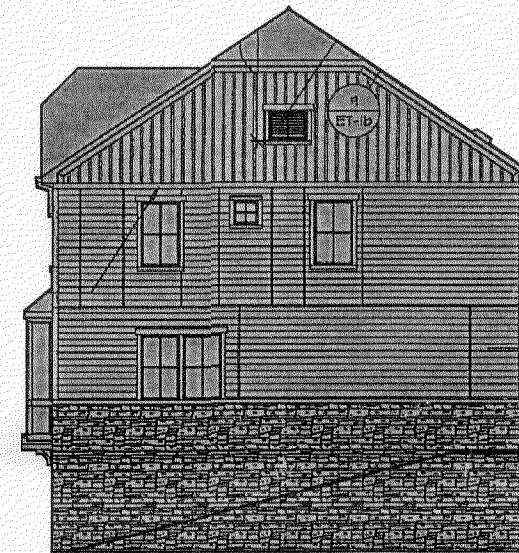
(UNITS 16, 17, 18, 19, AND 20)  
AND COMMON ELEMENT AREA  
BEING A PART OF ORIGINAL  
AVON TOWNSHIP SECTIONS 9 AND 16  
NOW IN THE CITY OF AVON  
LORAIN COUNTY, STATE OF OHIO  
SEPTEMBER 29, 2020  
SCALE 1 INCH = 20 FEET



