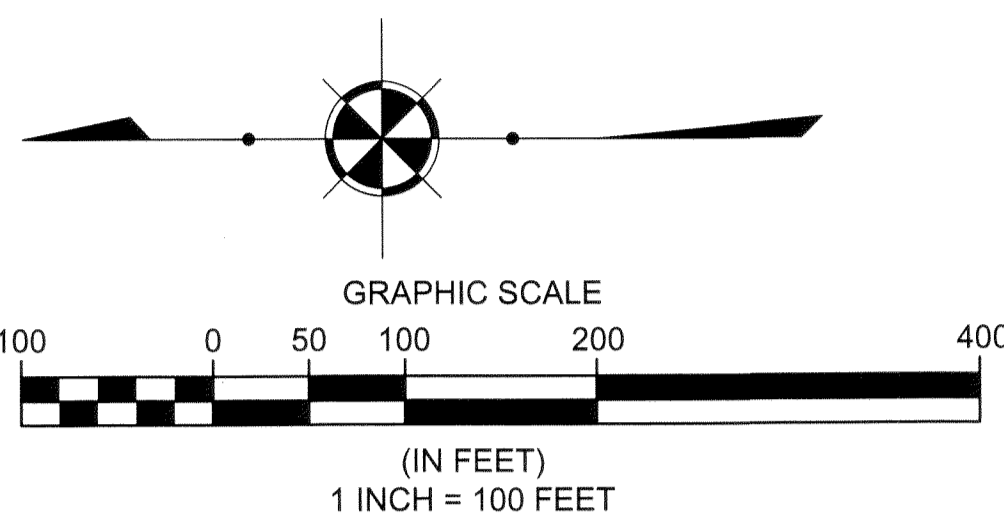


CONCORD VILLAGE NO. 2 CONDOMINIUMS PHASE 7

(UNITS 30, 31, 32, 33, AND 34)
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
FEBRUARY 16, 2021
SCALE 1 INCH = 100 FEET

