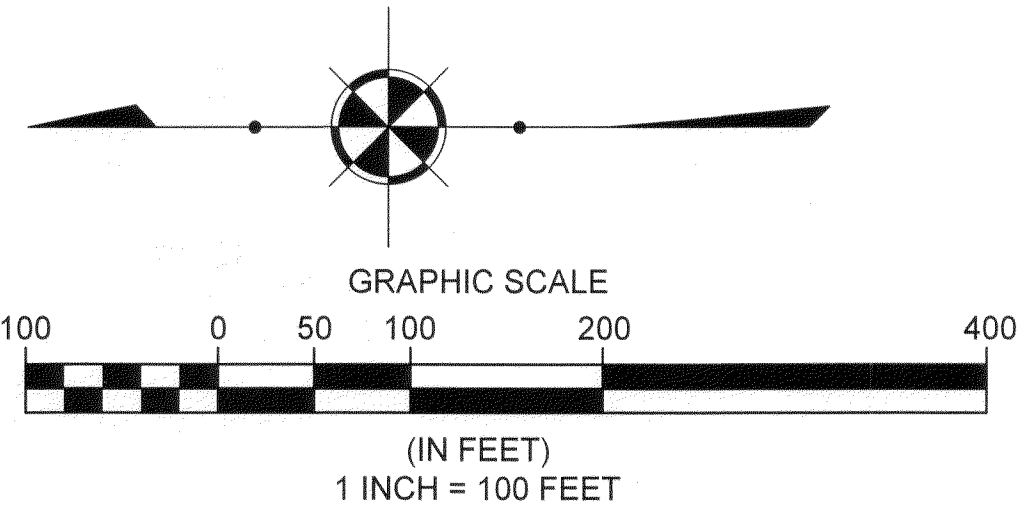


CONCORD VILLAGE NO. 2 CONDOMINIUMS PHASE 12

(UNITS 52, 53, 54, 55, AND 56)
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 12, 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



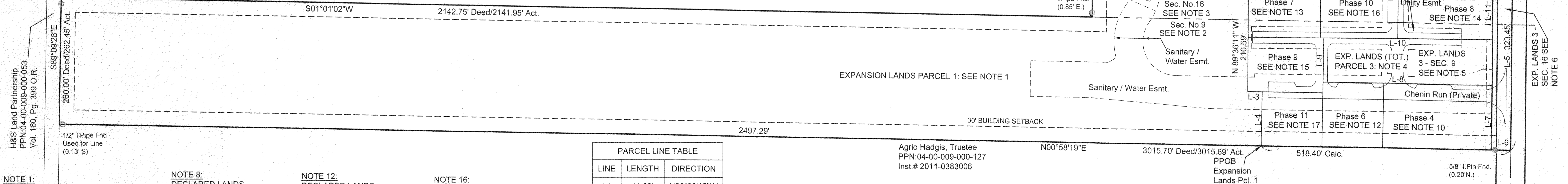
"The Village of Avon Apartments"
AERC Avon, LLC
36550 Chester Rd, Apt# 706
Avon, OH 44011
PPN:04-00-016-101-128
Inst.#2007-0709019

PHASE 11 ACREAGE BREAKDOWN:

ACREAGE OF UNITS	0.0969 ACRES
ACREAGE OF COMMON ELEMENT AREA OUTSIDE OF BUILDINGS (NOT INCLUDING COMMON ELEMENT AREA UNDER BUILDINGS)	0.1435 ACRES
TOTAL COMMON ELEMENT AREA PHASE 11	0.2404 ACRES
PREVIOUSLY DECLARED	4.7152 ACRES
ADDITIONAL LANDS FOR FUTURE DEVELOPMENT	16.6094 ACRES
TOTAL	21.5650 ACRES

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

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



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:04-00-009-000-174
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:04-00-009-000-175
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:
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 8:
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 9:
DECLARED LANDS
CONCORD VILLAGE NO. 2
PHASE 3
19,303 SQ.FT.
0.4431 ACRES
VOL. 108, PAGE 47-48 L.C.P.R.

