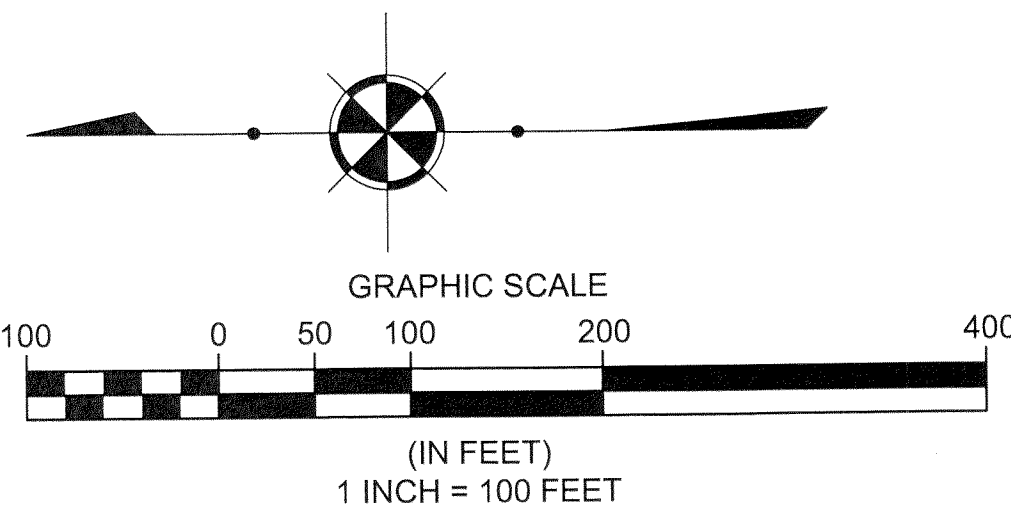


CONCORD VILLAGE NO. 2 CONDOMINIUMS PHASE 14

(UNITS 61, 62, 63, AND 64)
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
AUGUST 23, 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



"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 14 ACREAGE BREAKDOWN:

ACREAGE OF UNITS	0.0769 ACRES
ACREAGE OF COMMON ELEMENT AREA OUTSIDE OF BUILDINGS (NOT INCLUDING COMMON ELEMENT AREA UNDER BUILDINGS)	0.2472 ACRES
TOTAL COMMON ELEMENT AREA PHASE 14	0.3241 ACRES
PREVIOUSLY DECLARED	5.2823 ACRES
ADDITIONAL LANDS FOR FUTURE DEVELOPMENT	15.9586 ACRES
TOTAL	21.5650 ACRES

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

700.45' Obs.

S01°01'02"W 2142.75' Deed/2141.95' Act.

2371.72'

EXPANSION LANDS PARCEL 1: SEE NOTE 1

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

N00°58'19"E 3015.70' Deed/3015.69' Act.

PPOB
Expansion
Lands Pcl. 1

PPOB Phase 14

5/8" I.Pin Fnd.
(0.20°N)

NOTE 1:
EXPANSION LANDS PARCEL 1
CONCORD VILLAGE PHASE 2 LLC
INST. NO. 2019-0714883
(663,710 SQ.FT.) 15.2367 ACRES

NOTE 2:
EXPANSION LANDS PARCEL 1
IN ORIGINAL AVON TWP. SEC. 9
CONCORD VILLAGE PHASE 2 LLC
PPN:04-00-009-000-176
INST. NO. 2019-0714883
(634,348 SQ.FT.) 14.5626 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:04-00-009-000-177
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.

SURVEYOR'S CERTIFICATION

I DO HEREBY CERTIFY THAT THE BUILDING FOUNDATIONS OF UNIT 61-64 OF CONCORD VILLAGE NO.2 CONDOMINIUMS PHASE 14, 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 7/6/2021.

