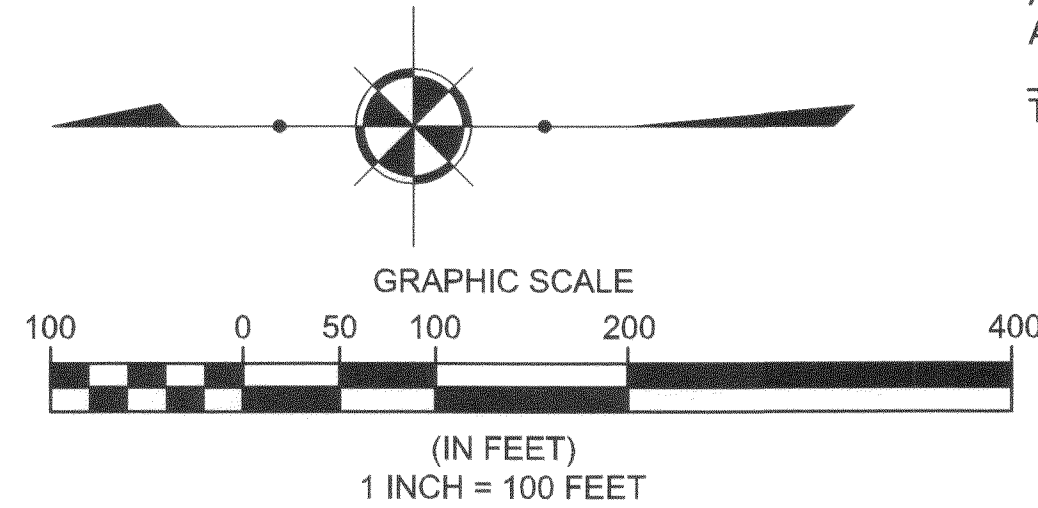


CONCORD VILLAGE NO. 2 CONDOMINIUMS PHASE 18

(UNITS 73, 74, 75, AND 76)
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
FEBRUARY 1, 2022
SCALE 1 INCH = 100 FEET

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



PHASE 18 ACREAGE BREAKDOWN:

ACREAGE OF UNITS	0.0989 ACRES
ACREAGE OF COMMON ELEMENT AREA OUTSIDE OF BUILDINGS (NOT INCLUDING COMMON ELEMENT AREA UNDER BUILDINGS)	0.3071 ACRES
TOTAL COMMON ELEMENT AREA PHASE 18	0.4060 ACRES
PREVIOUSLY DECLARED	7.9862 ACRES
ADDITIONAL LANDS FOR FUTURE DEVELOPMENT	12.8760 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)

1/2" I.Pipe Fnd Used for Line (0.03 N/2.25' W)
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.#2007-070919

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
(544,779 SQ.FT.) 12.5064 ACRES

NOTE 2:
EXPANSION LANDS PARCEL 1
IN ORIGINAL AVON TWP. SEC. 9
CONCORD VILLAGE PHASE 2 LLC
PPN:04-00-009-000-181
INST. NO. 2019-0714883
(544,779 SQ.FT.) 12.5064 ACRES

NOTE 3:
EXPANSION LANDS PARCEL 2
IN ORIGINAL AVON TWP. SEC. 16
CONCORD VILLAGE PHASE 2 LLC
PPN:04-00-016-101-225
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.) 0.2868 ACRES
(3,236 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 9
IN ORIGINAL AVON TWP. SEC. 9
CONCORD VILLAGE PHASE 2 LLC
PPN:04-00-009-000-177
INST. NO. 2019-0714883
(10,493 SQ.FT.) 0.2388 ACRES
(2,601 SQ.FT.) 0.0597 ACRES LESS ROW

NOTE 6:
EXPANSION LANDS PARCEL 9
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.
0.4433 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.
0.4220 ACRES
VOL. 109, PAGE 62-63 L.C.P.R.
0.4219 ACRES (CORRECTION)
VOL. _____, PAGE _____ 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
VOL. 111, PAGE 32-33 L.C.P.R.