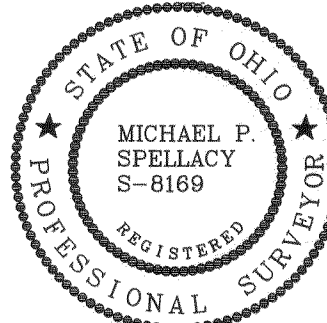
NOTE 10:
DECLARED LANDS
CONCORD VILLAGE NO. 2
PHASE 4
30,271 SQ.FT.
0.6949 ACRES
VOL. 108, PAGE 77-78 L.C.P.R.

NOTE 11:
DECLARED LANDS
CONCORD VILLAGE NO. 2
PHASE 5
10,642 SQ.FT.
0.2443 ACRES
VOL. 109, PAGE 13-14 L.C.P.R.

SURVEYOR'S CERTIFICATION

I DO HEREBY CERTIFY THAT THE BUILDING FOUNDATIONS OF UNIT 52-56 OF CONCORD VILLAGE NO.2 CONDOMINIUMS PHASE 12, 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 4/12/2021.

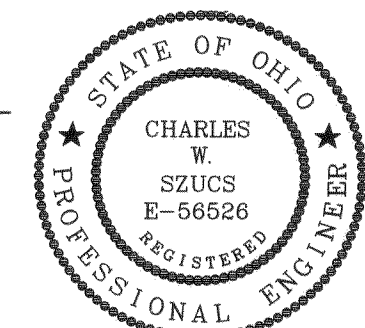
Michael P. Spellacy
MICHAEL P. SPELLACY P.S. No. 8169



ENGINEER'S CERTIFICATION

I HEREBY CERTIFY THAT THESE DRAWINGS SHOW GRAPHICALLY ALL PARTICULARS OF THE UNITS OF CONCORD VILLAGE NO. 2 CONDOMINIUMS PHASE 12 INCLUDING THE LAYOUT AND DESIGNATION OF EACH FAMILY UNIT AS CONSTRUCTED AS OF 3/19/2021.

Charles 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	26.31'	N3°38'14"W
L18	142.39'	N89°23'54"W
L19	23.49'	N3°38'14"W