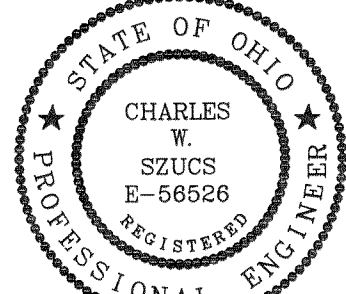
Michael P. Spellacy 09-21-21
MICHAEL P. SPELLACY P.S. No. 8169



ENGINEER'S CERTIFICATION

I HEREBY CERTIFY THAT THESE DRAWINGS SHOW GRAPHICALLY ALL PARTICULARS OF THE UNITS OF CONCORD VILLAGE NO. 2 CONDOMINIUMS PHASE 14 INCLUDING THE LAYOUT AND DESIGNATION OF EACH FAMILY UNIT AS CONSTRUCTED AS OF 8/23/2021.

Charles W. Szucs 9/21/21
CHARLES W. SZUCS,
P.E. No. 56526



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
VOL. 110, PAGE 20-21 L.C.P.R.

LINE	LENGTH	DIRECTION
L1	11.03'	N89°30'15"W
L2	0.77'	N0°30'22"E
L3	95.45'	S1°01'10"W
L4	112.50'	N88°58'58"W
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
L13	125.57'	S1°01'10"W
L14	112.39'	N88°58'58"W
L15	125.57'	N0°58'19"E

LINE	LENGTH	DIRECTION
L16	76.00'	S88°58'57"E
L17	33.71'	N1°01'03"E
L18	20.00'	S88°58'57"E
L19	20.00'	S88°58'57"E
L20	24.33'	N1°01'03"E
L21	20.00'	S88°58'57"E
L22	20.00'	S88°58'57"E
L23	23.67'	N1°01'03"E
L24	20.00'	S88°58'57"E
L25	20.00'	S88°58'57"E
L26	34.04'	N1°01'03"E
L27	76.00'	S88°58'57"E
L28	33.70'	S1°01'03"W
L29	20.00'	N88°58'57"W
L30	20.00'	N88°58'57"W
L31	24.33'	S1°01'03"W
L32	20.00'	N88°58'57"W
L33	20.00'	N88°58'57"W
L34	23.67'	S1°01'03"W
L35	20.00'	N88°58'57"W
L36	20.00'	N88°58'57"W
L37	34.05'	S1°01'03"W

POLARIS ENGINEERING & SURVEYING
34600 CHARDON ROAD
SUITE D
WILLOUGHBY HILLS, OH 44094
Doc ID: 023129810003 Type: OFF
Kind: PLAT
Recorded: 09/29/2021 at 09:58:29 AM
Fee Amt: \$172.80 Page 1 of 3
Lorain County, Ohio
Mike Doran County Recorder
File # 2021-0841611

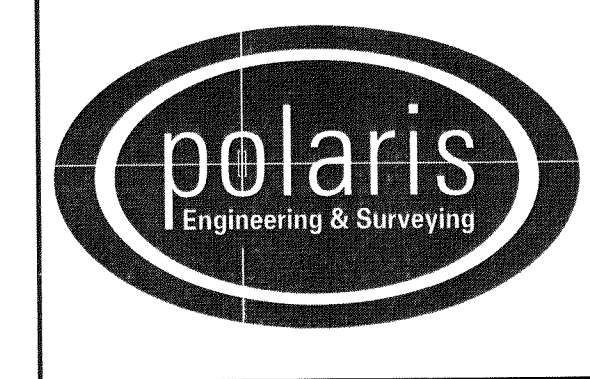
POLARIS ENGINEERING & SURVEYING
34600 CHARDON ROAD
SUITE D
WILLOUGHBY HILLS, OH 44094

PLAT Vol 110
P35 63, 64

TRANSFERRED
IN CONCORD VILLAGE NO. 2 SEC. 316, 202
OHIO REV. CODE
SEP 23 2021
J. CRAIG SHODGRASS, CPA, CSFM
LORAIN COUNTY AUDITOR