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

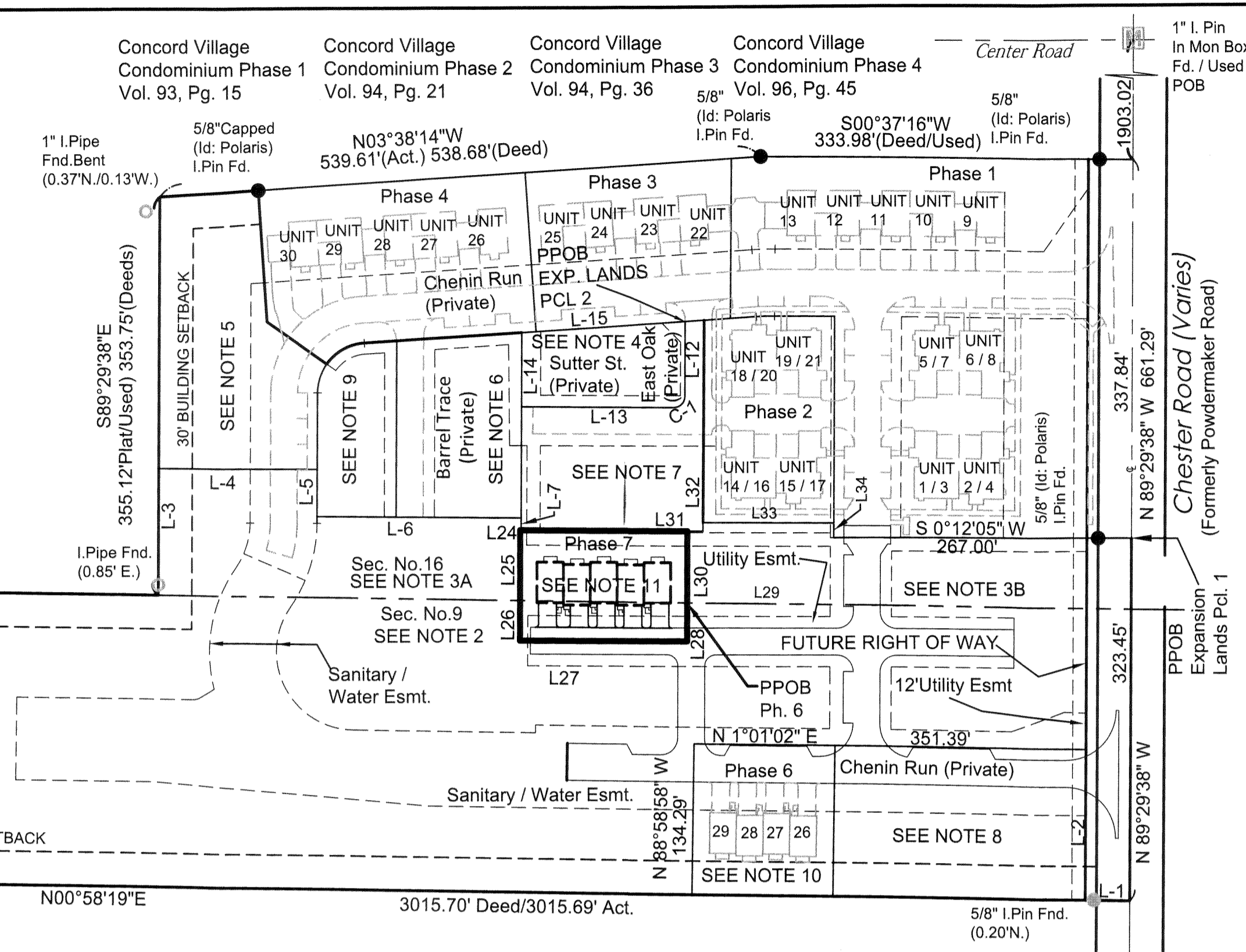


Basp LLC
PPN:04-00-016-101-202
Inst. #2019-0731596

"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 7 ACREAGE BREAKDOWN:

ACREAGE OF UNITS	0.0989 ACRES
ACREAGE OF COMMON ELEMENT AREA OUTSIDE OF BUILDINGS (NOT INCLUDING COMMON ELEMENT AREA UNDER BUILDINGS)	0.2388 ACRES
TOTAL COMMON ELEMENT AREA PHASE 7	0.3377 ACRES
PREVIOUSLY DECLARED	2.8437 ACRES
ADDITIONAL LANDS FOR FUTURE DEVELOPMENT	18.3836 ACRES
TOTAL	21.5650 ACRES



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

700.45' Obs.

S01°01'02"W 2142.75' Deed/2141.95' Act.

2623.10'

EXPANSION LANDS PARCEL 1: SEE NOTE 1

30' BUILDING SETBACK

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

N00°58'19"E

3015.70' Deed/3015.69' Act.

5/8" I.Pin Fnd.
(0.20"N.)

NOTE 1:
EXPANSION LANDS PARCEL 1
CONCORD VILLAGE PHASE 2 LLC
INST. NO. 2019-0714883
(790,324 SQ.FT.) 18.1433 ACRES
(777,389 SQ.FT.) 17.8464 ACRES LESS ROW

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 2:
EXPANSION LANDS PARCEL 1
IN ORIGINAL AVON TWP. SEC. 9
CONCORD VILLAGE PHASE 2 LLC
PPN:04-00-009-000-170
INST. NO. 2019-0714883
(735,203 SQ.FT.) 16.8779 ACRES
(724,792 SQ.FT.) 16.6389 ACRES LESS ROW

NOTE 9:
DECLARED LANDS
CONCORD VILLAGE NO. 2
PHASE 5
10,642 SQ.FT.
0.2443 ACRES
VOL. 109, PAGE 13-14 L.C.P.R.

