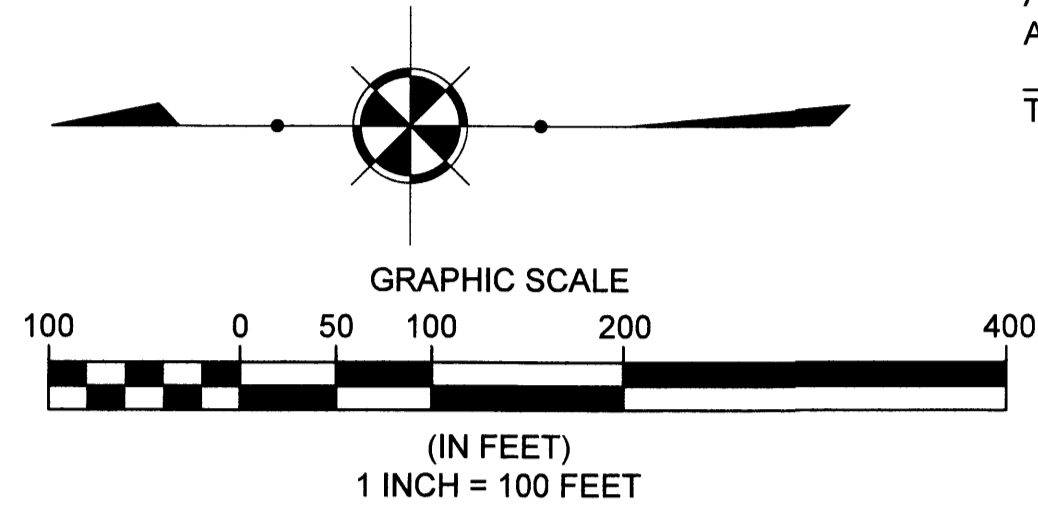


# CONCORD VILLAGE NO. 3 CONDOMINIUMS PHASE 2 DECLARATION OF CONDOMINIUM

(UNITS 6-10)  
AND COMMON ELEMENT AREA  
BEING A PART OF ORIGINAL  
AVON TOWNSHIP SECTION 9  
NOW IN THE CITY OF AVON  
LORAIN COUNTY, STATE OF OHIO  
APRIL 23, 2024  
SCALE 1 INCH = 100 FEET

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

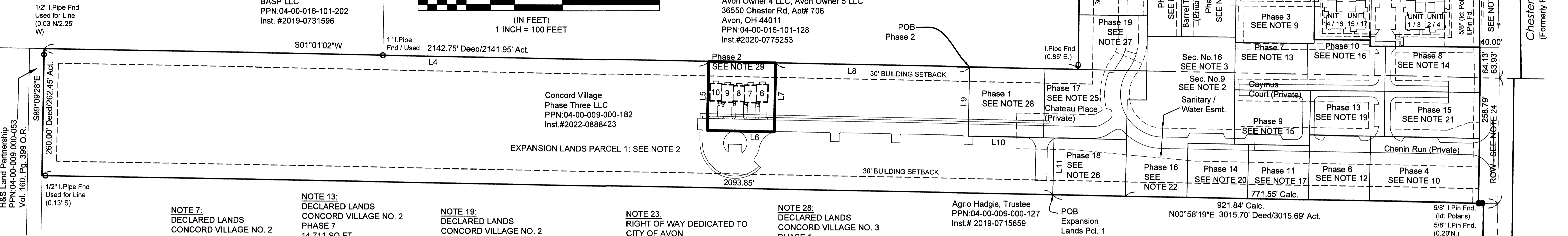


**PHASE 2 ACREAGE BREAKDOWN:**

ACREAGE OF UNITS	0.0967 ACRES
ACREAGE OF COMMON ELEMENT AREA OUTSIDE OF BUILDINGS (NOT INCLUDING COMMON ELEMENT AREA UNDER BUILDINGS)	0.3591 ACRES
TOTAL COMMON ELEMENT AREA PHASE 2	0.4558 ACRES
PREVIOUSLY DECLARED	9.2732 ACRES
ADDITIONAL LANDS FOR FUTURE DEVELOPMENT	11.5392 ACRES
AREA DEDICATED TO THE CITY OF AVON AS RIGHT OF WAY	0.2968 ACRES
<b>TOTAL</b>	<b>21.5650 ACRES</b>