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

NOTE 25:
DECLARED LANDS
CONCORD VILLAGE NO. 2
PHASE 17
(26,993 SQ.FT.) 0.6198 ACRES
VOLUME 111, PAGE 81-82 L.C.P.R.

NOTE 26:
DECLARED LANDS
CONCORD VILLAGE NO. 2
PHASE 18
(17,697 SQ.FT.) 0.4060 ACRES

Agrio Hadjis, Trustee
PPN:04-00-009-000-127
Inst.# 2019-0715659

LINE	LENGTH	DIRECTION
L1	2072.84'	S1°01'02"W
L2	142.00'	S0°30'22"W
L3	114.07'	N89°29'38"W
L4	142.01'	S1°03'11"W
L5	112.71'	S89°29'38"E
L6	150.29'	N0°58'19"E
L7	117.75'	S88°58'57"E
L8	150.29'	S1°01'03"W
L9	117.63'	N88°58'57"W
L10	143.04'	N88°58'58"W
L11	21.82'	S1°01'03"W

Doc ID: 023408290003 Type: OFF
Kind: PLAT
Recorded: 03/23/2022 at 02:52:53 PM
Fee Amt: \$172.80 Page 1 of 3
Lorain County, Ohio
Mike Doran County Recorder
File # 2022-0868022
Plat Vol. 111 Pg. 85, 86

TRANSFERRED
IN COMPLIANCE WITH SEC. 319-202
OHIO REV. CODE
MAR 23 2022
J. CRAIG SNODGRASS, CPA, CGFM
LORAIN COUNTY AUDITOR

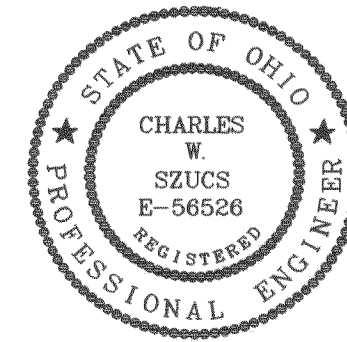
SURVEYOR'S CERTIFICATION
I DO HEREBY CERTIFY THAT THE BUILDING FOUNDATIONS OF UNITS 76-81 OF
CONCORD VILLAGE NO. 2 CONDOMINIUMS PHASE 18, INCLUDING THE LOCATION,
OUTSIDE DIMENSIONS, FINISHED FLOOR ELEVATIONS OF EACH FAMILY UNIT
AND COMMON AREAS ARE SHOWN ON THIS DRAWING AS CONSTRUCTED. I
HEREBY CERTIFY 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 12/4/2021.

Michael P. Spellacy
MICHAEL P. SPELLACY P.S.# No. 8169
3/14/2022



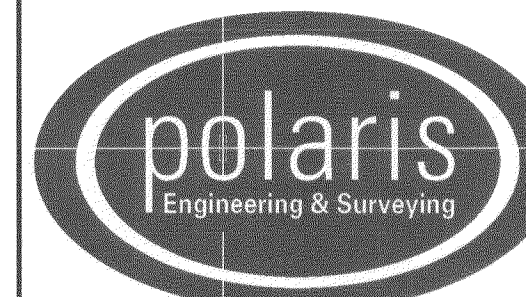
ENGINEER'S CERTIFICATION
I HEREBY CERTIFY THAT THESE DRAWINGS SHOW GRAPHICALLY ALL PARTICULARS OF THE
UNITS OF CONCORD VILLAGE NO. 2 CONDOMINIUMS PHASE 18 INCLUDING THE LAYOUT AND
DESIGNATION OF EACH FAMILY UNIT AS CONSTRUCTED AS OF 12/04/2021.