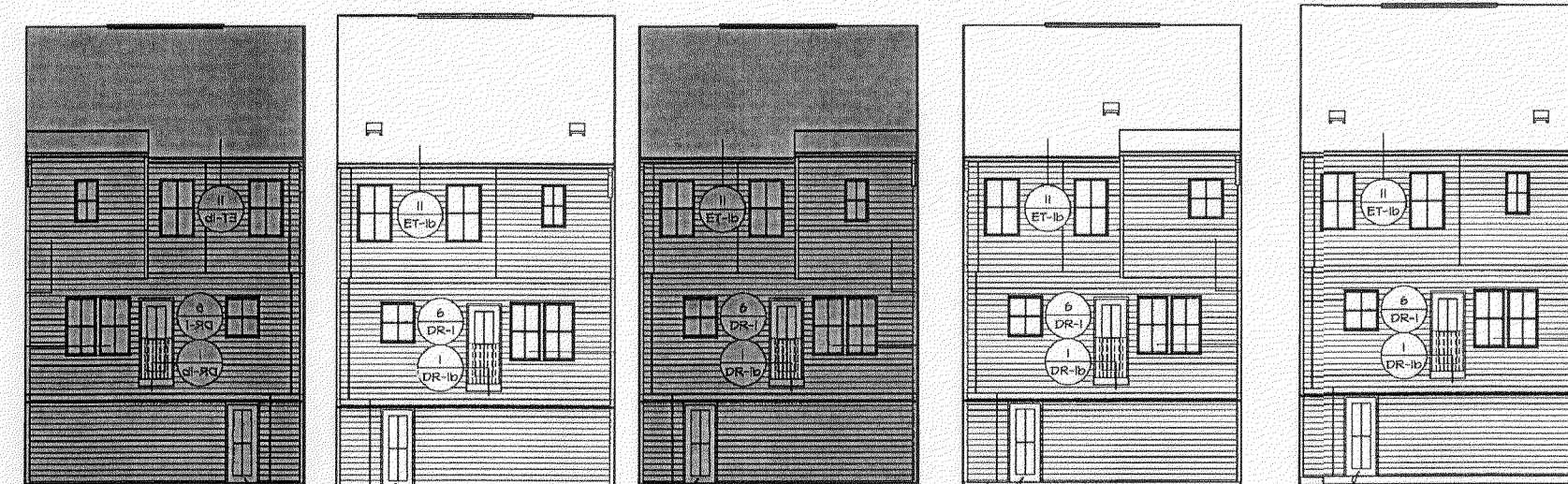
UNITS 16-20 FRONT ELEVATION



UNIT 16 SIDE ELEVATION



UNIT 20 SIDE ELEVATION



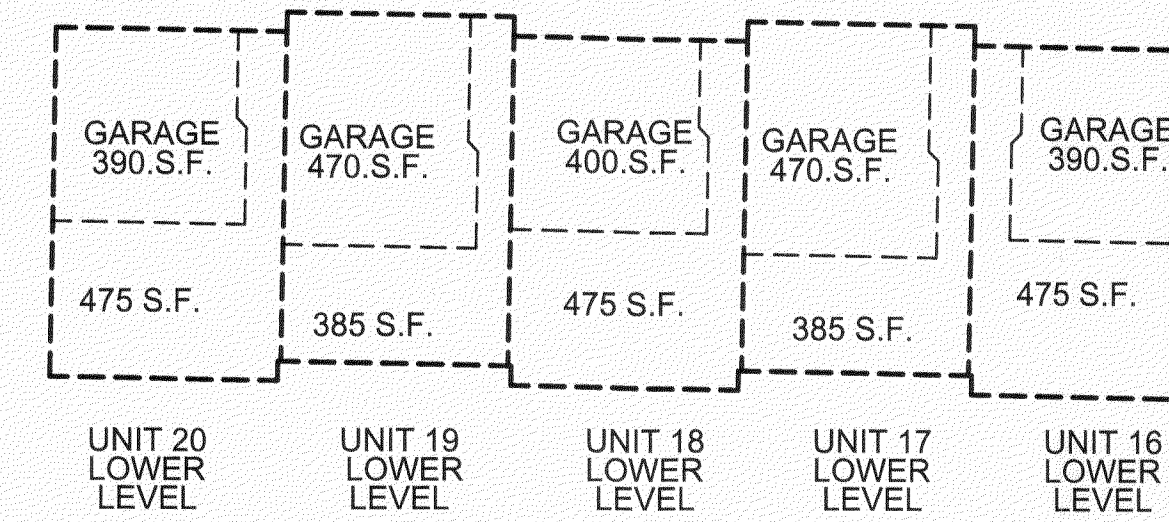
UNIT 20  
REAR  
ELEVATION

UNIT 19  
REAR  
ELEVATION

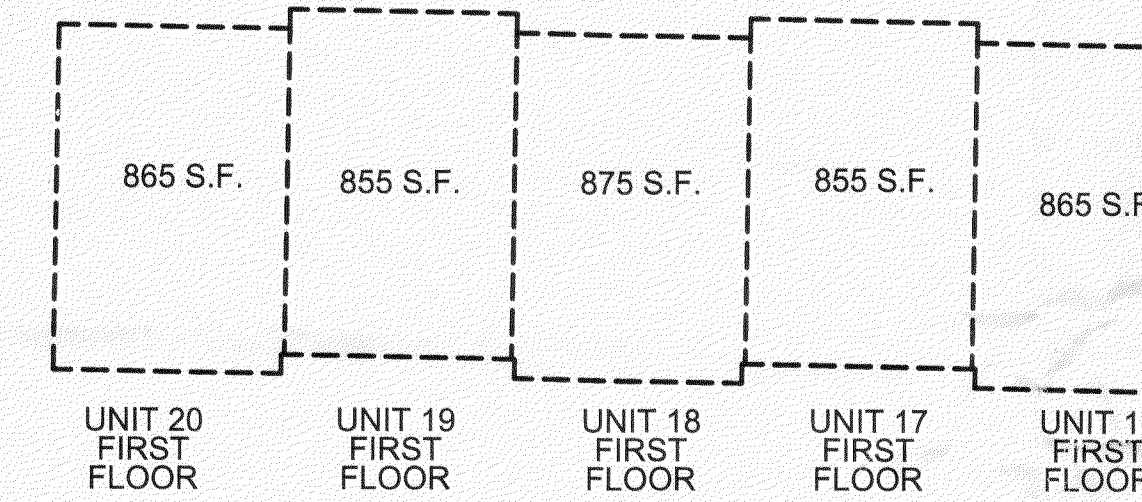
UNIT 18  
REAR  
ELEVATION

UNIT 17  
REAR  
ELEVATION

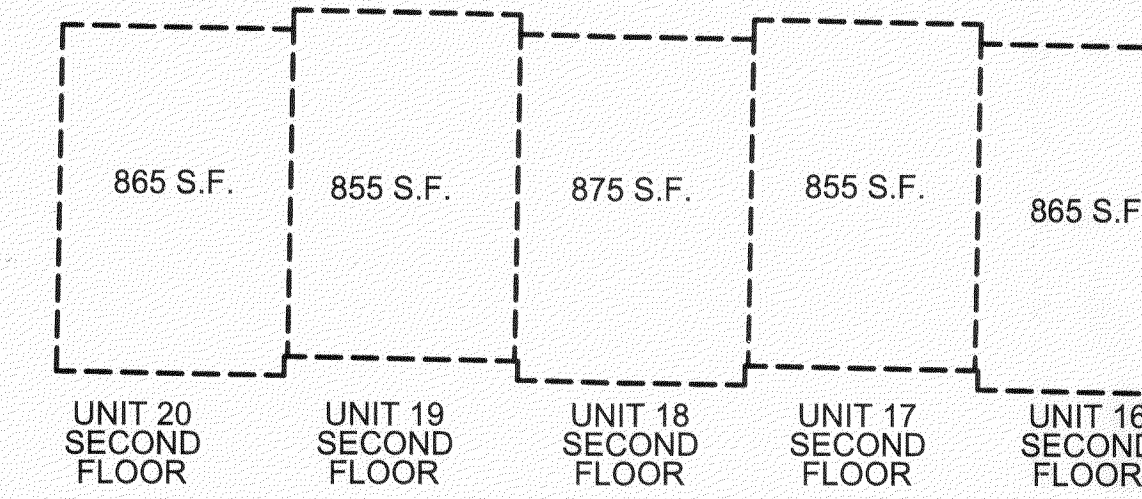
UNIT 16  
REAR  
ELEVATION



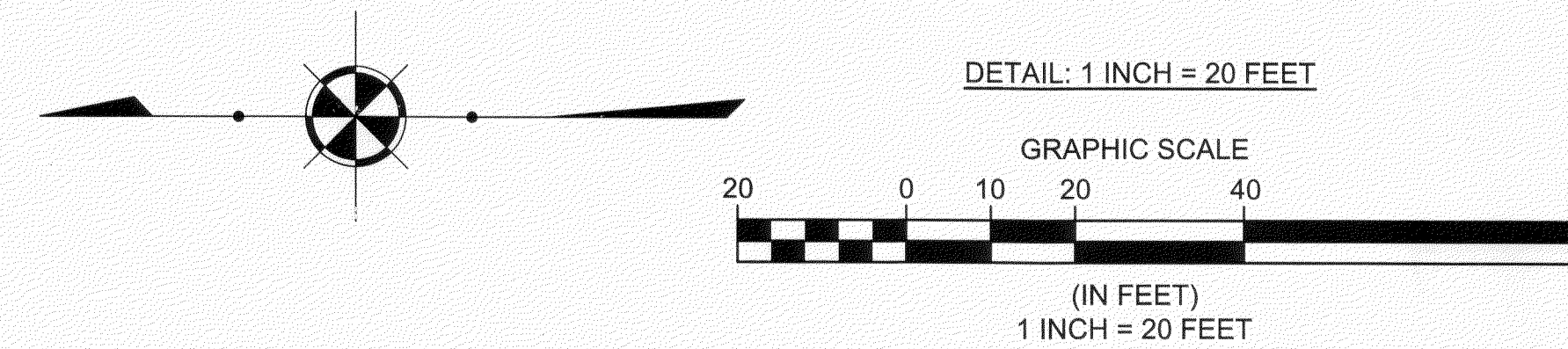
UNIT 20 LOWER LEVEL    UNIT 19 LOWER LEVEL    UNIT 18 LOWER LEVEL    UNIT 17 LOWER LEVEL    UNIT 16 LOWER LEVEL



UNIT 20 FIRST FLOOR    UNIT 19 FIRST FLOOR    UNIT 18 FIRST FLOOR    UNIT 17 FIRST FLOOR    UNIT 16 FIRST FLOOR



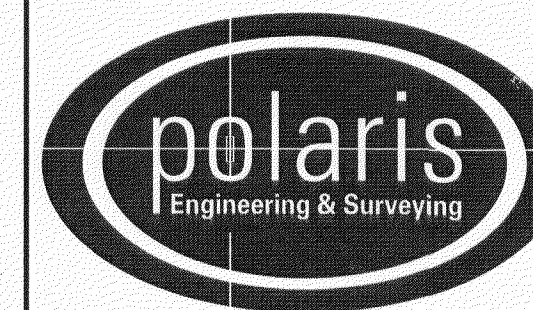
UNIT 20 SECOND FLOOR    UNIT 19 SECOND FLOOR    UNIT 18 SECOND FLOOR    UNIT 17 SECOND FLOOR    UNIT 16 SECOND FLOOR



REV. No.	DATE	BY	

DATE: 9/29/20 DRAWN: MPS  
SCALE: HOR. 1"= 20' VERT. n/a  
FOLDER: DWG/Proj\_Surveying  
FILENAME: Surv\_Base/Condo\_plat  
TAB: 02-CONDO PLAT PH 4  
BNDY. CHK: n/a  
BASE. CHK: n/a

## PHASE 4 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
2	2

Plat Sheet

Instrument # 20200786059

Film # \_\_\_\_\_

Name of Plat: Concord Village No 2 Condo PH 4

Owner: Concord Village Phase Two LLC

Description: Situated in the City of Avon County of Lorain State of Ohio Being Part of Original Avon Township Sections 9 and 16. 21.5650 Acres total. Easements Also.

Creating Units 16, 17, 18, 19, 20 and common element area.

Floor Plans:

Related/Margin: \_\_\_\_\_

Comments: Fourth declaration Amendment to follow

Vol. 108

Receiving Stamp

Pg. 77, 78

CHUCK W SZUCS  
13480 HIDDEN OAKS DR  
NOVELTY, OH 44072

Amount: 172.80

Initials: PT