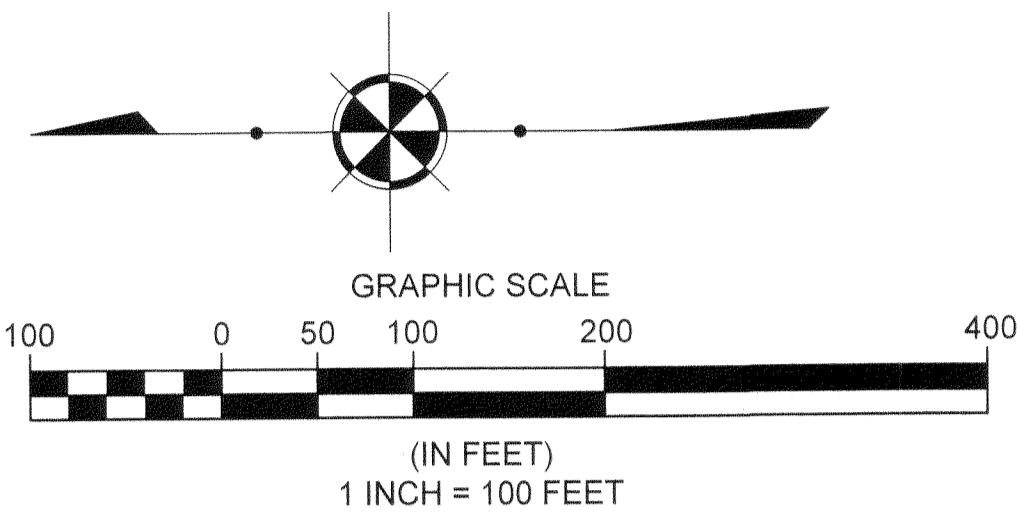


CONCORD VILLAGE NO. 2 CONDOMINIUMS PHASE 16

(UNITS 69, 70, 71, AND 72)
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
DECEMBER 22, 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



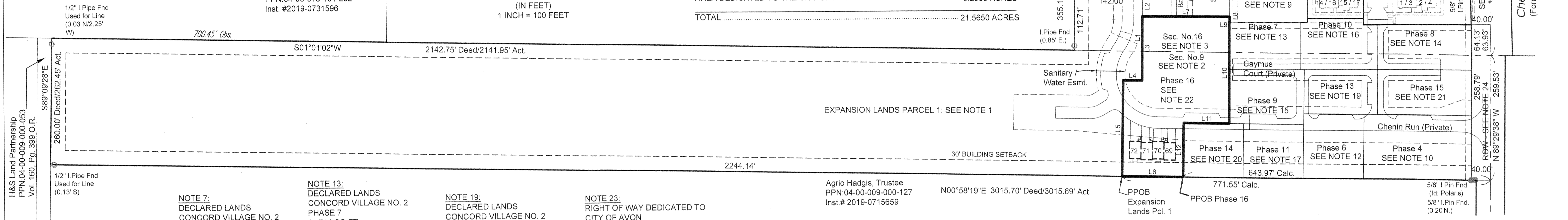
Basp LLC
PPN:04-00-016-101-202
Inst. #2019-0731596

"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 16 ACREAGE BREAKDOWN:

ACREAGE OF UNITS	0.0791 ACRES
ACREAGE OF COMMON ELEMENT AREA OUTSIDE OF BUILDINGS (NOT INCLUDING COMMON ELEMENT AREA UNDER BUILDINGS)	1.2558 ACRES
TOTAL COMMON ELEMENT AREA PHASE 15	1.3349 ACRES
PREVIOUSLY DECLARED	6.0315 ACRES
ADDITIONAL LANDS FOR FUTURE DEVELOPMENT	13.9018 ACRES
AREA DEDICATED TO THE CITY OF AVON AS RIGHT OF WAY	0.2968 ACRES
TOTAL	21.5650 ACRES

Concord Village Condominium Phase 1 Vol. 93, Pg. 15
Concord Village Condominium Phase 2 Vol. 94, Pg. 21
Concord Village Condominium Phase 3 Vol. 94, Pg. 36
Concord Village Condominium Phase 4 Vol. 96, Pg. 45
Center Road (Varies)



