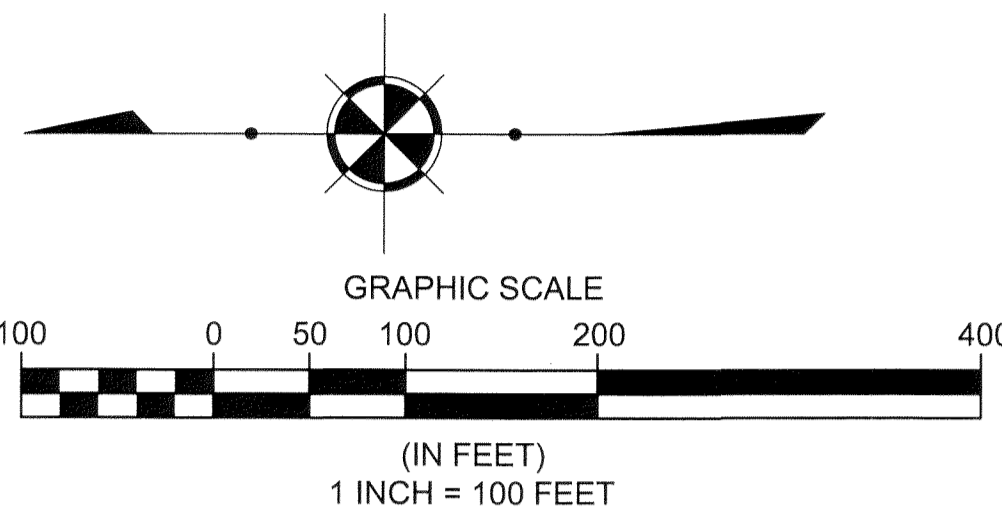


# CONCORD VILLAGE NO. 2 CONDOMINIUMS PHASE 15

(UNITS 65, 66, 67, AND 68)  
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 30, 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