DATE: 08/24/21 DRAWN: MPS
SCALE: HOR: 1"=100' VERT. n/a
FOLDER: DWG/Proj. Surveying
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BASE. CHK: n/a

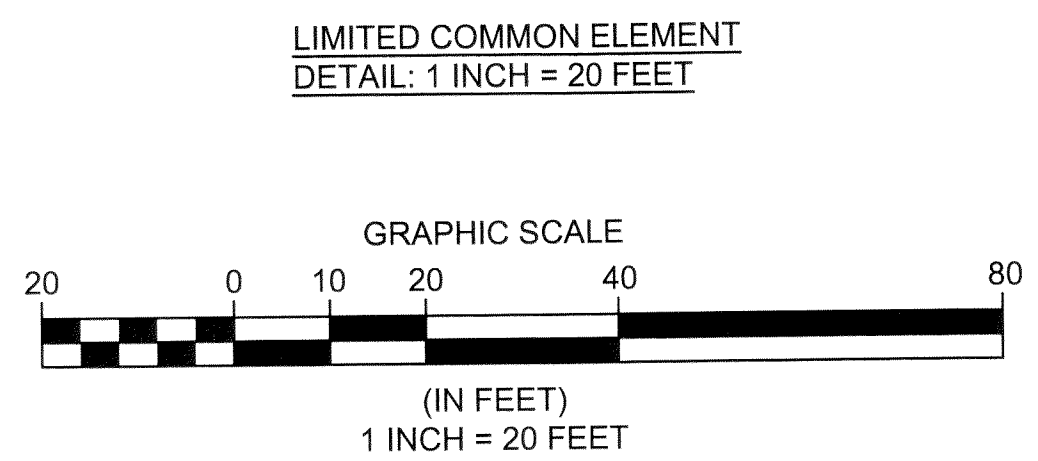
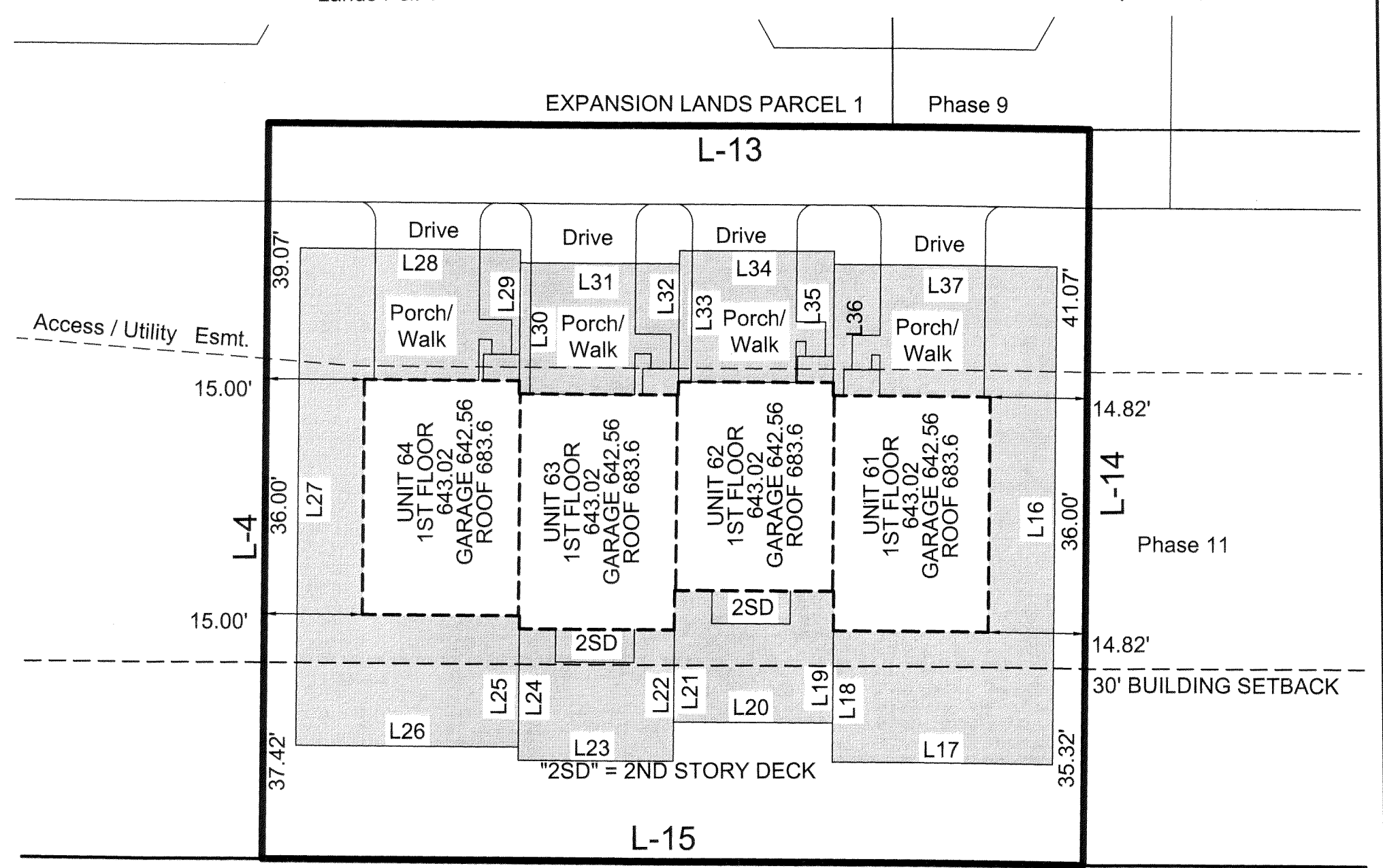
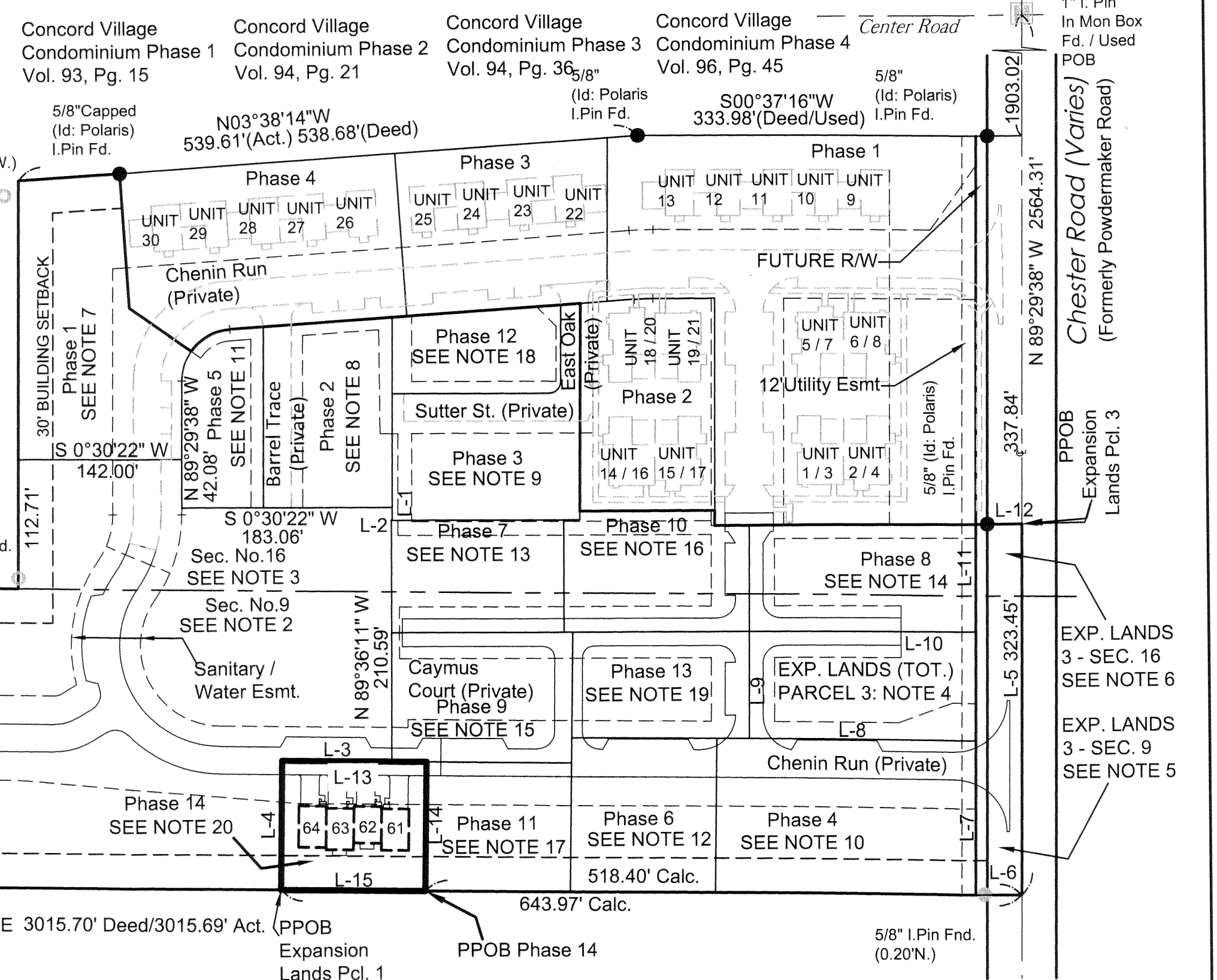
**PHASE 14
CONDOMINIUM
PLAT**



