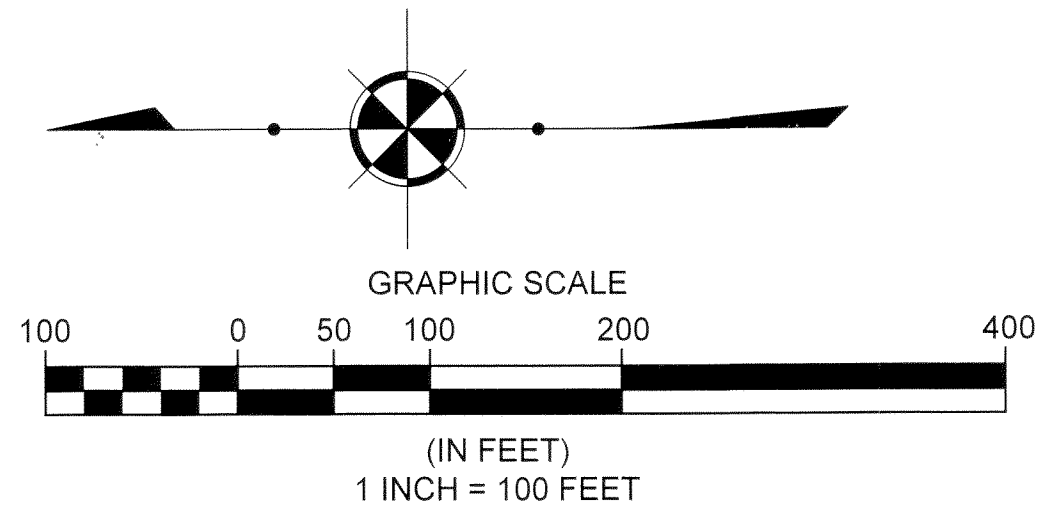


# CONCORD VILLAGE NO. 2 CONDOMINIUMS PHASE 9

(UNITS 39, 40, 41, 42, AND 43) AND COMMON ELEMENT AREA BEING A PART OF ORIGINAL AVON TOWNSHIP SECTION 9 NOW IN THE CITY OF AVON LORAIN COUNTY, STATE OF OHIO MARCH 17, 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

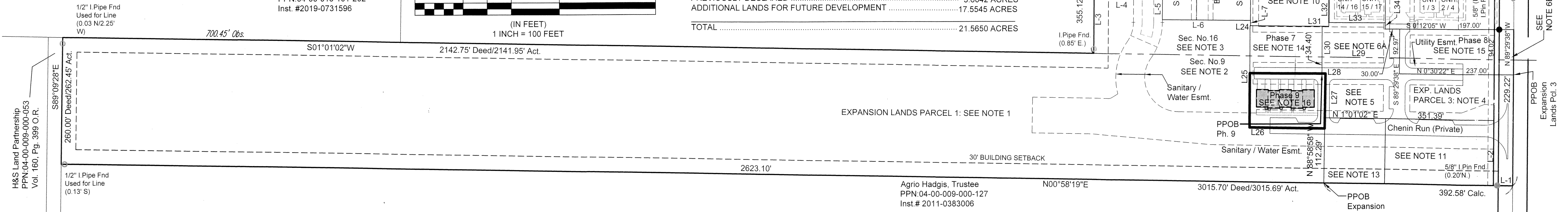


Basp LLC  
PPN:04-00-016-101-202  
Inst. #2019-0731596

"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 9 ACREAGE BREAKDOWN:

ACREAGE OF UNITS	0.0991 ACRES
ACREAGE OF COMMON ELEMENT AREA OUTSIDE OF BUILDINGS (NOT INCLUDING COMMON ELEMENT AREA UNDER BUILDINGS)	0.3072 ACRES
TOTAL COMMON ELEMENT AREA PHASE 9	0.4063 ACRES
PREVIOUSLY DECLARED	3.6042 ACRES
ADDITIONAL LANDS FOR FUTURE DEVELOPMENT	17.5545 ACRES
<b>TOTAL</b>	<b>21.5650 ACRES</b>



**NOTE 1:**  
EXPANSION LANDS PARCEL 1  
CONCORD VILLAGE PHASE 2 LLC  
INST. NO. 2019-0714883  
(691,963 SQ.FT.) 15.8853 ACRES

