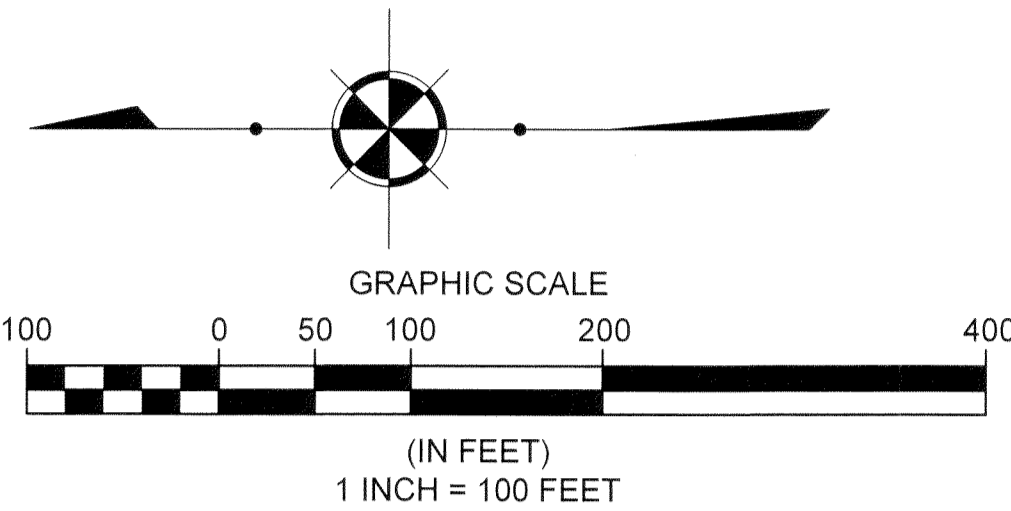


CONCORD VILLAGE NO. 2 CONDOMINIUMS PHASE 13

(UNITS 57, 58, 59, AND 60)
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
JUNE 7, 2021
SCALE 1 INCH = 100 FEET

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

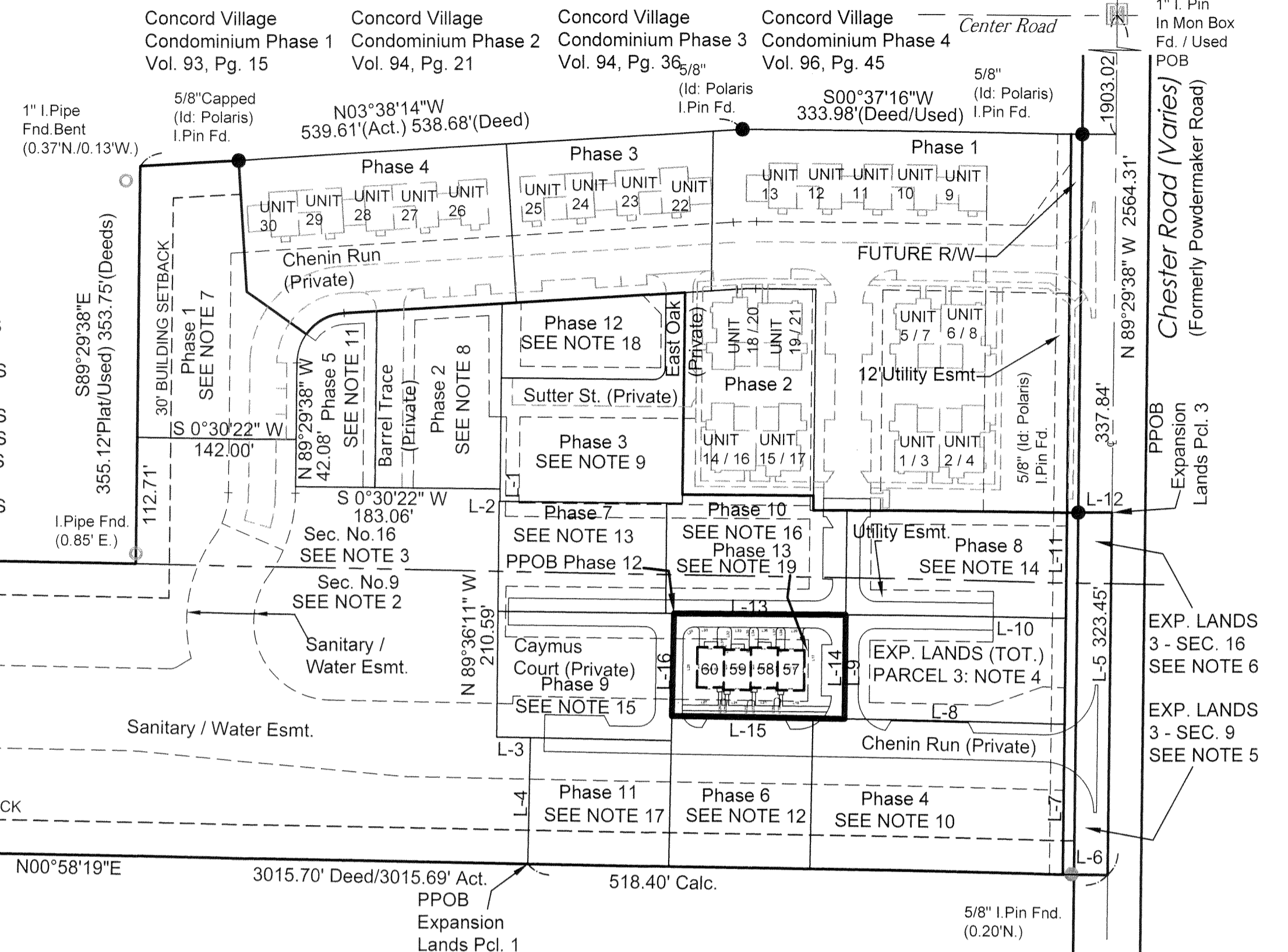
BASIS OF BEARINGS
BEARINGS SHOWN HEREON ARE
BASED ON AN ASSUMED
MERIDIAN AND ARE USED TO
INDICATE ANGLES ONLY