"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)



**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 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.  
0.4229 ACRES  
VOL. 109, PAGE 62-63 L.C.P.R.  
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  
15,561 SQ.FT.  
0.3502 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.

**NOTE 28:**  
DECLARED LANDS  
CONCORD VILLAGE NO. 3  
PHASE 1  
(22,275 SQ.FT.) 0.5113 ACRES  
VOLUME 115 PAGE 5 L.C.P.R.

**NOTE 29:**  
DECLARED LANDS  
CONCORD VILLAGE NO. 3  
PHASE 2  
(19,846 SQ.FT.) 0.4556 ACRES  
VOLUME \_\_\_\_ PAGE \_\_\_\_ 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.

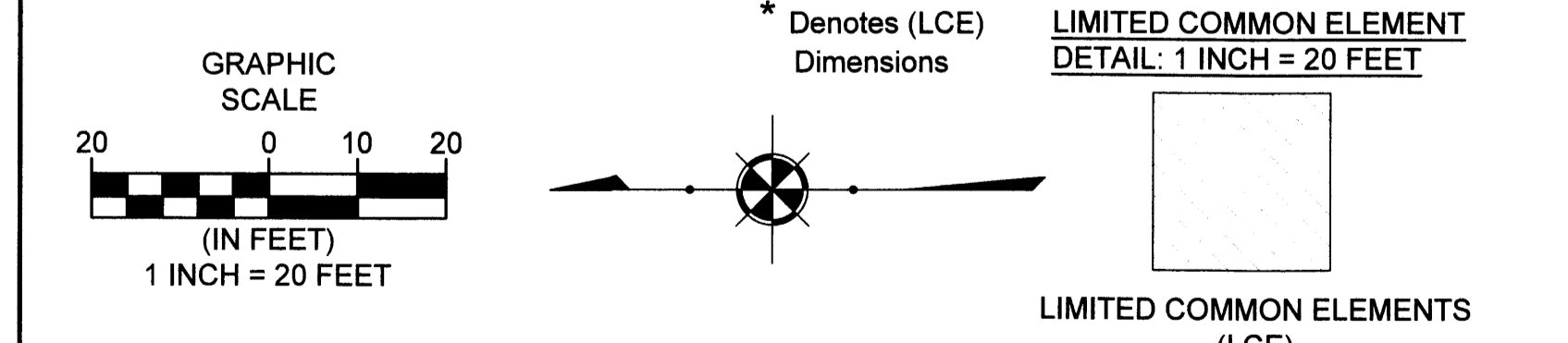