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

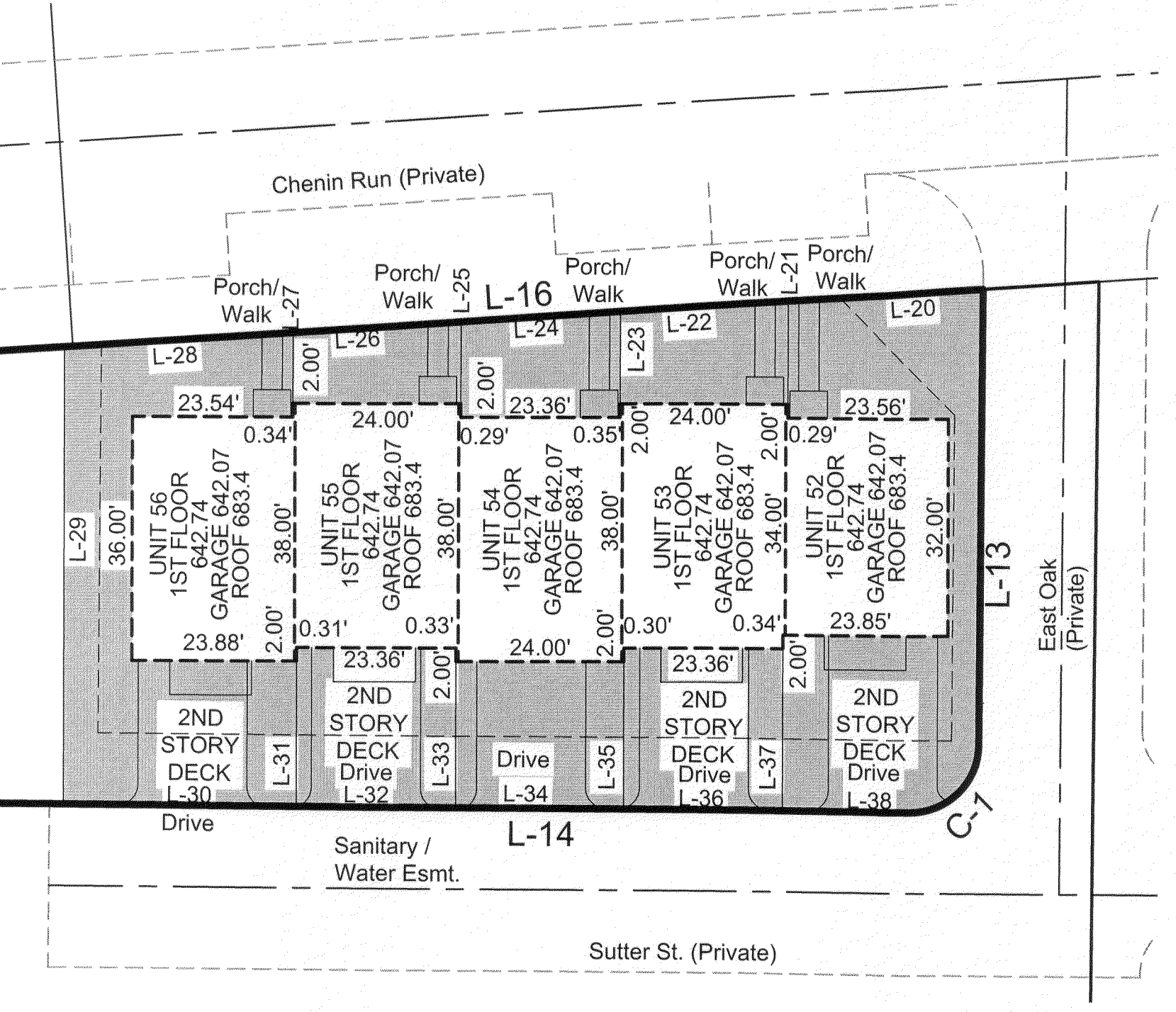
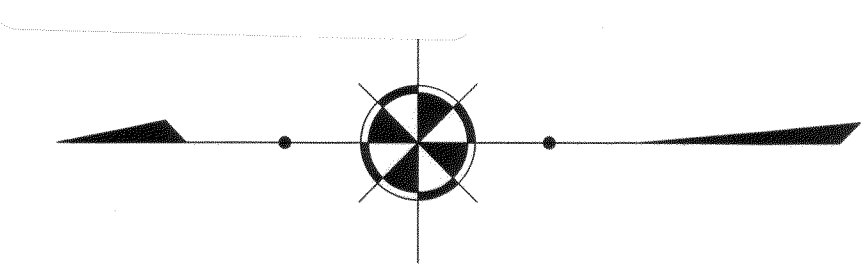
LINE	LENGTH	DIRECTION
L20	28.65'	N3°38'14"W
L21	15.15'	N89°52'16"W
L22	24.69'	N3°38'14"W
L23	13.53'	N89°52'16"W
L24	23.41'	N3°38'14"W
L25	11.99'	N89°52'16"W
L26	24.68'	N3°38'14"W
L27	9.55'	N89°51'12"E
L28	33.61'	N3°38'14"W
L29	67.29'	N89°52'16"W
L30	34.19'	S0°30'22"W
L31	21.35'	S89°52'16"E
L32	23.36'	S0°30'22"W
L33	21.50'	S89°52'16"E
L34	24.63'	S0°30'22"W
L35	21.67'	S89°52'16"E
L36	23.36'	S0°30'22"W
L37	23.82'	N89°52'16"W
L38	18.71'	N0°30'22"E

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

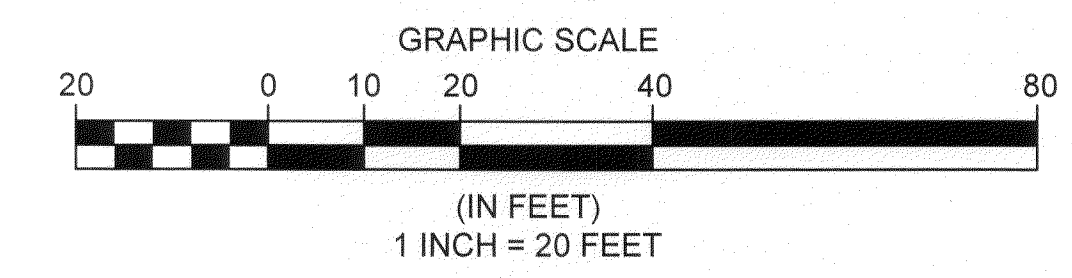
Doc ID: 02288910003 Type: OFF
Kind: PLAT
Recorded: 05/20/2021 at 09:37:32 AM
Fee Amt: \$172.80 Page 1 of 3
Lorain County, Ohio
Mike Goran County Recorder
File # **2021-0818794**
Plat Vol. 110 pg. 7, 8

