

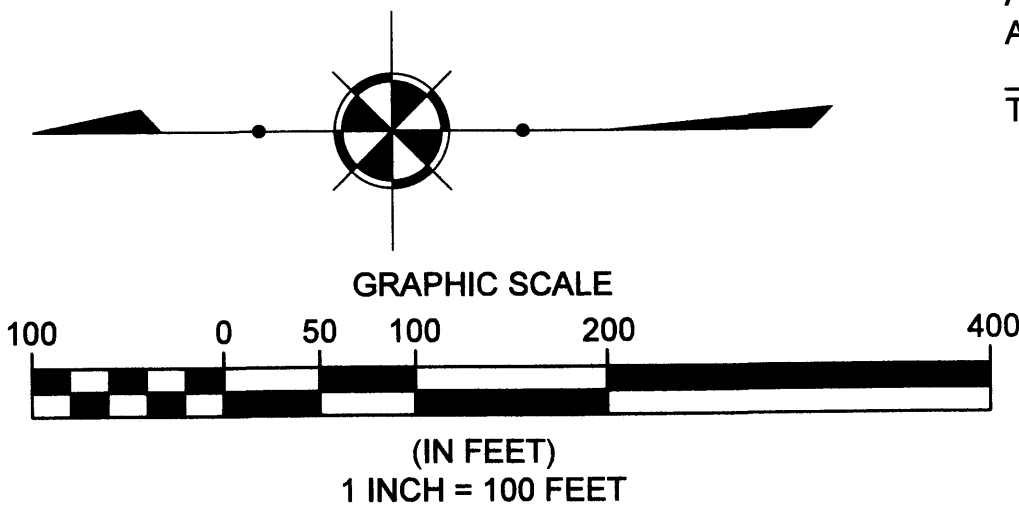
CONCORD VILLAGE NO. 3 CONDOMINIUMS PHASE 1 DECLARATION OF CONDOMINIUM

(UNITS 1-5)
AND COMMON ELEMENT AREA
BEING A PART OF ORIGINAL
AVON TOWNSHIP SECTION 9
NOW IN THE CITY OF AVON
LORAIN COUNTY, STATE OF OHIO
FEBRUARY 29, 2024
SCALE 1 INCH = 100 FEET

PHASE 1 ACREAGE BREAKDOWN:

ACREAGE OF UNITS	0.0867 ACRES
ACREAGE OF COMMON ELEMENT AREA OUTSIDE OF BUILDINGS (NOT INCLUDING COMMON ELEMENT AREA UNDER BUILDINGS)	0.4146 ACRES
TOTAL COMMON ELEMENT AREA PHASE 1	0.5114 ACRES
PREVIOUSLY DECLARED	8.7618 ACRES
ADDITIONAL LANDS FOR FUTURE DEVELOPMENT	11.9950 ACRES
AREA DEDICATED TO THE CITY OF AVON AS RIGHT OF WAY	0.2968 ACRES
TOTAL	21.5650 ACRES

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



"The Village of Avon Apartments"
Avon Owner 1 LLC, Avon Owner 2 LLC, Avon Owner 3 LLC,
Avon Owner 4 LLC, Avon Owner 5 LLC
36550 Chester Rd, Apt# 706
Avon, OH 44011
PPN:04-00-016-101-128
Inst.#2020-0775253

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

1" I.Pipe Fnd / Used
2142.75' Deed/2141.95' Act.

Concord Village
Phase Three LLC
PPN:04-00-009-000-182
Inst.#2022-088423

H&S Land Partnership
PPN:04-00-009-000-063
Vol. 160, Pg. 399 O.R.

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

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

POB
Expansion
Lands Pcl. 1

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

1" I. Pin
In Mon Box
Fd. / Used

Chester Road (Varies)
(Formerly Powdermaker Road)

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
(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:04-00-016-101-224
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
(3,230 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)
INST.#2022-0860263

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

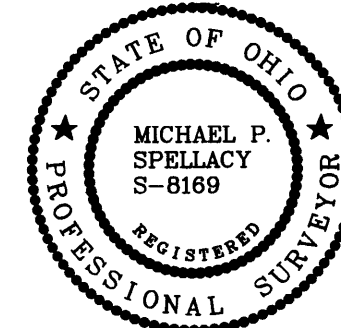
NOTE 25:
DECLARED LANDS
CONCORD VILLAGE NO. 2
PHASE 17
(26,993 SQ.FT.) 0.6198 ACRES
VOLUME 111, PAGE 81-82 L.C.P.R.