Charles W. Szucs
CHARLES W. SZUCS,
P.E. No. 56526
2/14/2022



DATE: 3/14/22 DRAWN: MPS
SCALE: HOR: 1"=100' VERT: n/a
FOLDER: DWG/Proj. Surveying
FILENAME: Surv. Base/Condo plats
TAB: 01-CONDO PLAT PH 18
BDY. CHK: n/a
BASE. CHK: n/a

PHASE 18 CONDOMINIUM PLAT

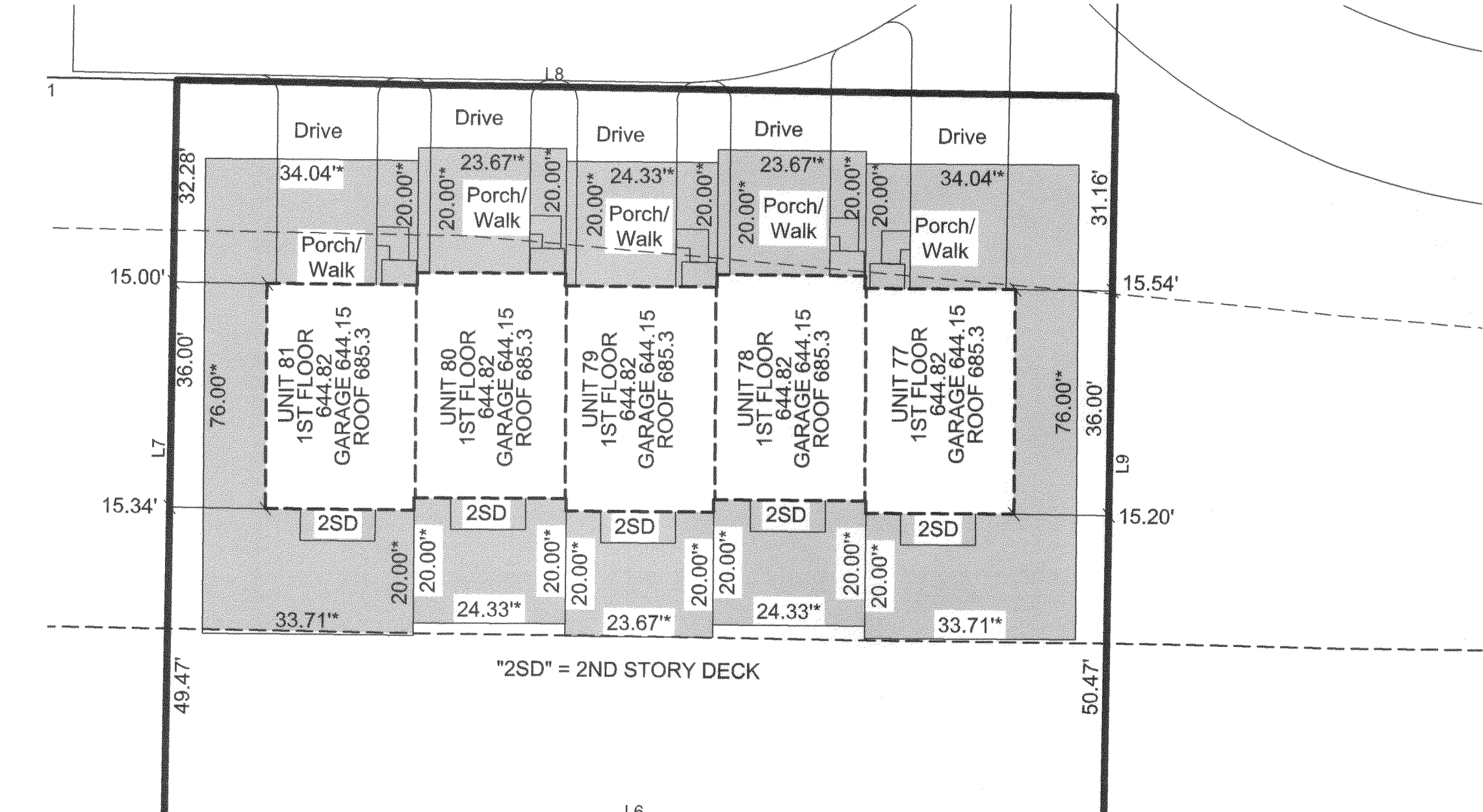


POLARIS ENGINEERING & SURVEYING, INC.
34600 CHARDON ROAD - SUITE D
WILLOUGHBY HILLS, OHIO 44094
(440) 944-4433 (440) 944-3722 (Fax)
www.polaris-es.com