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

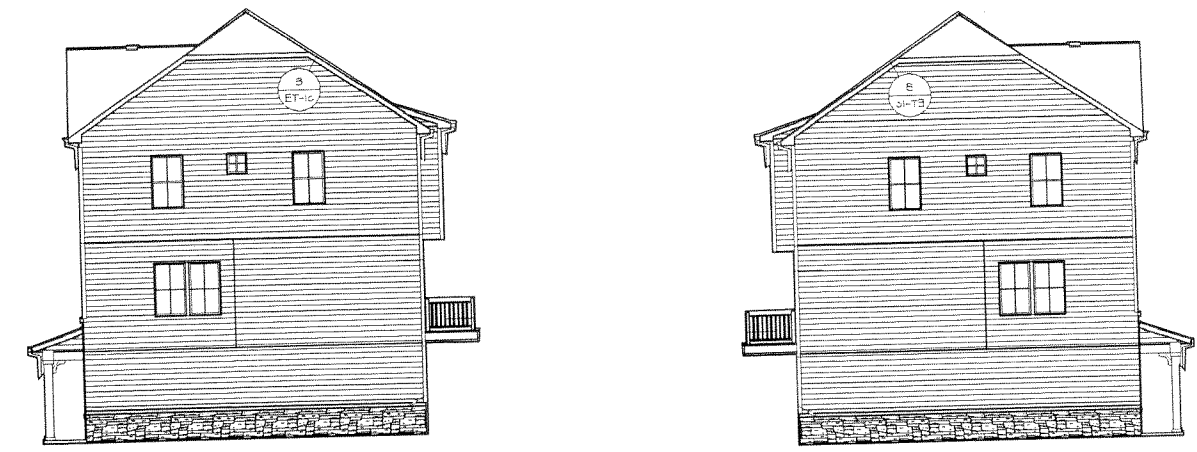
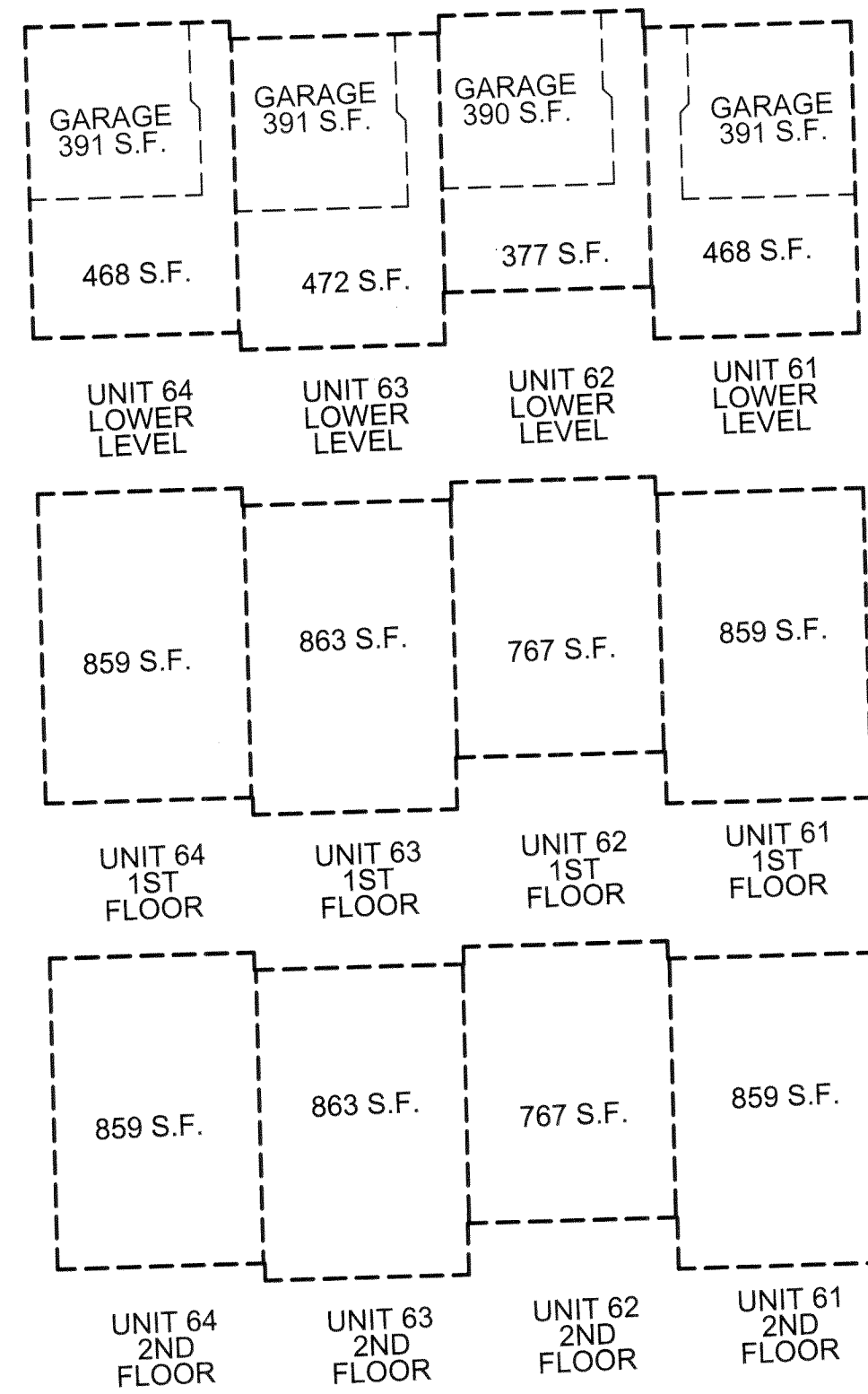
CONTRACT No.	
19071	
SHEET	OF
1	2



LIMITED COMMON ELEMENTS (LCE)

CONCORD VILLAGE NO. 2 CONDOMINIUMS PHASE 14

(UNITS 61, 62, 63, AND 64)
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
AUGUST 23, 2021
SCALE 1 INCH = 20 FEET