NOTE 26:
DECLARED LANDS
CONCORD VILLAGE NO. 2
PHASE 18
(17,687 SQ.FT.) 0.4060 ACRES
VOLUME 111 PAGE 85 L.C.P.R.

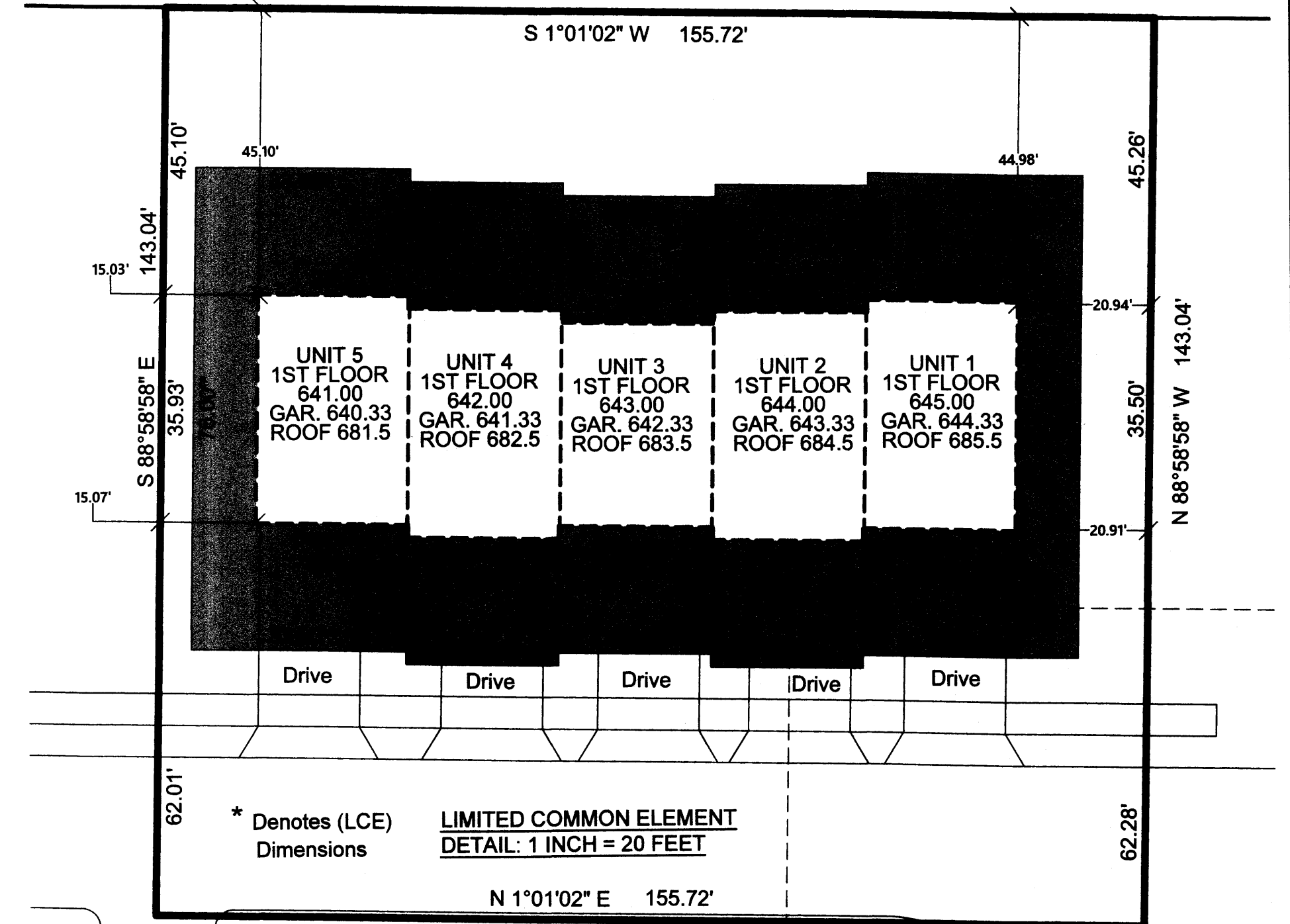
NOTE 27:
DECLARED LANDS
CONCORD VILLAGE NO. 2
PHASE 19
(16,101 SQ.FT.) 0.3696 ACRES
VOLUME 111 PAGE 87 L.C.P.R.