CONCORD VILLAGE NO. 2 CONDOMINIUMS

City of Avon - Lorain County - Ohio

CONTRACT No.	
19071	
SHEET	OF
1	2



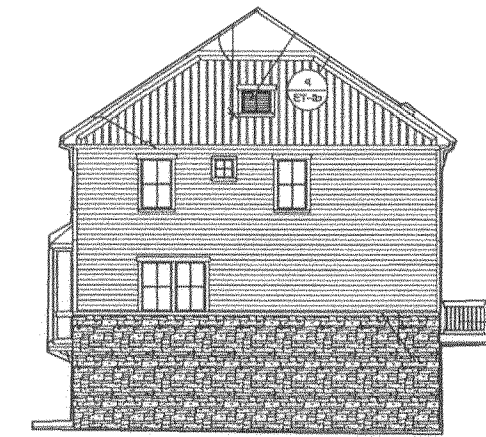
POLARIS ENGINEERING & SURVEYING
34600 CHARDON ROAD
SUITE D
WILLOUGHBY HILLS, OH 44094

*** Denotes (LCE) Dimensions
LIMITED COMMON ELEMENT
DETAIL: 1 INCH = 20 FEET

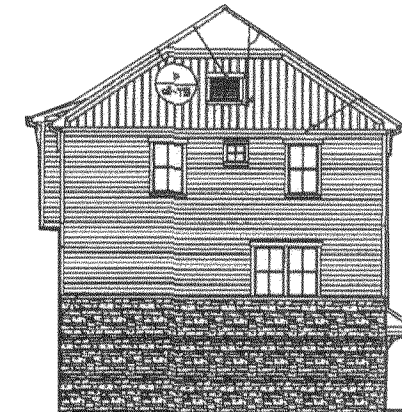


CONCORD VILLAGE NO. 2 CONDOMINIUMS PHASE 18

