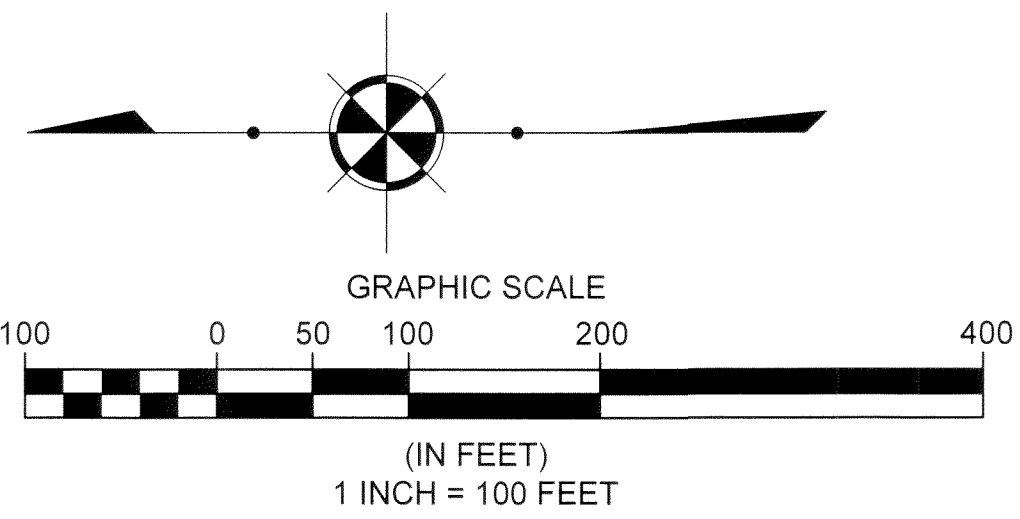


CONCORD VILLAGE NO. 2 CONDOMINIUMS PHASE 6

(UNITS 26, 27, 28, AND 29)
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

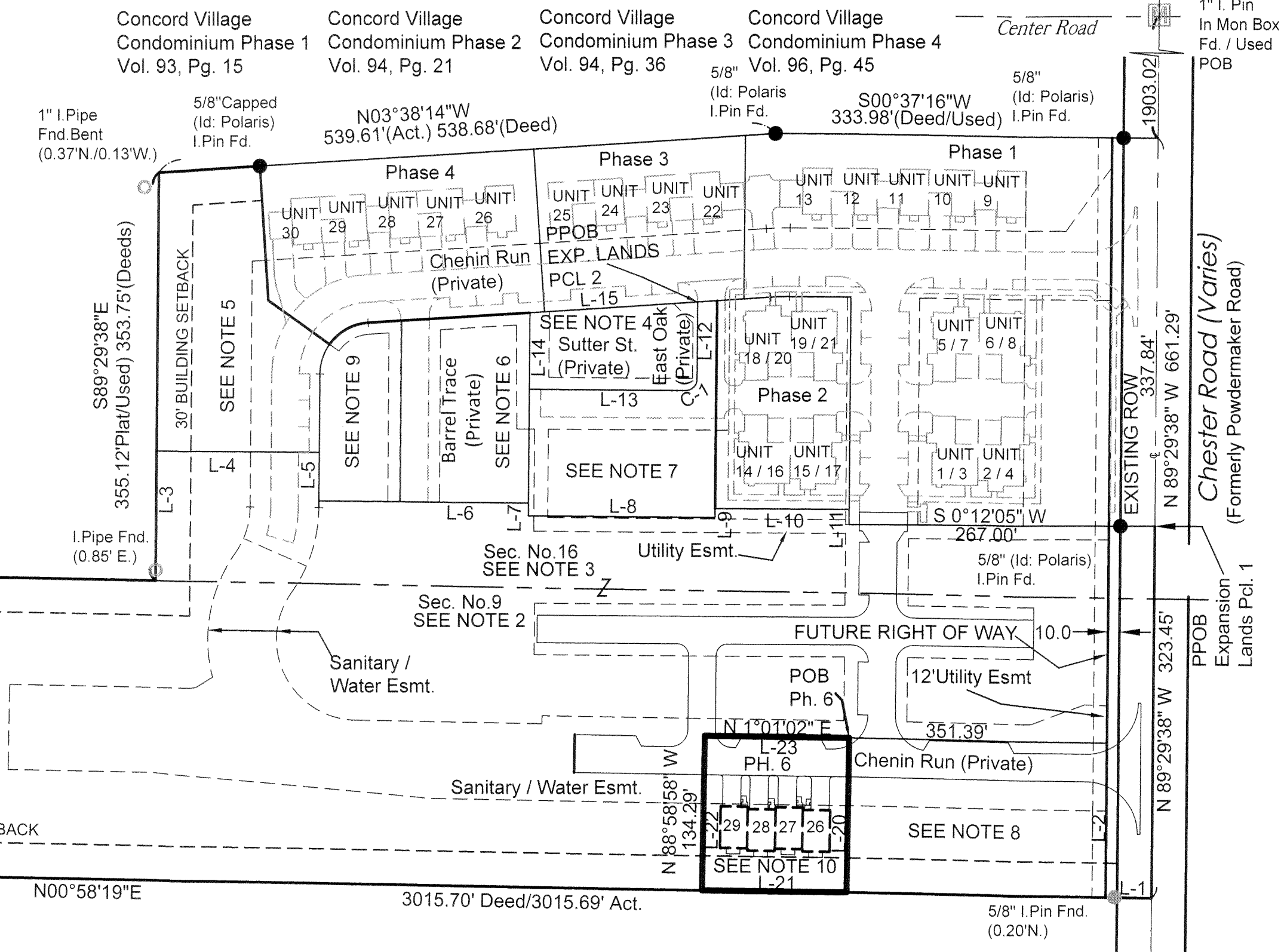


Kenneth N. Loeser &
Rosalee J. Todd
PPN:04-00-016-101-202

"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 6 ACREAGE BREAKDOWN:

ACREAGE OF UNITS	0.0791 ACRES
ACREAGE OF COMMON ELEMENT AREA OUTSIDE OF BUILDINGS (NOT INCLUDING COMMON ELEMENT AREA UNDER BUILDINGS)	0.3100 ACRES
TOTAL COMMON ELEMENT AREA PHASE 5	0.3891 ACRES
PREVIOUSLY DECLARED	2.4546 ACRES
ADDITIONAL LANDS FOR FUTURE DEVELOPMENT	18.7213 ACRES
TOTAL	21.5650 ACRES



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

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

NOTE 1:
EXPANSION LANDS PARCEL 1
CONCORD VILLAGE PHASE 2 LLC
INST. NO. 2019-0714883
(805,028 SQ.FT.) 18.4809 ACRES
(795,331 SQ.FT.) 18.2583 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
(740,448 SQ.FT.) 16.9983 ACRES
(732,645 SQ.FT.) 16.8192 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-
INST. NO. 2019-0714883
(64,580 SQ.FT.) 1.4826 ACRES
(62,685 SQ.FT.) 1.4391 ACRES LESS ROW

NOTE 9:
DECLARED LANDS
CONCORD VILLAGE NO. 2
PHASE 5
10,642 SQ.FT.
0.2443 ACRES
VOL. _____, PAGE _____ L.C.P.R.

NOTE 10:
DECLARED LANDS
CONCORD VILLAGE NO. 2
PHASE 6
16,947 SQ.FT.
0.3891 ACRES

Doc ID: 022443970003 Type: OFF
Kind: PLAT
Recorded: 12/29/2020 at 10:33:56 AM
Fee Amt: \$172.80 Page 1 of 3
Lorain County, Ohio
Judith M. Hedwick, County Recorder
File # 2020-0795715

CONCORD VILLAGE PHASE TWO LLC
' Plat vol. 109
Pages 15, 16.