NOTE 1: EXPANSION LANDS PARCEL 1
CONCORD VILLAGE PHASE 2 LLC
INST. NO. 2019-0714883
(605,561 SQ.FT.) 13.9018 ACRES

NOTE 2: EXPANSION LANDS PARCEL 1
IN ORIGINAL AVON TWP. SEC. 9
CONCORD VILLAGE PHASE 2 LLC
PPN:04-00-009-000-178
INST. NO. 2019-0714883
(589,460 SQ.FT.) 13.5321 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
(16,101 SQ.FT.) 0.3696 ACRES

NOTE 4: EXPANSION LANDS PARCEL 3
CONCORD VILLAGE PHASE 2 LLC
INST. NO. 2019-0714883
(12,297 SQ.FT.) 0.2968 ACRES
(2,236 SQ.FT.) 0.0742 ACRES LESS ROW
DEDICATED AS RIGHT OF WAY
VOL. 111 PAGE 29 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

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.
0.4219 ACRES (CORRECTION)
VOL. 109, PAGE 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.

NOTE 20: DECLARED LANDS
CONCORD VILLAGE NO. 2
PHASE 14
14,120 SQ.FT.
0.3241 ACRES
VOL. 110, PAGE 63-64 L.C.P.R.

NOTE 21: DECLARED LANDS
CONCORD VILLAGE NO. 2
PHASE 15
(18,518 SQ.FT.) 0.4521 ACRES
VOL. 110, PAGE 65-66 L.C.P.R.

NOTE 22: DECLARED LANDS
CONCORD VILLAGE NO. 2
PHASE 16
(58,149 SQ.FT.) 1.3349 ACRES
(13,294 SQ.FT.) 0.3052 ACRES IN SECTION 16
(44,855 SQ. FT.) 1.0297 ACRES IN SECTION 9

NOTE 23: RIGHT OF WAY DEDICATED TO
CITY OF AVON
VOLUME 111, PAGE 29 L.C.P.R.

NOTE 24: RIGHT OF WAY DEDICATED TO
CITY OF AVON
VOLUME 111, PAGE 29 L.C.P.R.
(12,927 SQ.FT.) 0.2968 ACRES

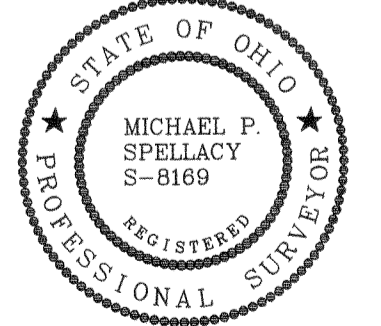
POLARIS ENGINEERING & SURVEYING, INC.
34600 CHARDON ROAD
WILLOUGHBY HILLS, OH 44094

Doc ID: 02322050003 Type: OFF
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Recorded: 01/26/2022 at 09:07:26 AM
Fee Amt: \$372.80 Page 1 of 3
Lorain County, Ohio
Mike Doran County Recorder
File #2022-0860260

TRANSFERRED
IN COMPLIANCE WITH SEC. 319-202,
OHIO REV. CODE
JAN 26 2022
J. CRAIG SNOODGRASS, CPA, CGFM
LORAIN COUNTY AUDITOR

