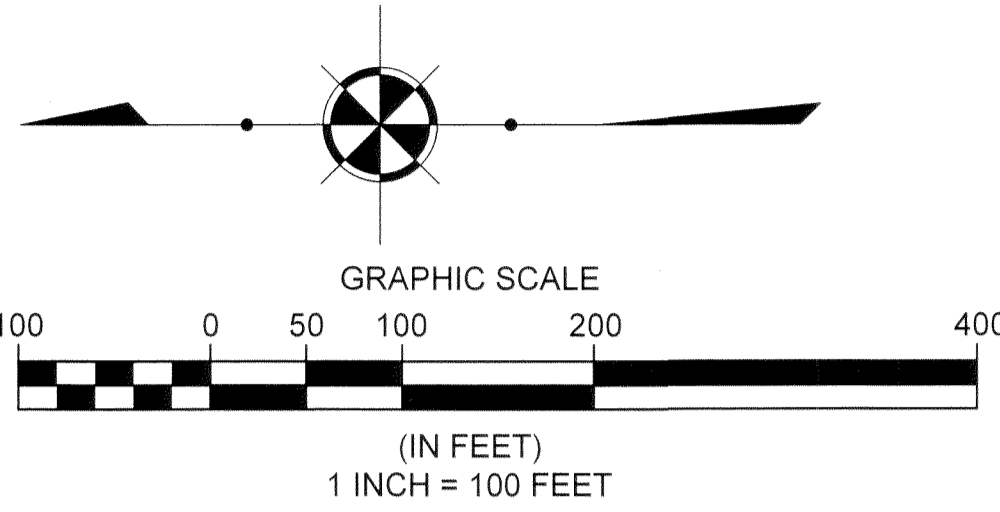


CONCORD VILLAGE NO. 2 CONDOMINIUMS PHASE 5

(UNITS 21, 22, 23, 24, AND 25.)
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
DECEMBER 19, 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