NOTE 3A:
EXPANSION LANDS PARCEL 1
IN ORIGINAL AVON TWP. SEC. 16
CONCORD VILLAGE PHASE 2 LLC
PPN:04-00-016-101-220
INST. NO. 2019-0714883
(29,362 SQ.FT.) 0.6741 ACRES

NOTE 10:
DECLARED LANDS
CONCORD VILLAGE NO. 2
PHASE 6
16,947 SQ.FT.
0.3891 ACRES
VOL. 109, PAGE 15-16

NOTE 3B:
EXPANSION LANDS PARCEL 1
IN ORIGINAL AVON TWP. SEC. 16
CONCORD VILLAGE PHASE 2 LLC
PPN:04-00-016-101-220
INST. NO. 2019-0714883
(25,759 SQ.FT.) 0.5913 ACRES
(23,235 SQ.FT.) 0.5334 ACRES LESS ROW

NOTE 11:
DECLARED LANDS
CONCORD VILLAGE NO. 2
PHASE 7
14,711 SQ.FT.
0.3377 ACRES

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

SURVEYOR'S CERTIFICATION
I DO HEREBY CERTIFY THAT THE BUILDING FOUNDATIONS OF UNITS 30-34 OF CONCORD VILLAGE NO.2 CONDOMINIUMS PHASE 7, 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 10/30/20.

Richard A. Thompson, Jr.
RICHARD A. THOMPSON, JR.
P.S. No. 7388

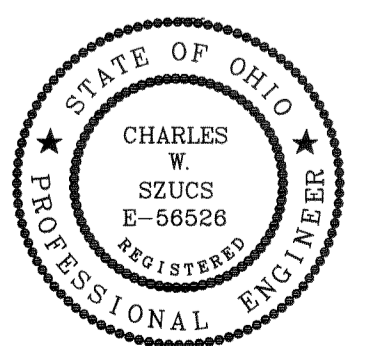


NOTE 5:
DECLARED LANDS
CONCORD VILLAGE NO. 2
PHASE 1
28,606 SQ.FT.
0.6567 ACRES
VOL. 107, PAGE 35-36 L.C.P.R.

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.

ENGINEER'S CERTIFICATION
I HEREBY CERTIFY THAT THESE DRAWINGS SHOW GRAPHICALLY ALL PARTICULARS OF THE UNITS OF CONCORD VILLAGE NO. 2 CONDOMINIUMS PHASE 7 INCLUDING THE LAYOUT AND DESIGNATION OF EACH FAMILY UNIT AS CONSTRUCTED AS OF 10/30/20.

