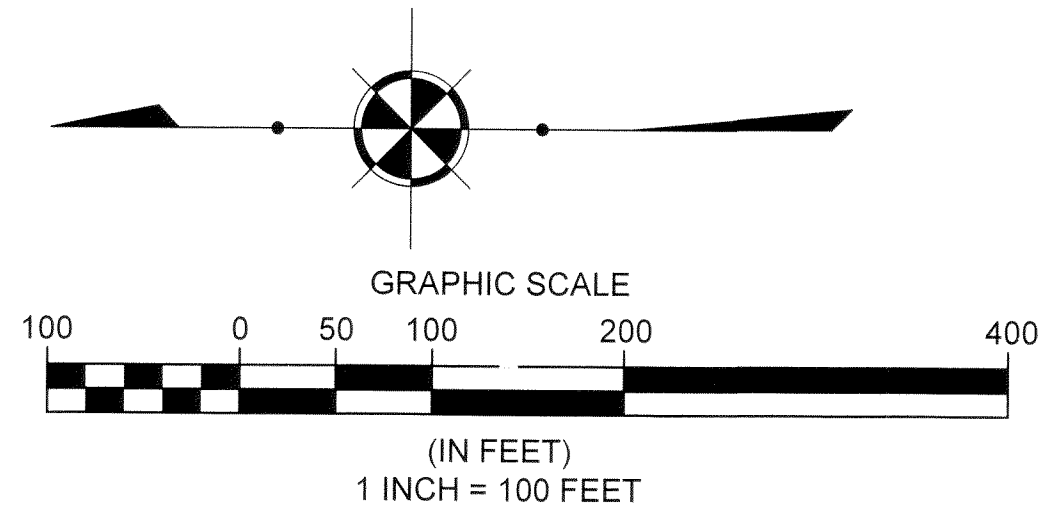


CONCORD VILLAGE NO. 2 CONDOMINIUMS PHASE 11

(UNITS 48, 49, 50, AND 51)
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
APRIL 7, 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