PHASE 13 ACREAGE BREAKDOWN:

ACREAGE OF UNITS	0.0792 ACRES
ACREAGE OF COMMON ELEMENT AREA OUTSIDE OF BUILDINGS (NOT INCLUDING COMMON ELEMENT AREA UNDER BUILDINGS)	0.2475 ACRES
TOTAL COMMON ELEMENT AREA PHASE 13	0.3267 ACRES
PREVIOUSLY DECLARED	4.9556 ACRES
ADDITIONAL LANDS FOR FUTURE DEVELOPMENT	16.2827 ACRES
TOTAL	21.5650 ACRES

"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



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

1/2" I Pipe Fnd
Used for Line
(0.13' S)

H&S Land Partnership
PPN:04-00-009-000-063
Vol. 160, Pg. 399 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- 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 (31,445 SQ.FT.) 0.7219 ACRES (21,748 SQ.FT.) 0.4993 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 (28,921 SQ.FT.) 0.6639 ACRES (21,119 SQ.FT.) 0.4848 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.
- NOTE 12:** 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 13:** 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 14:** 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 15:** 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 16:** 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 17:** DECLARED LANDS CONCORD VILLAGE NO. 2 PHASE 11 14,134 SQ.FT. 0.3245 ACRES VOL. 110, PAGE 5-6 L.C.P.R.
- NOTE 18:** DECLARED LANDS CONCORD VILLAGE NO. 2 PHASE 12 10,472 SQ.FT. 0.2404 ACRES VOL. 110, PAGE 7-8 L.C.P.R.
- NOTE 19:** DECLARED LANDS CONCORD VILLAGE NO. 2 PHASE 13 14,231 SQ.FT. 0.3267 ACRES

SURVEYOR'S CERTIFICATION
I DO HEREBY CERTIFY THAT THE BUILDING FOUNDATIONS OF UNIT 57-60 OF CONCORD VILLAGE NO. 2 CONDOMINIUMS PHASE 13, 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 4/22/2021.

M. Spellacy 7/13/21
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 13 INCLUDING THE LAYOUT AND DESIGNATION OF EACH FAMILY UNIT AS CONSTRUCTED AS OF 4/22/2021.