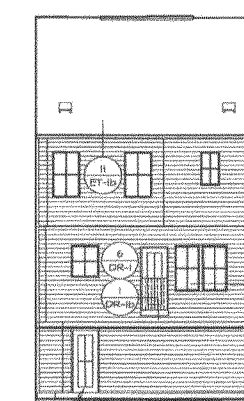
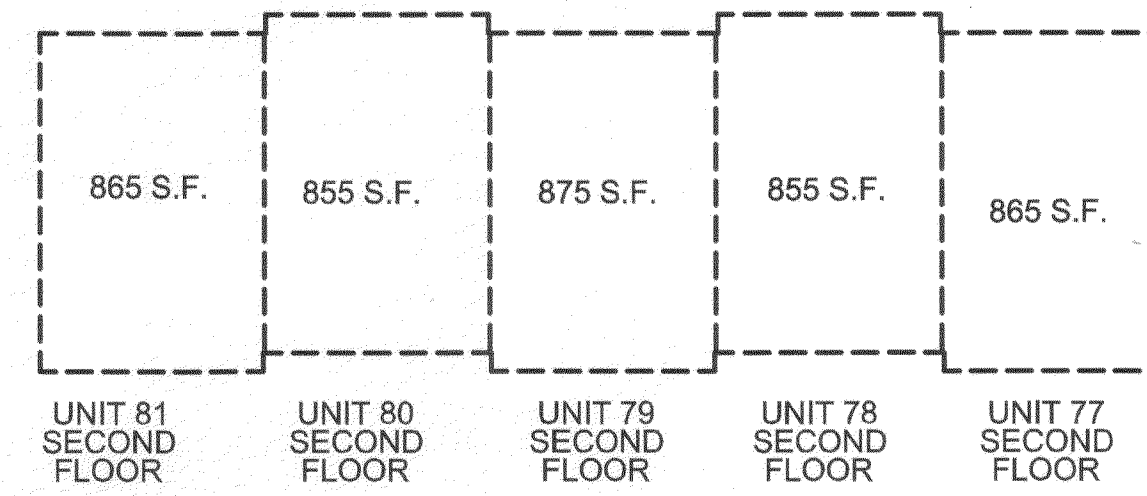
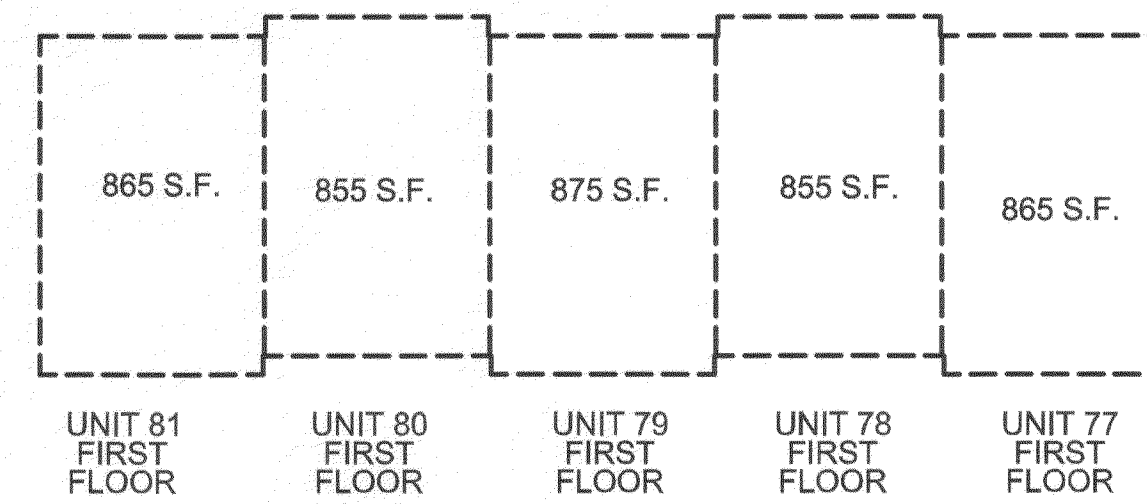
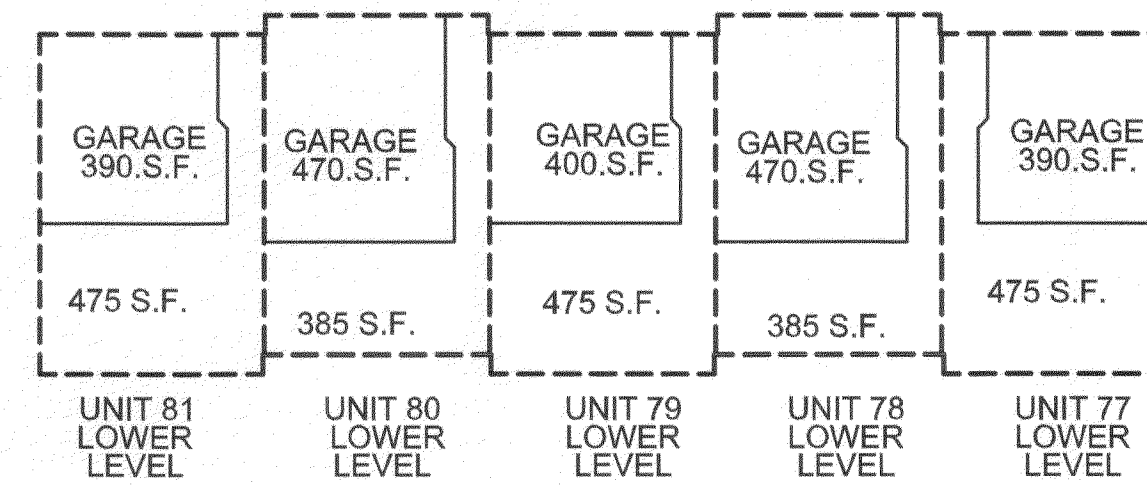
(UNITS 77, 78, 79, 80, AND 81)
AND COMMON ELEMENT AREA
BEING A PART OF ORIGINAL
AVON TOWNSHIP SECTIONS 9 & 16
NOW IN THE CITY OF AVON
LORAIN COUNTY, STATE OF OHIO
FEBRUARY 14, 2022
SCALE 1 INCH = 20 FEET



