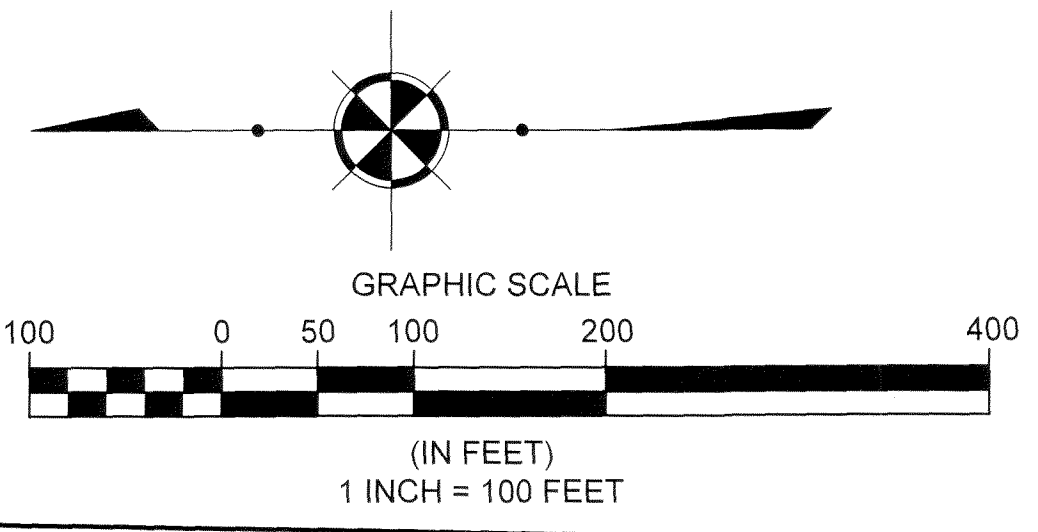


CONCORD VILLAGE NO. 2 CONDOMINIUMS PHASE 10

(UNITS 44, 45, 46, AND 47)
AND COMMON ELEMENT AREA
BEING A PART OF ORIGINAL
AVON TOWNSHIP SECTIONS 9 & 16
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