**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  
(662,601 SQ.FT.) 15.2112 ACRES

**NOTE 3:**  
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 4:**  
EXPANSION LANDS PARCEL 3  
CONCORD VILLAGE PHASE 2 LLC  
INST. NO. 2019-0714883  
(58,473 SQ.FT.) 1.3424 ACRES  
(49,310 SQ.FT.) 1.1320 ACRES LESS ROW

**NOTE 5:**  
EXPANSION LANDS PARCEL 3  
IN ORIGINAL AVON TWP. SEC. 9  
CONCORD VILLAGE PHASE 2 LLC  
PPN:04-00-009-000-170  
INST. NO. 2019-0714883  
(47,335 SQ.FT.) 1.0867 ACRES  
(38,172 SQ.FT.) 0.8763 ACRES LESS ROW

**NOTE 6A:**  
EXPANSION LANDS PARCEL 3  
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 6B:**  
EXPANSION LANDS PARCEL 3  
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 7:**  
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 8:**  
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 9:**  
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 10:**  
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 11:**  
DECLARED LANDS  
CONCORD VILLAGE NO. 2  
PHASE 4  
30,271 SQ.FT.  
0.6949 ACRES  
VOL. 108, PAGE 77-78 L.C.P.R.

**SURVEYOR'S CERTIFICATION**  
I DO HEREBY CERTIFY THAT THE BUILDING FOUNDATIONS OF UNITS 45-48 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 11/9/2021.

**RICHARD A. THOMPSON, JR.**  
P.S. No. 7388  
3-31-21

**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 1/18/2021.

**CHARLES W. SZUCS,**  
P.E. No. 56526  
3-31-21

Doc ID: 022807860003 Type: OFF  
Kind: PLAT  
Recorded: 04/06/2021 at 09:39:56 AM  
Fee Amt: \$172.80 Page 1 of 3  
Lorain County, Ohio  
Mike Doran County Recorder  
#110-2021-0811088

**TRANSFERRED**  
IN COMPLIANCE WITH SEC. 319.02  
OHIO REV. CODE  
APR - 6 2021  
J. CRAIG SNODGRASS, CPA, CCFM  
LORAIN COUNTY AUDITOR

CHUCK W SZUCS  
13480 HIDDEN OAKS DR  
NOVELTY, OH 44072  
Plat Vol. 109  
Pgs. 82, 83.

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	210.59'	N89°36'11"W
L26	155.94'	S1°01'10"W
L27	91.75'	S88°58'58"E
L28	7.41'	N0°30'22"E
L29	358.04'	S1°01'02"W
L30	98.24'	S89°36'11"E
L31	13.99'	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	33.86'	S0°33'12"W
L36	20.00'	N89°26'48"W
L37	18.00'	S89°26'48"E
L38	24.00'	S0°33'12"W
L39	18.00'	N89°26'48"W
L40	20.00'	S89°26'48"E
L41	24.00'	S0°33'12"W
L42	20.00'	N89°26'48"W
L43	18.00'	S89°26'48"E
L44	24.00'	S0°33'12"W

LINE	LENGTH	DIRECTION
L24	0.77'	N0°30'22"E
L25	210.59'	N89°36'11"W
L26	155.94'	S1°01'10"W
L27	91.75'	S88°58'58"E
L28	7.41'	N0°30'22"E
L29	358.04'	S1°01'02"W
L30	98.24'	S89°36'11"E
L31	13.99'	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	33.86'	S0°33'12"W
L36	20.00'	N89°26'48"W
L37	18.00'	S89°26'48"E
L38	24.00'	S0°33'12"W
L39	18.00'	N89°26'48"W
L40	20.00'	S89°26'48"E
L41	24.00'	S0°33'12"W
L42	20.00'	N89°26'48"W
L43	18.00'	S89°26'48"E
L44	24.00'	S0°33'12"W

L16 - L23 NOT USED

L36	20.00'	N89°26'48"W
L37	18.00'	S89°26'48"E
L38	24.00'	S0°33'12"W
L39	18.00'	N89°26'48"W
L40	20.00'	S89°26'48"E
L41	24.00'	S0°33'12"W
L42	20.00'	N89°26'48"W
L43	18.00'	S89°26'48"E
L44	24.00'	S0°33'12"W