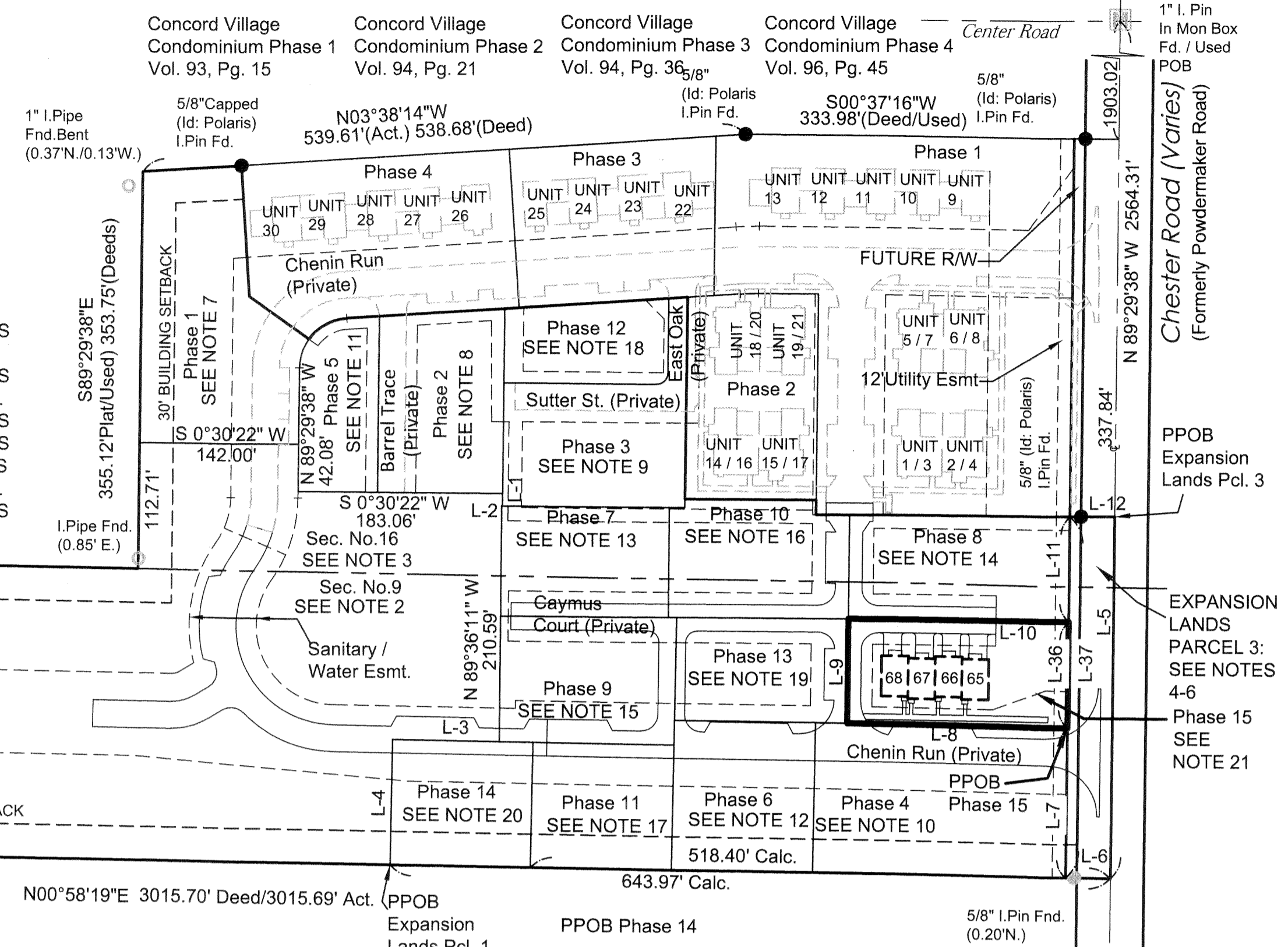


Basp LLC  
PPN:04-00-016-101-202  
Inst. #2019-0731596

"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 15 ACREAGE BREAKDOWN:

ACREAGE OF UNITS	0.0792 ACRES
ACREAGE OF COMMON ELEMENT AREA OUTSIDE OF BUILDINGS (NOT INCLUDING COMMON ELEMENT AREA UNDER BUILDINGS)	0.3459 ACRES
TOTAL COMMON ELEMENT AREA PHASE 15	0.4251 ACRES
PREVIOUSLY DECLARED	5.6064 ACRES
ADDITIONAL LANDS FOR FUTURE DEVELOPMENT	15.5335 ACRES
<b>TOTAL</b>	<b>21.5650 ACRES</b>



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'

H&S Land Partnership  
PPN:04-00-009-000-053  
Vol. 160, Pg. 399 O.R.

S89°09'28"E  
260.00' Deed/262.45' Act.

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

**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 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 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 20:**  
DECLARED LANDS  
CONCORD VILLAGE NO. 2  
PHASE 14  
14,120 SQ.FT.  
0.3241 ACRES  
VOL. \_\_\_\_\_, PAGE \_\_\_\_ L.C.P.R.

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

**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 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 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 21:**  
DECLARED LANDS  
CONCORD VILLAGE NO. 2  
PHASE 15 (TOTAL)  
(31,445 SQ.FT.) 0.7219 ACRES  
(21,748 SQ.FT.) 0.4993 ACRES LESS ROW

**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  
(634,348 SQ.FT.) 14.5626 ACRES

**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 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 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.

PPN:04-00-009-000-177  
(28,921 SQ.FT.) 0.6639 ACRES  
(21,119 SQ.FT.) 0.4848 ACRES LESS ROW

**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 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 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 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.

**NOTE 4:**  
EXPANSION LANDS PARCEL 3  
CONCORD VILLAGE PHASE 2 LLC  
INST. NO. 2019-0714883  
(12,297 SQ.FT.) 0.2968 ACRES  
(3,230 SQ.FT.) 0.0742 ACRES LESS ROW

**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 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 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.

**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  
(10,403 SQ.FT.) 0.2388 ACRES  
(2,601 SQ.FT.) 0.0597 ACRES LESS ROW

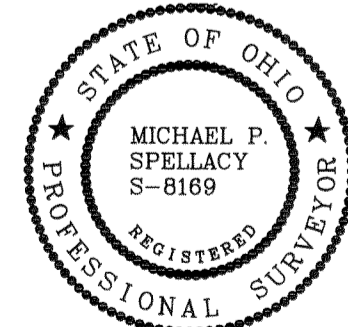
**NOTE 6:**  
EXPANSION LANDS PARCEL 3  
IN ORIGINAL AVON TWP. SEC. 16  
CONCORD VILLAGE PHASE 2 LLC  
PPN:04-00-016-101-224  
INST. NO. 2019-0714883  
(2,524 SQ.FT.) 0.0580 ACRES  
(629 SQ.FT.) 0.0145 ACRES LESS ROW