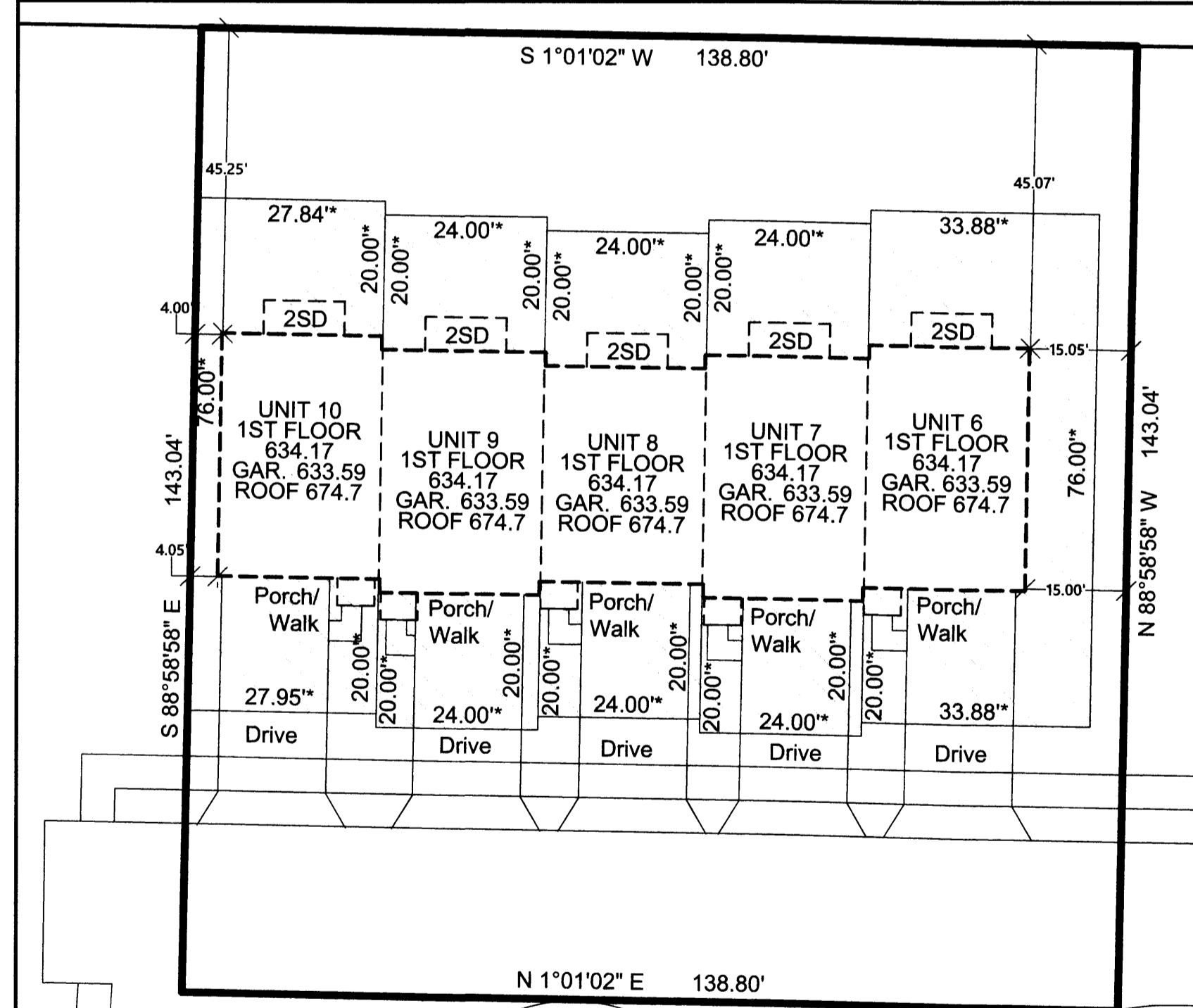
*Michael P. Spellacy*  
MICHAEL P. SPELLACY P.S.No. 8169  
4/23/24  
STATE OF OHIO  
PROFESSIONAL SURVEYOR

**TRANSFERRED**  
IN COMPLIANCE WITH SEC. 319-202  
OHIO REV. CODE  
SEP 03 2024  
J. CRAIG SNOODGRASS, CPA, CGFM  
LORAIN COUNTY AUDITOR

**TRANSFERRED**  
IN COMPLIANCE WITH SEC. 319-202  
OHIO REV. CODE  
AUG 28 2024  
J. CRAIG SNOODGRASS, CPA, CGFM  
LORAIN COUNTY AUDITOR

LINE	DIRECTION	LENGTH
L1	S89°19'40"W	2304.85'
L2	S89°19'40"W	337.94'
L3	S89°19'40"W	1902.98'
L4	S1°01'02"W	1376.95'
L5	N88°58'58"W	143.04'
L6	S1°01'02"W	138.80'
L7	S88°58'58"E	143.04'
L8	S1°01'02"W	401.37'
L9	N88°58'58"W	143.04'
L10	S1°01'02"W	177.54'
L11	N88°58'57"W	117.75'