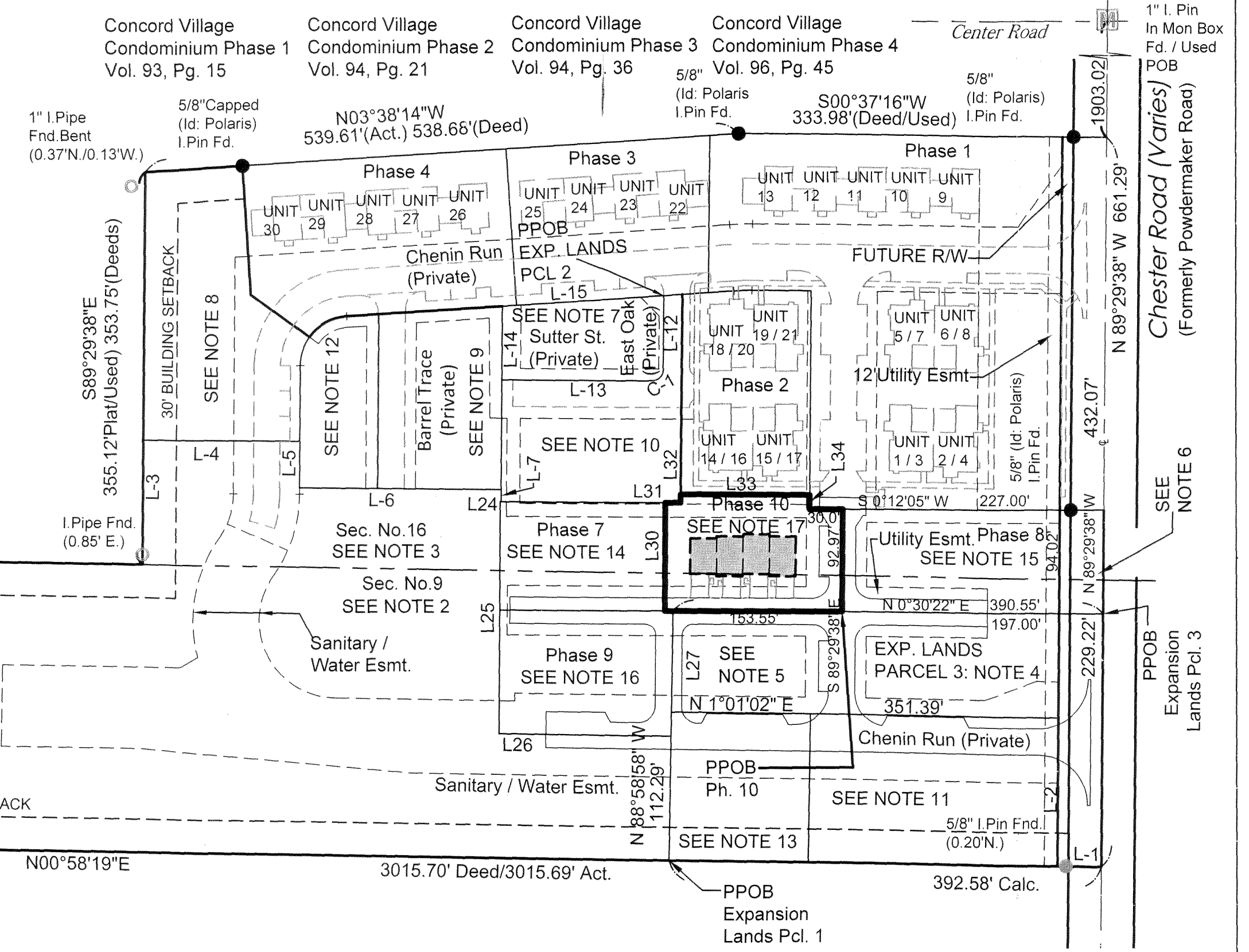


Basp LLC
PPN:04-00-016-101-202
Inst. #2019-0731596

"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 10 ACREAGE BREAKDOWN:

ACREAGE OF UNITS	0.0769 ACRES
ACREAGE OF COMMON ELEMENT AREA OUTSIDE OF BUILDINGS (NOT INCLUDING COMMON ELEMENT AREA UNDER BUILDINGS)	0.3033 ACRES
TOTAL COMMON ELEMENT AREA PHASE 10	0.3802 ACRES
PREVIOUSLY DECLARED	4.0105 ACRES
ADDITIONAL LANDS FOR FUTURE DEVELOPMENT	17.1743 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
(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
(44,434 SQ.FT.) 1.0201 ACRES
(32,749 SQ.FT.) 0.7518 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
(41,911 SQ.FT.) 0.9621 ACRES
(32,749 SQ.FT.) 0.7518 ACRES LESS ROW

NOTE 6:
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.

NOTE 12:
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 13:
DECLARED LANDS
CONCORD VILLAGE NO. 2
PHASE 6
16,947 SQ.FT.
0.3891 ACRES
VOL. 109, PAGE 15-16 L.C.P.R.

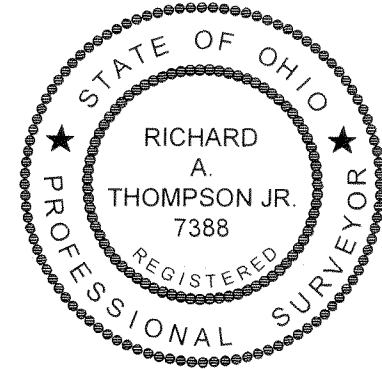
NOTE 14:
DECLARED LANDS
CONCORD VILLAGE NO. 2
PHASE 7
14,711 SQ.FT.
0.3377 ACRES
VOL. _____, PAGE _____ L.C.P.R.

NOTE 15:
DECLARED LANDS
CONCORD VILLAGE NO. 2
PHASE 8
18,418 SQ.FT.
0.4228 ACRES
VOL. _____, PAGE _____ L.C.P.R.

NOTE 16:
DECLARED LANDS
CONCORD VILLAGE NO. 2
PHASE 9
17,697 SQ.FT.
0.4063 ACRES

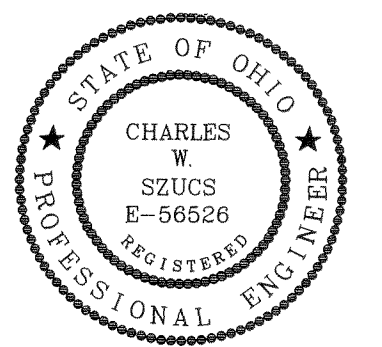
SURVEYOR'S CERTIFICATION
I DO HEREBY CERTIFY THAT THE BUILDING FOUNDATIONS OF UNITS 45-48 OF CONCORD VILLAGE NO.2 CONDOMINIUMS PHASE 7, INCLUDING THE LOCATION, OUTSIDE DIMENSIONS, FINISHED FLOOR ELEVATIONS OF EACH FAMILY UNIT AND COMMON AREAS ARE SHOWN ON THIS DRAWING AS CONSTRUCTED. I HEREBY CERTIFY 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 2/9/2021.