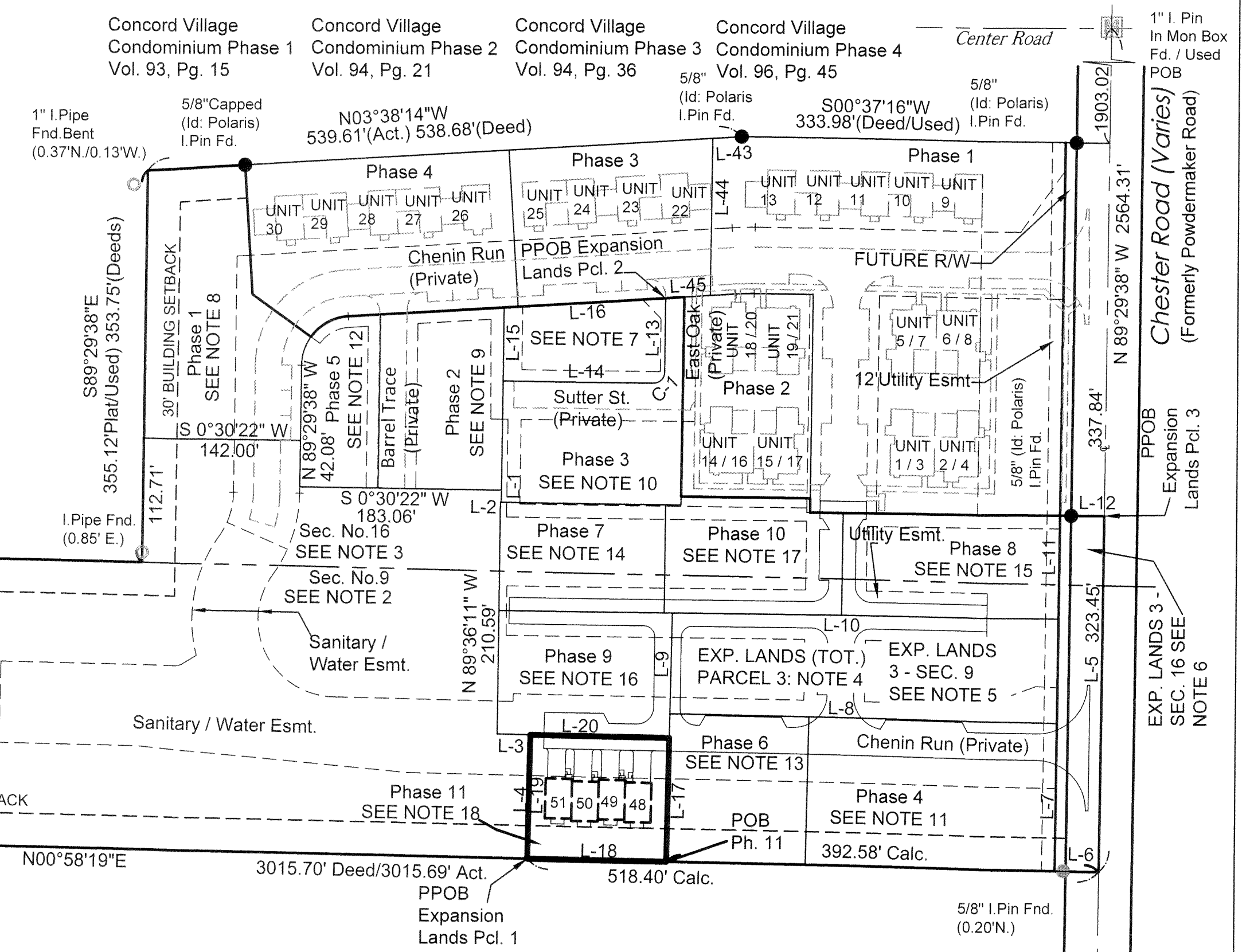


Basp LLC
PPN:04-00-016-101-202
Inst. #2019-0731596

"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 11 ACREAGE BREAKDOWN:

ACREAGE OF UNITS	0.0791 ACRES
ACREAGE OF COMMON ELEMENT AREA OUTSIDE OF BUILDINGS (NOT INCLUDING COMMON ELEMENT AREA UNDER BUILDINGS)	0.2454 ACRES
TOTAL COMMON ELEMENT AREA PHASE 11	0.3245 ACRES
PREVIOUSLY DECLARED	4.3907 ACRES
ADDITIONAL LANDS FOR FUTURE DEVELOPMENT	16.8498 ACRES
TOTAL	21.5650 ACRES



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

H&S Land Partnership
PPN:04-00-009-000-063
Vol. 160, Pg. 389 O.R.

NOTE 1:
EXPANSION LANDS PARCEL 1
CONCORD VILLAGE PHASE 2 LLC
INST. NO. 2019-0714883
(677,830 SQ.FT.) 15.5608 ACRES

NOTE 2:
EXPANSION LANDS PARCEL 1
IN ORIGINAL AVON TWP. SEC. 9
CONCORD VILLAGE PHASE 2 LLC
PPN:04-00-009-000-172
INST. NO. 2019-0714883
(648,468 SQ.FT.) 14.8867 ACRES

NOTE 3:
EXPANSION LANDS PARCEL 1
IN ORIGINAL AVON TWP. SEC. 16
CONCORD VILLAGE PHASE 2 LLC
PPN:04-00-016-101-221
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
(45,676 SQ.FT.) 1.0486 ACRES
(35,979 SQ.FT.) 0.8260 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-
INST. NO. 2019-0714883
(43,152 SQ.FT.) 0.9906 ACRES
(35,350 SQ.FT.) 0.8115 ACRES LESS ROW

NOTE 6:
EXPANSION LANDS PARCEL 3
IN ORIGINAL AVON TWP. SEC. 16
CONCORD VILLAGE PHASE 2 LLC
PPN:04-00-016-101-224
INST. NO. 2019-0714883
(2,524 SQ.FT.) 0.0580 ACRES
(629 SQ.FT.) 0.0145 ACRES LESS ROW

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. 109, PAGE 60-61 L.C.P.R.

NOTE 15:
DECLARED LANDS
CONCORD VILLAGE NO. 2
PHASE 8
18,418 SQ.FT.
0.4228 ACRES
VOL. 109, PAGE 62-63 L.C.P.R.

NOTE 16:
DECLARED LANDS
CONCORD VILLAGE NO. 2
PHASE 9
17,697 SQ.FT.
0.4063 ACRES
VOL. 109, PAGE 82-83 L.C.P.R.