LINE	LENGTH	DIRECTION
L1	40.00'	N0°58'19"E
L2	134.01'	S89°29'38"E
L3	112.71'	S89°29'38"E
L4	142.00'	S0°30'22"W
L5	42.08'	N89°29'38"W
L6	183.06'	S0°30'22"W
L7	11.03'	N89°30'15"W
L8	162.86'	S0°30'22"W
L9	7.67'	S89°22'44"E
L10	117.25'	S0°30'22"W
L11	13.10'	N89°29'38"W

LINE	LENGTH	DIRECTION
L12	67.04'	S89°29'38"E
L13	136.25'	S0°30'22"W
L14	66.45'	S89°30'15"E
L15	146.65'	S3°38'14"E

LINE	LENGTH	DIRECTION
L20	134.19'	S88°58'58"E
L21	126.25'	N0°58'19"E
L22	134.29'	S88°58'58"E
L23	126.25'	N1°01'02"E

LINE	LENGTH	DIRECTION
L52	76.00'	N88°58'57"E
L53	33.71'	N1°01'03"E
L54	20.00'	S88°58'57"E
L55	20.00'	S88°58'57"E
L56	24.33'	N1°01'03"E
L57	20.00'	S88°58'57"E
L58	20.00'	N88°58'57"W
L59	23.67'	N1°01'03"E
L60	20.00'	S88°58'57"E
L61	20.00'	N88°58'57"W
L62	34.04'	N1°01'03"E
L63	76.00'	S88°58'57"E
L64	33.70'	S1°01'03"W
L65	20.00'	N88°58'57"W
L66	20.00'	S88°58'57"E
L67	24.33'	S1°01'03"W
L68	20.00'	N88°58'57"W
L69	20.00'	S88°58'57"E
L70	23.67'	S1°01'03"W
L71	20.00'	N88°58'57"W
L72	20.00'	S88°58'57"E
L73	34.05'	S1°01'03"W

CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING	TANGENT
C1	15.71'	10.00'	90°00'00"	14.14'	S44°29'38"E	10.00'

SURVEYOR'S CERTIFICATION

I DO HEREBY CERTIFY THAT THE BUILDING FOUNDATIONS OF UNITS 26-29 OF CONCORD VILLAGE NO. 2 CONDOMINIUMS PHASE 6, 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.

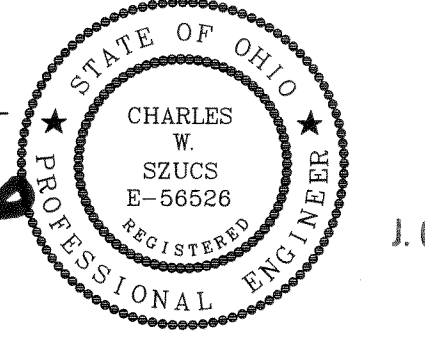
12-28-20
RICHARD A. THOMPSON, JR.
P.S. No. 7388



ENGINEER'S CERTIFICATION

I HEREBY CERTIFY THAT THESE DRAWINGS SHOW GRAPHICALLY ALL PARTICULARS OF THE UNITS OF CONCORD VILLAGE NO. 2 CONDOMINIUMS PHASE 6 INCLUDING THE LAYOUT AND DESIGNATION OF EACH FAMILY UNIT AS CONSTRUCTED AS OF 10/21/20.