POLARIS ENGINEERING &  
SURVEYING  
34600 CHARDON ROAD  
SUITE D  
WILLOUGHBY HILLS, OH 44094  
Plat vol. 110  
Pgs 65,66

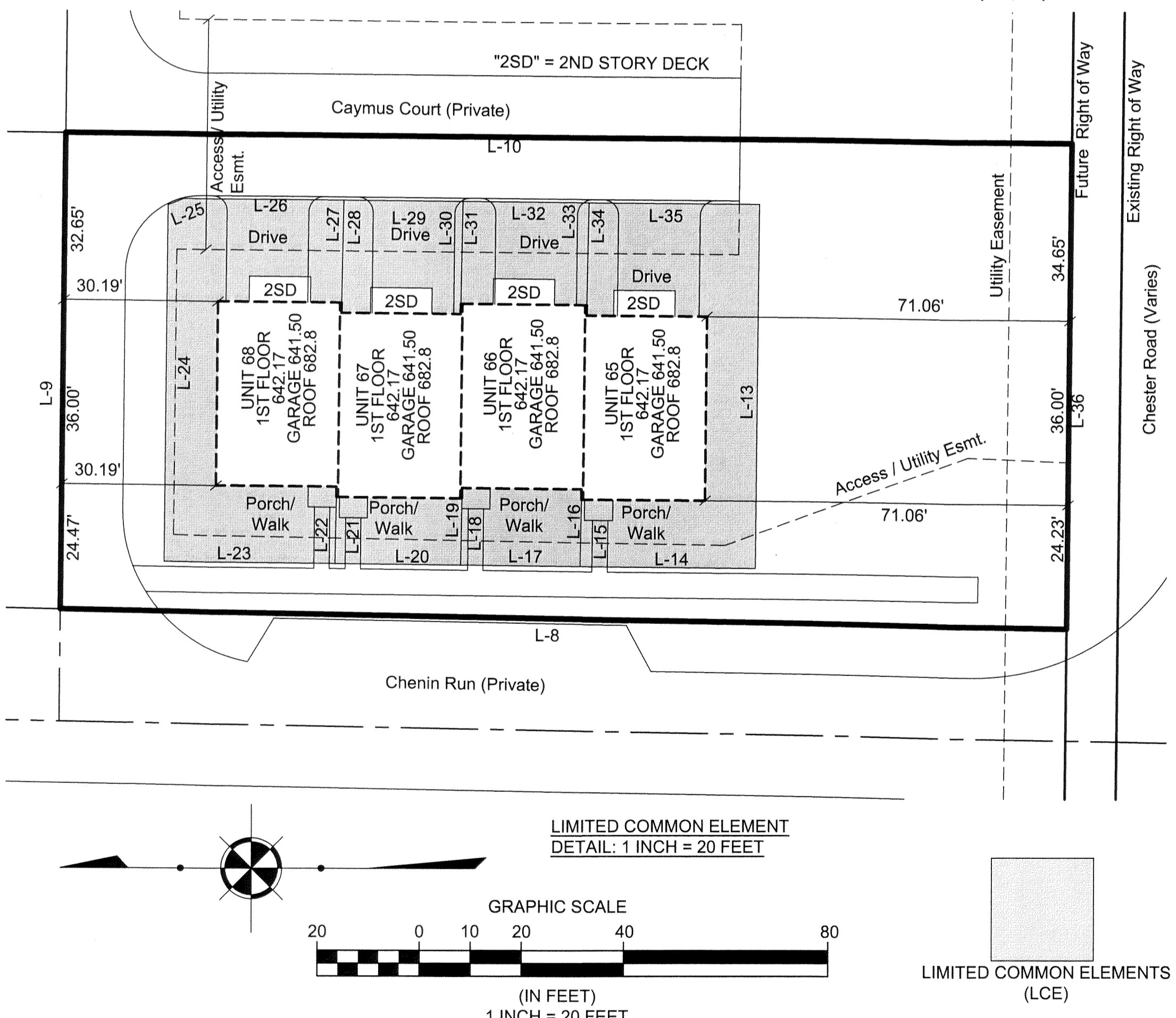
### SURVEYOR'S CERTIFICATION

I DO HEREBY CERTIFY THAT THE BUILDING FOUNDATIONS OF UNIT 65-68 OF CONCORD VILLAGE NO. 2 CONDOMINIUMS PHASE 15, 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.