Charles W. Szucs
CHARLES W. SZUCS,
P.E. No. 56526



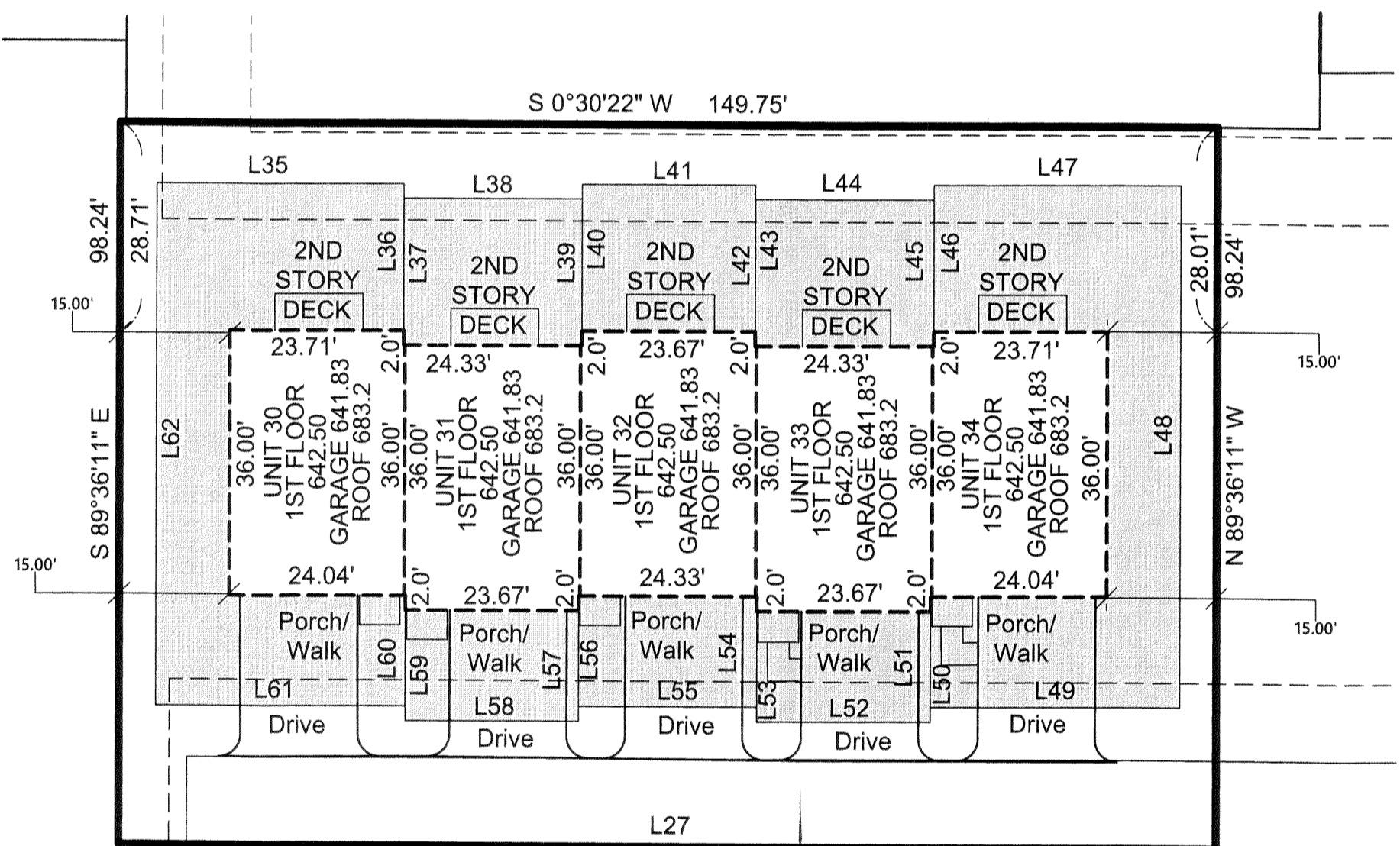
LINE	LENGTH	DIRECTION
L1	40.00'	N0°58'19"E
L2	134.01'	S89°29'38"E
L3	112.71'	S89°29'38"E
L4	142.00'	S0°30'22"W
L5	42.08'	N89°29'38"W
L6	183.06'	S0°30'22"W
L7	11.03'	N89°30'15"W
L8 - L11 NOT USED		
L12	67.04'	S89°29'38"E
L13	136.25'	S0°30'22"W
L14	66.45'	S89°30'15"E
L15	146.65'	S3°38'14"E

L16 - L23 NOT USED

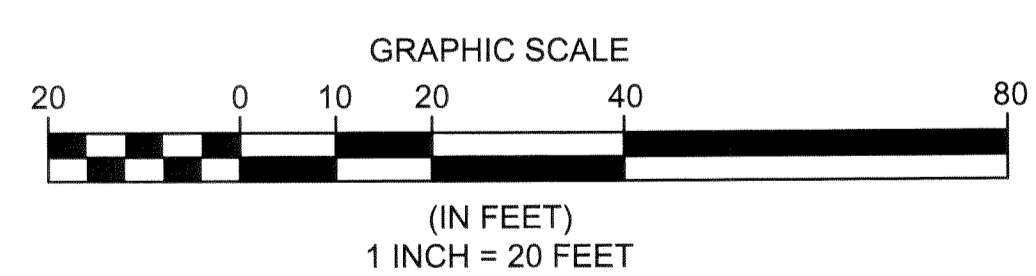
LINE	LENGTH	DIRECTION
L24	0.77'	N0°30'22"E
L25	62.50'	N89°36'11"W
L26	35.74'	N89°36'11"W
L27	149.75'	S0°30'22"W
L28	34.40'	S89°36'11"E
L29	398.05'	S1°01'02"W
L30	63.84'	S89°36'11"E
L31	13.89'	S0°30'22"W
L32	7.67'	S89°22'44"E
L33	117.25'	S0°30'22"W
L34	13.10'	N89°29'38"W
L35	33.71'	S0°23'49"W
L36	20.00'	N89°36'11"W
L37	20.00'	N89°36'11"W
L38	24.33'	S0°23'49"W
L39	20.00'	N89°07'49"W
L40	20.00'	S89°36'11"E
L41	23.67'	S0°23'49"W
L42	20.00'	N89°36'11"W
L43	20.00'	S89°36'11"E