Richard A. Thompson, Jr.
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 2/9/2021.

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



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

LINE	LENGTH	DIRECTION
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

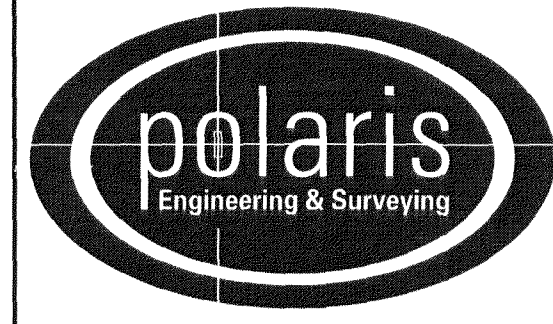
LINE	LENGTH	DIRECTION
L24	0.77'	N0°30'22"E
L25	210.59'	N89°36'11"W
L26	155.94'	S1°01'10"W
L27	91.75'	S88°58'58"E
L28 - L29	NOT USED	
L30	98.24'	S89°36'11"E
L31	13.89'	S0°30'22"W
L32	7.67'	S89°22'44"E
L33	117.25'	S0°30'22"W
L34	13.10'	N89°29'38"W
L35	43.88'	S0°30'22"W
L36	18.00'	N89°29'38"W
L37	20.00'	S89°29'38"E
L38	24.00'	S0°30'22"W
L39	20.00'	N89°29'38"W
L40	22.00'	S89°29'38"E
L41	24.00'	S0°30'22"W
L42	22.00'	N89°29'38"W
L43	20.00'	S89°29'38"E
L44	43.87'	S0°30'22"W
L45	74.00'	N89°29'38"W

LINE	LENGTH	DIRECTION
L46	43.87'	N0°30'22"E
L47	20.00'	S89°29'38"E
L48	18.00'	N89°29'38"W
L49	24.00'	N0°30'22"E
L50	18.00'	S89°29'38"E
L51	20.00'	N89°29'38"W
L52	24.00'	N0°30'22"E
L53	20.00'	S89°29'38"E
L54	18.00'	N89°29'38"W
L55	43.88'	N0°30'22"E
L56	70.00'	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: 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 10
BDY. CHK: n/a
BASE. CHK: n/a