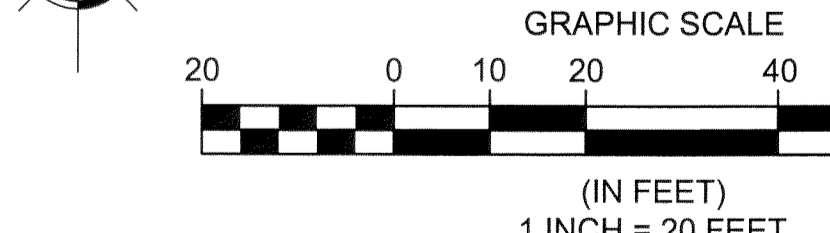
*Michael P. Spellacy*  
MICHAEL P. SPELLACY P.S. No. 8169



PARCEL LINE TABLE			PARCEL LINE TABLE		
LINE	LENGTH	DIRECTION	LINE	LENGTH	DIRECTION
L1	11.03'	N89°30'15"W	L13	71.12'	N89°29'38"W
L2	0.77'	N0°30'22"E	L14	34.31'	N0°36'53"E
L3	95.45'	S1°01'10"W	L15	13.06'	S88°58'57"E
L4	112.50'	N88°58'58"W	L16	15.06'	S89°03'02"E
L5	323.45'	N89°29'38"W	L17	23.36'	N0°36'53"E
L6	40.00'	N0°58'19"E	L18	15.01'	S89°03'03"E
L7	134.01'	S89°29'38"E	L19	13.01'	S88°58'57"E
L8	197.01'	N1°01'02"E	L20	24.64'	N0°36'53"E
L9	93.12'	S89°29'38"E	L21	12.96'	S88°58'57"E
L10	197.00'	S0°30'22"W	L22	14.96'	S89°03'03"E
L11	94.02'	S89°29'38"E	L23	33.44'	N0°36'53"E
L12	40.00'	S0°12'05"W	L24	69.64'	S89°29'38"E
L13	71.12'	N89°29'38"W	L25	3.36'	S21°26'48"E
L14	34.31'	N0°36'53"E	L26	31.25'	S0°30'22"W
L15	13.06'	S88°58'57"E	L27	20.00'	N88°58'57"W
L16	15.06'	S89°03'02"E	L28	22.00'	N89°01'45"W
L17	23.36'	N0°36'53"E	L29	23.36'	S0°30'22"W
L18	15.01'	S89°03'03"E	L30	22.00'	N89°01'45"W
L19	13.01'	S88°58'57"E	L31	20.00'	N88°58'57"W
L20	24.64'	N0°36'53"E	L32	24.64'	S0°30'22"W
L21	12.96'	S88°58'57"E	L33	20.00'	N88°58'57"W
L22	14.96'	S89°03'03"E	L34	22.00'	N89°01'45"W
L23	33.44'	N0°36'53"E	L35	33.38'	S0°30'22"W
L24	69.64'	S89°29'38"E	L36	94.88'	S89°29'38"E
L25	3.36'	S21°26'48"E	L37	322.91'	S89°29'38"E
L26	31.25'	S0°30'22"W			
L27	20.00'	N88°58'57"W			
L28	22.00'	N89°01'45"W			
L29	23.36'	S0°30'22"W			
L30	22.00'	N89°01'45"W			
L31	20.00'	N88°58'57"W			
L32	24.64'	S0°30'22"W			
L33	20.00'	N88°58'57"W			
L34	22.00'	N89°01'45"W			
L35	33.38'	S0°30'22"W			
L36	94.88'	S89°29'38"E			
L37	322.91'	S89°29'38"E			



LIMITED COMMON ELEMENT  
DETAIL: 1 INCH = 20 FEET

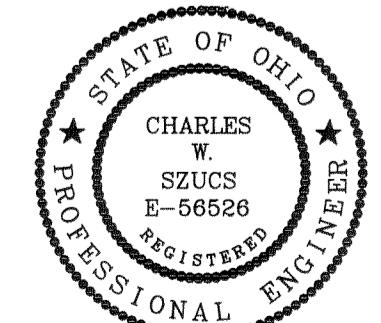


LIMITED COMMON ELEMENTS  
(LCE)

**ENGINEER'S CERTIFICATION**  
I HEREBY CERTIFY THAT THESE DRAWINGS SHOW GRAPHICALLY ALL PARTICULARS OF THE UNITS OF CONCORD VILLAGE NO. 2 CONDOMINIUMS PHASE 15 INCLUDING THE LAYOUT AND DESIGNATION OF EACH FAMILY UNIT AS CONSTRUCTED AS OF 8/30/2021.

