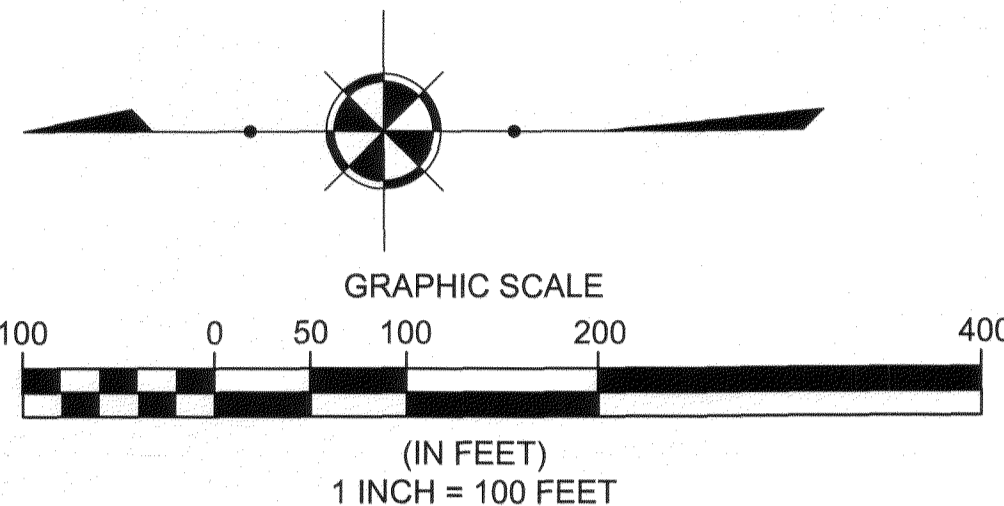


CONCORD VILLAGE NO. 2 CONDOMINIUMS PHASE 8

(UNITS 35, 36, 37, AND 38)
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

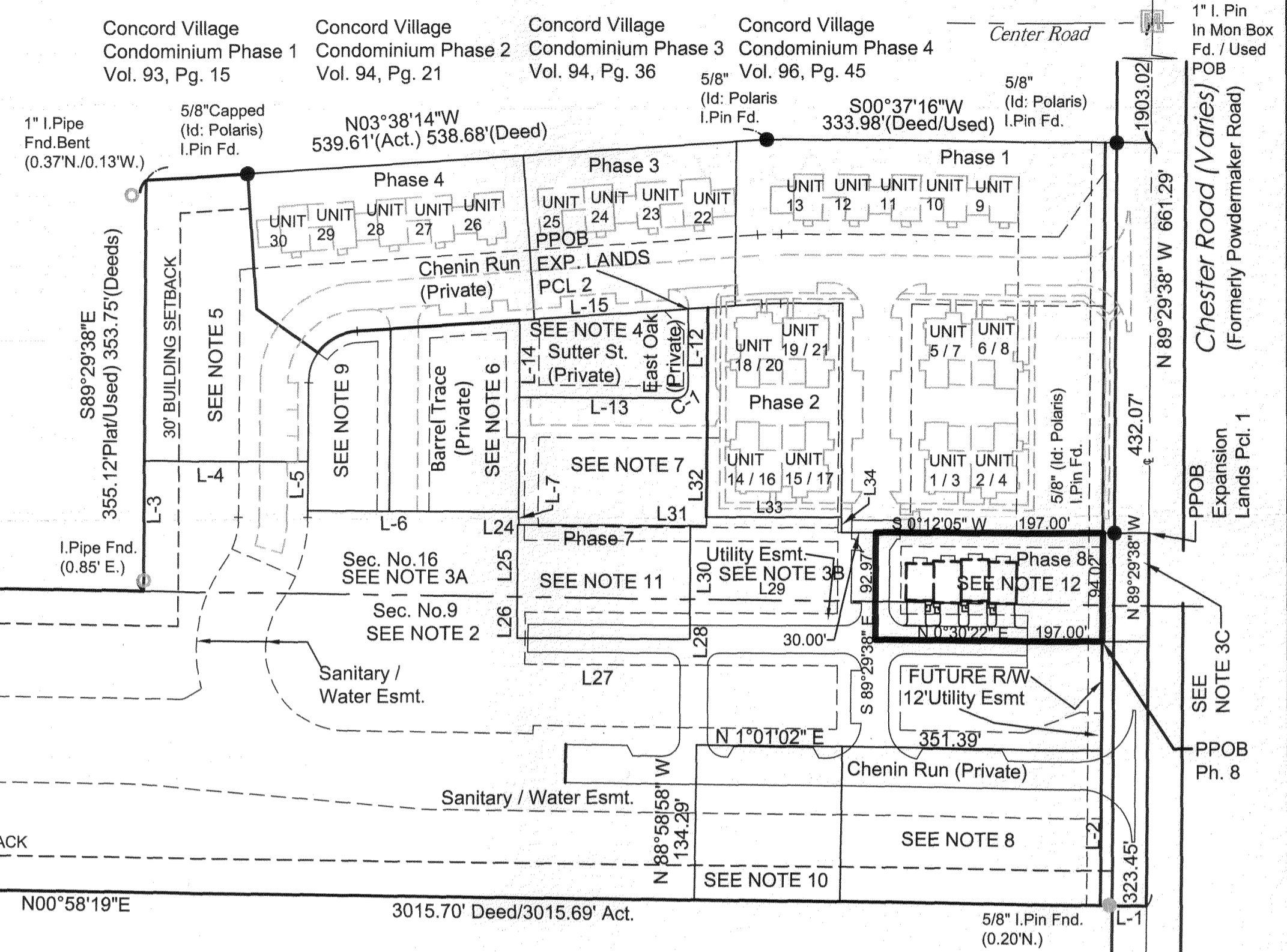


Basp LLC
PPN:04-00-016-101-202
Inst. #2019-0731596

"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 8 ACREAGE BREAKDOWN:

ACREAGE OF UNITS	0.0769 ACRES
ACREAGE OF COMMON ELEMENT AREA OUTSIDE OF BUILDINGS (NOT INCLUDING COMMON ELEMENT AREA UNDER BUILDINGS)	0.3459 ACRES
TOTAL COMMON ELEMENT AREA PHASE 8	0.4228 ACRES
PREVIOUSLY DECLARED	3.1814 ACRES
ADDITIONAL LANDS FOR FUTURE DEVELOPMENT	17.9608 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. 389 O.R.

NOTE 1:
EXPANSION LANDS PARCEL 1
IN ORIGINAL AVON TWP. SEC. 9
CONCORD VILLAGE PHASE 2 LLC
INST. NO. 2019-0714883
(770,663 SQ.FT.) 17.6920 ACRES
(758,971 SQ.FT.) 17.4236 ACRES LESS ROW

NOTE 2:
EXPANSION LANDS PARCEL 1
IN ORIGINAL AVON TWP. SEC. 9
CONCORD VILLAGE PHASE 2 LLC
PPN:04-00-009-000-170
INST. NO. 2019-0714883
(727,640 SQ.FT.) 16.7043 ACRES
(718,471 SQ.FT.) 16.4938 ACRES LESS ROW

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 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
(11,138 SQ.FT.) 0.2557 ACRES

NOTE 3C:
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
(2,523 SQ.FT.) 0.0579 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

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
VOL. 109, PAGE 13-14 L.C.P.R.

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

NOTE 11:
DECLARED LANDS
CONCORD VILLAGE NO. 2
PHASE 7
14,711 SQ.FT.
0.3377 ACRES
VOL. 109, PAGE 16-17 L.C.P.R.

NOTE 12:
DECLARED LANDS
CONCORD VILLAGE NO. 2
PHASE 8
18,418 SQ.FT.
0.4228 ACRES

SURVEYOR'S CERTIFICATION
I DO HEREBY CERTIFY THAT THE BUILDING FOUNDATIONS OF UNITS 35-38 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 12/15/20.