LINE	LENGTH	DIRECTION
L44	24.33'	S0°23'49"W
L45	20.00'	N89°36'11"W
L46	20.00'	S89°36'11"E
L47	33.71'	S0°23'49"W
L48	71.00'	N89°36'11"W
L49	34.04'	N0°23'49"E
L50	15.00'	S89°36'11"E
L51	15.00'	N89°36'11"W
L52	23.67'	N0°23'49"E
L53	15.00'	S89°36'11"E
L54	15.00'	N89°36'11"W
L55	24.33'	N0°23'49"E
L56	15.00'	S89°36'11"E
L57	15.00'	N89°36'11"W
L58	23.67'	N0°23'49"E
L59	15.00'	S89°36'11"E
L60	15.00'	N89°36'11"W
L61	34.04'	N0°23'49"E
L62	71.00'	S89°36'11"E

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



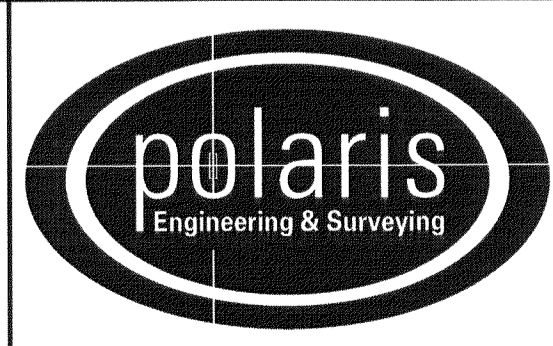
DETAIL: 1 INCH = 20 FEET



LIMITED COMMON ELEMENTS (LCE)

DATE: 2/16/21 DRAWN: RMK
SCALE: HOR:1"=100' VERT: n/a
FOLDER: DWG/Proj_Surveying
FILENAME: Surv_Base/Condo_plats
TAB: 01-CONDO PLAT PH 7
BNDRY_CHK: n/a
BASE_CHK: n/a