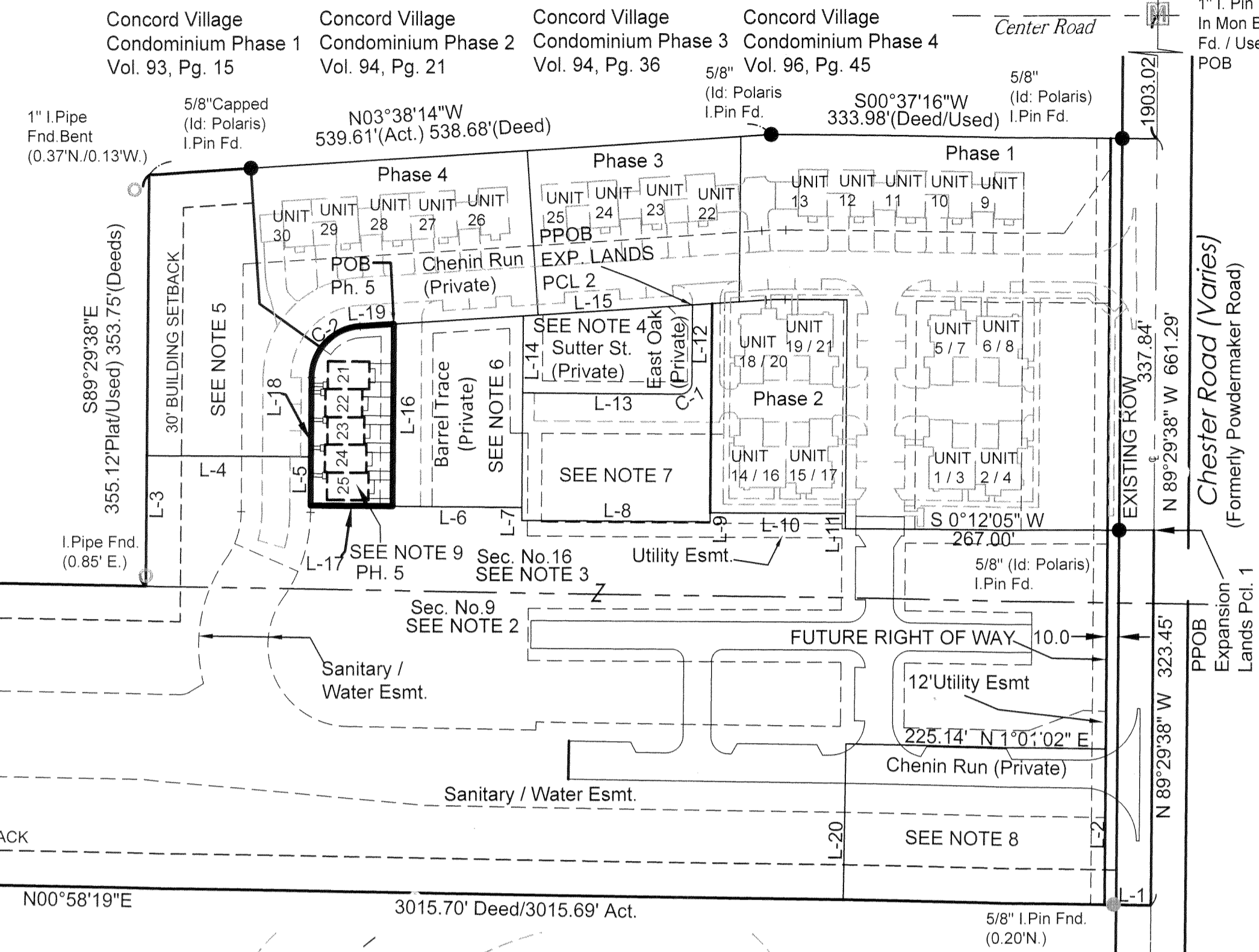


Kenneth N. Loeser &
Rosalee J. Todd
PPN:04-00-016-101-202

"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 5 ACREAGE BREAKDOWN:

ACREAGE OF UNITS	0.0945 ACRES
ACREAGE OF COMMON ELEMENT AREA OUTSIDE OF BUILDINGS (NOT INCLUDING COMMON ELEMENT AREA UNDER BUILDINGS)	0.1498 ACRES
TOTAL COMMON ELEMENT AREA PHASE 5	0.2443 ACRES
PREVIOUSLY DECLARED	2.2103 ACRES
ADDITIONAL LANDS FOR FUTURE DEVELOPMENT	19.1104 ACRES
TOTAL	21.5650 ACRES



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

260.00' Deed/262.45' Act.
S89°09'28"E

H&S Land Partnership
PPN:04-00-009-000-053
Vol. 160, Pg. 399 O.R.

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

NOTE 1:
EXPANSION LANDS PARCEL 1
CONCORD VILLAGE PHASE 2 LLC
INST. NO. 2019-0714883
(821,975 SQ.FT.) 18.8699 ACRES
(812,277 SQ.FT.) 18.6473 ACRES LESS ROW

NOTE 2:
EXPANSION LANDS PARCEL 1
IN ORIGINAL AVON TWP. SEC. 9
CONCORD VILLAGE PHASE 2 LLC
PPN:04-00-009-000-169
INST. NO. 2019-0714883
(757,395 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
(64,580 SQ.FT.) 1.4826 ACRES
(62,685 SQ.FT.) 1.4391 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
VOL. 108, PAGE 77-78 L.C.P.R.