SURVEYOR'S CERTIFICATION
I DO HEREBY CERTIFY THAT THE BUILDING FOUNDATIONS OF UNITS 1-5 OF
CONCORD VILLAGE NO.3 CONDOMINIUMS PHASE 1, 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 2/29/2024.

Michael P. Spellacy
MICHAEL P. SPELLACY P.S. No. 8169
3/23/24



LINE	LENGTH	DIRECTION
L1	1917.11'	S1°01'02"W
L2	143.04'	N88°58'58"W
L3	177.54'	S1°01'02"W
L4	117.75'	N88°58'57"W
L5	2304.85'	S89°19'40"W
L6	337.94'	S89°19'40"W
L7	1902.98'	S89°19'40"W



2024-0015568

PLAT Fee: \$176.80 Page 1 of 3
Recorded: 6/7/2024 at 09:46 AM
Receipt: T20240011222

Lorain County Recorder Mike Doran



TRANSFERRED
IN COMPLIANCE WITH SEC. 319-022
OHIO REV. CODE

JUN 07 2024

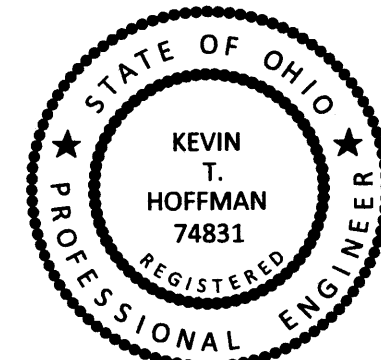
J. CRAIG SNOODGRASS, CPA, CGFM
LORAIN COUNTY AUDITOR

Plat Vol 111a
Pg 5, 6

#2024-0015568

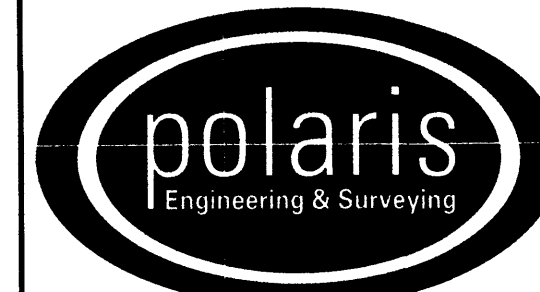
ENGINEER'S CERTIFICATION
I HEREBY CERTIFY THAT THESE DRAWINGS SHOW GRAPHICALLY ALL PARTICULARS OF THE
UNITS OF CONCORD VILLAGE NO. 3 CONDOMINIUMS PHASE 1 INCLUDING THE LAYOUT AND
DESIGNATION OF EACH FAMILY UNIT AS CONSTRUCTED AS OF 2/29/2024.

Kevin Hoffman
KEVIN HOFFMAN
P.E. No. 74831
2/29/2024



DATE: 3/23/24 DRAWN: RMK
SCALE: HOR: 1"=100' VERT. n/a
FOLDER: DWG/Proj. Surveying
FILENAME: Surv_Base/Condo_plat
TAB: 01-CONDO PLAT.PH 1
BNDY. CHK: n/a
BASE. CHK: n/a

PHASE 1 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. 3 CONDOMINIUMS

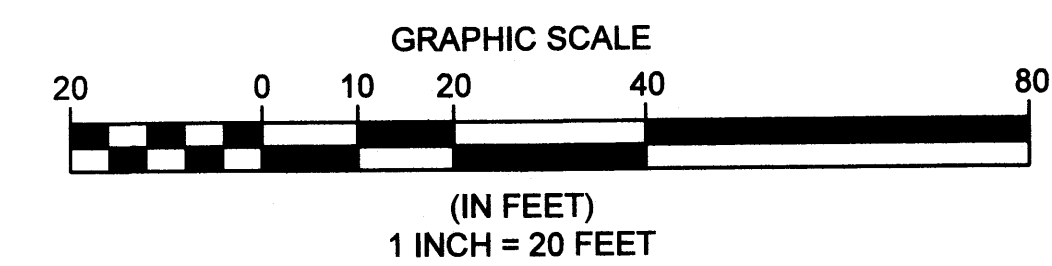
City of Avon - Lorain County - Ohio

CONTRACT NO.