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 7 INCLUDING THE LAYOUT AND DESIGNATION OF EACH FAMILY UNIT AS CONSTRUCTED AS OF 12/15/20.

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

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	31.71'	S0°30'22"W
L36	20.00'	N89°29'38"W
L37	20.00'	S89°29'38"E
L38	24.33'	S0°30'22"W
L39	20.00'	N89°29'38"W
L40	20.00'	S89°29'38"E
L41	23.67'	S0°30'22"W
L42	20.00'	N89°29'38"W
L43	20.00'	S89°29'38"E

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	31.71'	S0°30'22"W
L36	20.00'	N89°29'38"W
L37	20.00'	S89°29'38"E
L38	24.33'	S0°30'22"W
L39	20.00'	N89°29'38"W
L40	20.00'	S89°29'38"E
L41	23.67'	S0°30'22"W
L42	20.00'	N89°29'38"W
L43	20.00'	S89°29'38"E

L16 - L23 NOT USED

L44	34.04'	S0°30'22"W
L45	76.00'	N89°29'38"W
L46	33.70'	N0°30'22"E
L47	20.00'	S89°29'38"E
L48	20.00'	N89°29'38"W
L49	24.33'	N0°30'22"E
L50	20.00'	S89°29'38"E
L51	22.00'	N89°29'38"W
L52	23.67'	N0°30'22"E
L53	20.00'	S89°29'38"E
L54	20.00'	N89°29'38"W
L55	32.05'	N0°30'22"E
L56	72.00'	S89°29'38"E

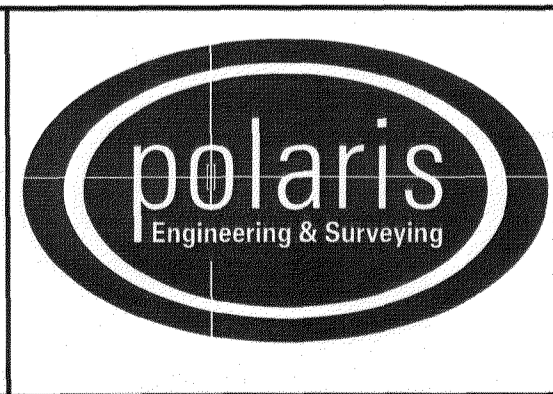
L16 - L23 NOT USED

L44	34.04'	S0°30'22"W
L45	76.00'	N89°29'38"W
L46	33.70'	N0°30'22"E
L47	20.00'	S89°29'38"E
L48	20.00'	N89°29'38"W
L49	24.33'	N0°30'22"E
L50	20.00'	S89°29'38"E
L51	22.00'	N89°29'38"W
L52	23.67'	N0°30'22"E
L53	20.00'	S89°29'38"E
L54	20.00'	N89°29'38"W
L55	32.05'	N0°30'22"E
L56	72.00'	S89°29'38"E

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

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 8
BNY: CHK: n/a
BASE: CHK: n/a