NOTE 17:
DECLARED LANDS
CONCORD VILLAGE NO. 2
PHASE 10
16,561 SQ.FT.
0.3802 ACRES
VOL. 109, PAGE 84-85 L.C.P.R.

NOTE 18:
DECLARED LANDS
CONCORD VILLAGE NO. 2
PHASE 11
14,134 SQ.FT.
0.3245 ACRES

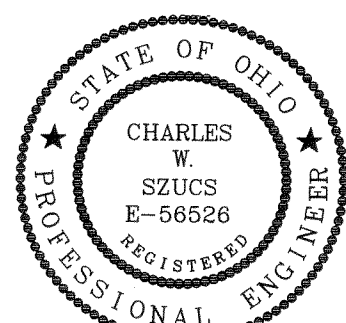
SURVEYOR'S CERTIFICATION
I DO HEREBY CERTIFY THAT THE BUILDING FOUNDATIONS OF UNIT 48-51 OF CONCORD VILLAGE NO.2 CONDOMINIUMS PHASE 11, INCLUDING THE LOCATION, OUTSIDE DIMENSIONS, FINISHED FLOOR ELEVATIONS OF EACH FAMILY UNIT AND COMMON AREAS ARE SHOWN ON THIS DRAWING AS CONSTRUCTED. I HEREBY CERTIFY 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 4/5/2021.

Michael P. Spellacy
MICHAEL P. SPELLACY P.S. No. 8169



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 3/3/2021.

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



LINE	LENGTH	DIRECTION
L1	11.03'	N89°30'15"W
L2	0.77'	N0°30'22"E
L3	30.12'	S1°01'10"W
L4	112.39'	N88°58'58"W

LINE	LENGTH	DIRECTION
L5	323.45'	N89°29'38"W
L6	40.00'	N0°58'19"E
L7	134.01'	S89°29'38"E
L8	351.39'	N1°01'02"E
L9	91.75'	S88°58'58"E
L10	350.55'	S0°30'22"W
L11	94.02'	S89°29'40"E
L12	40.00'	S0°12'05"W

LINE	LENGTH	DIRECTION
L13	67.04'	N89°29'38"W
L14	136.25'	N0°30'22"E
L15	66.45'	S89°30'15"E
L16	146.65'	S3°38'14"E

LINE	LENGTH	DIRECTION
L17	112.29'	N88°58'58"W
L18	125.81'	N0°58'19"E
L19	112.39'	S88°58'58"E
L20	125.81'	S1°01'03"W

LINE	LENGTH	DIRECTION
L21	76.00'	N88°58'57"W
L22	33.71'	N1°01'03"E
L23	20.00'	S88°58'57"E
L24	20.00'	N88°58'57"W
L25	24.33'	N1°01'03"E
L26	20.00'	S88°58'57"E
L27	20.00'	S88°58'57"E
L28	23.67'	N1°01'03"E
L29	20.00'	S88°58'57"E
L30	20.00'	S88°58'57"E
L31	34.04'	N1°01'03"E
L32	76.00'	S88°58'57"E
L33	33.70'	S1°01'03"W
L34	20.00'	S88°59'25"E
L35	20.00'	S88°58'57"E
L36	24.33'	N1°01'03"E
L37	20.00'	S88°58'57"E
L38	20.00'	S88°58'57"E
L39	23.67'	N1°01'03"E
L40	20.00'	S88°59'25"E