UNIT 81 SIDE ELEVATION



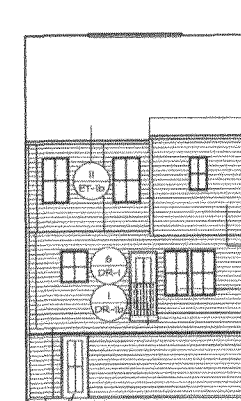
UNIT 77 SIDE ELEVATION



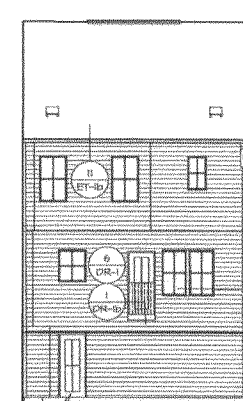
UNIT 81
REAR
ELEVATION



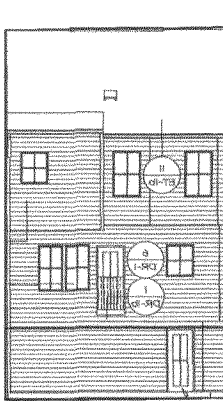
UNIT 80
REAR
ELEVATION



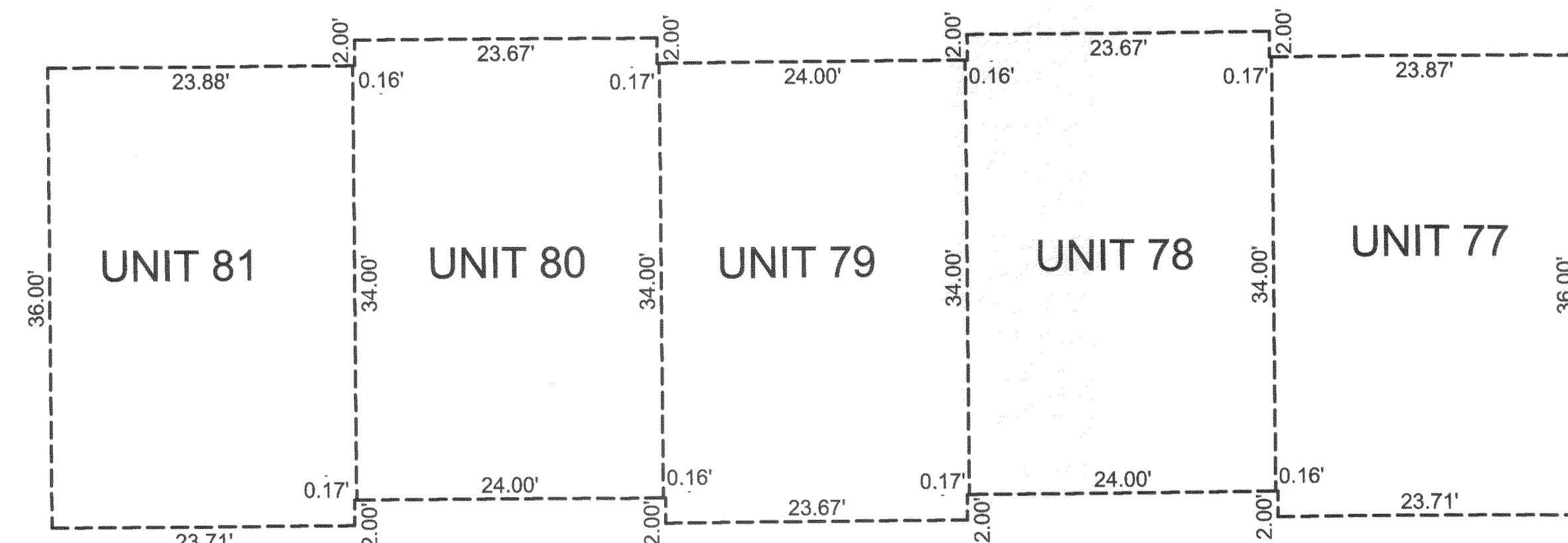
UNIT 79
REAR
ELEVATION



UNIT 78
REAR
ELEVATION

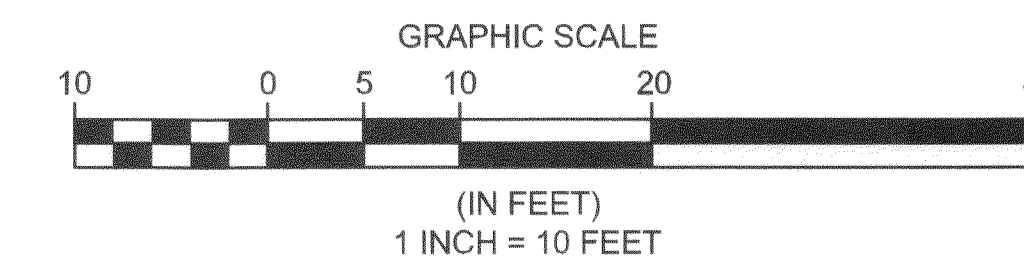


UNIT 77
REAR
ELEVATION

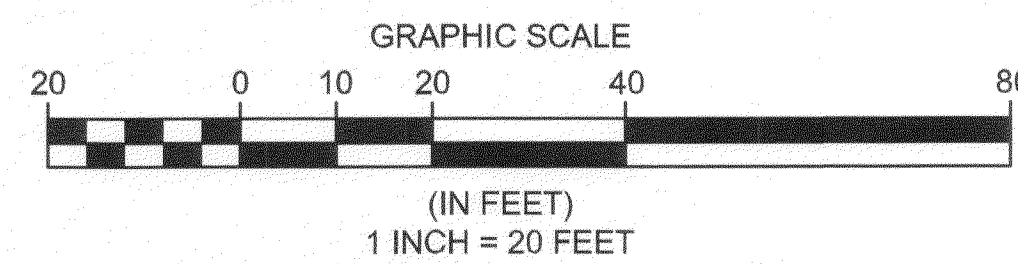


UNIT 77 FRONT ELEVATION
UNIT 78 FRONT ELEVATION
UNIT 79 FRONT ELEVATION
UNIT 80 FRONT ELEVATION
UNIT 81 FRONT ELEVATION

BUILDING DIMENSIONS
SCALE: 1 INCH = 10 FEET



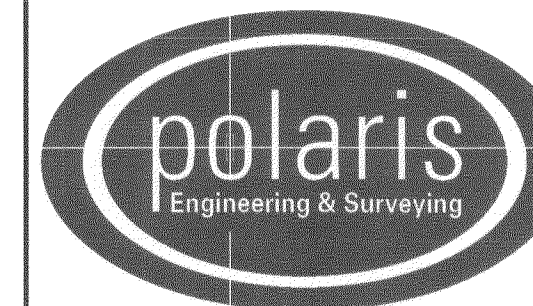
DETAIL: 1 INCH = 20 FEET



REV. No.	DATE	BY

DATE: 3/14/22 DRAWN: RMK
SCALE: HOR. 1"= 20' VERT. n/a
FOLDER: DWG/Proj_Surveying
FILENAME: Surv_Base/Condo_plat
TAB: 02-CONDO PLAT PH 18
BNDY. CHK: n/a
BASE. CHK: n/a

PHASE 18 CONDOMINIUM PLAT



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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 # 2022-0868022 Film # _____

Name of Plat: Concord Village, No. 2 Condominiums

Owner: Concord Village Phase Two LLC ^{Phase 18}

Description: Situated in the state of Ohio, county of
Lorain & city of Avon.
Being a part of original Avon Township
Sections 9 & 10.
Creating units 77, 78, 79, 80,
and 81.
0.4060 acres

Floor Plans: See Image

Related/Margin: Declaration Following

Comments: _____

Vol. 111

Pg. 85, 86

Amount: 172,80

Initials: HR

Receiving Stamp

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