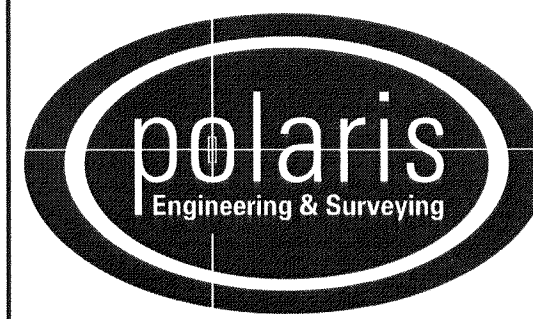
LINE	LENGTH	DIRECTION
L45	18.00'	N89°26'48"W
L46	20.00'	S89°26'48"E
L47	27.38'	S0°33'12"W
L48	6.05'	S55°17'11"W
L49	62.67'	N89°26'48"W
L50	30.88'	N0°33'12"E
L51	9.61'	S89°26'48"E
L52	9.61'	N89°26'48"W
L53	24.00'	N0°33'12"E
L54	9.61'	S89°26'48"E
L55	9.61'	N89°26'48"W
L56	24.00'	N0°33'12"E
L57	9.61'	S89°26'48"W
L58	9.61'	N89°26'48"E
L59	24.00'	N0°33'12"E
L60	9.61'	S89°26'48"W
L61	9.61'	N89°26'48"E
L62	33.86'	N0°33'12"E
L63	67.61'	S89°26'48"E

PARCEL CURVE TABLE

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

DATE: 3/17/21 DRAWN: RMK  
SCALE: HOR: 1"=100' VERT: n/a  
FOLDER: DWG/Proj. Surveying  
FILENAME: Surv. Base/Condo plats  
TAB: 01-CONDO PLAT PH 9  
BNDY. CHK: n/a  
BASE. CHK: n/a