2024-0025010  
PLAT Fee: \$176.90 Page 1 of 3  
Recorded: 9/3/2024 at 09:40 AM  
Receipt: T20240017992  
Lorain County Recorder Mike Doran



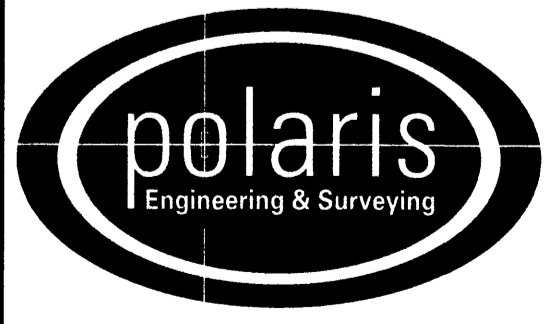
**ENGINEER'S CERTIFICATION**  
I HEREBY CERTIFY THAT THESE DRAWINGS SHOW GRAPHICALLY ALL PARTICULARS OF THE  
UNITS OF CONCORD VILLAGE NO. 3 CONDOMINIUMS PHASE 1 INCLUDING THE LAYOUT AND  
DESIGNATION OF EACH FAMILY UNIT AS CONSTRUCTED AS OF 4/23/2024.

*Kevin T. Hoffman*  
KEVIN HOFFMAN, 4/23/2024  
P.E. No. 74831

STATE OF OHIO  
PROFESSIONAL ENGINEER  
KEVIN T. HOFFMAN  
74831

DATE: 4/23/24 DRAWN: RMK  
SCALE: HOR: 1"=100' VERT. n/a  
FOLDER: DWG/Proj. Surveying  
FILENAME: Surv. Base/Condo plat  
TAB: 01-CONDO PLAT PH 2  
BNDY. CHK: n/a  
BASE. CHK: n/a