NOTE 9:
DECLARED LANDS
CONCORD VILLAGE NO. 2
PHASE 5
10,642 SQ.FT.
0.2443 ACRES

LINE	LENGTH	DIRECTION	LINE	LENGTH	DIRECTION
L1	40.00'	N0°58'19"E	L12	67.04'	S89°29'38"E
L2	134.01'	S89°29'38"E	L13	136.25'	S0°30'22"W
L3	112.71'	S89°29'38"E	L14	66.45'	S89°30'15"E
L4	142.00'	S0°30'22"W	L15	146.65'	S3°38'14"E
L5	42.08'	N89°29'38"W	L16	157.54'	S89°29'38"E
L6	183.06'	S0°30'22"W	L17	71.03'	N0°30'22"E
L7	11.03'	N89°30'15"W	L18	110.54'	S89°29'38"E
L8	162.86'	S0°30'22"W	L19	29.36'	N3°38'14"W
L9	7.67'	S89°22'44"E	L20	134.19'	S88°58'58"E
L10	117.25'	S0°30'22"W	L21 - L23 NOT USED		
L11	13.10'	N89°29'38"W			

LINE	LENGTH	DIRECTION	LINE	LENGTH	DIRECTION
L24	33.71'	N89°29'38"W	L49	14.09'	S0°30'22"W
L25	20.00'	N0°30'22"E	L50	9.82'	S89°29'38"E
L26	20.00'	S0°30'22"W	L51	63.01'	S0°30'22"W
L27	24.33'	N89°29'38"W			
L28	20.00'	S0°30'22"W			
L29	20.00'	S0°30'22"W			
L30	23.67'	N89°29'38"W			
L31	20.00'	S0°30'22"W			
L32	20.00'	S0°30'22"W			
L33	24.33'	N89°29'38"W			
L34	20.00'	S0°30'22"W			
L35	20.00'	S0°30'22"W			
L36	28.73'	N89°29'38"W			
L37	70.09'	N0°30'22"E			
L38	29.06'	S89°29'38"E			
L39	14.09'	S0°30'22"W			
L40	12.09'	S0°30'22"W			
L41	23.67'	S89°29'38"E			
L42	12.09'	S0°30'22"W			
L43	14.09'	S0°30'22"W			
L44	24.33'	S89°29'38"E			
L45	14.09'	S0°30'22"W			
L46	12.09'	S0°30'22"W			
L47	23.67'	S89°29'38"E			
L48	12.09'	S0°30'22"W			

CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING	TANGENT
C1	15.71'	10.00'	90°00'00"	14.14'	S44°29'38"E	10.00'
C2	67.43'	45.00'	85°51'24"	61.30'	N46°33'56"W	41.86'

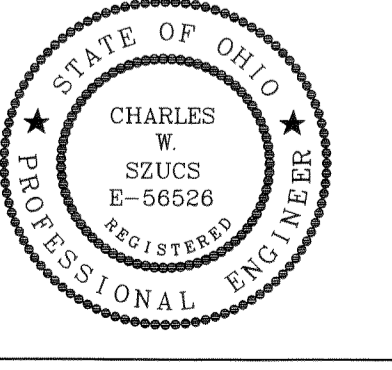
SURVEYOR'S CERTIFICATION
I DO HEREBY CERTIFY THAT THE BUILDING FOUNDATIONS OF UNITS 21-25 OF CONCORD VILLAGE NO.2 CONDOMINIUMS PHASE 5, INCLUDING THE LOCATION, OUTSIDE DIMENSIONS, FINISHED FLOOR ELEVATIONS OF EACH FAMILY UNIT AND COMMON AREAS ARE SHOWN ON THIS DRAWING AS CONSTRUCTED. I HEREBY CERTIFY 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 10/21/20.

12-28-20
RICHARD A. THOMPSON, JR.
P.S. No. 7388



ENGINEER'S CERTIFICATION
I HEREBY CERTIFY THAT THESE DRAWINGS SHOW GRAPHICALLY ALL PARTICULARS OF THE UNITS OF CONCORD VILLAGE NO. 2 CONDOMINIUMS PHASE 5 INCLUDING THE LAYOUT AND DESIGNATION OF EACH FAMILY UNIT AS CONSTRUCTED AS OF 10/21/20.