## PHASE 9 CONDOMINIUM PLAT

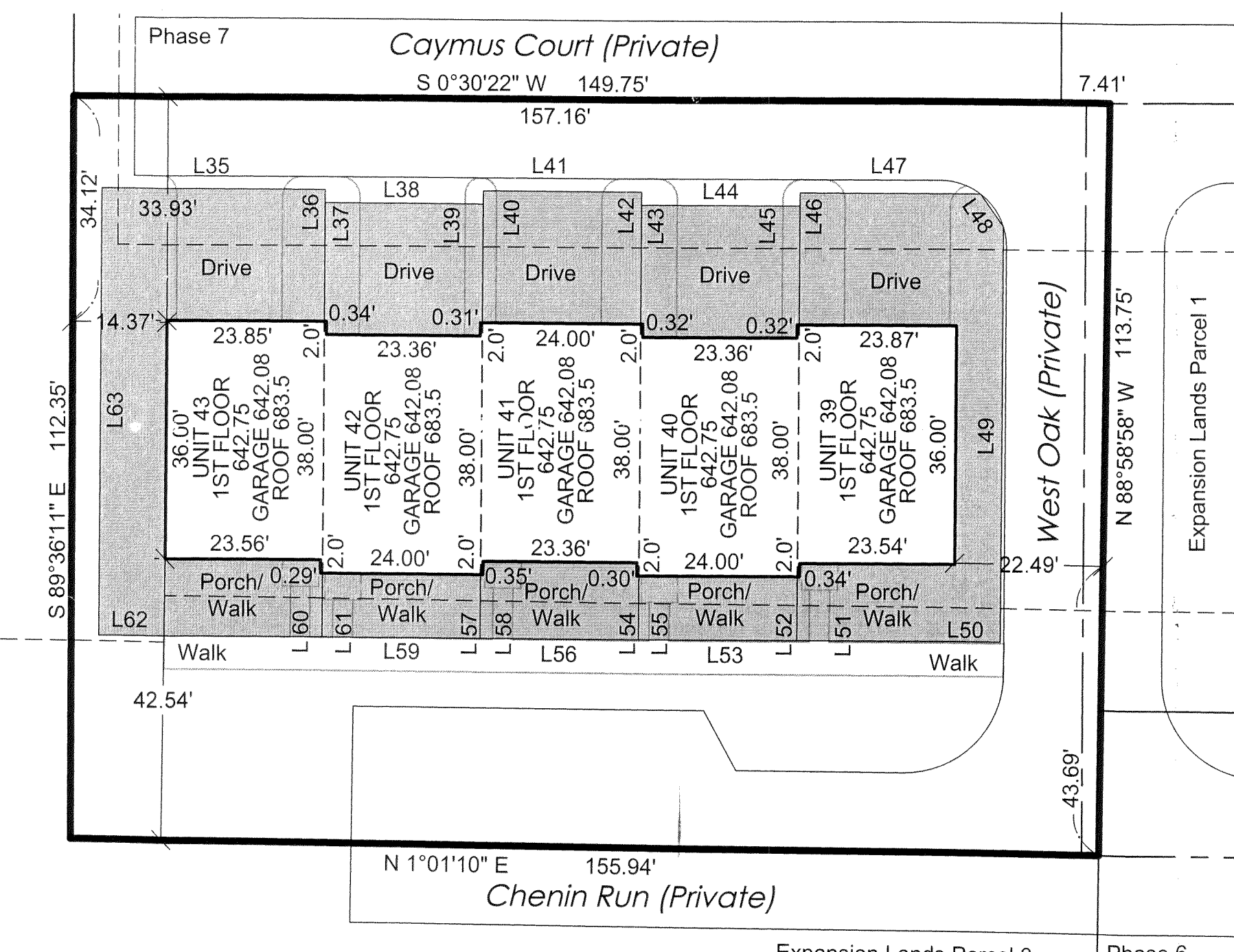


POLARIS ENGINEERING & SURVEYING, INC.  
34600 CHARDON ROAD - SUITE D  
WILLOUGHBY HILLS, OHIO 44094  
(440) 944-4433 (440) 944-3722 (Fax)  
www.polaris-es.com