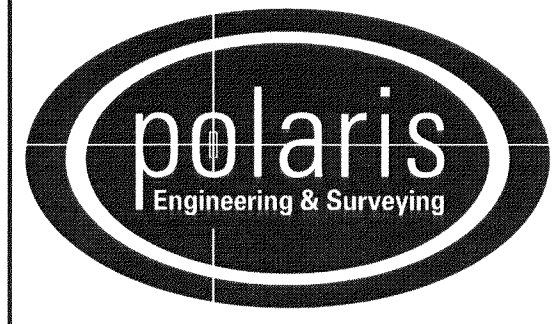
12/29/20
CHARLES W. SZUCS,
P.E. No. 56526



TRANSFERRED
IN COMPLIANCE WITH S.C.C. 319-202
OHIO REV. CODE
DEC 29 2020
J. CRAIG SNODGRASS, CPA, CGMA
LORAIN COUNTY AUDITOR

DATE: 12/19/20 DRAWN: MPS
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 6 CONDOMINIUM PLAT

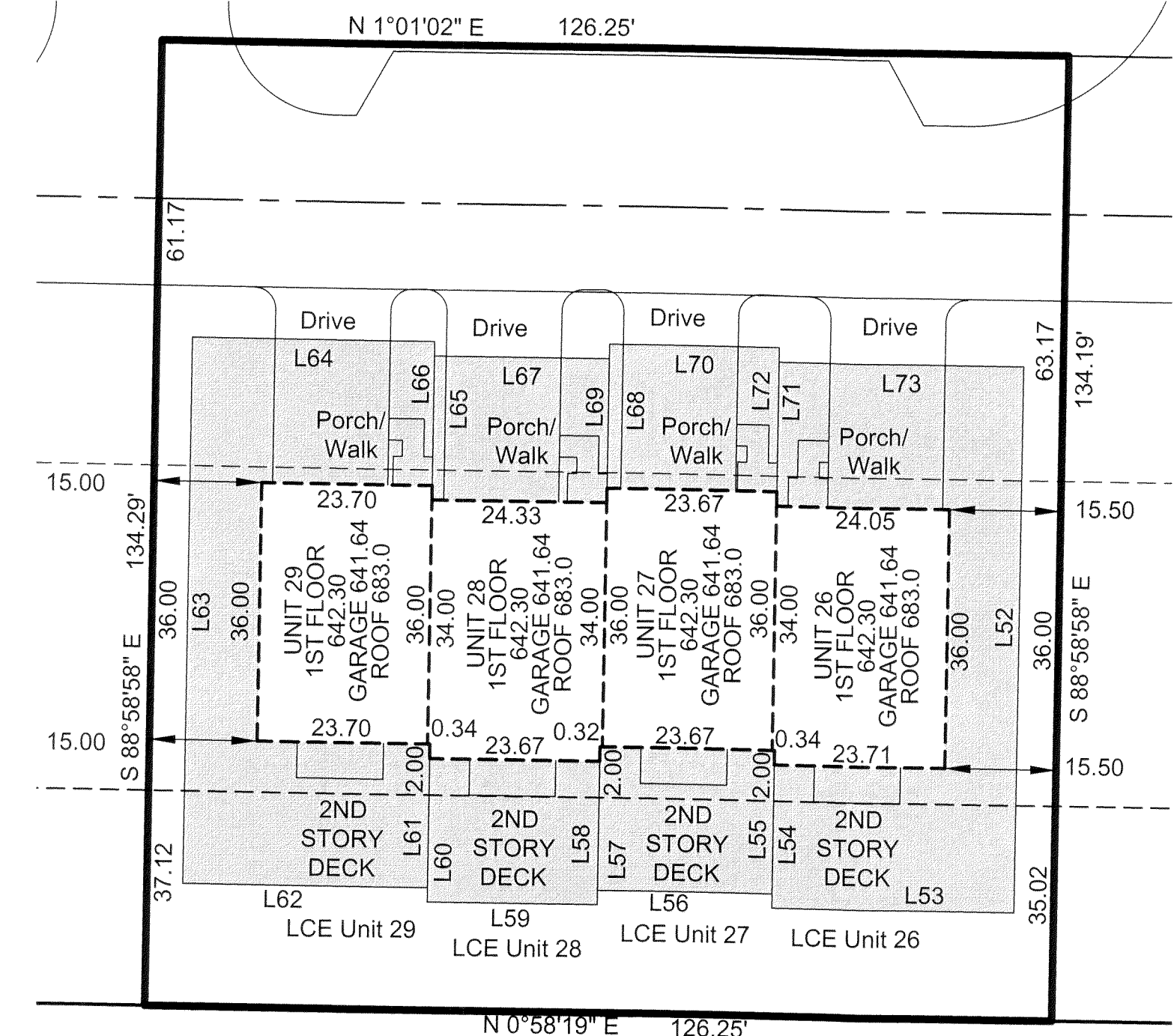


POLARIS ENGINEERING & SURVEYING, INC.
34600 CHARDON ROAD - SUITE D
WILLOUGHBY HILLS, OHIO 44094
(440) 944-4433 (440) 944-3722 (Fax)
www.polaris-es.com