**PHASE 7
CONDOMINIUM
PLAT**



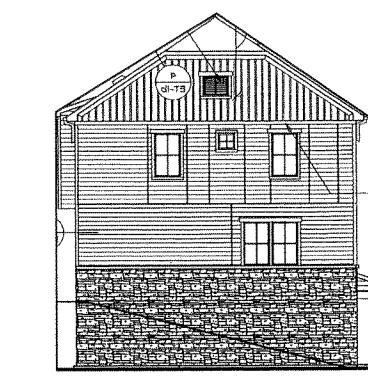
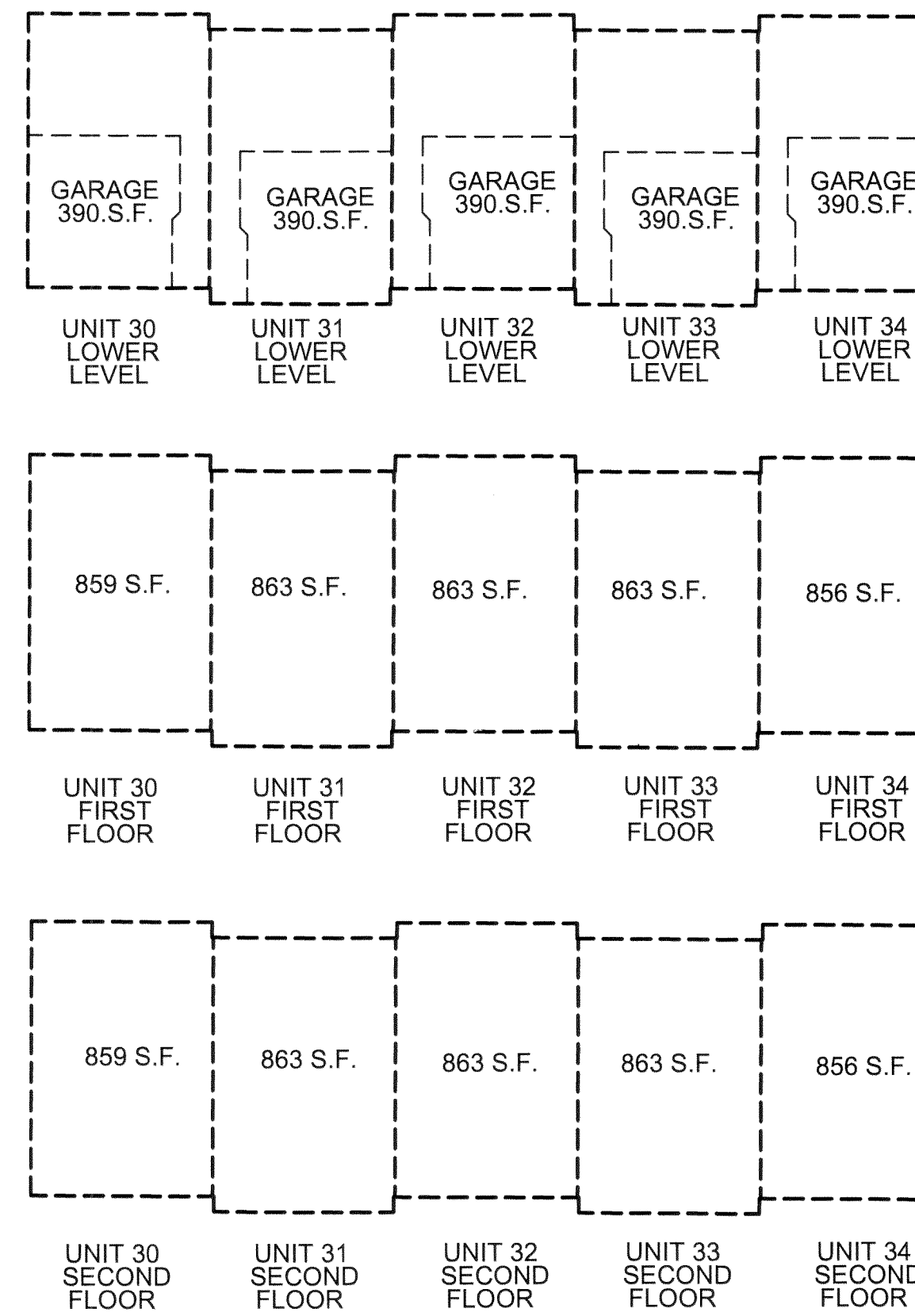
POLARIS ENGINEERING & SURVEYING, INC.
34600 CHARDON ROAD - SUITE D
WILLOUGHBY HILLS, OHIO 44094
(440) 944-4433 (440) 944-3722 (Fax)
www.polaris-es.com

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

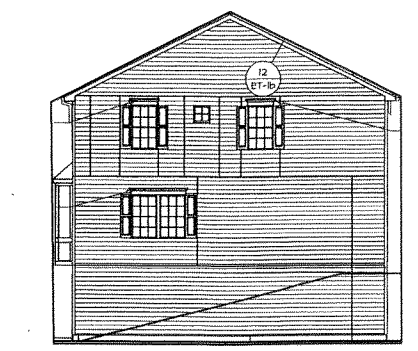
CONTRACT No.	
19071	
SHEET	OF
1	2

CONCORD VILLAGE NO. 2 CONDOMINIUMS PHASE 7

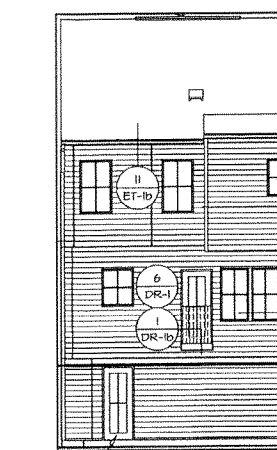
(UNITS 30, 31, 32, 33, AND 34)
AND COMMON ELEMENT AREA
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AVON TOWNSHIP SECTIONS 9 AND 16
NOW IN THE CITY OF AVON
LORAIN COUNTY, STATE OF OHIO
FEBRUARY 1, 2021
SCALE 1 INCH = 100 FEET