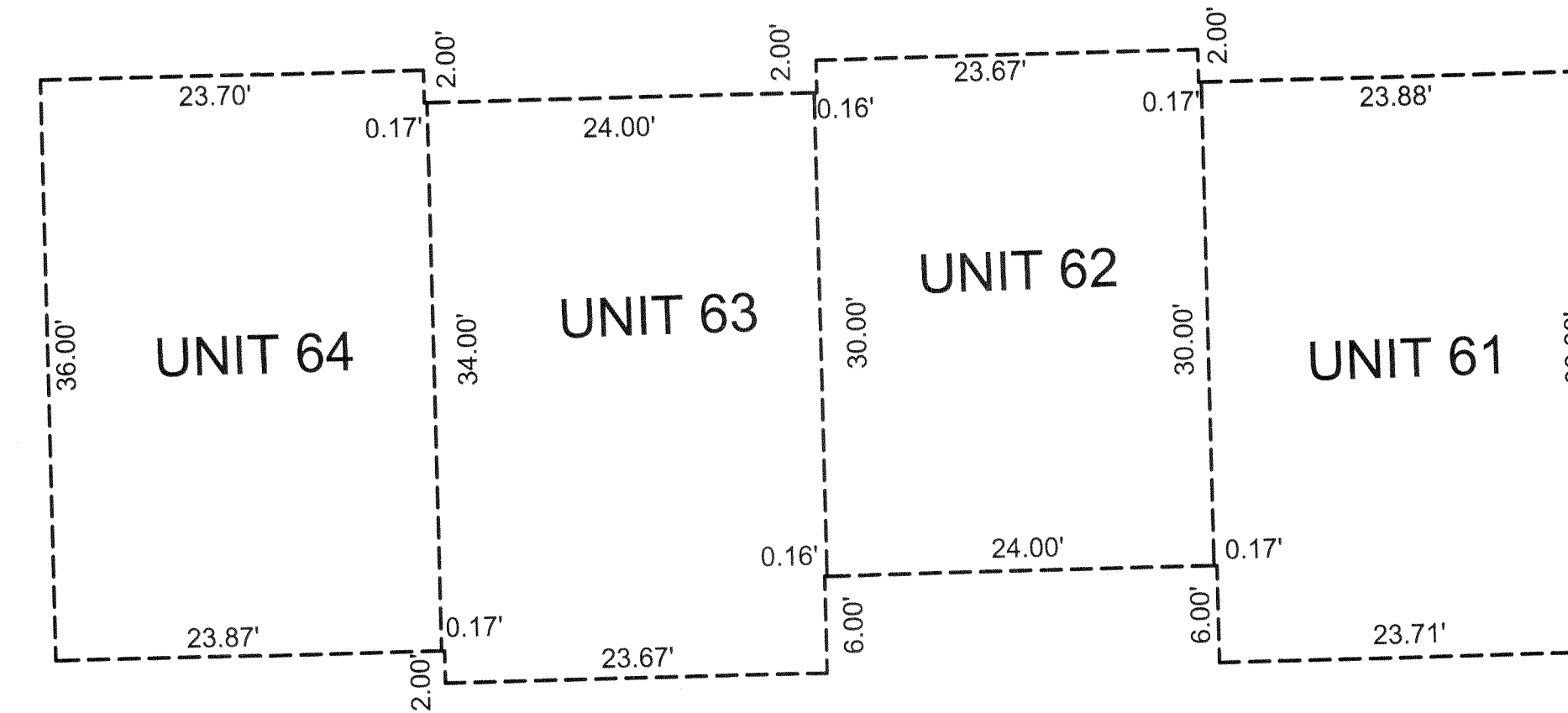
UNIT 64 SIDE ELEVATION UNIT 61 SIDE ELEVATION