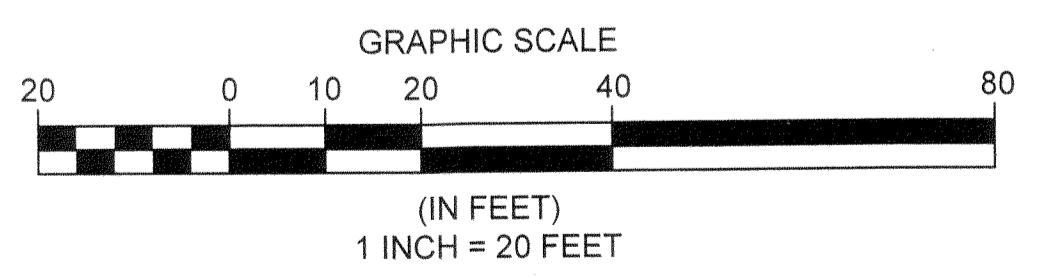
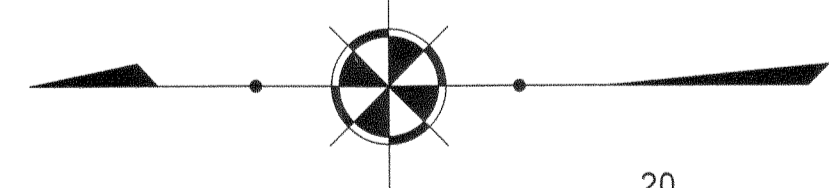
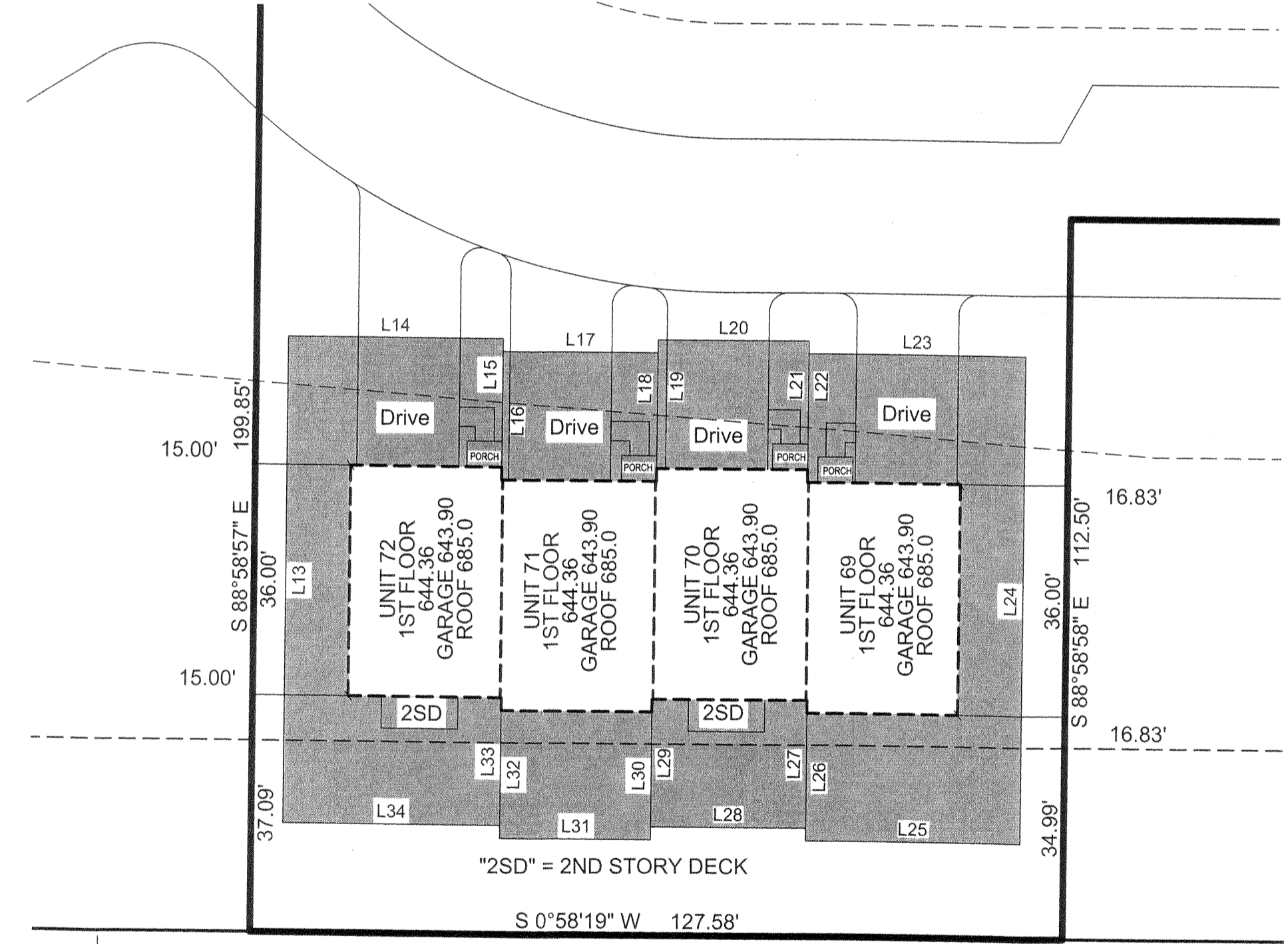
SURVEYOR'S CERTIFICATION
I DO HEREBY CERTIFY THAT THE BUILDING FOUNDATIONS OF UNITS 69-72 OF
CONCORD VILLAGE NO. 2 CONDOMINIUMS PHASE 16, INCLUDING THE LOCATION,
OUTSIDE DIMENSIONS, FINISHED FLOOR ELEVATIONS OF EACH FAMILY UNIT
AND COMMON AREAS ARE SHOWN ON THIS DRAWING AS CONSTRUCTED. I
HEREBY CERTIFY 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 11/4/2021.