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

Doc ID: 02299270003 Type: OFF
Kind: PLAT
Recorded: 07/16/2021 at 09:28:12 AM
Fee Amt: \$170.80 Page 1 of 3
Lorain County, Ohio
Mike Doran County Recorder
File # **2021-0828869**

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

TRANSFERRED
IN COMPLIANCE WITH SEC. 313-202
OHIO REV. CODE
JUL 16 2021

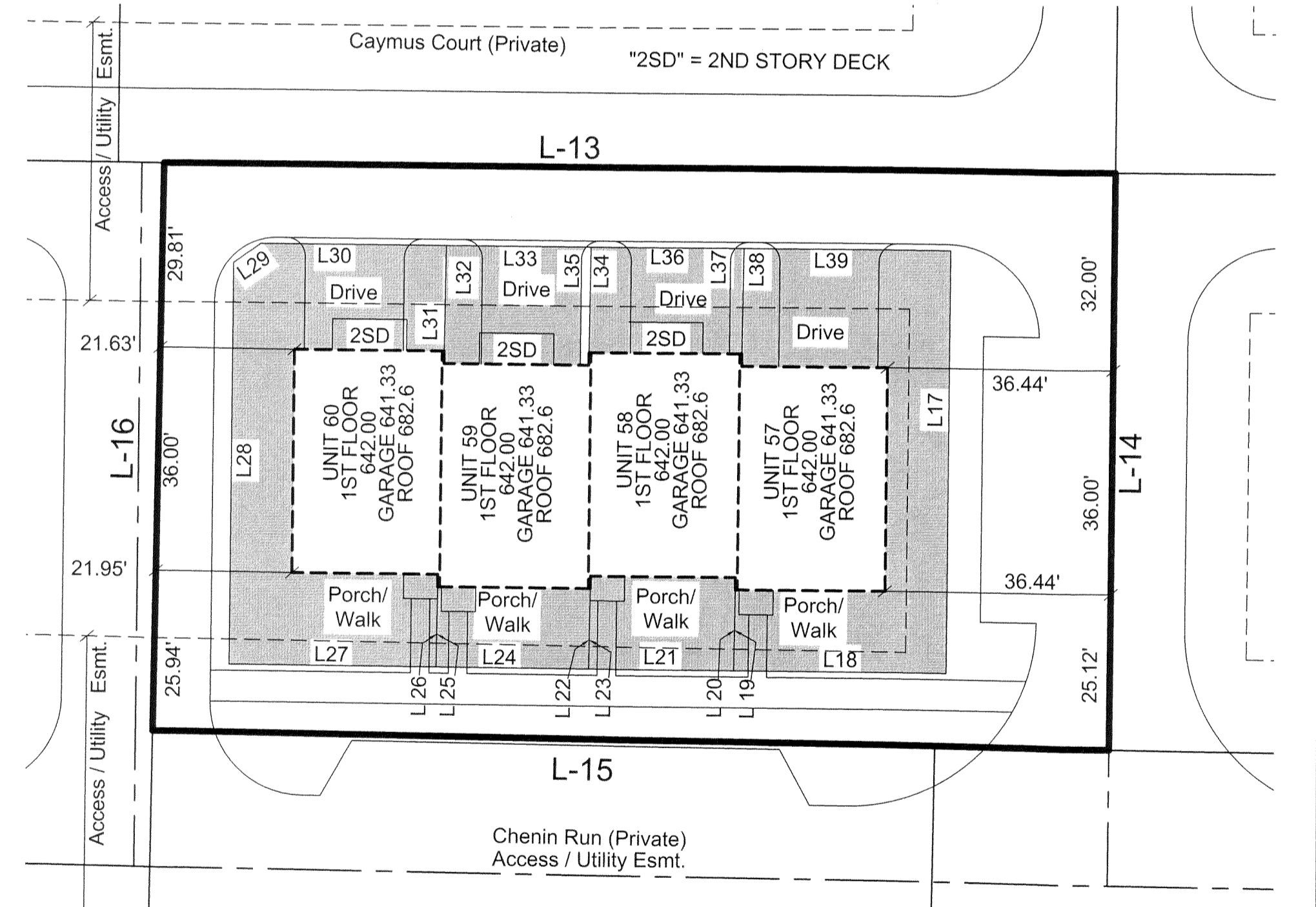
J. CRAIG SHODGRASS, CPA, CGFM
LORAIN COUNTY AUDITOR

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

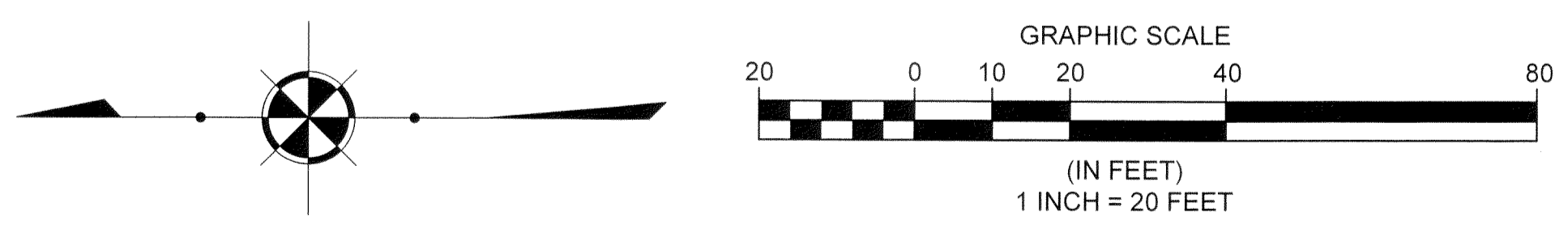
LINE	LENGTH	DIRECTION
L5	323.45'	N89°29'38"W
L6	40.00'	N0°58'19"E
L7	134.01'	S89°29'38"E
L8	197.01'	N1°01'02"E
L9	93.12'	S89°29'38"E
L10	197.00'	S0°30'22"W
L11	94.02'	S89°29'40"E
L12	40.00'	S0°12'05"W

LINE	LENGTH	DIRECTION
L13	153.55'	S0°30'22"W
L14	93.12'	N89°29'38"W