19071

SHEET OF

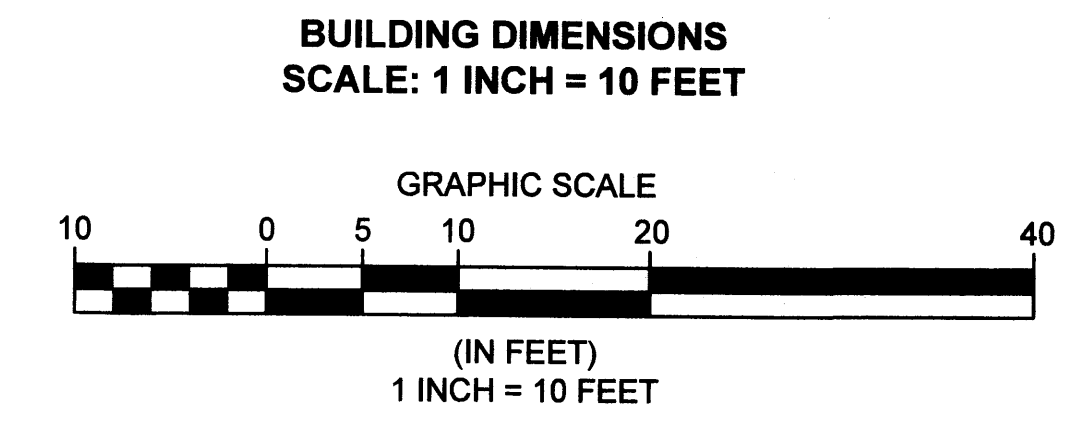
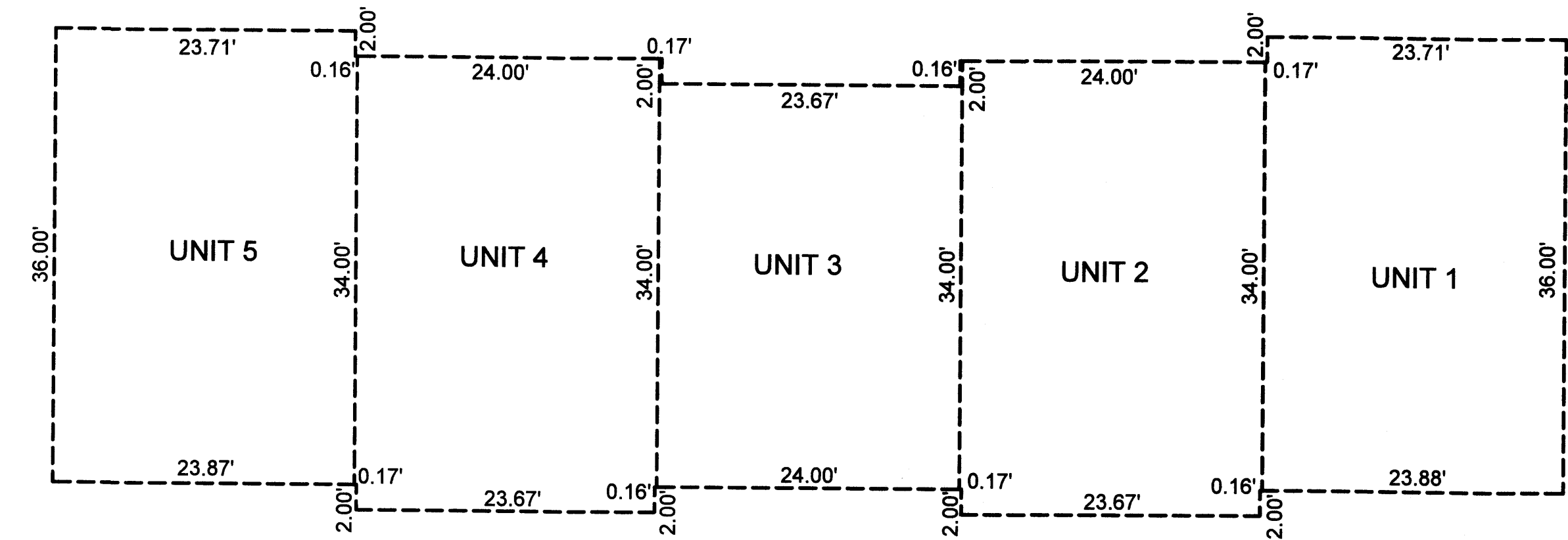