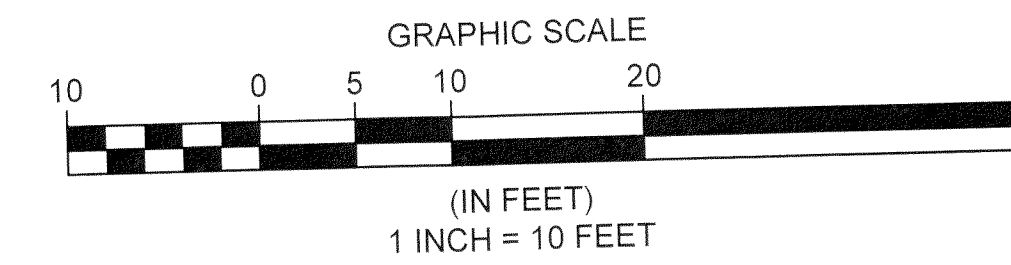
UNIT 64 REAR ELEVATION UNIT 63 REAR ELEVATION UNIT 62 REAR ELEVATION UNIT 61 REAR ELEVATION



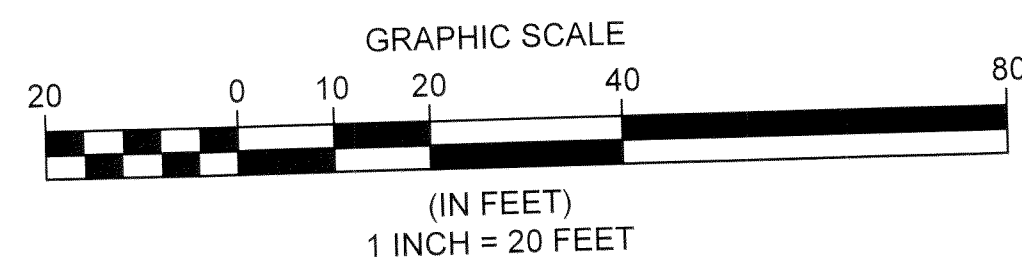
UNITS 61-64 FRONT ELEVATION



BUILDING DIMENSIONS
SCALE: 1 INCH = 10 FEET



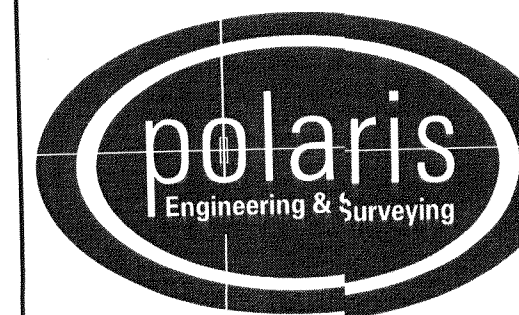
DETAIL: 1 INCH = 20 FEET



REV. No.	DATE	BY

DATE: 8/23/21 DRAWN: RMK
SCALE: HOR. 1"= 20', VERT. n/a
FOLDER: DWG/Proj_Surveying
FILENAME: Sury_Base/Condo_plats
TAB: 02-CONDO PLAT PH 14
BNDY. CHK: n/a
BASE. CHK: n/a

PHASE 14 CONDOMINIUM PLAT



POLARIS ENGINEERING & SURVEYING, INC.
34600 CHARDON ROAD - SUITE D
WILLOUGHBY HILLS, OHIO 44094
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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 # 2021-0841611

Film # _____

Name of Plat: CONCORD VILLAGE NO 2 CONDOMINIUMS PHASE 14

Owner: CONCORD VILLAGE ^{PHASE} TWO LLC

Description: SITUATED IN STATE OF OHIO COUNTY OF LORAIN
CITY OF AVON BEING A PART OF ORIGINAL AVON TOWNSHIP
SECTIONS 9 AND 16 14.5624 ACRES IN SEC. 9 AND
0.6741 ACRES IN SEC. 16
CREATING UNITS 61 THRU 64

Floor Plans: YES

Related/Margin: /

Comments: DECLARATION FOLLOWS
#2 2021-0841612

Vol. 110

Receiving Stamp

Pg. 63, 64

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

Amount: 172.80

Initials: ST