TRANSFERRED
IN COMPLIANCE WITH SEC. 319-202
OHIO REV. CODE
MAY 20 2021
J. CRAIG SKODGRASS, CPA, CGMA
LORAIN COUNTY AUDITOR

POLARIS ENGINEERING & SURVEYING
34600 CHARDON ROAD
SUITE 0
WILLOUGHBY HILLS, OH 44094



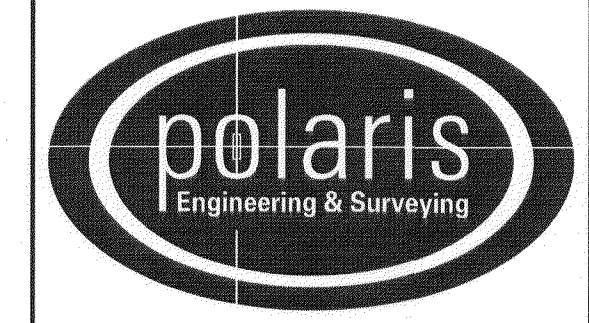
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LIMITED COMMON ELEMENTS (LCE)

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SCALE: HOR: 1"=100' VERT: n/a
FOLDER: DWG/Proj. Surveying
FILENAME: Surv. Base/Condo.plats
TAB: 01-CONDO PLAT PH 12
BDNY. CHK: n/a
BASE. CHK: n/a