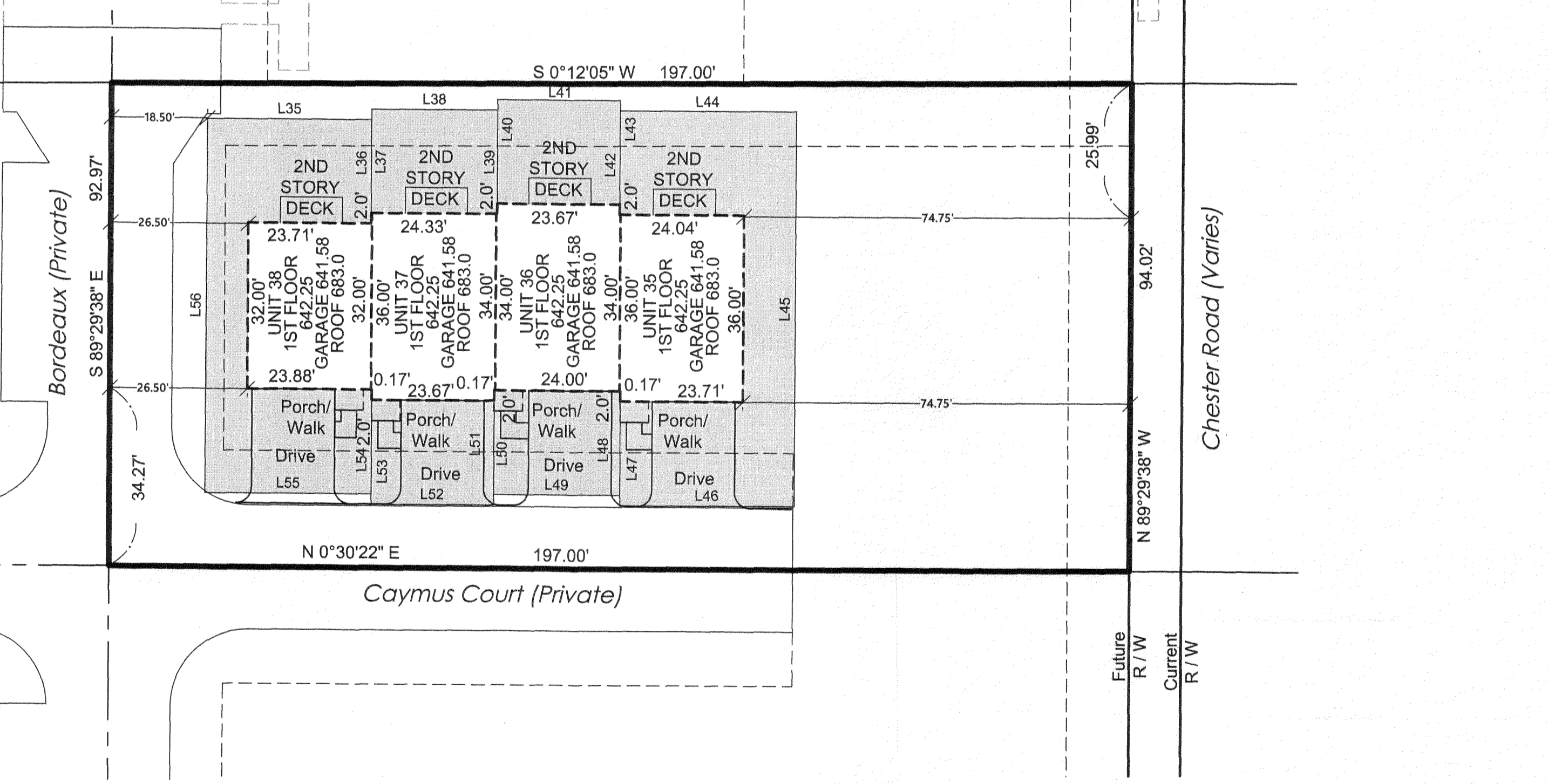
**PHASE 8
CONDOMINIUM
PLAT**



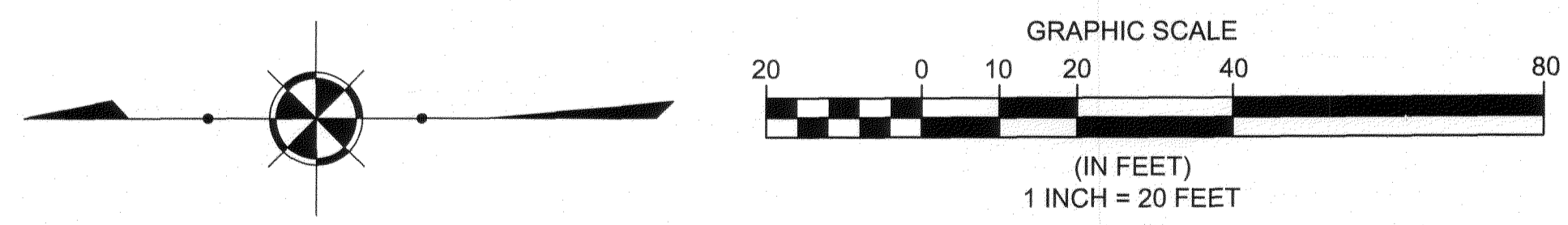
POLARIS ENGINEERING & SURVEYING, INC.
34600 CHARDON ROAD - SUITE D
WILLOUGHBY HILLS, OHIO 44094
(440) 944-4433 (440) 944-3722 (Fax)
www.polaris-es.com