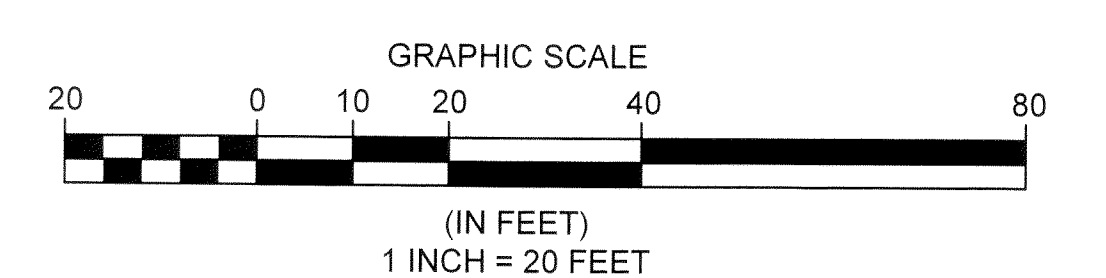
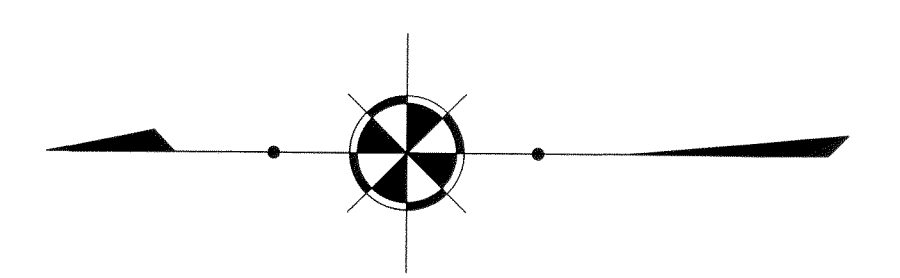
LINE	LENGTH	DIRECTION
L21	76.00'	N88°58'57"W
L22	33.71'	N1°01'03"E
L23	20.00'	S88°58'57"E
L24	20.00'	N88°58'57"W
L25	24.33'	N1°01'03"E
L26	20.00'	S88°58'57"E
L27	20.00'	S88°58'57"E
L28	23.67'	N1°01'03"E
L29	20.00'	S88°58'57"E
L30	20.00'	S88°58'57"E
L31	34.04'	N1°01'03"E
L32	76.00'	S88°58'57"E
L33	33.70'	S1°01'03"W
L34	20.00'	S88°59'25"E
L35	20.00'	S88°58'57"E
L36	24.33'	N1°01'03"E
L37	20.00'	S88°58'57"E
L38	20.00'	S88°58'57"E
L39	23.67'	N1°01'03"E
L40	20.00'	S88°59'25"E

LINE	LENGTH	DIRECTION
L43	26.31'	N3°38'14"W
L44	142.39'	N89°23'54"W
L45	40.54'	N3°38'14"W

Doc ID: 02288830003 Type: OFF
Kind: PLAT
Recorded: 05/20/2021 at 09:34:09 AM
Fee Amt: \$172.80 Page 1 of 3
Lorain County, Ohio
Mike Doran County Recorder
File # 2021-0818792
Plat Vol. 110 Pg. 5, 10

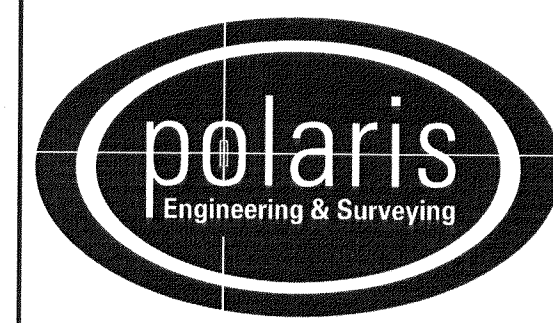
TRANSFERRED
IN COMPLIANCE WITH SEC. 319-2102
OHIO REV. CODE
MAY 20 2021
J. CRAIG SNODGRASS, CPA, COMD
LORAIN COUNTY AUDITOR

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



LIMITED COMMON ELEMENTS
(LCE)