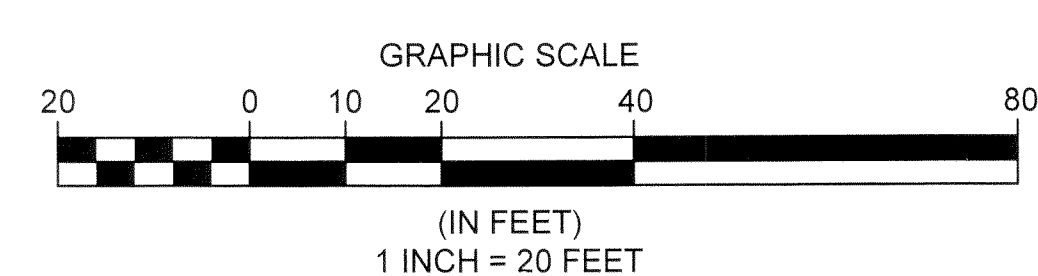
## CONCORD VILLAGE NO. 2 CONDOMINIUMS

City of Avon - Lorain County - Ohio

CONTRACT No.	
19071	
SHEET	OF
1	2



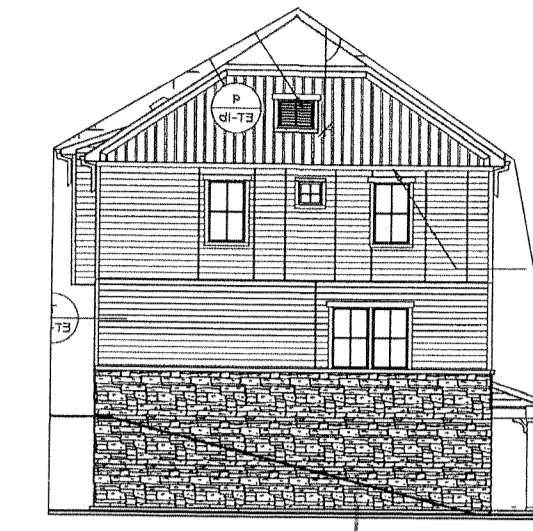
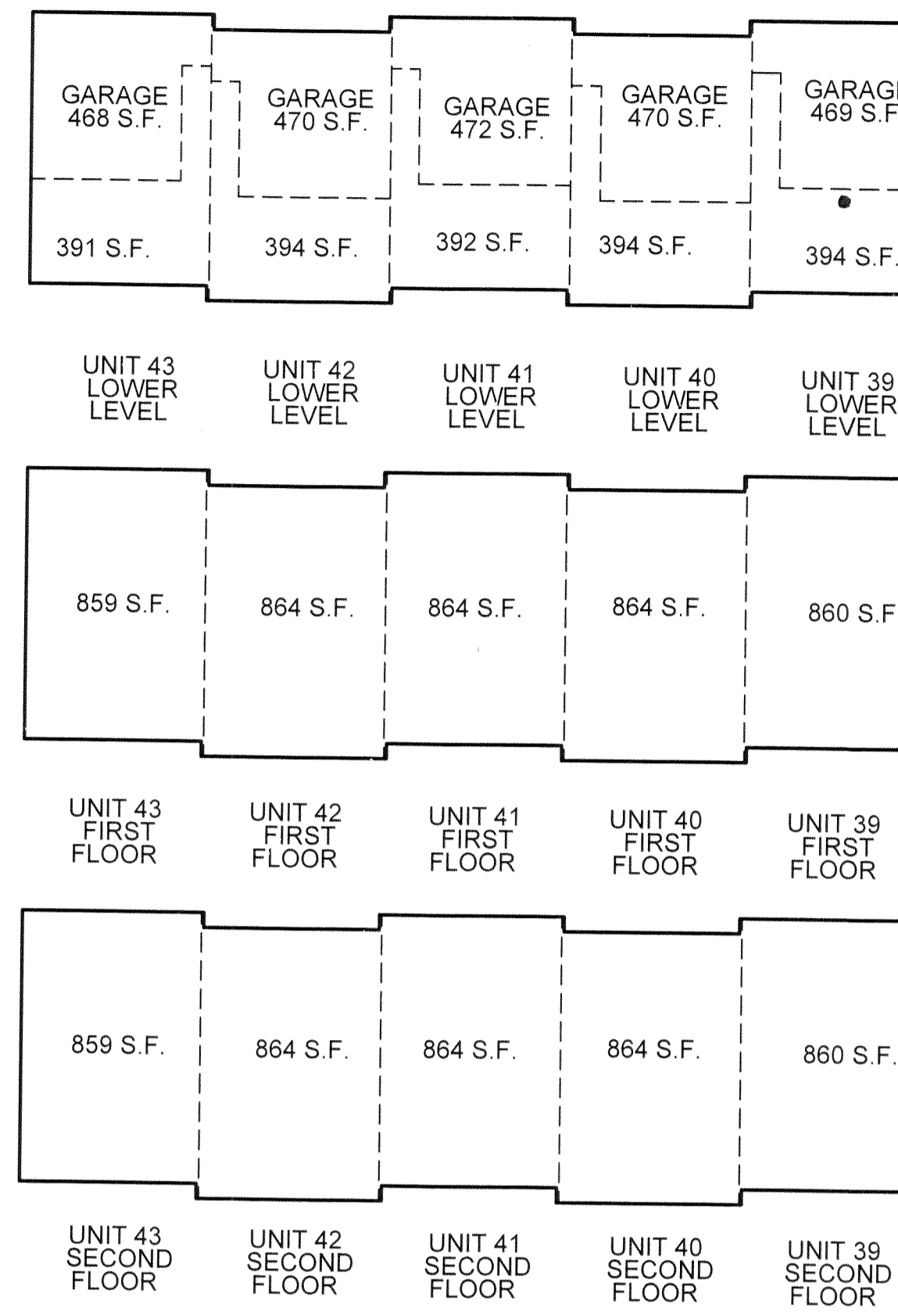
DETAIL: 1 INCH = 20 FEET



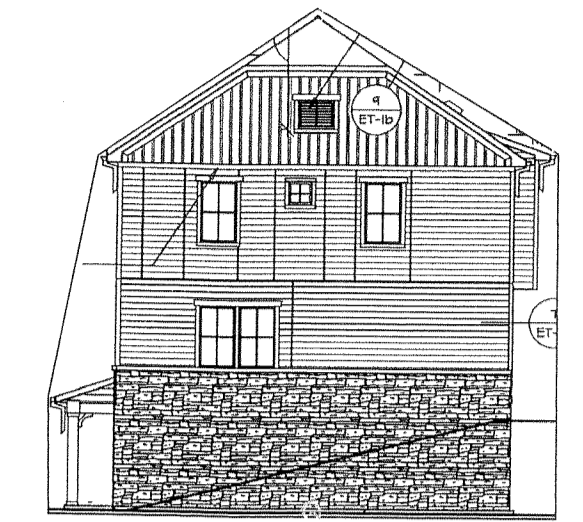
LIMITED COMMON ELEMENTS (LCE)