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

CONTRACT No.	
19071	
SHEET	OF
1	2



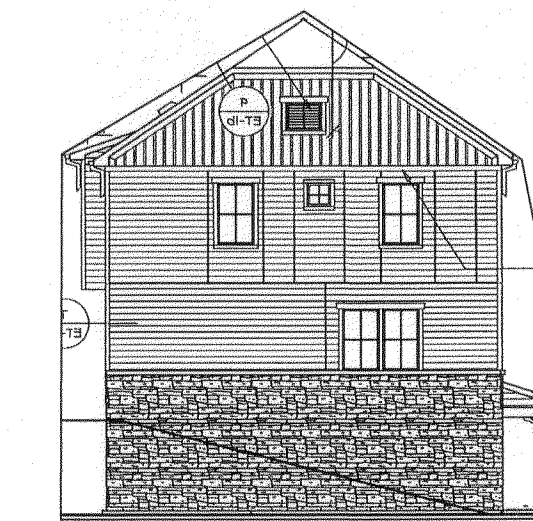
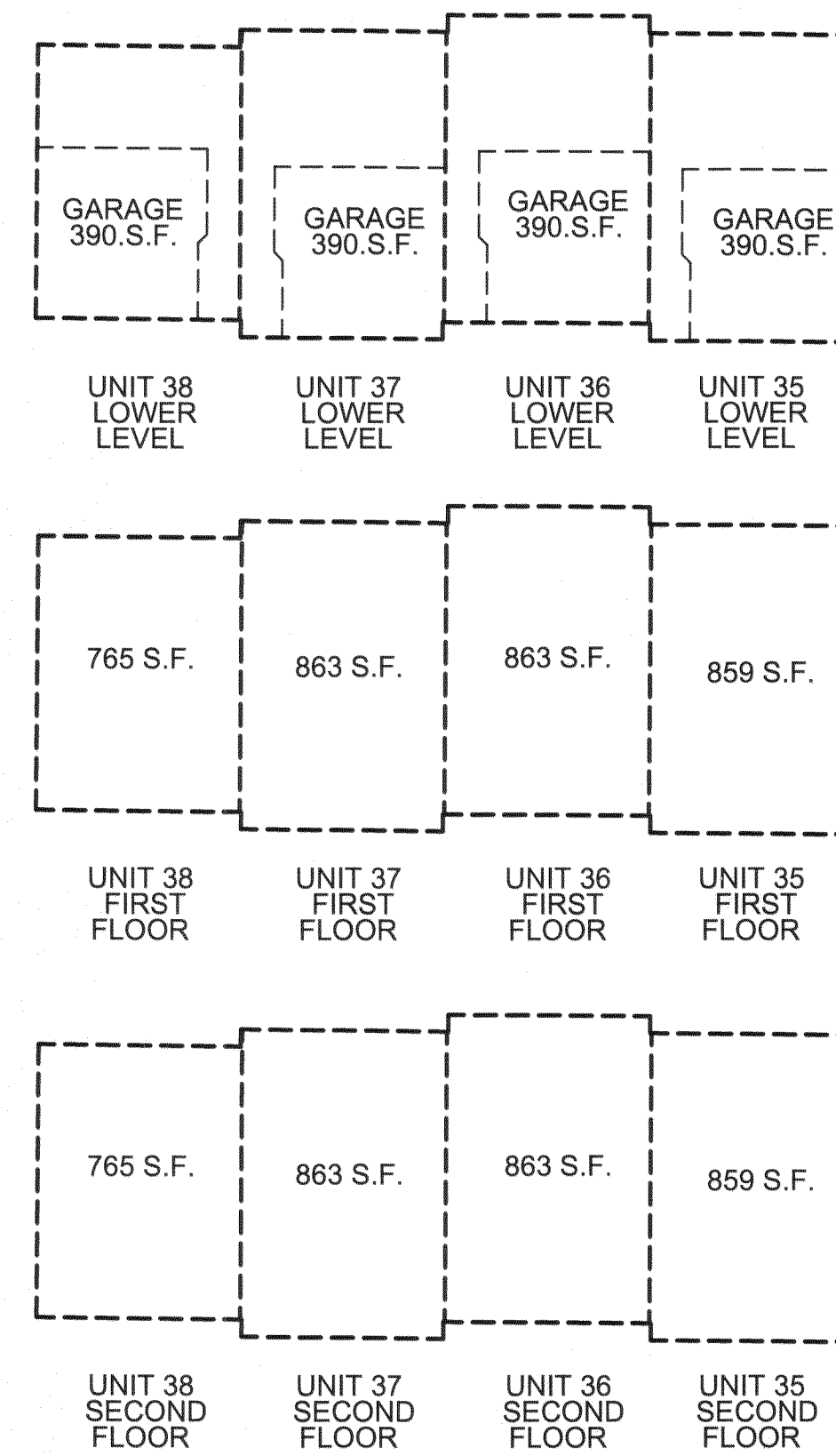
DETAIL: 1 INCH = 20 FEET