L15	154.38'	N1°01'02"E
L16	91.75'	S88°58'58"E

LINE	LENGTH	DIRECTION
L17	68.12'	N89°29'38"W
L18	34.31'	N0°36'53"E
L19	13.06'	S88°58'57"E
L20	15.06'	S89°03'02"E
L21	23.36'	N0°36'53"E
L22	13.01'	S88°58'57"E
L23	15.01'	S89°03'03"E
L24	24.64'	N0°36'53"E
L25	12.96'	S88°58'57"E
L26	14.96'	S89°03'03"E
L27	33.44'	N0°36'53"E
L28	64.79'	S89°29'38"E
L29	5.39'	S34°44'13"E
L30	29.94'	S0°30'22"W
L31	17.00'	N88°58'57"W
L32	19.00'	N89°02'11"W
L33	23.36'	S0°30'22"W
L34	17.00'	N88°58'57"W
L35	19.00'	N89°02'11"W
L36	24.64'	S0°30'22"W



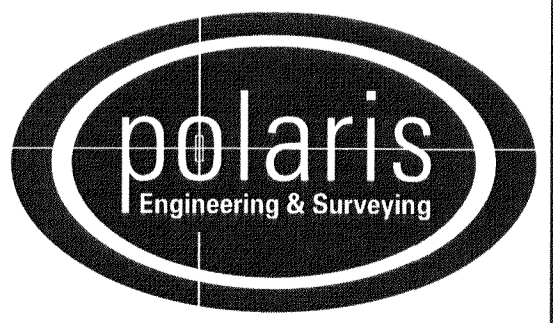
LIMITED COMMON ELEMENT
DETAIL: 1 INCH = 20 FEET



LIMITED COMMON ELEMENTS
(LCE)

DATE: 06/07/21 DRAWN: MPS
SCALE: HOR:1"=100' VERT: n/a
FOLDER: DWG/Proj_Surveying
FILENAME: Surv_Base/Condo_plat
TAB: 01-CONDO PLAT PH 13
BNDY. CHK: n/a
BASE. CHK: n/a