PHASE 11 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

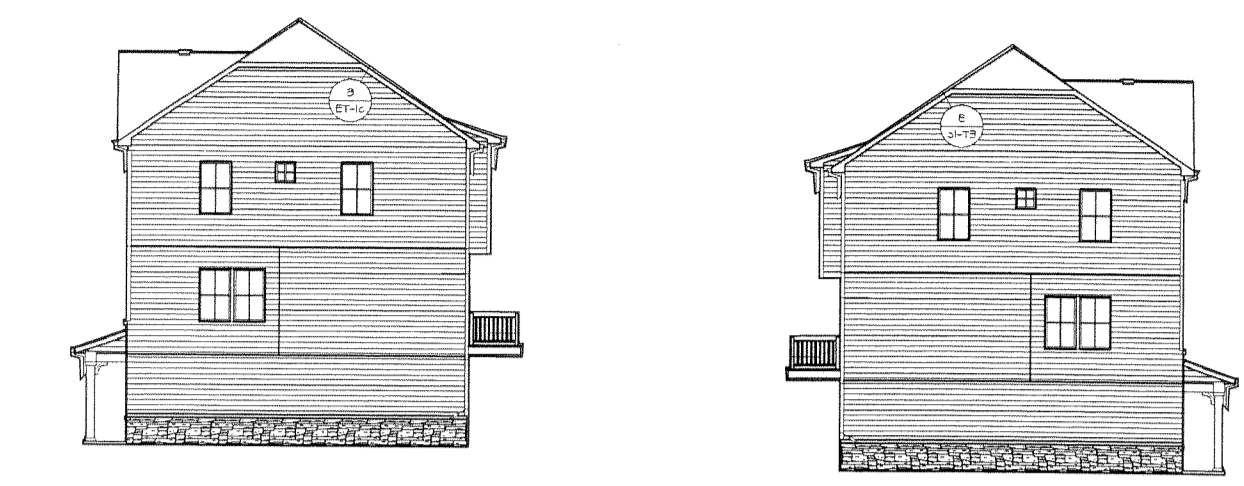
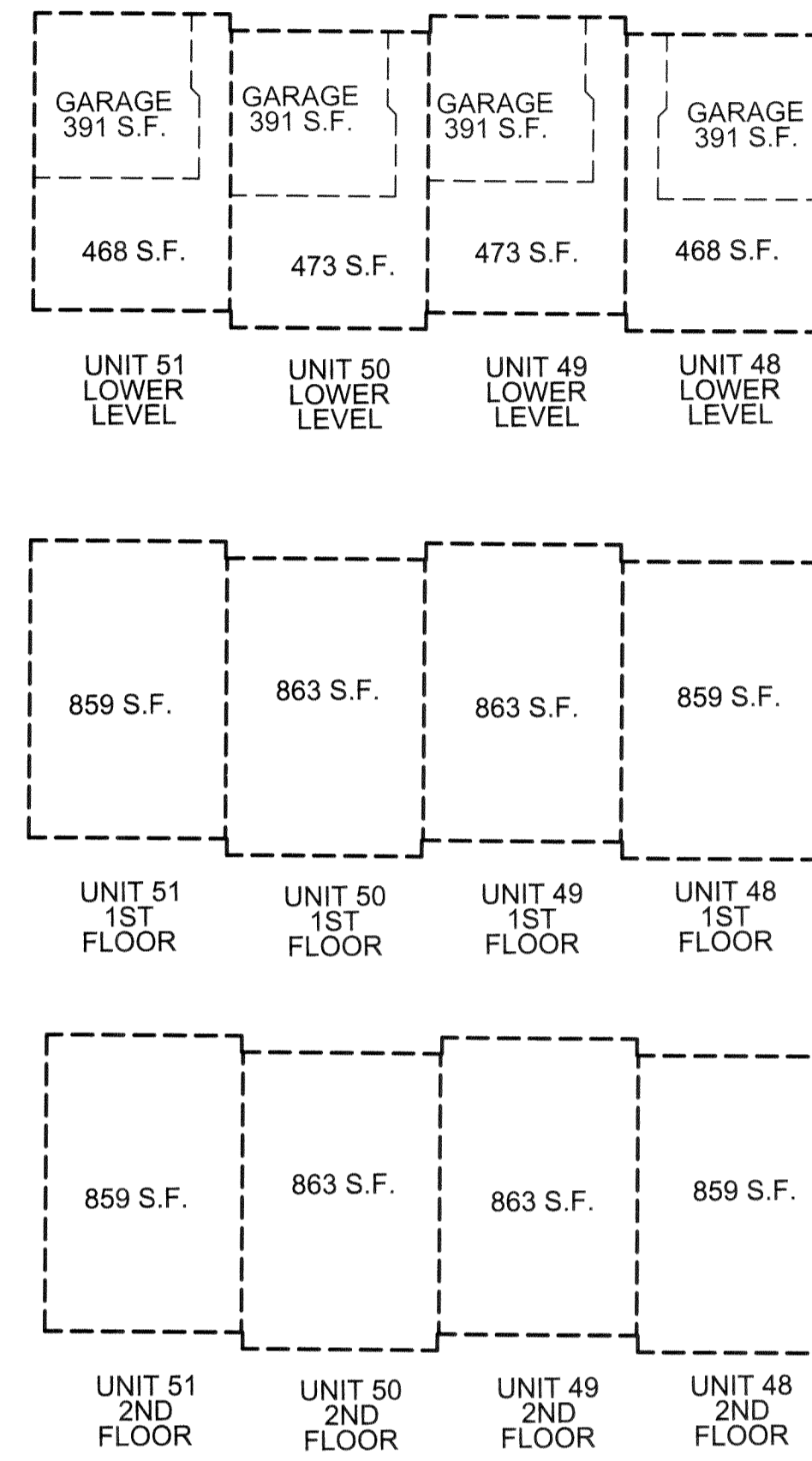
CONCORD VILLAGE NO. 2 CONDOMINIUMS