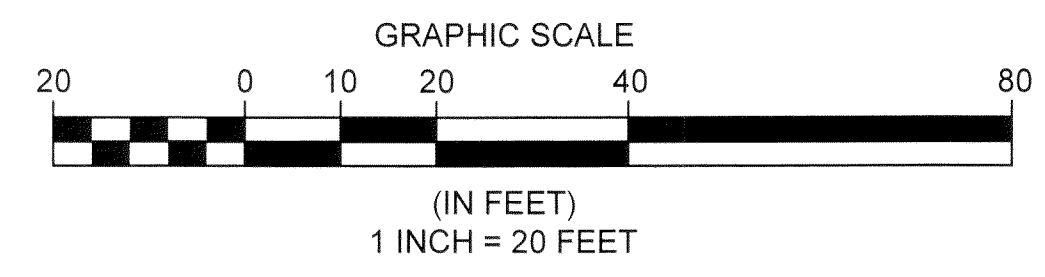
CONCORD VILLAGE NO. 2 CONDOMINIUMS

City of Avon - Lorain County = Ohio

CONTRACT No.	
19071	
SHEET	OF
1	2



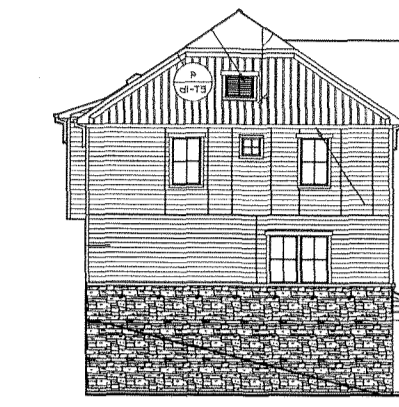