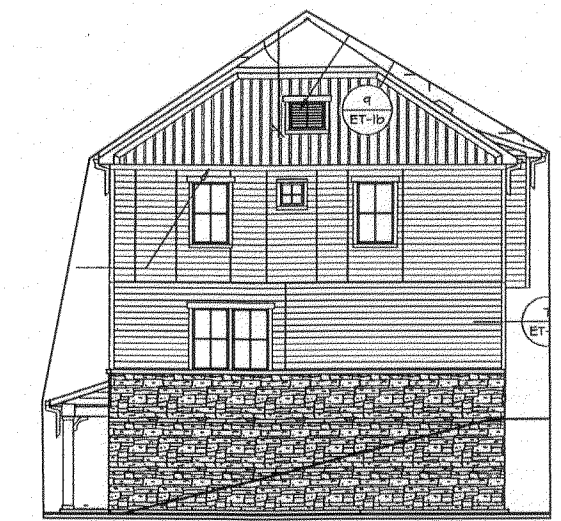
LIMITED COMMON ELEMENTS
(LCE)

CONCORD VILLAGE NO. 2 CONDOMINIUMS PHASE 8

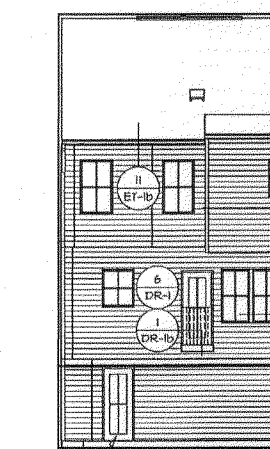
(UNITS 35, 36, 37, AND 38)
AND COMMON ELEMENT AREA
BEING A PART OF ORIGINAL
AVON TOWNSHIP SECTIONS 9 AND 16
NOW IN THE CITY OF AVON
LORAIN COUNTY, STATE OF OHIO
FEBRUARY 1, 2021
SCALE 1 INCH = 100 FEET