PHASE 13 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

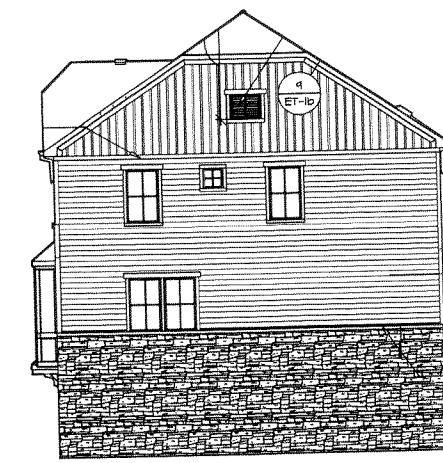
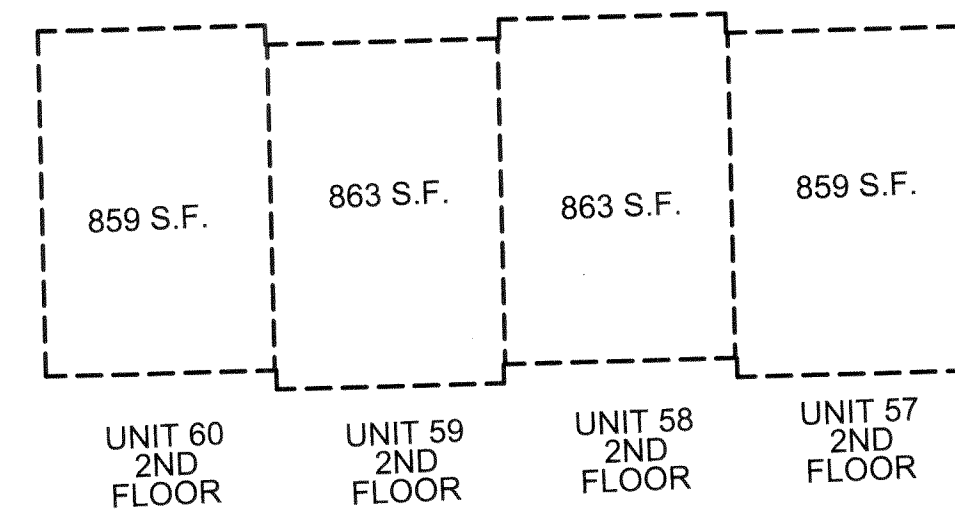
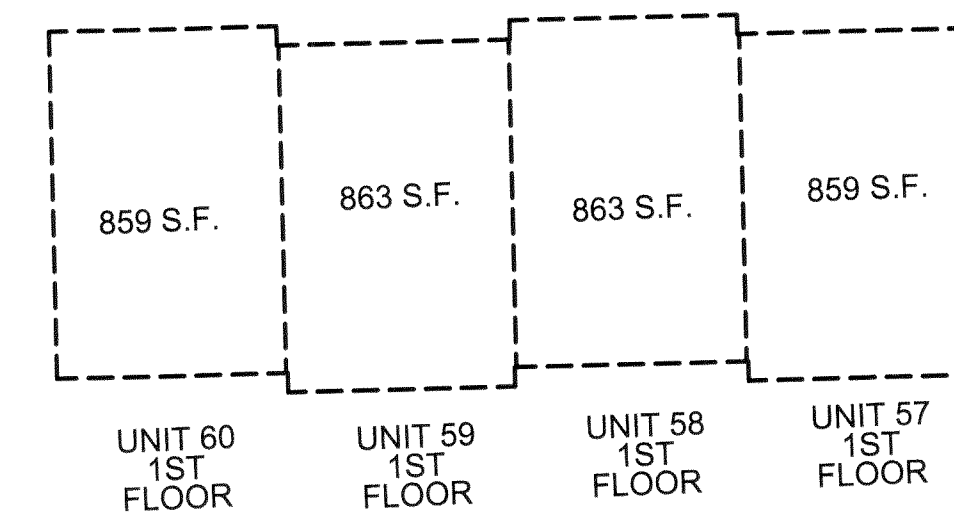
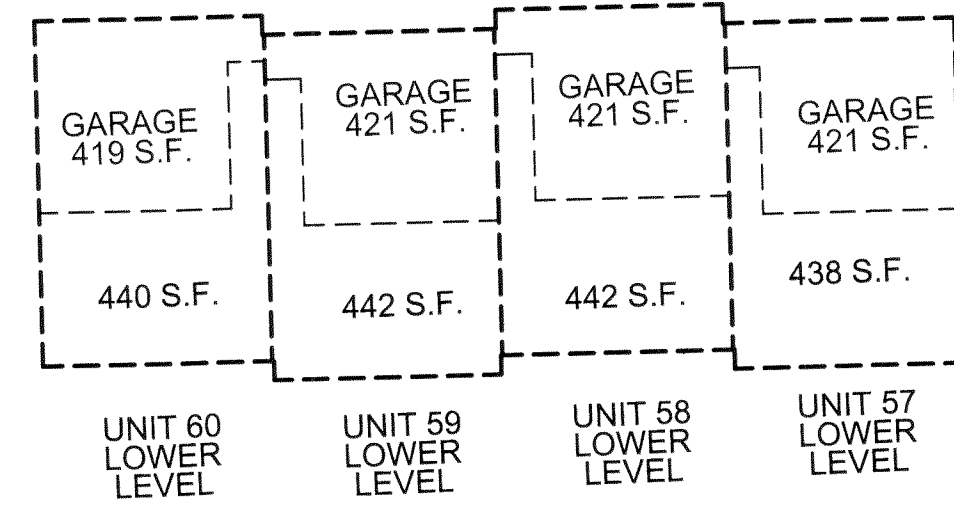
CONCORD VILLAGE NO. 2 CONDOMINIUMS