PHASE 10 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

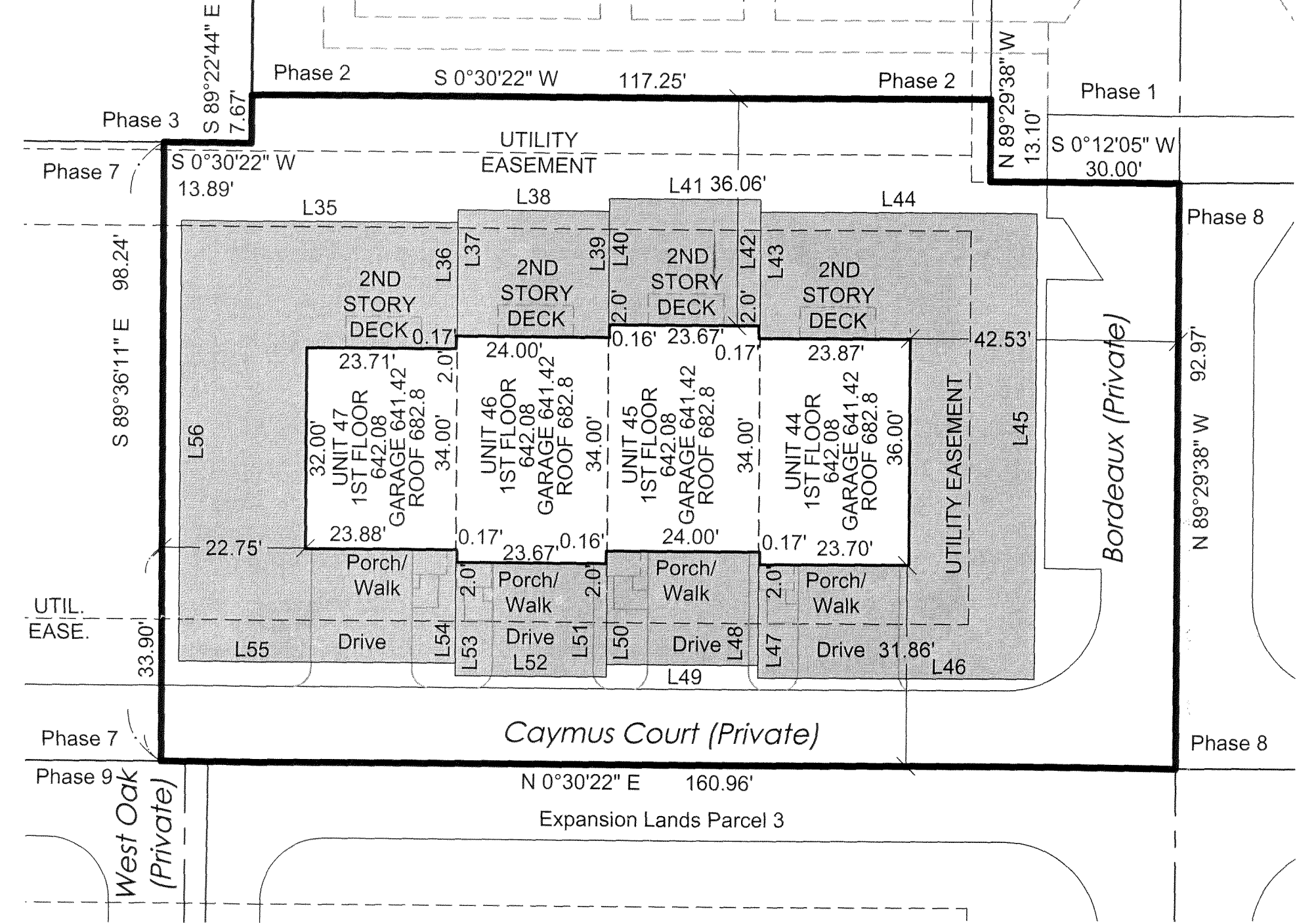
City of Avon - Lorain County - Ohio

CONTRACT No.	
19071	
SHEET	OF
1	2

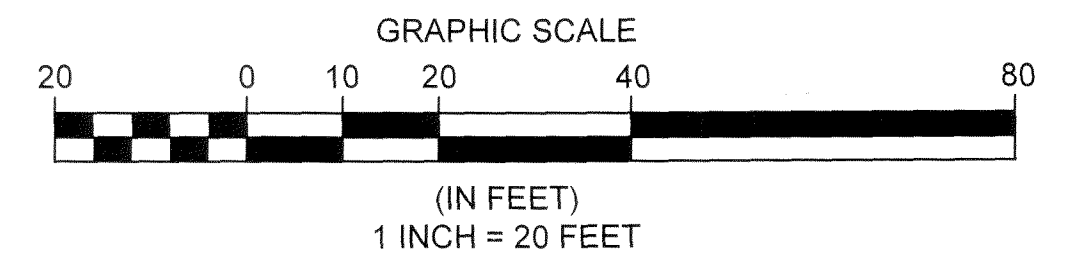
Doc ID: 022807980003 Type: OFF
Kind: PLAT
Recorded: 04/06/2021 at 09:43:06 AM
Fee Amt: \$172.80 Page 1 of 3
Lorain County, Ohio
Mike Doran County Recorder
File# 2021-0811090