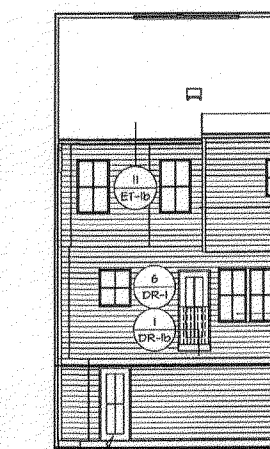
UNIT 35 SIDE ELEVATION



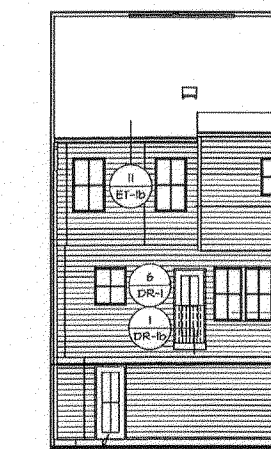
UNIT 38 SIDE ELEVATION



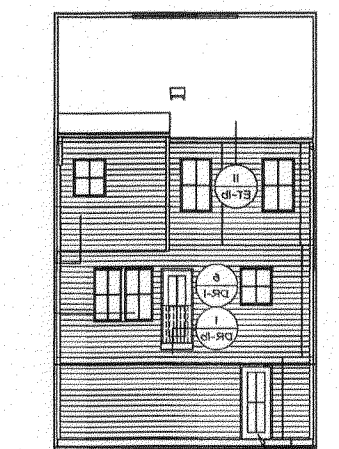
UNIT 38 REAR ELEVATION



UNIT 37 REAR ELEVATION



UNIT 36 REAR ELEVATION

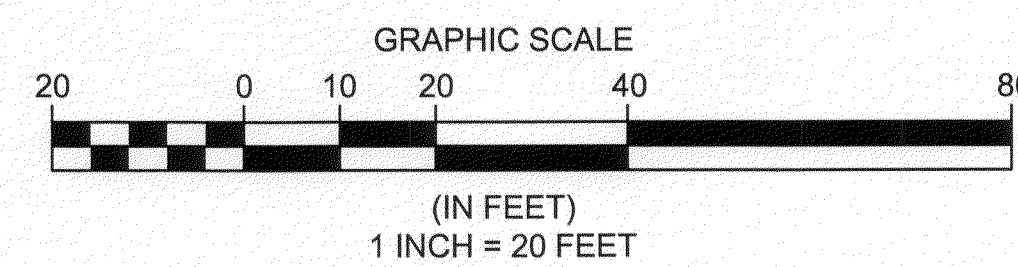


UNIT 35 REAR ELEVATION



UNITS 35-38 FRONT ELEVATION

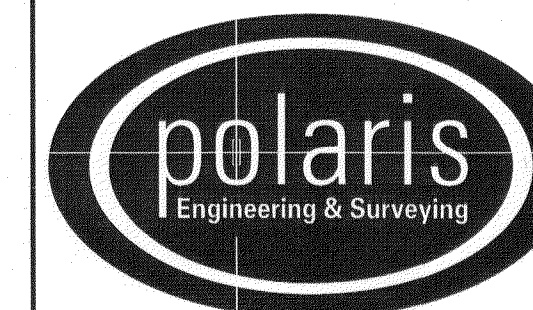
DETAIL: 1 INCH = 20 FEET



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 plats
TAB: 02-CONDO PLAT PH 8
BNDR. CHK: n/a
BASE. CHK: n/a

PHASE 8 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 # 2021-0804553 Film # _____

Name of Plat: Concord Village No. 2 Condominiums Phase 8

Owner: Concord Village Phase Two LLC

Description: _____
Situated in city of AVON, county of Lorain, and
state of Ohio. Being a part of original Avon Township
sections 9 and 16.
21.5650 acres
Creating units 35, 36, 37, 38.

Floor Plans: See Image

Related/Margin: —

Comments: Ninth amendment to declaration
2021-0804554

Vol. 109

Receiving Stamp

Pg. 62, 63

CHUCK W SZUCS
13480 HIDDEN OAKS DR
NOVELTY, OH 44072

Amount: 172.60

Initials: HR