M.P. Spillacy 1/25/22
MICHAEL P. SPELLACY P.S. No. 8169
1/25/22



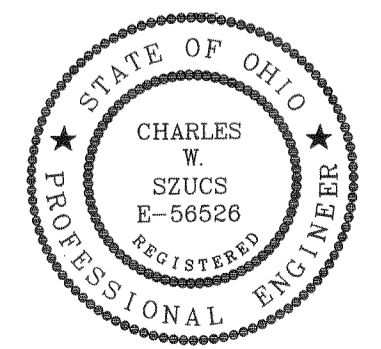
LINE	LENGTH	DIRECTION
L1	174.44'	N89°29'38"W
L2	42.08'	N89°29'38"W
L3	132.37'	N89°29'38"W
L4	39.55'	N0°30'22"E
L5	199.85'	N88°58'57"W
L6	127.58'	N0°58'19"E
L7	183.06'	S0°30'22"W
L8	11.03'	N89°30'15"W
L9	0.77'	N0°30'22"E
L10	210.59'	N89°36'11"W
L11	95.45'	N1°01'10"E
L12	112.50'	N88°58'58"W
L13	76.00'	S88°58'57"E
L14	33.70'	S1°01'03"W
L15	20.00'	N88°58'57"W
L16	20.00'	N88°58'57"W
L17	24.33'	S1°01'03"W
L18	20.00'	N88°58'57"W
L19	20.00'	N88°58'57"W
L20	23.67'	S1°01'03"W

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



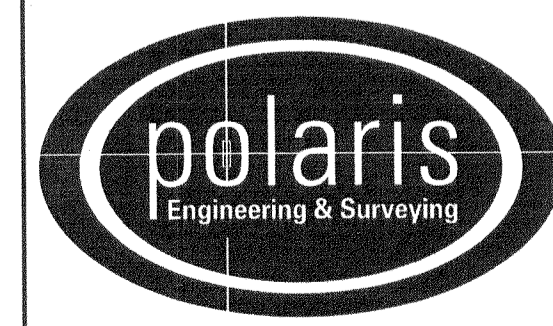
ENGINEER'S CERTIFICATION
I HEREBY CERTIFY THAT THESE DRAWINGS SHOW GRAPHICALLY ALL PARTICULARS OF THE
UNITS OF CONCORD VILLAGE NO. 2 CONDOMINIUMS PHASE 16 INCLUDING THE LAYOUT AND
DESIGNATION OF EACH FAMILY UNIT AS CONSTRUCTED AS OF 11/04/2021.

C.W. Szucs
CHARLES W. SZUCS, P.E. No. 56526
1/25/2022



DATE: 1/25/22 DRAWN: MPS
SCALE: HOR: 1"=100' VERT. n/a
FOLDER: DWG/Proj. Surveying
FILENAME: Surv. Base/Condo plat
TAB: 01-CONDO PLAT PH 16
BDY. CHK: n/a
BASE. CHK: n/a