CLW
CHARLES W. SZUCS,
P.E. No. 56526
12/28/20

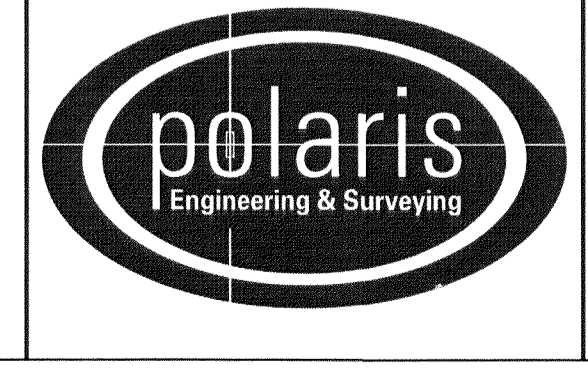


TRANSFERRED
IN COMPLIANCE WITH SEC. 519-202
OHIO REV. CODE
DEC 29 2020
J. CRAIG SNODGRASS, CPA, CGPM
LORAIN COUNTY AUDITOR

CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING	TANGENT
C3	25.58'	45.00'	32°34'13"	25.24'	N73°12'32"W	13.15'

DATE: 12/19/20 DRAWN: KTH
SCALE: HOR: 1"=100' VERT: n/a
FOLDER: DWG/Proj_Surveying
FILENAME: Surv_Base/Condo_plats
TAB: 01-CONDO PLAT PH 5
BNDY. CHK: n/a
BASE. CHK: n/a

**PHASE 5
CONDOMINIUM
PLAT**



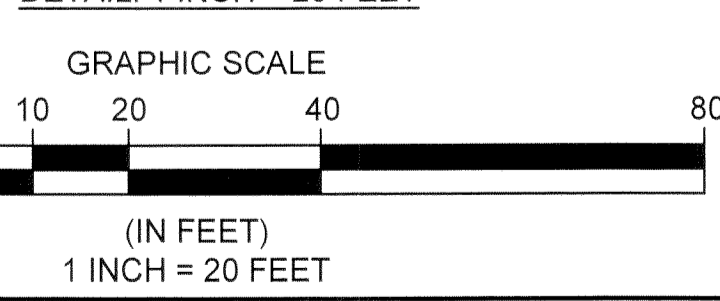
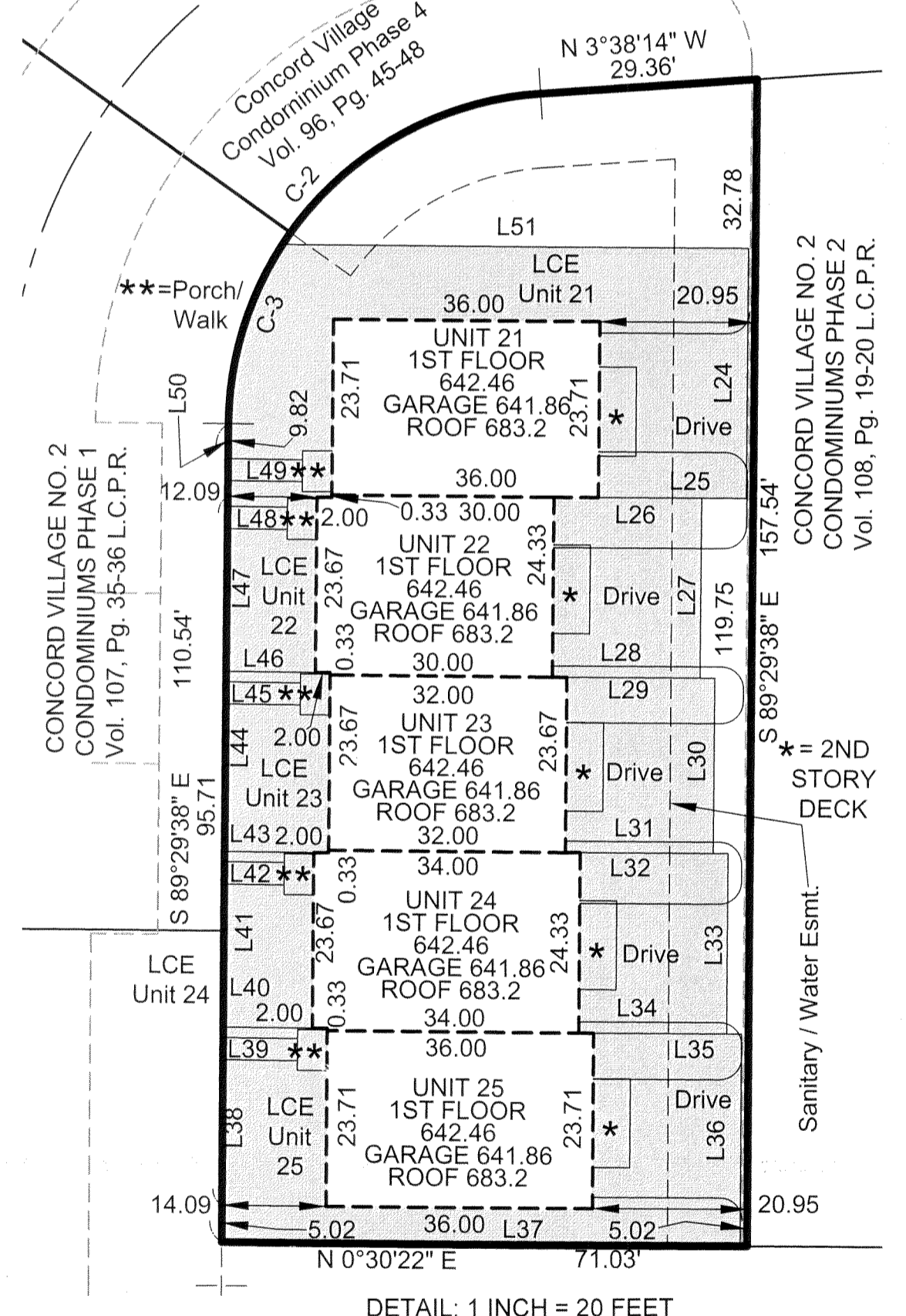
POLARIS ENGINEERING & SURVEYING, INC.
34600 CHARDON ROAD - SUITE D
WILLOUGHBY HILLS, OHIO 44094
(440) 944-4433 (440) 944-3722 (Fax)
www.polaris-es.com