City of Avon - Lorain County - Ohio

CONTRACT No.	
19071	
SHEET	OF
1	2

CONCORD VILLAGE NO. 2 CONDOMINIUMS PHASE 13

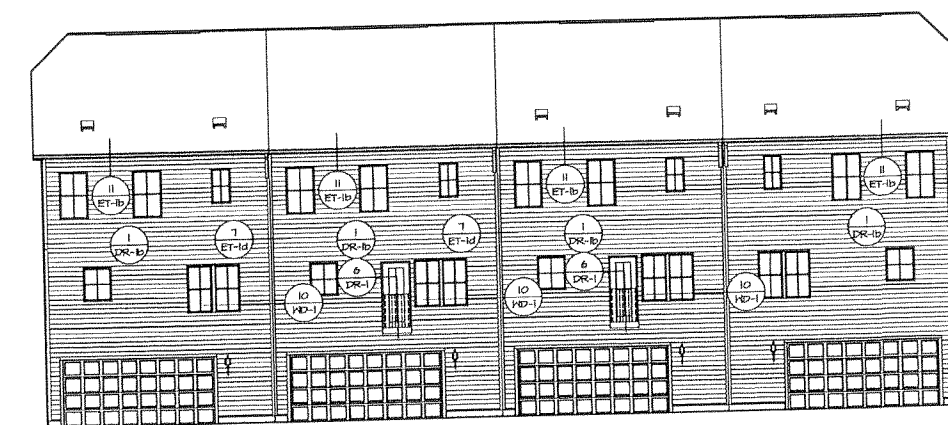
(UNITS 57, 58, 59, AND 60)
AND COMMON ELEMENT AREA
BEING A PART OF ORIGINAL
AVON TOWNSHIP SECTIONS 9 & 16
NOW IN THE CITY OF AVON
LORAIN COUNTY, STATE OF OHIO
JUNE 7, 2021
SCALE 1 INCH = 20 FEET