PHASE 12 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

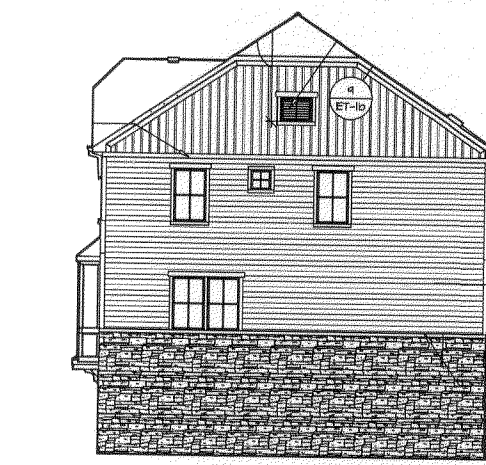
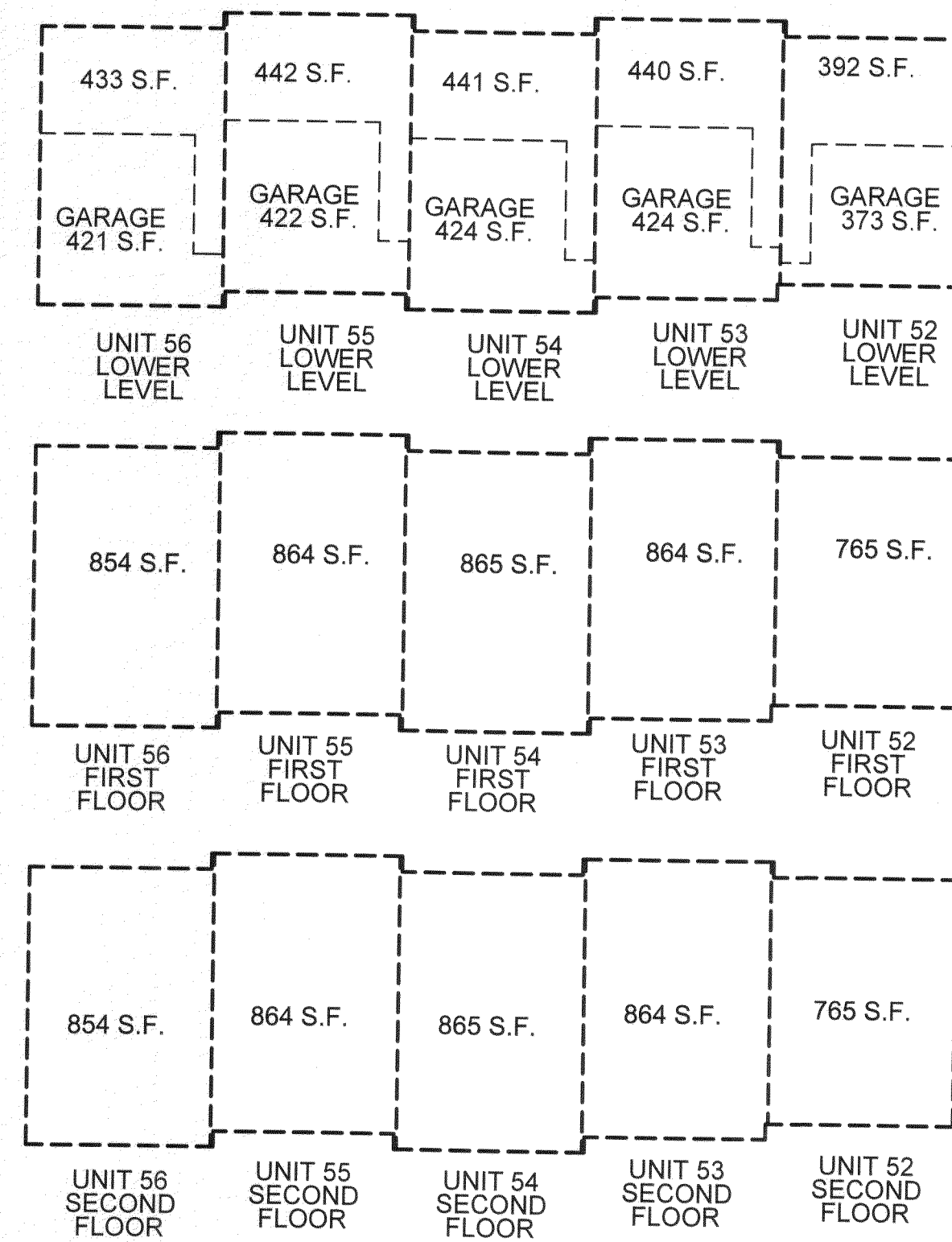
CONCORD VILLAGE NO. 2 CONDOMINIUMS

City of Avon - Lorain County - Ohio

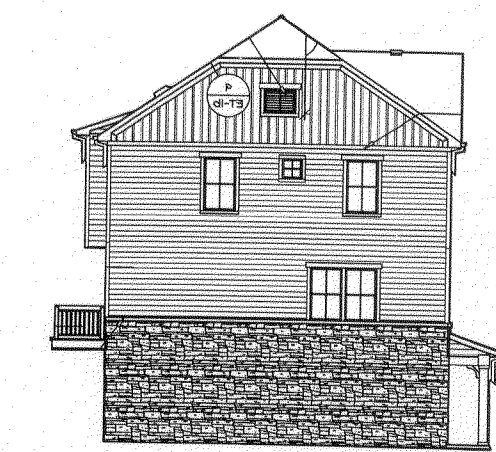
CONTRACT No.	
19071	
SHEET	OF
1	2

CONCORD VILLAGE NO. 2 CONDOMINIUMS PHASE 12

(UNITS 52, 53, 54, 55, AND 56)
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 12, 2021
SCALE 1 INCH = 20 FEET