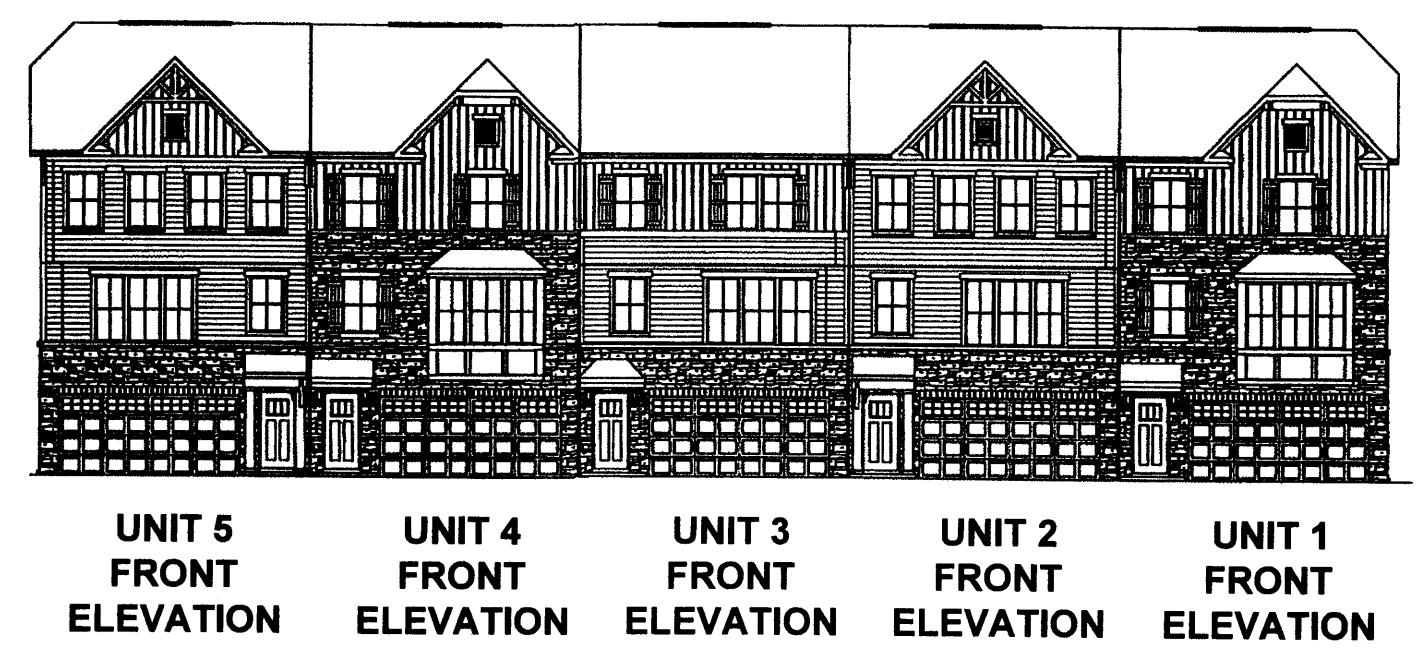
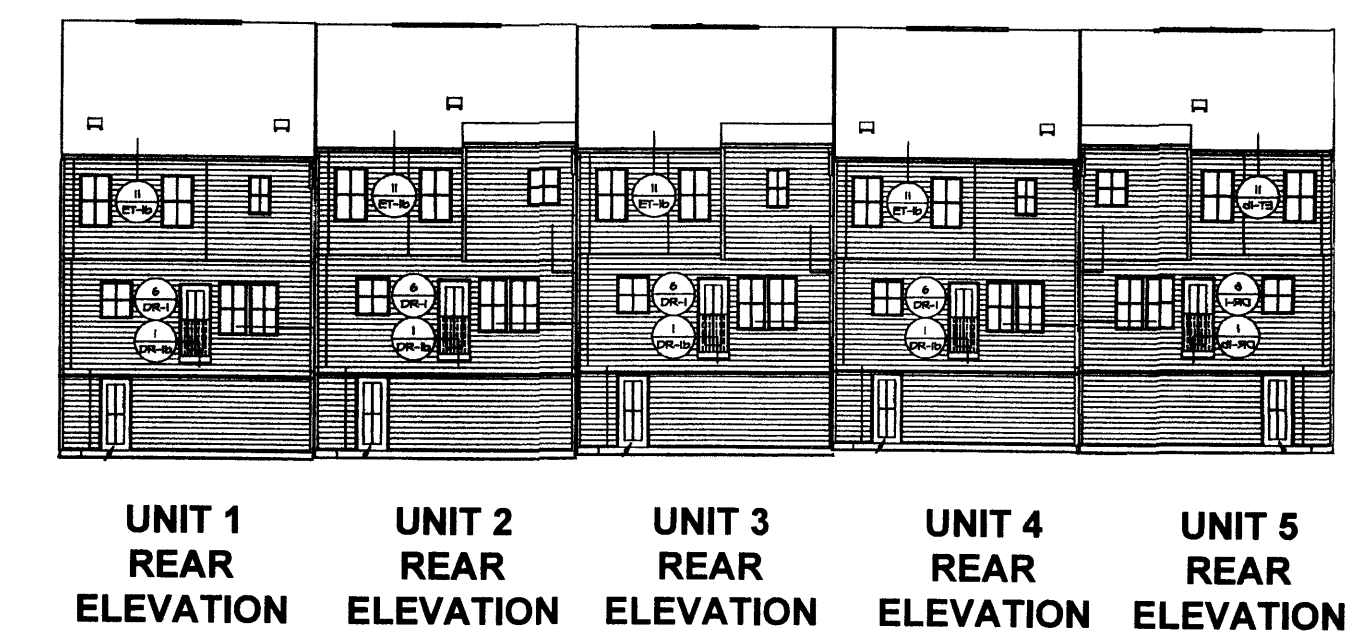