TRANSFERRED
APR - 6 2021
J. CRAIG SNODGRASS, CPA, CGFM
LORAIN COUNTY AUDITOR

CHUCK W SZUCS
13480 HIDDEN OAKS DR
NOVELTY, OH 44072
Plat Vol 109 Pgs 84, 85



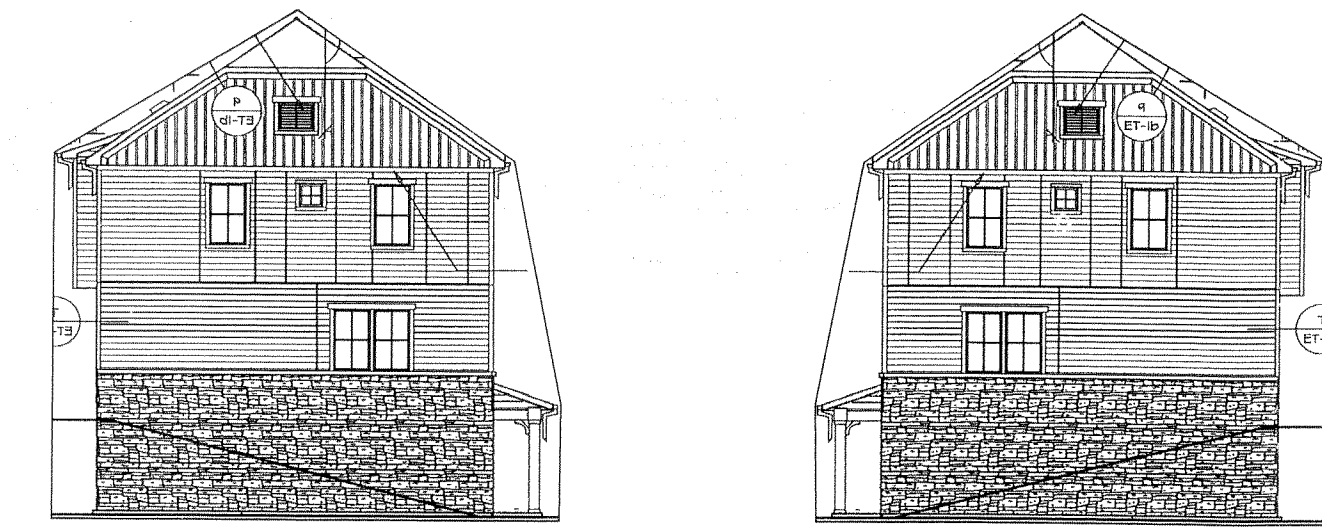
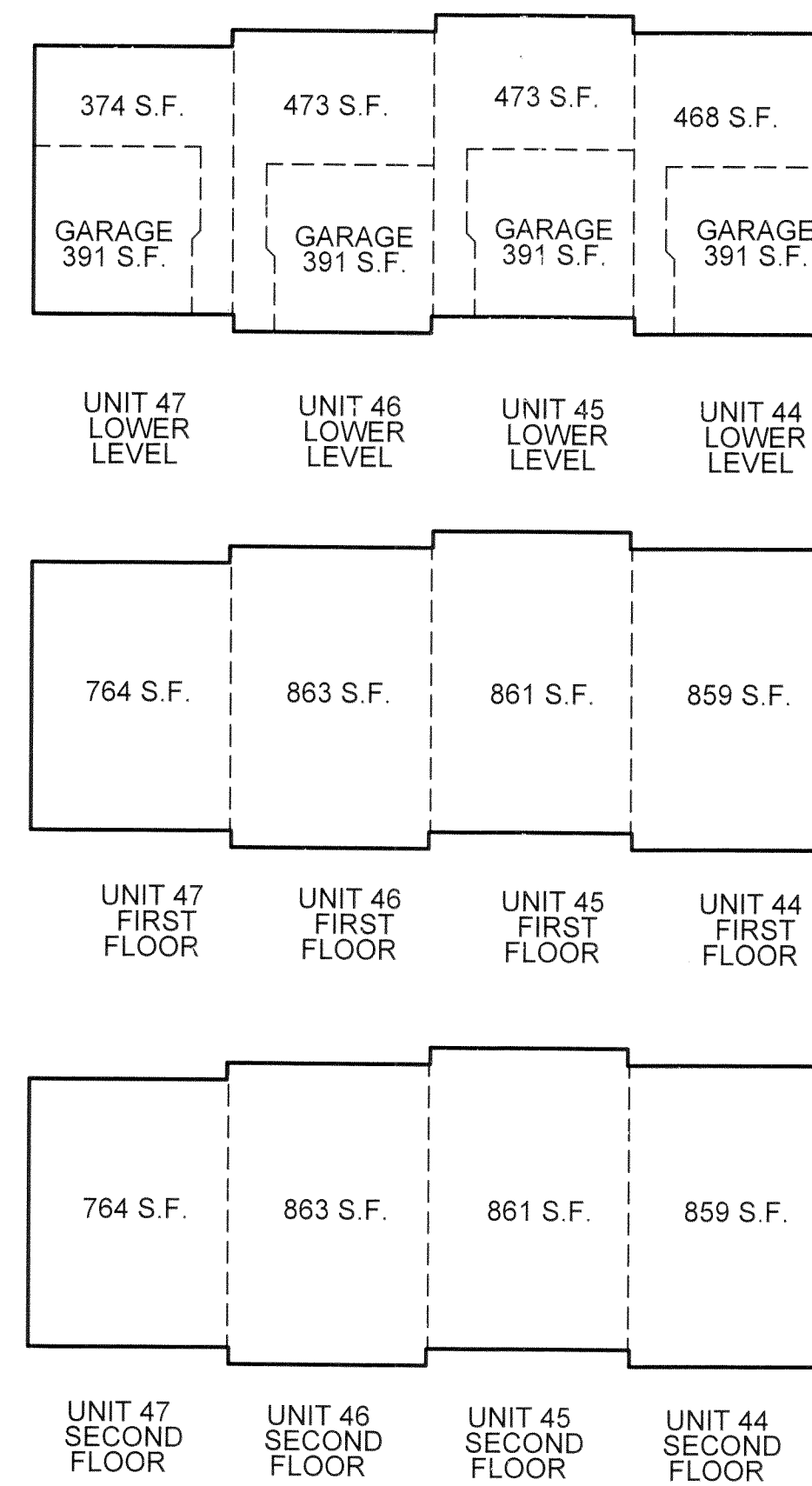
DETAIL: 1 INCH = 20 FEET