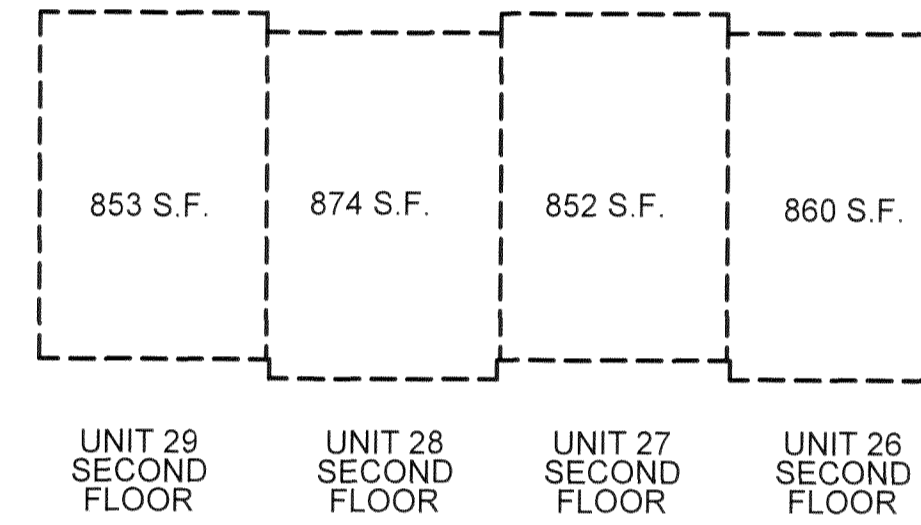
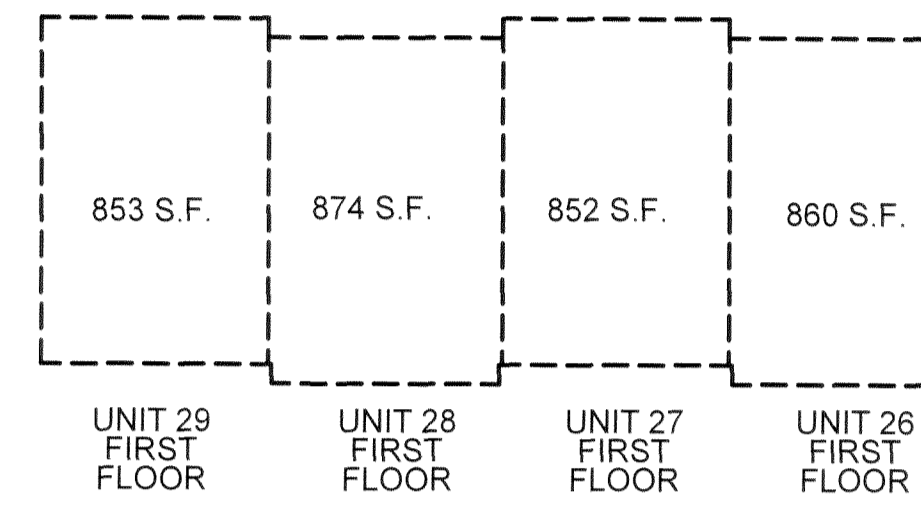
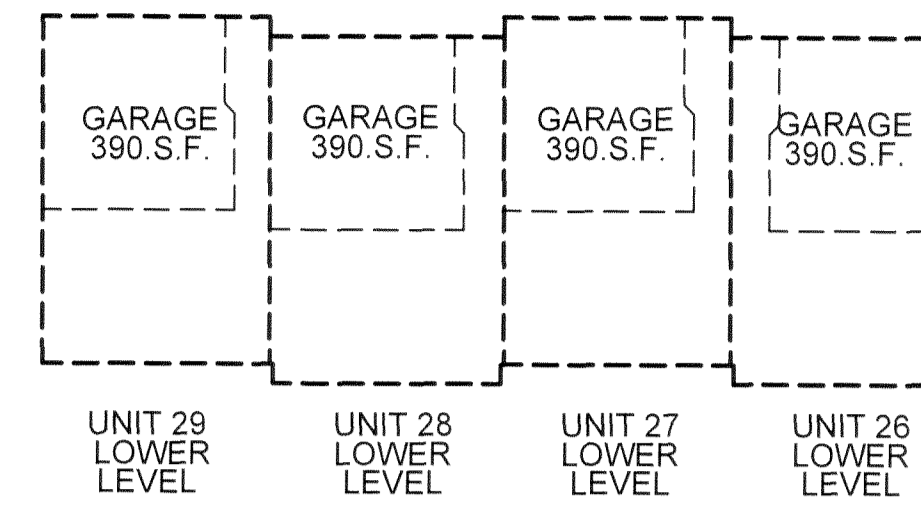
DETAIL: 1 INCH = 20 FEET



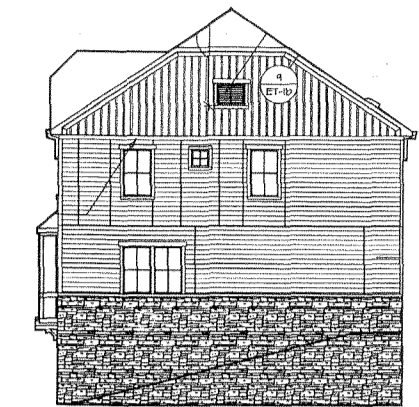
LIMITED COMMON ELEMENTS
(LCE)