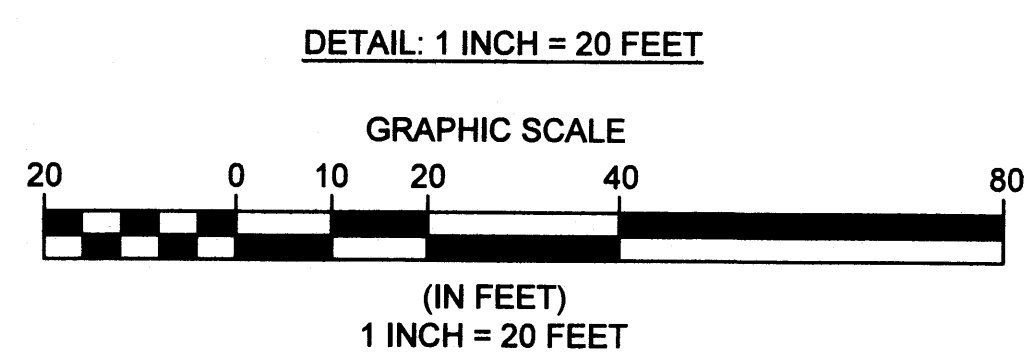
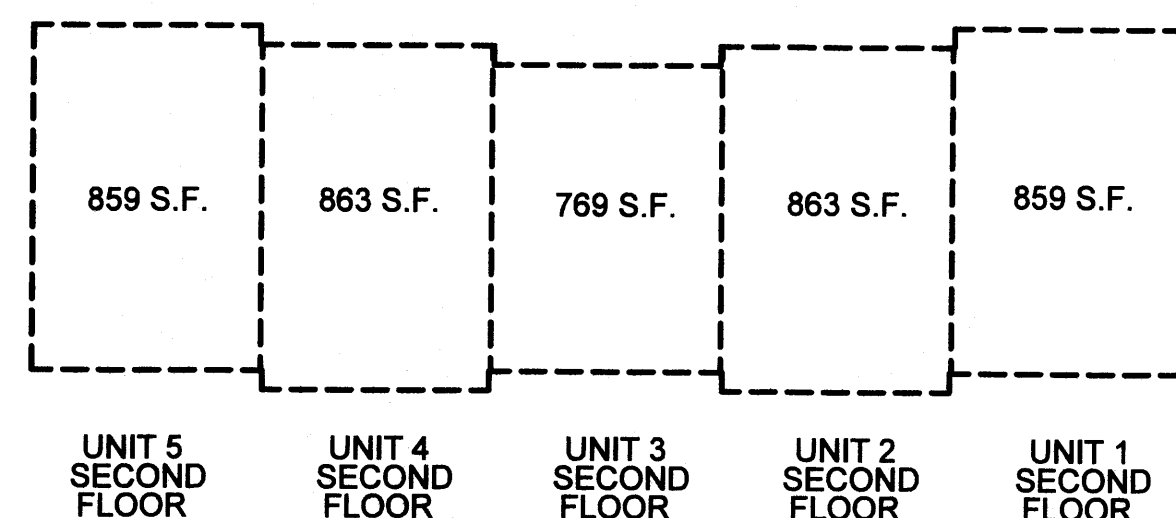