LIMITED COMMON ELEMENTS
(LCE)

CONCORD VILLAGE NO. 2 CONDOMINIUMS PHASE 10

(UNITS 44, 45, 46, AND 47)
AND COMMON ELEMENT AREA
BEING A PART OF ORIGINAL
AVON TOWNSHIP SECTIONS 9 & 16
NOW IN THE CITY OF AVON
LORAIN COUNTY, STATE OF OHIO
MARCH 1, 2021
SCALE 1 INCH = 100 FEET



UNIT 47 SIDE ELEVATION

UNIT 44 SIDE ELEVATION



UNIT 47
REAR
ELEVATION

UNIT 46
REAR
ELEVATION

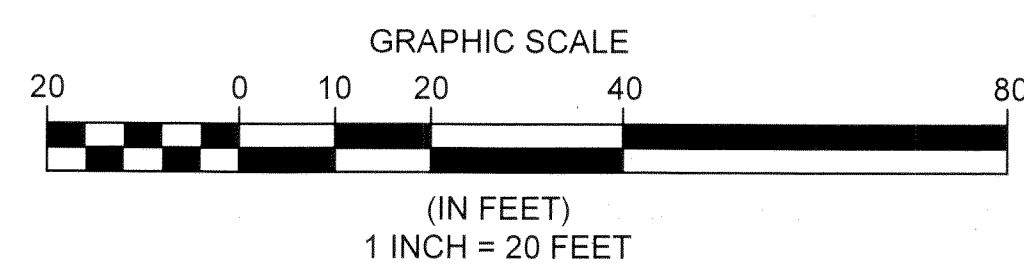
UNIT 45
REAR
ELEVATION

UNIT 44
REAR
ELEVATION



UNITS 44-47 FRONT ELEVATION

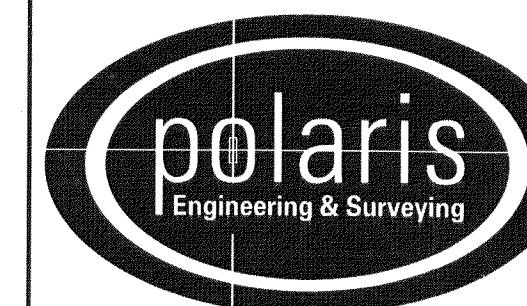
DETAIL: 1 INCH = 20 FEET



REV. No.	DATE	BY

DATE: 3/1/21 DRAWN: RMK
SCALE: HOR. 1"= 20' VERT. n/a
FOLDER: DWG/Proj. Surveying
FILENAME: Surv. Base/Condo plats
TAB: 02-CONDO PLAT PH 10
BNDY. CHK: n/a
BASE. CHK: n/a

PHASE 10 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
2	2

Plat Sheet

Instrument # 2021-0811090

Film # _____

Name of Plat: Concord Village No. 2 Condominiums Phase 10

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 total acreage = 21.5650 Acres / Easements Also -
Creating Units 44, 45, 46, and 47 and common Element Area

Floor Plans: See Image

Related/Margin: _____

Comments: 11th Amendment to Declaration to follow # 2021-0811091

Vol. 109

Pg. 84, 85

Receiving Stamp

CHUCK W SZUCS
13480 HIDDEN OAKS DR
NOVELTY, OH 44072

Amount: 172.80

Initials: SC