**CONCORD VILLAGE NO. 2
CONDOMINIUMS**
City of Avon - Lorain County = Ohio

CONTRACT No.	
19071	
SHEET	OF
1	2

Doc ID: 022643950003 Type: OFF
Kind: PLAT
Recorded: 12/29/2020 at 10:32:05 AM
Fee Amt: \$172.80 Page 1 of 3
Lorain County, Ohio
Judith M. Nedwick County Recorder
File # 2020-0795713

CONCORD VILLAGE PHASE TWO LLC
*Plat vol. 109
pg. 13, 14*



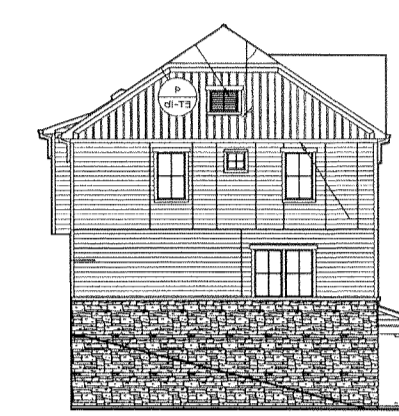
LIMITED COMMON ELEMENTS (LCE)

CONCORD VILLAGE NO. 2 CONDOMINIUMS PHASE 5

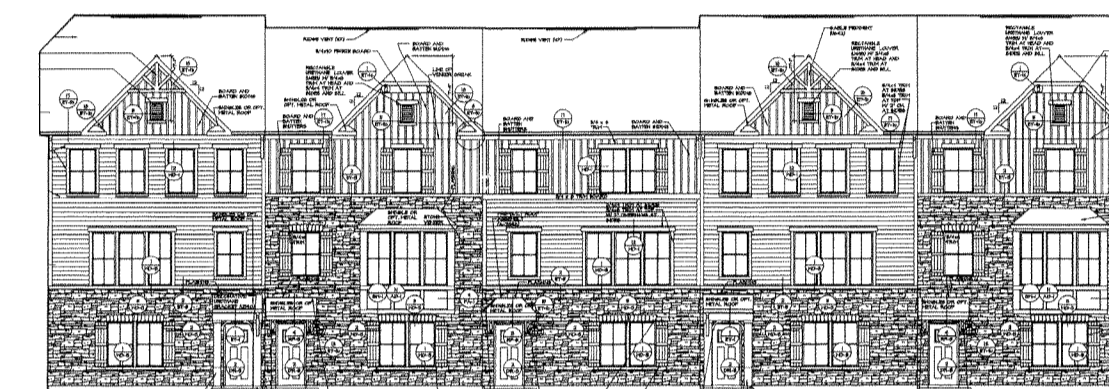
(UNITS 21, 22, 23, 24 AND 25)
AND COMMON ELEMENT AREA
BEING A PART OF ORIGINAL
AVON TOWNSHIP SECTIONS 9 AND 16
NOW IN THE CITY OF AVON
LORAIN COUNTY, STATE OF OHIO
DECEMBER 15, 2020
SCALE 1 INCH = 20 FEET