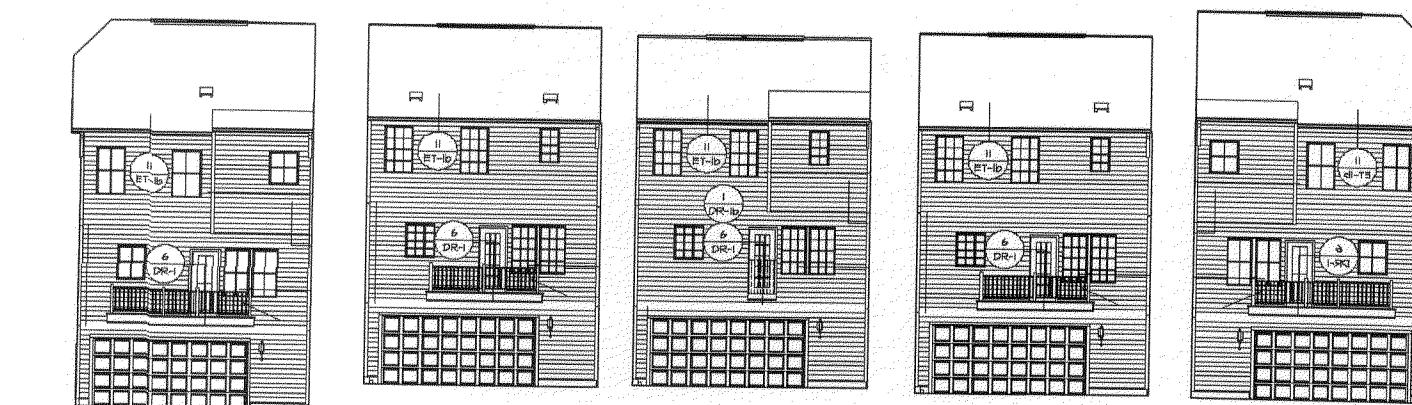
UNIT 56 SIDE ELEVATION



UNIT 52 SIDE ELEVATION

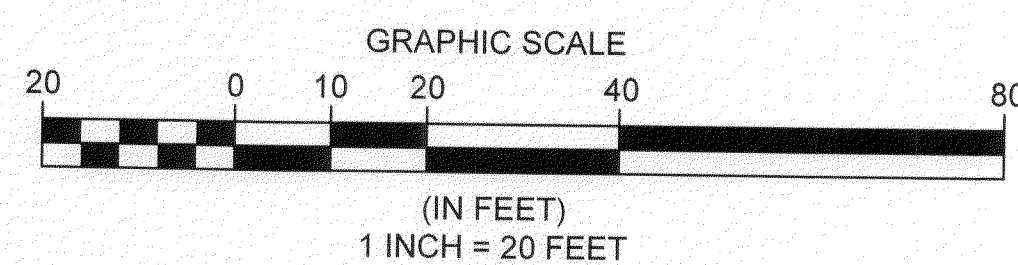


UNIT 52 FRONT ELEVATION UNIT 53 FRONT ELEVATION UNIT 54 FRONT ELEVATION UNIT 55 FRONT ELEVATION UNIT 56 FRONT ELEVATION



UNIT 56 REAR ELEVATION UNIT 55 REAR ELEVATION UNIT 54 REAR ELEVATION UNIT 53 REAR ELEVATION UNIT 52 REAR ELEVATION

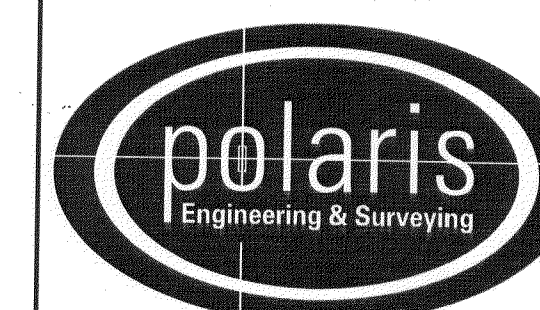
DETAIL: 1 INCH = 20 FEET



REV. No.	DATE	BY	DESCRIPTION

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FOLDER: DWG/Proj. Surveying
FILENAME: Surv. Base/Condo plats
TAB: 02-CONDO PLAT PH 2
BNDY. CHK: n/a
BASE. CHK: n/a

PHASE 12 CONDOMINIUM PLAT



POLARIS ENGINEERING & SURVEYING, INC.
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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 # 2021-0818794 Film #

Name of Plat: Concord Village No. 2 Condominiums Phase 12

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 52, 53, 54, 55, 56

Floor Plans: See Image

Related/Margin:

Comments: Declaration following
#2021-0818795

Vol. 110

Pg. 7, 8

Amount: \$172.80

Initials: HR

Receiving Stamp

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