PHASE 16 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

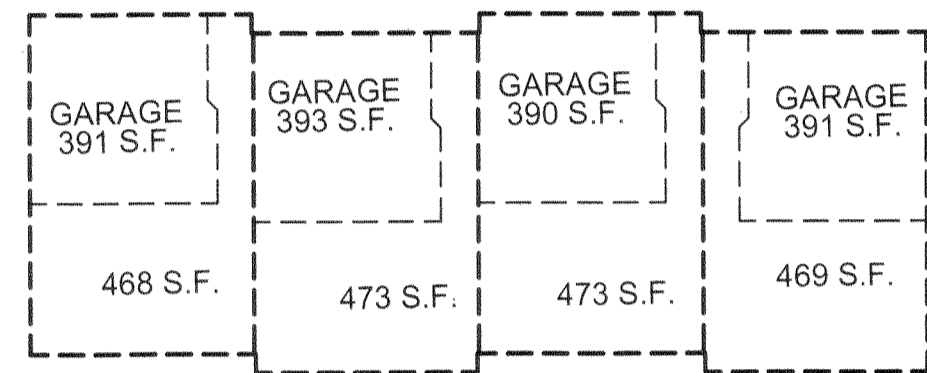
CONCORD VILLAGE NO. 2 CONDOMINIUMS

City of Avon - Lorain County - Ohio

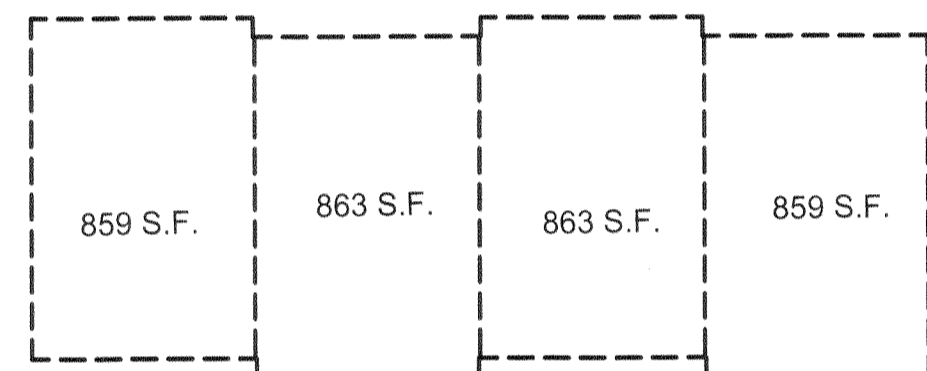
CONTRACT No.	
19071	
SHEET	OF
1	2

CONCORD VILLAGE NO. 2 CONDOMINIUMS PHASE 16

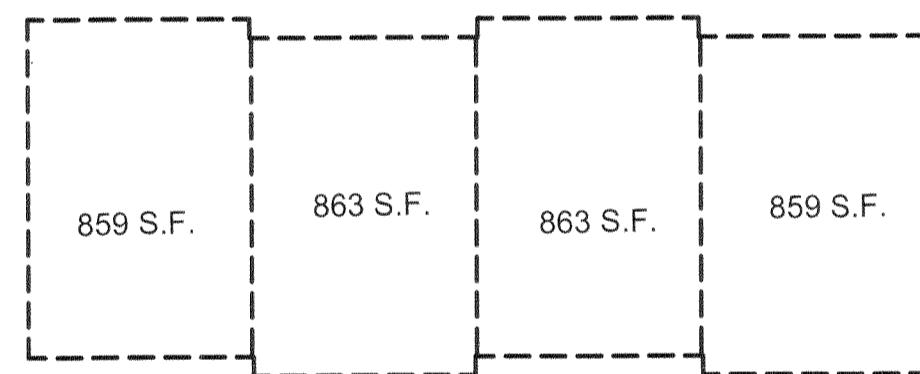
(UNITS 69, 70, 71, AND 72)
AND COMMON ELEMENT AREA
BEING A PART OF ORIGINAL
AVON TOWNSHIP SECTIONS 9 & 16
NOW IN THE CITY OF AVON
LORAIN COUNTY, STATE OF OHIO
DECEMBER 22, 2021
SCALE 1 INCH = 20 FEET