CONCORD VILLAGE NO. 2 CONDOMINIUMS PHASE 6

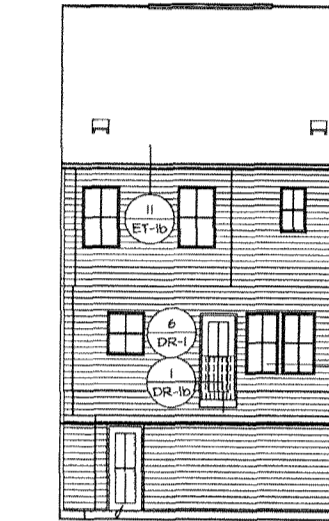
(UNITS 26, 27, 28 AND 29)
AND COMMON ELEMENT AREA
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AVON TOWNSHIP SECTIONS 9 AND 16
NOW IN THE CITY OF AVON
LORAIN COUNTY, STATE OF OHIO
December 19, 2020
SCALE 1 INCH = 20 FEET



UNIT 26 SIDE ELEVATION



UNIT 29 SIDE ELEVATION



UNIT 29 REAR ELEVATION



UNIT 28 REAR ELEVATION



UNIT 27 REAR ELEVATION

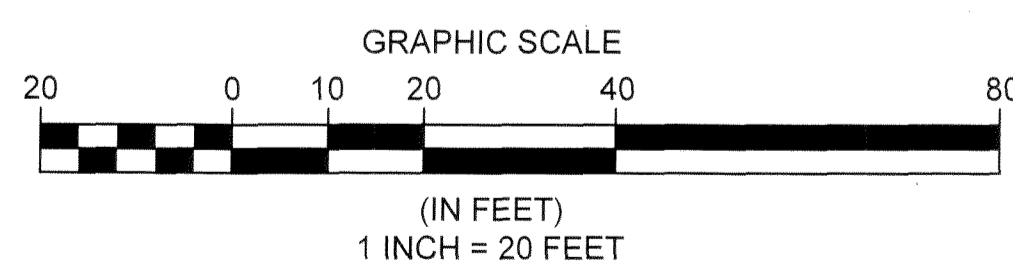


UNIT 26 REAR ELEVATION



UNITS 26-29 FRONT ELEVATION

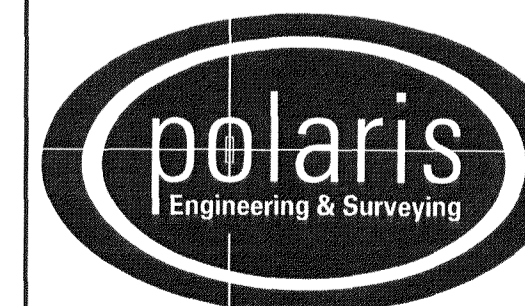
DETAIL: 1 INCH = 20 FEET



REV. No.	DATE	BY	DESCRIPTION

DATE: 12/19/20 DRAWN: MPS
SCALE: HOR. 1"= 20' VERT. n/a
FOLDER: DWG/Proj_Surveying
FILENAME: Surv_Base/Condo_plats
TAB: 02-CONDO PLAT PH 6
BNDY. CHK: n/a
BASE. CHK: n/a

PHASE 6 CONDOMINIUM PLAT



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CONCORD VILLAGE NO. 2 CONDOMINIUMS

City of Avon - Lorain County = Ohio

CONTRACT No.	
19071	
SHEET	OF
2	2

Plat Sheet

Instrument # 2020-0795715 Film # -

Name of Plat: Concord Village No.2 Condominiums Phase 6

Owner: Concord Village Phase Two LLC

Description: Situated in the State of Ohio,
County of Laramie City of Aron being part of
original Aron Township Sections 9 and 16
.3891 Acre Creating Units 26, 27, 28, 29

Floor Plans: _____

Related/Margin: _____

Comments: Declaration follows 2020-0795716

Vol. 109

Receiving Stamp

Pg. 15, 16

Amount: 172,80

Initials: TM.