UNIT 25 SIDE ELEVATION



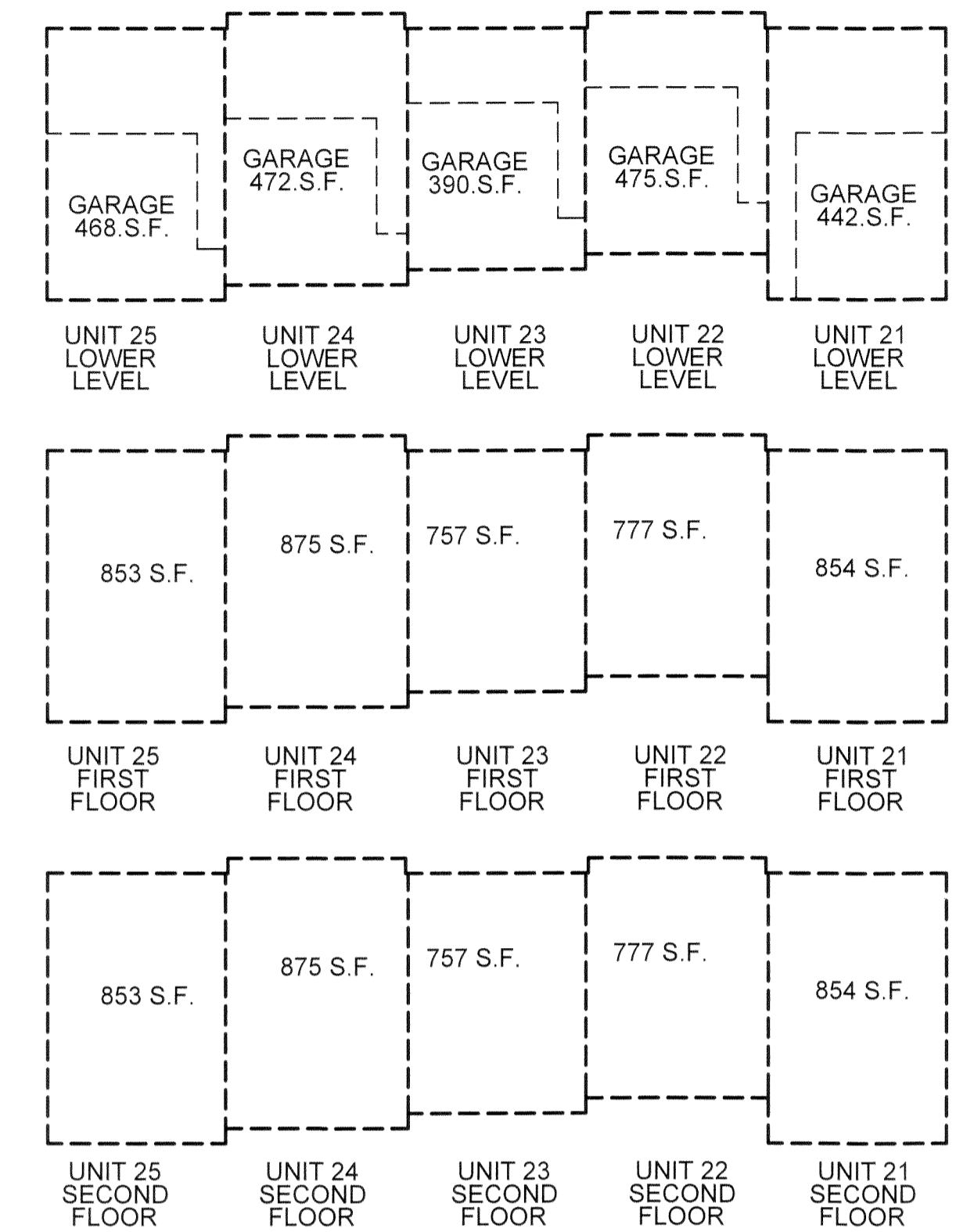
UNIT 21 SIDE ELEVATION



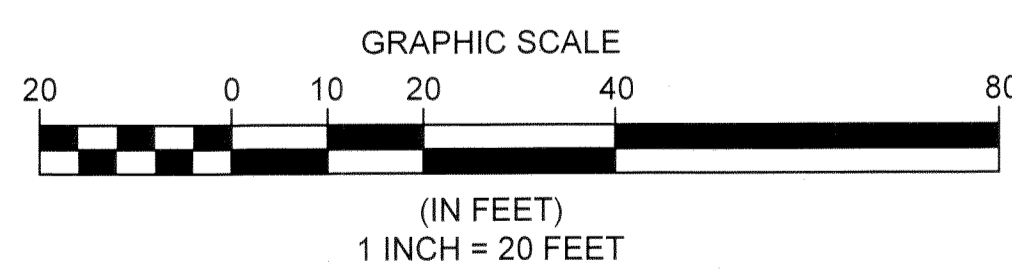
UNITS 21-25 FRONT ELEVATION



UNITS 21-25 REAR ELEVATION



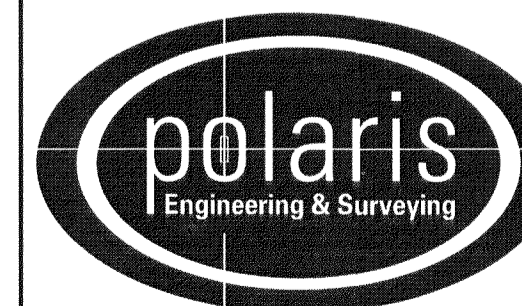
DETAIL: 1 INCH = 20 FEET



REV. No.	DATE	BY	DESCRIPTION

DATE: 12/15/20 DRAWN: KTH
SCALE: HOR: 1"= 20' VERT: n/a
FOLDER: DWG/Proj_Surveying
FILENAME: Surv_Base/Condo_plats
TAB: 02-CONDO PLAT.PH 5
BNDY. CHK: n/a
BASE. CHK: n/a

PHASE 5 CONDOMINIUM PLAT



POLARIS ENGINEERING & SURVEYING, INC.
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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 # 2020-0795713 Film # _____

Name of Plat: Concord Village No. 2 Condominiums Phase 5

Owner: Concord Village Phase Two LLC

Description: Situated in the State of Ohio,
County of Lorain City of Aron being part
of original Aron Township Sections 9 and 16
1.73 Acre Creating Units 21, 22, 23, 24 and
25

Floor Plans: _____

Related/Margin: Declaration follows 2020-0795714

Comments: _____

Vol. 109

Receiving Stamp

Pg. 13, 14

Amount: 172.80

Initials: TM