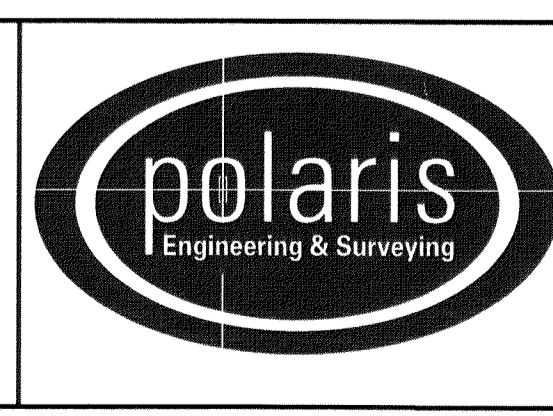
*Charles W. Szucs*  
CHARLES W. SZUCS,  
P.E. No. 56526

TRANSFERRED  
IN COMPLIANCE WITH SEC. 319.022  
OHIO REV. CODE  
SEP 2, 2021  
I. CRAIG SHODGRASS, CPA, CSFM  
LORAIN COUNTY AUDITOR



DATE: 08/30/21 DRAWN: MPS  
SCALE: HOR: 1"= 100' VERT. n/a  
FOLDER: DWG/Proj. Surveying  
FILENAME: Surv. Base/Condo plats  
TAB: 01-CONDO PLAT PH 15  
BDY. CHK: n/a  
BASE. CHK: n/a

**PHASE 15  
CONDOMINIUM  
PLAT**



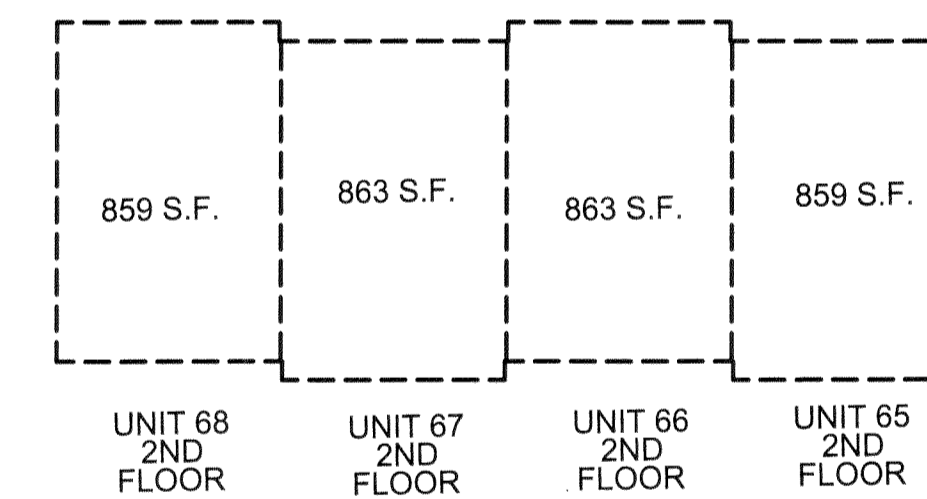
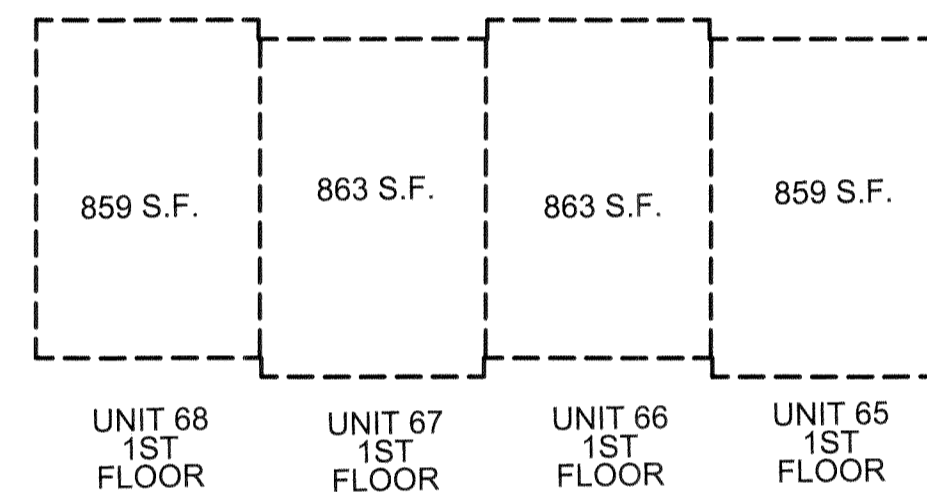
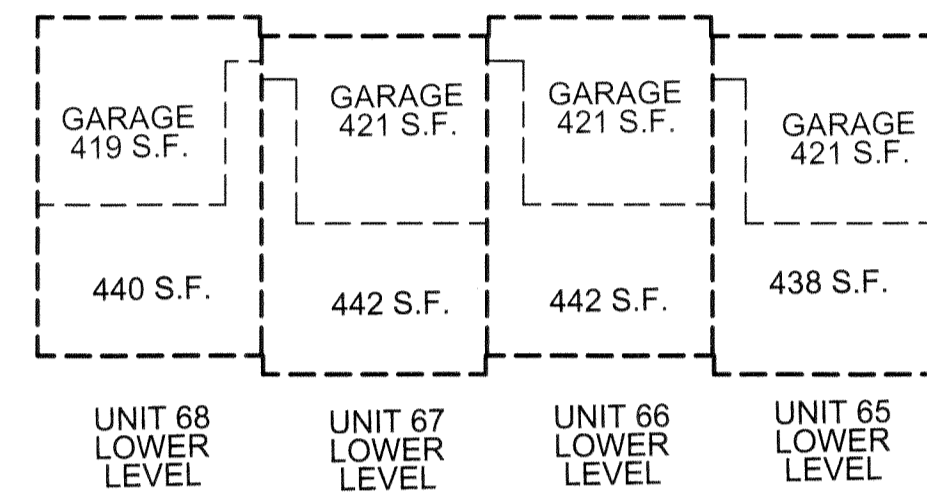
POLARIS ENGINEERING & SURVEYING, INC.  
34600 CHARDON ROAD - SUITE D  
WILLOUGHBY HILLS, OHIO 44094  
(440) 944-4433 (440) 944-3722 (Fax)  
www.polaris-es.com