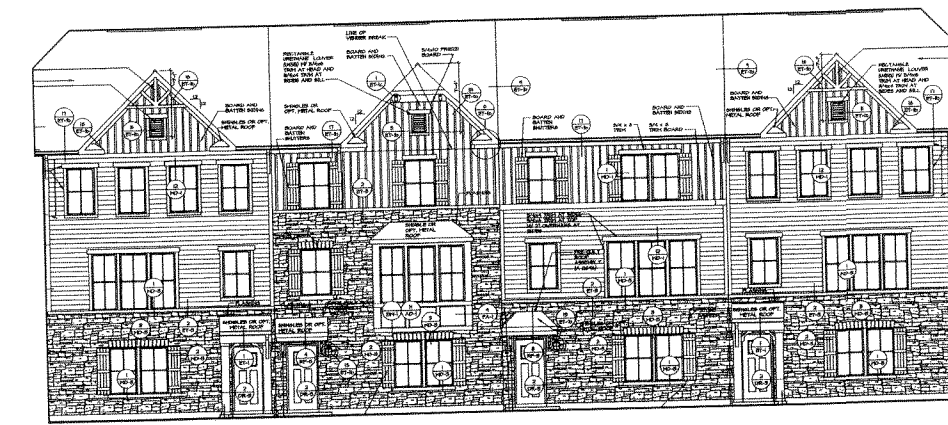
UNIT 57 SIDE ELEVATION



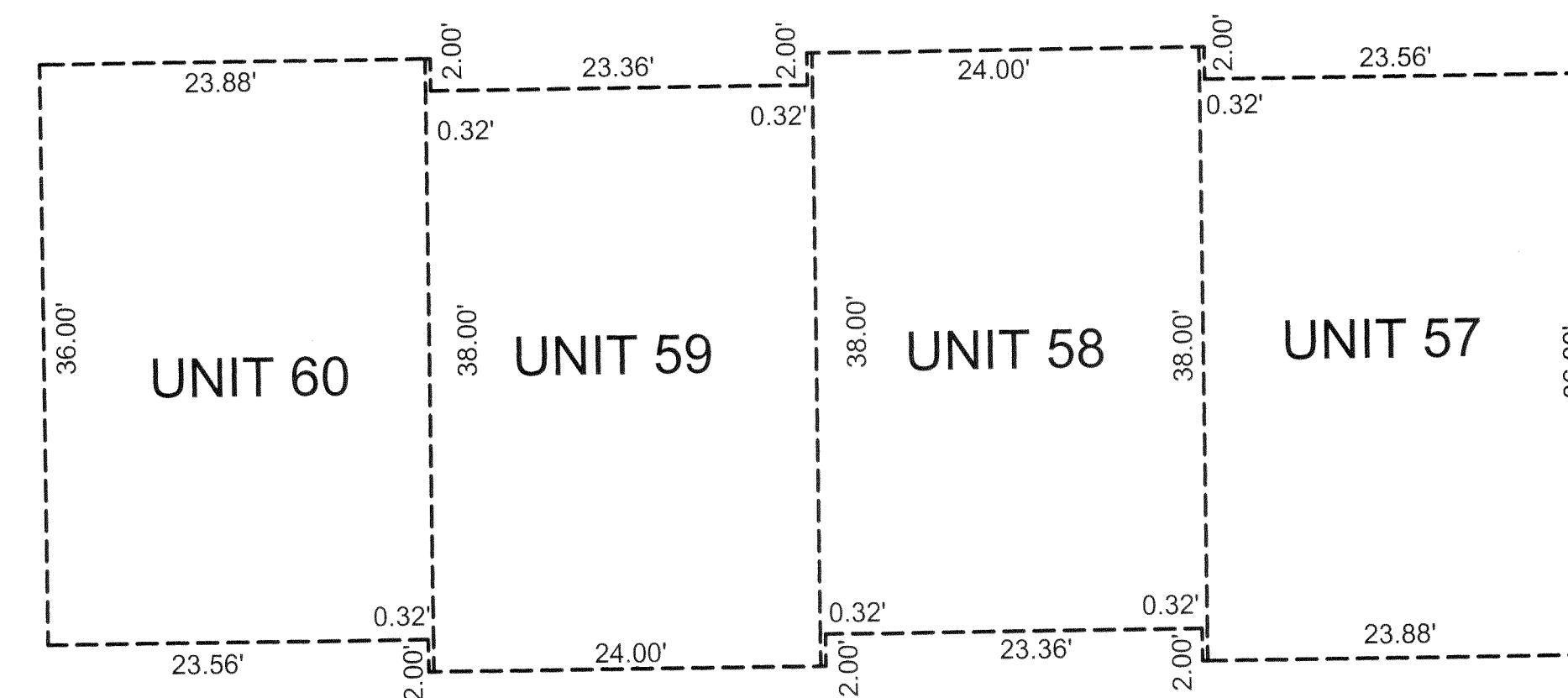
UNIT 60 SIDE ELEVATION



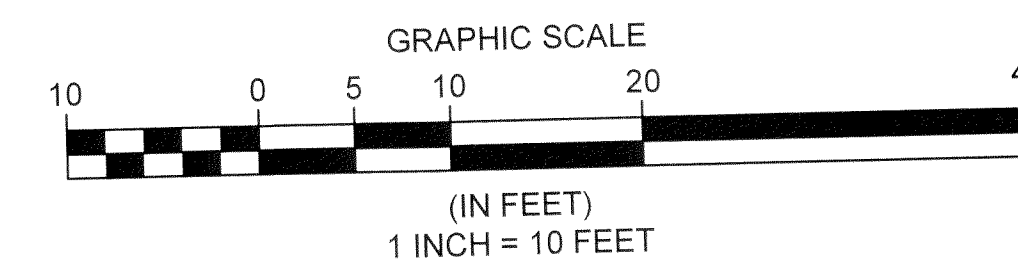
UNIT 57 REAR ELEVATION
UNIT 58 REAR ELEVATION
UNIT 59 REAR ELEVATION
UNIT 60 REAR ELEVATION



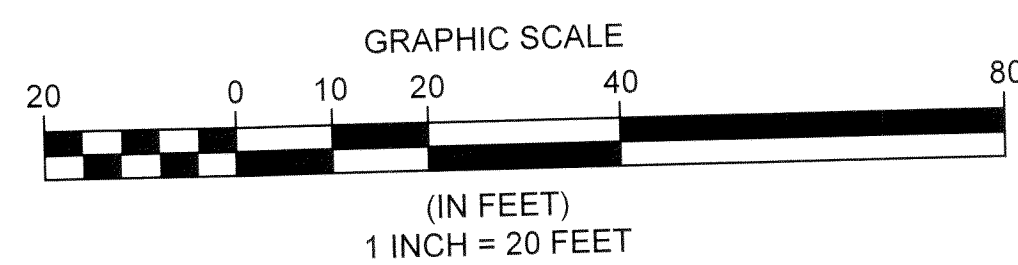
UNIT 60 FRONT ELEVATION
UNIT 59 FRONT ELEVATION
UNIT 58 FRONT ELEVATION
UNIT 57 FRONT ELEVATION



BUILDING DIMENSIONS
SCALE: 1 INCH = 10 FEET



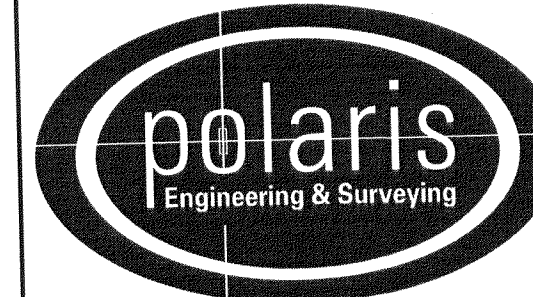
DETAIL: 1 INCH = 20 FEET



REV. No.	DATE	BY

DATE: 6/7/21 DRAWN: RMK
SCALE: HOR. 1"= 20' VERT. n/a
FOLDER: DWG/Proj. Surveying
FILENAME: Surv. Base/Condo plat
TAB: 02-CONDO PLAT PH 13
BNDY. CHK: n/a
BASE. CHK: n/a

PHASE 13 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 # 2021-0828869 Film # _____

Name of Plat: CONCORD VILLAGE NO 2 CONDOMINIUMS PHASE 13

Owner: CONCORD VILLAGE PHASE TWO-LLC

Description: SITUATED IN CITY OF AVON, COUNTY OF LORAIN
STATE OF OHIO BEING A PART OF ORIGINAL AVON TOWNSHIP
SECTIONS 9 AND 16 SEE IMAGE FOR ALLEGE

CREATING UNITS 57 THRU 60

Floor Plans: SEE IMAGE

Related/Margin: DECLARATIONS #2021-0828870

Comments: _____

Vol. 110

Receiving Stamp

Pg. 20, 21

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

Amount: 176.80

Initials: ST