City of Avon - Lorain County - Ohio

CONTRACT No.	
19071	
SHEET	OF
1	2

CONCORD VILLAGE NO. 2 CONDOMINIUMS PHASE 11

(UNITS 48, 49, 50, AND 51)
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
APRIL 7, 2021
SCALE 1 INCH = 20 FEET



UNIT 51 SIDE ELEVATION

UNIT 48 SIDE ELEVATION



UNIT 51
REAR
ELEVATION

UNIT 50
REAR
ELEVATION

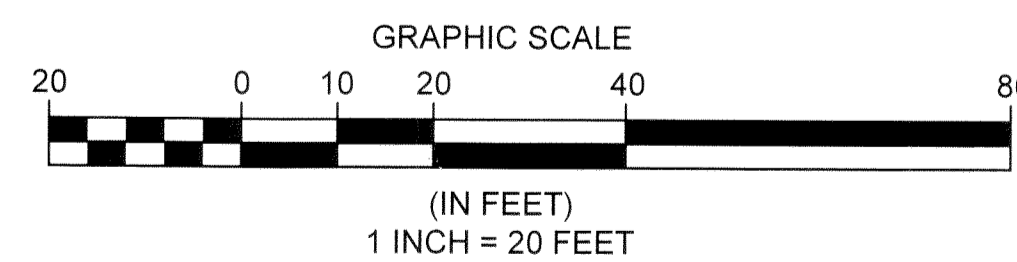
UNIT 49
REAR
ELEVATION

UNIT 48
REAR
ELEVATION



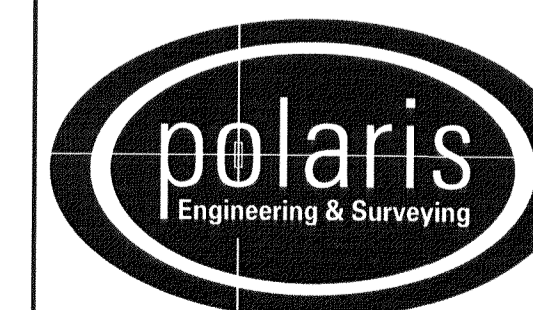
UNITS 48-51 FRONT ELEVATION

DETAIL: 1 INCH = 20 FEET



REV. No.	DATE	BY	DATE: 4/5/21	DRAWN: RMK
			SCALE: HOR. 1"= 20'. VERT. n/a	FOLDER: DWG/Proj_Surveying
			FILENAME: Surv_Base/Condo_plate	TAB: 02-CONDO_PLAT PH 11
			BNDY. CHK: n/a	BASE. CHK: n/a

PHASE 11 CONDOMINIUM PLAT



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34600 CHARDON ROAD - SUITE D
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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 # 2021-0818792 Film # -

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

Owner: Concord Village Phase Two LLC

Description: Situated in the state of Ohio, county of Lorain and
city of Avon. Being part of original Avon Township
sections 9 & 16. 21.5650 acres - See Image
Creating units 48, 49, 50, & 51.

Floor Plans: See Image

Related/Margin: _____

Comments: Declaration following
2021-0818793

Vol. 110

Pg. 15, 16

Amount: \$172.80

Initials: HR

Receiving Stamp

POLARIS ENGINEERING &
SURVEYING
34600 CHARDON ROAD
SUITE D
WILLOUGHBY HILLS, OH 44094