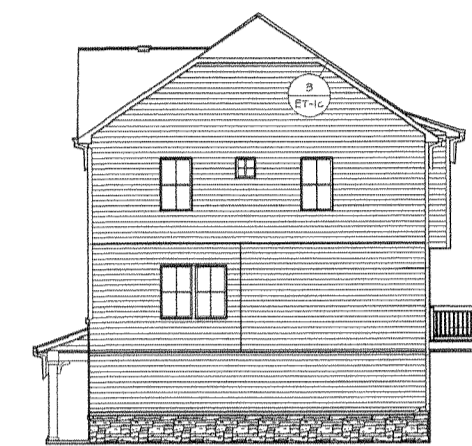
UNIT 72 LOWER LEVEL
UNIT 71 LOWER LEVEL
UNIT 70 LOWER LEVEL
UNIT 69 LOWER LEVEL



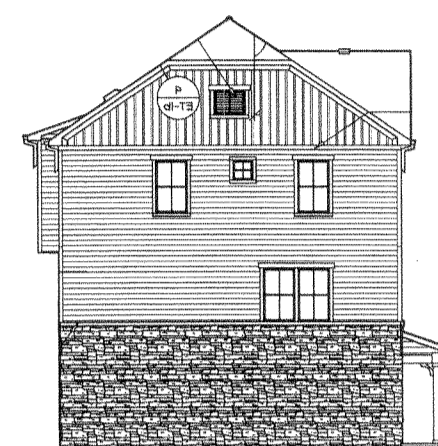
UNIT 72 1ST FLOOR
UNIT 71 1ST FLOOR
UNIT 70 1ST FLOOR
UNIT 69 1ST FLOOR



UNIT 72 2ND FLOOR
UNIT 71 2ND FLOOR
UNIT 70 2ND FLOOR
UNIT 69 2ND FLOOR



UNIT 72 SIDE ELEVATION



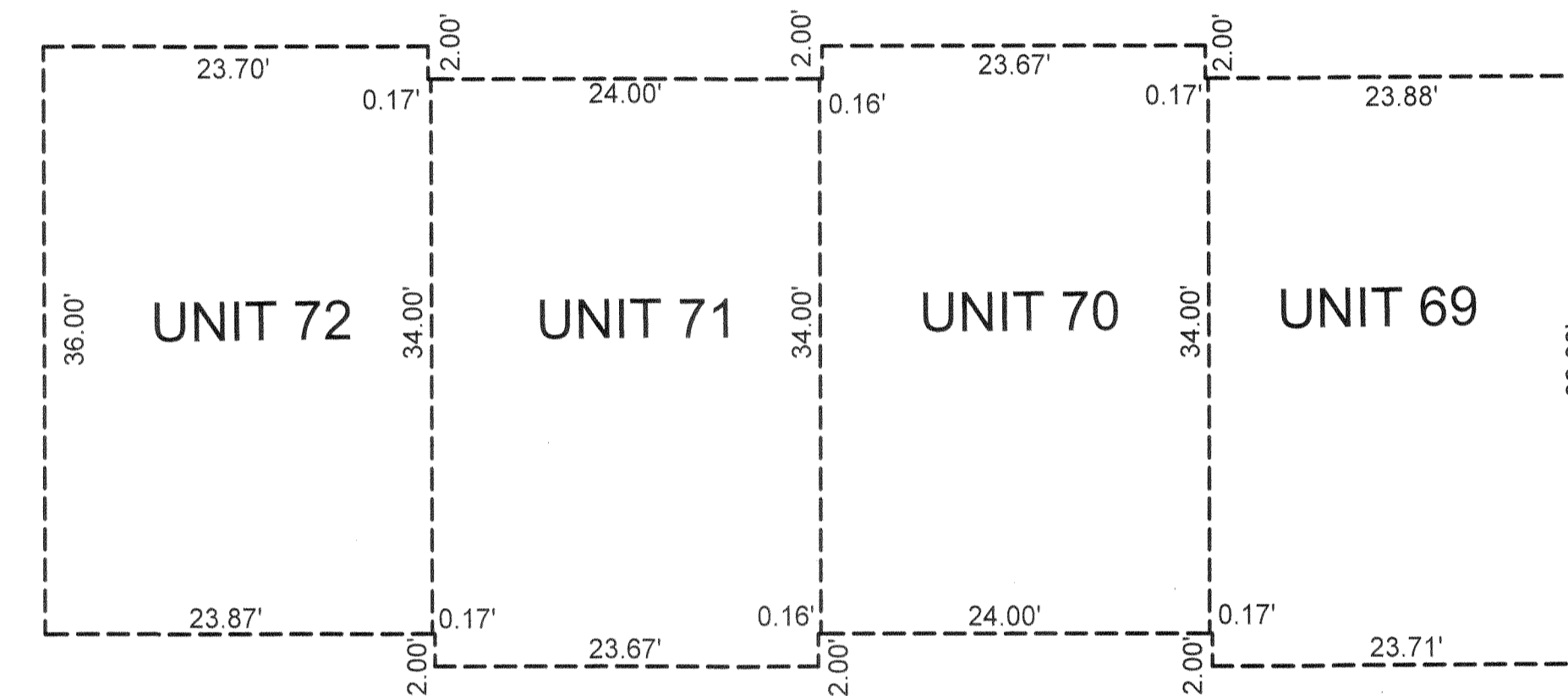
UNIT 69 SIDE ELEVATION



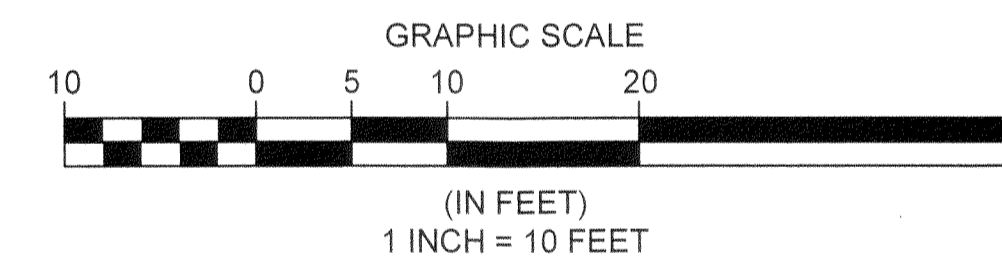
UNIT 72 REAR ELEVATION
UNIT 71 REAR ELEVATION
UNIT 70 REAR ELEVATION
UNIT 69 REAR ELEVATION



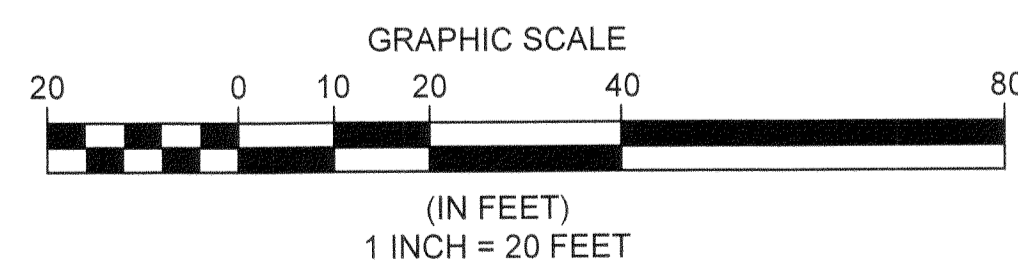