**CONCORD VILLAGE NO. 2  
CONDOMINIUMS**  
City of Avon - Lorain County - Ohio

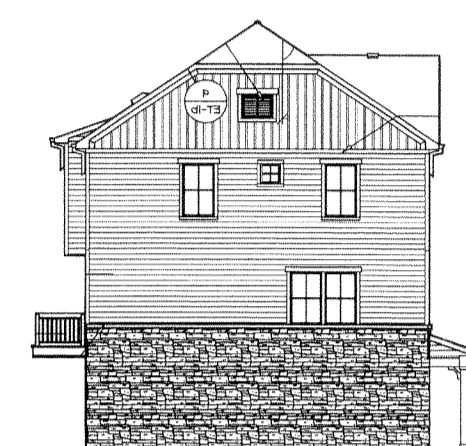
CONTRACT No.	
19071	
SHEET	OF
1	2

# CONCORD VILLAGE NO. 2 CONDOMINIUMS PHASE 15

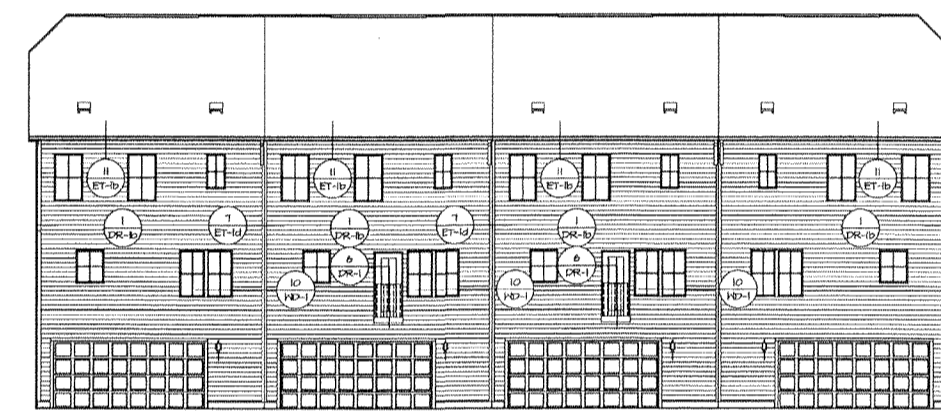
(UNITS 65, 66, 67, AND 68)  
AND COMMON ELEMENT AREA  
BEING A PART OF ORIGINAL  
AVON TOWNSHIP SECTIONS 9 & 16  
NOW IN THE CITY OF AVON  
LORAIN COUNTY, STATE OF OHIO  
AUGUST 30, 2021  
SCALE 1 INCH = 20 FEET