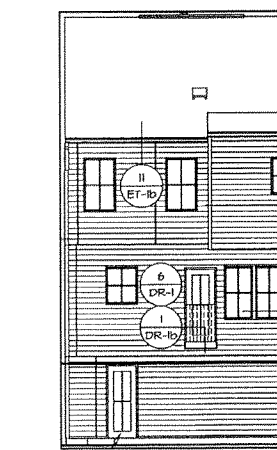
UNIT 30 SIDE ELEVATION



UNIT 34 SIDE ELEVATION



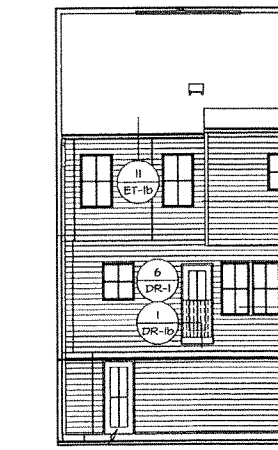
UNIT 34 REAR ELEVATION



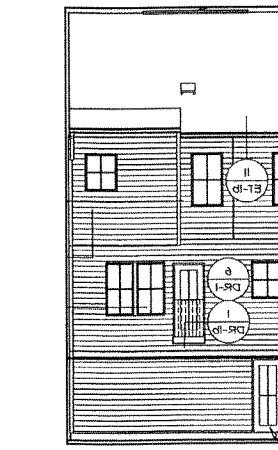
UNIT 33 REAR ELEVATION



UNIT 32 REAR ELEVATION



UNIT 31 REAR ELEVATION

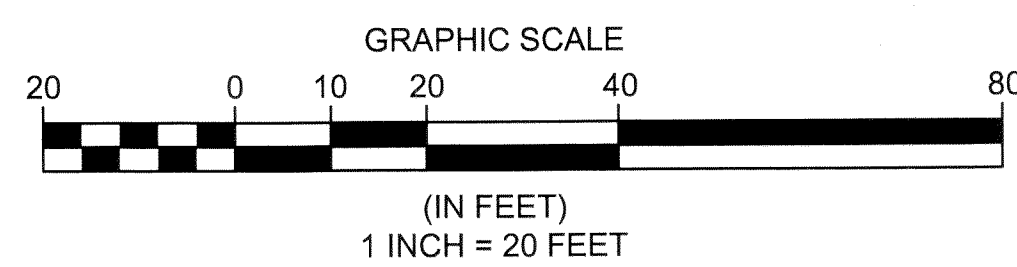


UNIT 30 REAR ELEVATION



UNITS 30-34 FRONT ELEVATION

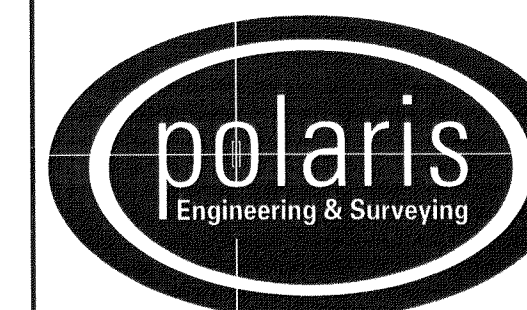
DETAIL: 1 INCH = 20 FEET



REV. No.	DATE	BY

DATE: 2/1/21 DRAWN: RMK
SCALE: HOR. 1"=20' VERT. n/a
FOLDER: DWG/Proj_Surveying
FILENAME: Surv_Base/Condo_plat
TAB: 02-CONDO PLAT PH 7
BNDY. CHK: n/a
BASE. CHK: n/a

PHASE 7 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 # 2021-0804551

Film # _____

Name of Plat: Concord Village No. 2 Condominiums Phase 7

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
sections 9 and 16.
21.5650 acres.

Creating units 30, 31, 32, 33, 34.

Floor Plans: See Image

Related/Margin: /

Comments: Eighth amendment to declaration
2021-0804552

Vol. 109

Receiving Stamp

Pg. 60, 61

CHUCK W SZUCS
13480 HIDDEN OAKS DR
NOVELTY, OH 44072

Amount: 172.80

Initials: HR