UNIT 68 FRONT ELEVATION
UNIT 67 FRONT ELEVATION
UNIT 66 FRONT ELEVATION
UNIT 65 FRONT ELEVATION



BUILDING DIMENSIONS
SCALE: 1 INCH = 10 FEET



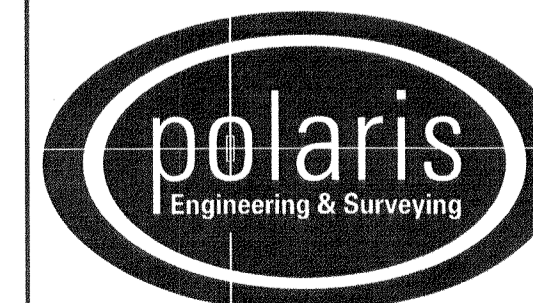
DETAIL: 1 INCH = 20 FEET



REV. No.	DATE	BY

DATE: 12/27/21 DRAWN: RMK
SCALE: HOR. 1"= 20' VERT. n/a
FOLDER: DWG/Proj. Surveying
FILENAME: Surv. Base/Condo plats
TAB: 02-CONDO PLAT PH 16
BDY. CHK: n/a
BASE. CHK: n/a

PHASE 16 CONDOMINIUM PLAT



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CONCORD VILLAGE NO. 2 CONDOMINIUMS

City of Avon - Lorain County - Ohio

CONTRACT No.

19071

SHEET	OF
2	2