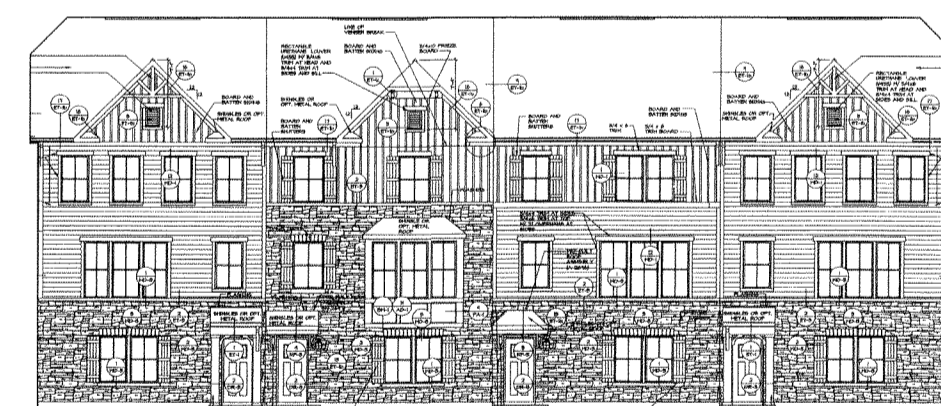
UNIT 65 SIDE ELEVATION



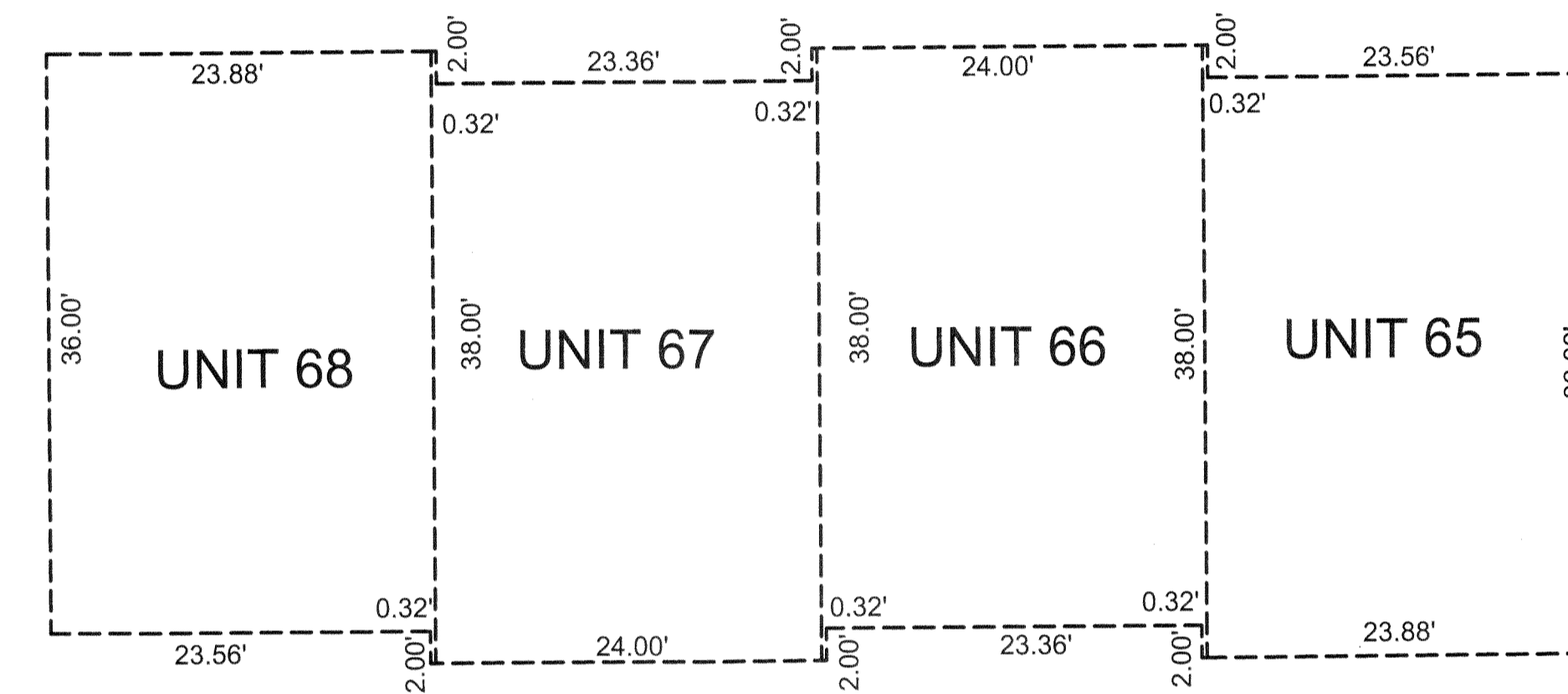
UNIT 68 SIDE ELEVATION



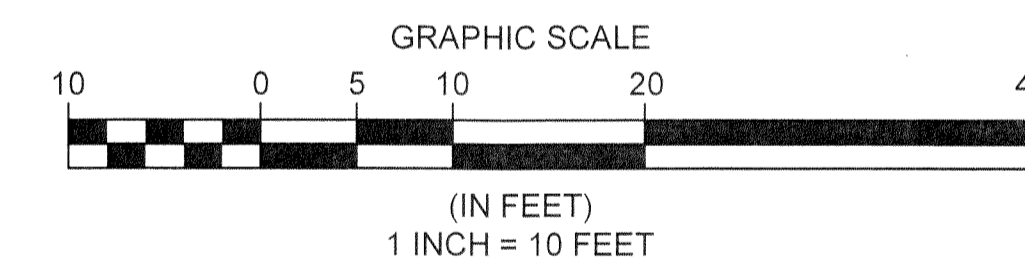
UNIT 65 REAR ELEVATION    UNIT 66 REAR ELEVATION    UNIT 67 REAR ELEVATION    UNIT 68 REAR ELEVATION



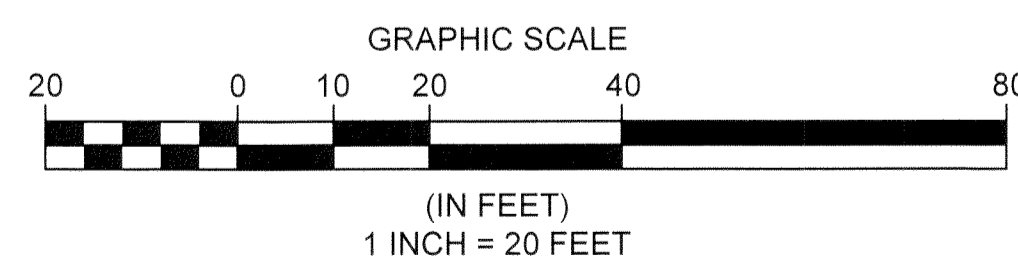
UNIT 68 FRONT ELEVATION    UNIT 67 FRONT ELEVATION    UNIT 66 FRONT ELEVATION    UNIT 65 FRONT ELEVATION



BUILDING DIMENSIONS  
SCALE: 1 INCH = 10 FEET



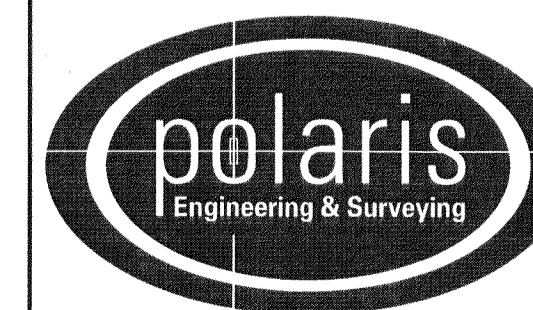
DETAIL: 1 INCH = 20 FEET



REV. No.	DATE	BY

DATE: 8/30/21    DRAWN: RMK  
SCALE: HOR. 1"=20'    VERT. n/a  
FOLDER: DWG/Proj\_Surveying  
FILENAME: Surv\_Base/Condo\_plats  
TAB: 02-CONDO PLAT PH 15  
BDY. CHK: n/a  
BASE. CHK: n/a

## PHASE 15 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 # 2021-0841613 Film #         

Name of Plat: Concord Village No. 2 Condominiums Ph. 15

Owner: Concord Village Phase Two LLC

Description: Situated in the State of Ohio  
County of Lorain City of Aron being part  
of original Aron Township Section 16 .4521  
Acres Creating Units 65, 66, 67, 68

Floor Plans:         

Related/Margin:         

Comments:         

Vol. 110

Pg. 65, 66

Receiving Stamp

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

Amount: \$ 17280

Initials: TM