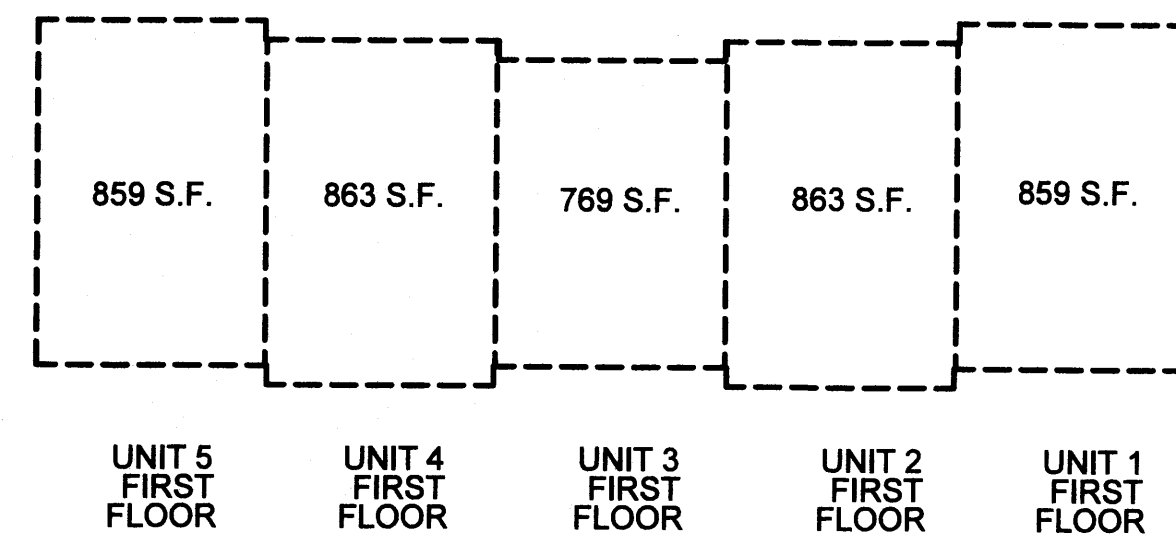
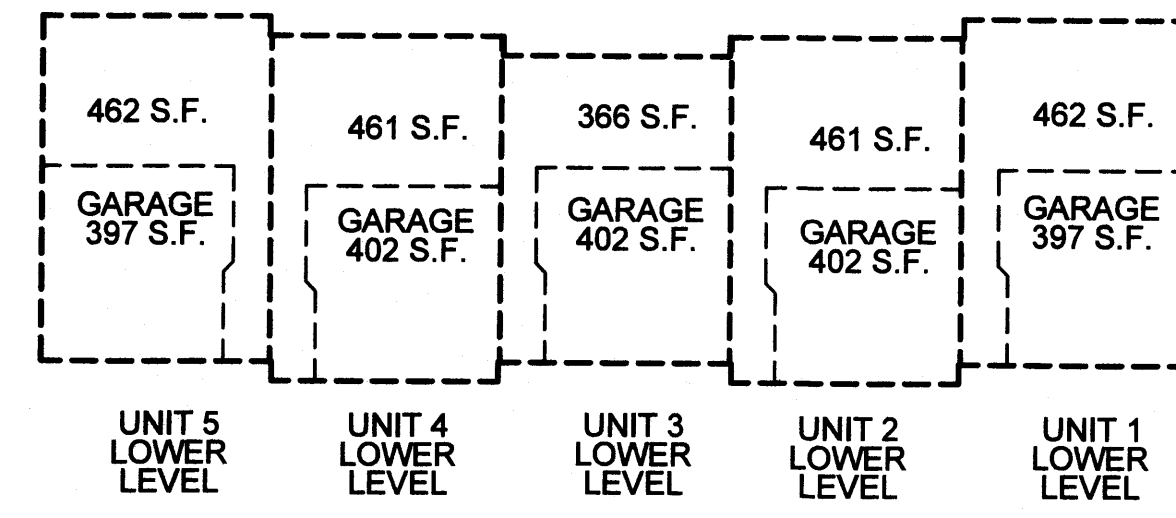
1 2