# CONCORD VILLAGE NO. 2 CONDOMINIUMS PHASE 9

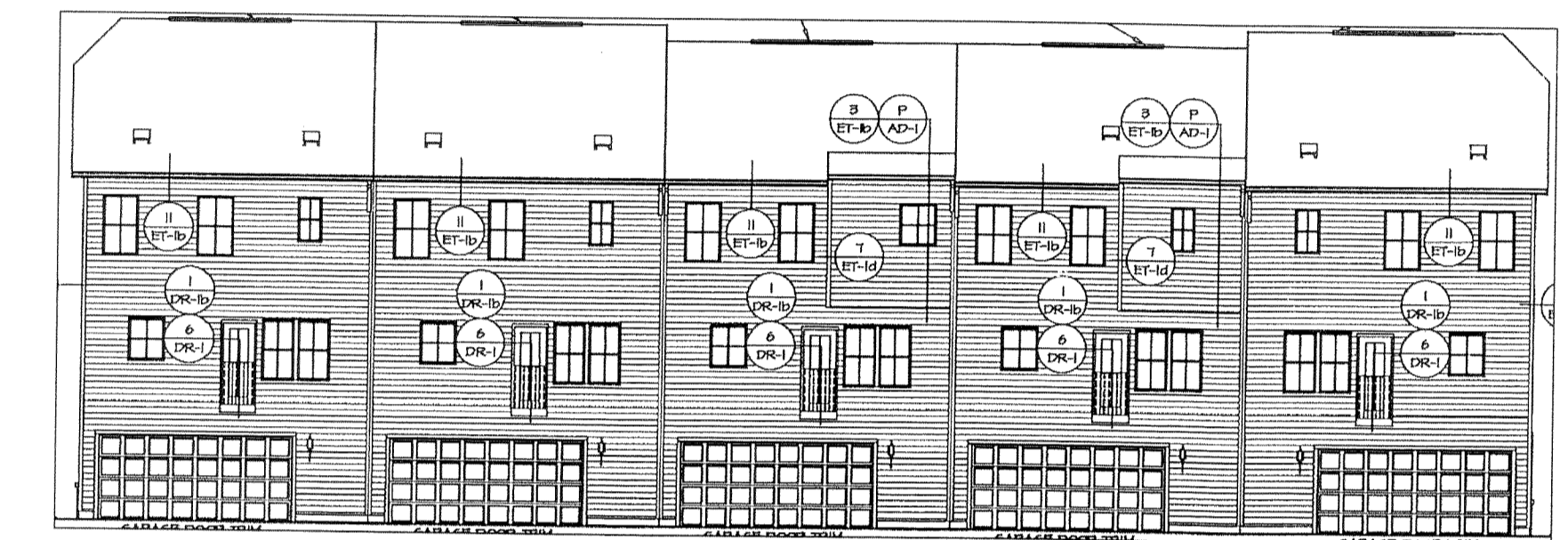
(UNITS 39, 40, 41, 42, AND 43)  
AND COMMON ELEMENT AREA  
BEING A PART OF ORIGINAL  
AVON TOWNSHIP SECTION 9  
NOW IN THE CITY OF AVON  
LORAIN COUNTY, STATE OF OHIO  
FEBRUARY 25, 2021  
SCALE 1 INCH = 100 FEET