LIMITED COMMON ELEMENTS
(LCE)

CONCORD VILLAGE NO. 3 CONDOMINIUMS PHASE 1 DECLARATION OF CONDOMINIUM

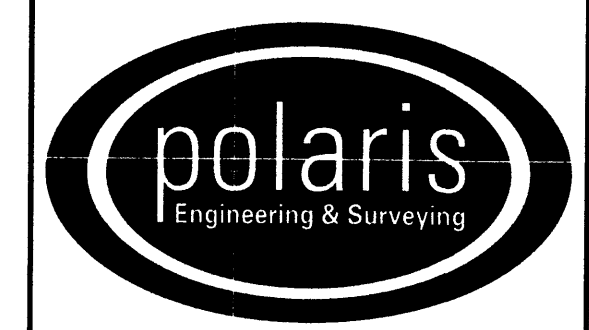
(UNITS 1-5)
AND COMMON ELEMENT AREA
BEING A PART OF ORIGINAL
AVON TOWNSHIP SECTION 9
NOW IN THE CITY OF AVON
LORAIN COUNTY, STATE OF OHIO
FEBRUARY 29, 2024
SCALE 1 INCH = 100 FEET



REV. No.	DATE	BY

DATE: 3/23/24 DRAWN: RMK
SCALE: HOR. 1"= 20' VERT. n/a
FOLDER: DWG/Proj. Surveying
FILENAME: Surv. Base/Condo plat
TAB: 02-CONDO PLAT PH 1
BNDY. CHK: n/a
BASE. CHK: n/a

PHASE 1 CONDOMINIUM PLAT



POLARIS ENGINEERING & SURVEYING, INC.
34600 CHARDON ROAD - SUITE D
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www.polaris-es.com

**CONCORD VILLAGE NO. 3
CONDOMINIUMS**
City of Avon - Lorain County - Ohio

CONTRACT No.	
19071	
SHEET	OF
2	2

Plat Sheet

Instrument # 2024-0015568

Film # _____

Name of Plat Concord Village NO3 Condominium Phase 1

Owner: Concord Village Phase Three LLC

Description: Situated in City of Avon, County of Lorain, State of Ohio known as being part of Original Avon Township Section 9 Acreage 0.5114

Creating units 1 through 5 concurrent

Floor Plans: _____

Related/Margin: 2024-0015569

Comments: _____

Vol 116

Receiving Stamp

Pg. 5, 6

Amount: 176.⁸⁰/100

Initials: JH