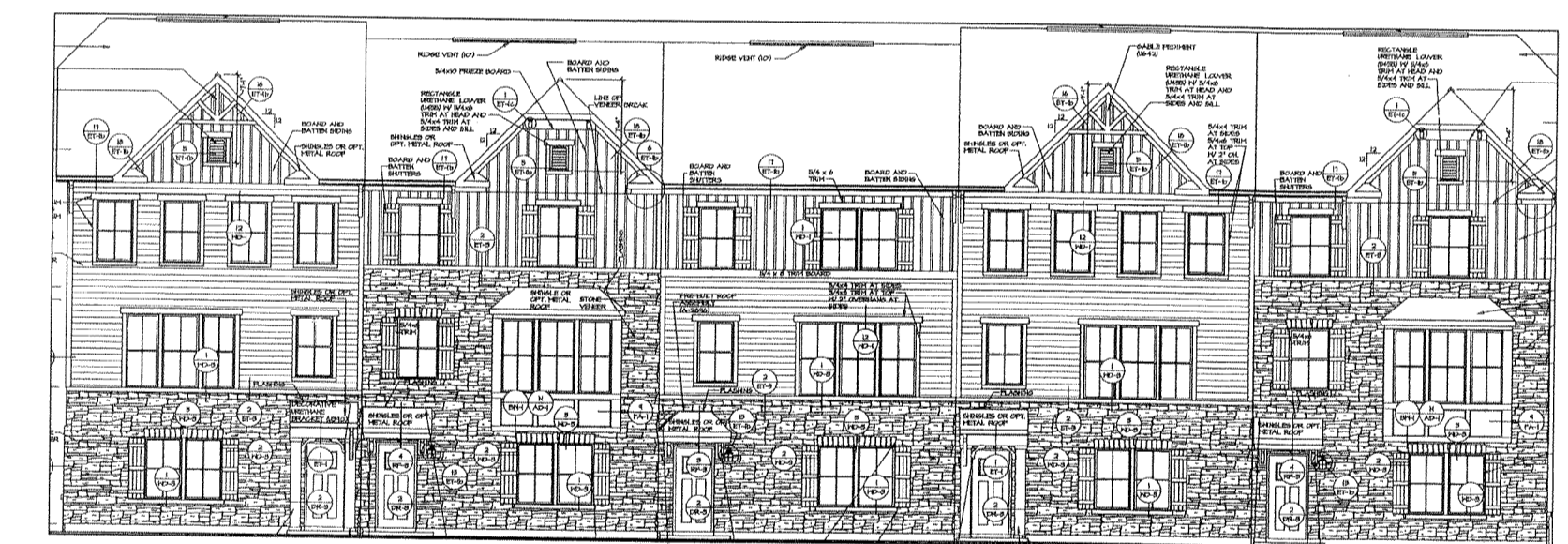
UNIT 39 SIDE ELEVATION



UNIT 43 SIDE ELEVATION

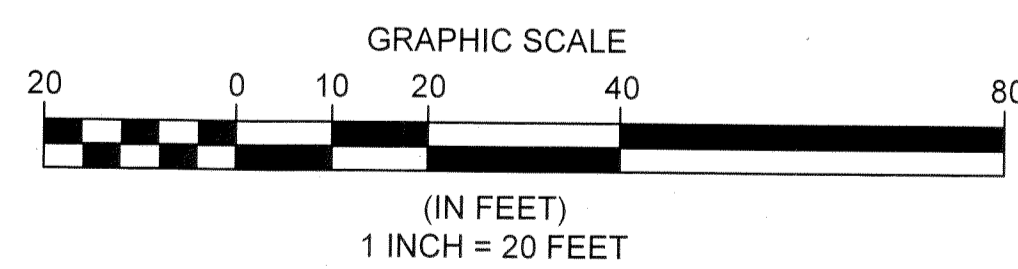


UNITS 39-43 REAR ELEVATION



UNITS 39-43 FRONT ELEVATION

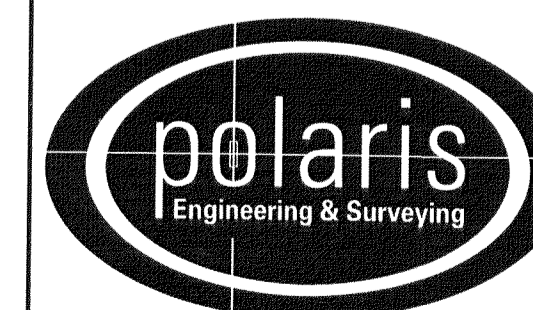
DETAIL: 1 INCH = 20 FEET



REV. No.	DATE	BY	DESCRIPTION

DATE: 3/17/21 DRAWN: RMK  
SCALE: HOR. 1"= 20' VERT. n/a  
FOLDER: DWG/Proj. Surveying  
FILENAME: Surv. Base/Condo plats  
TAB: 02-CONDO PLAT PH 9  
BNDY. CHK: n/a  
BASE. CHK: n/a

## PHASE 9 CONDOMINIUM PLAT



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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 # 2021-0811088 Film #                     

Name of Plat: Concord Village No. 2 Condominiums Phase 9

Owner: Concord Village Phase Two LLC

Description: Situated in the State of Ohio,  
County of Laramie, City of Aronburg part  
of original Aron Township Section 9, 4063 Acre.  
Creating Units 39 thru 43

Floor Plans:                     

Related/Margin:                     

Comments: Declaration following  
# 2021-0811089

Vol. 109

Receiving Stamp

Pg. 82, 83

CHUCK W SZUCS  
13480 HIDDEN OAKS DR  
NOVELTY, OH 44072

Amount: 172.80

Initials: TM / ST