## PHASE 2 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

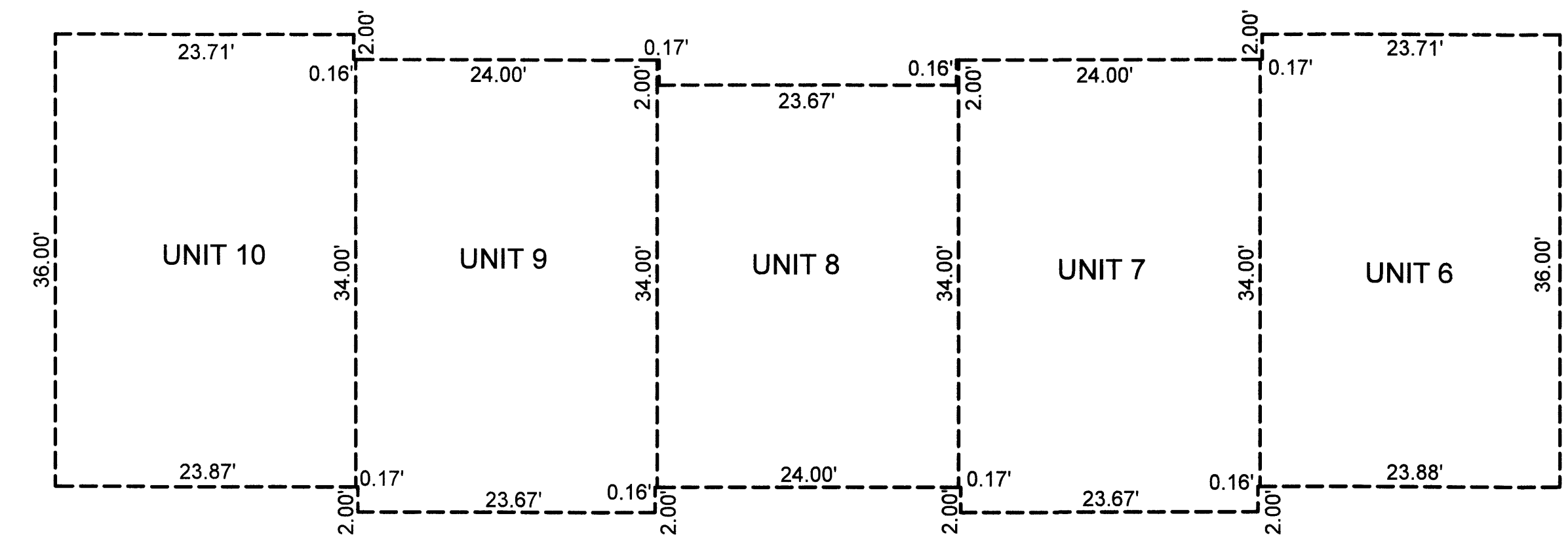
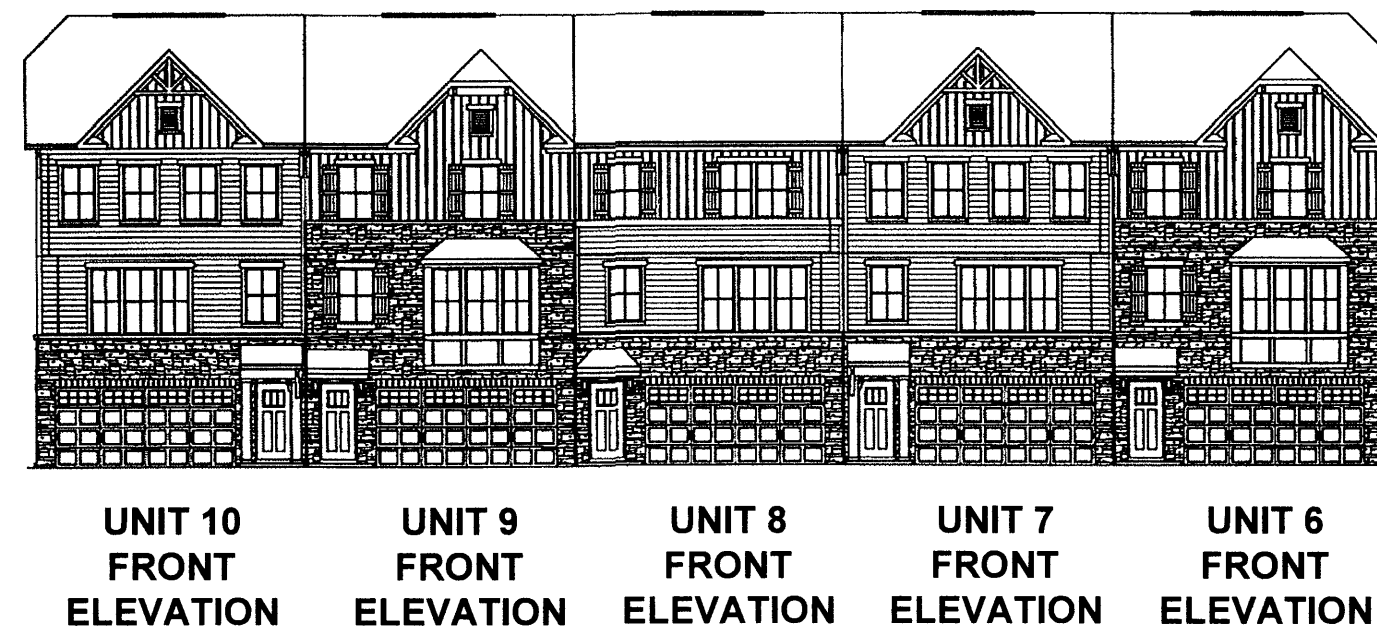
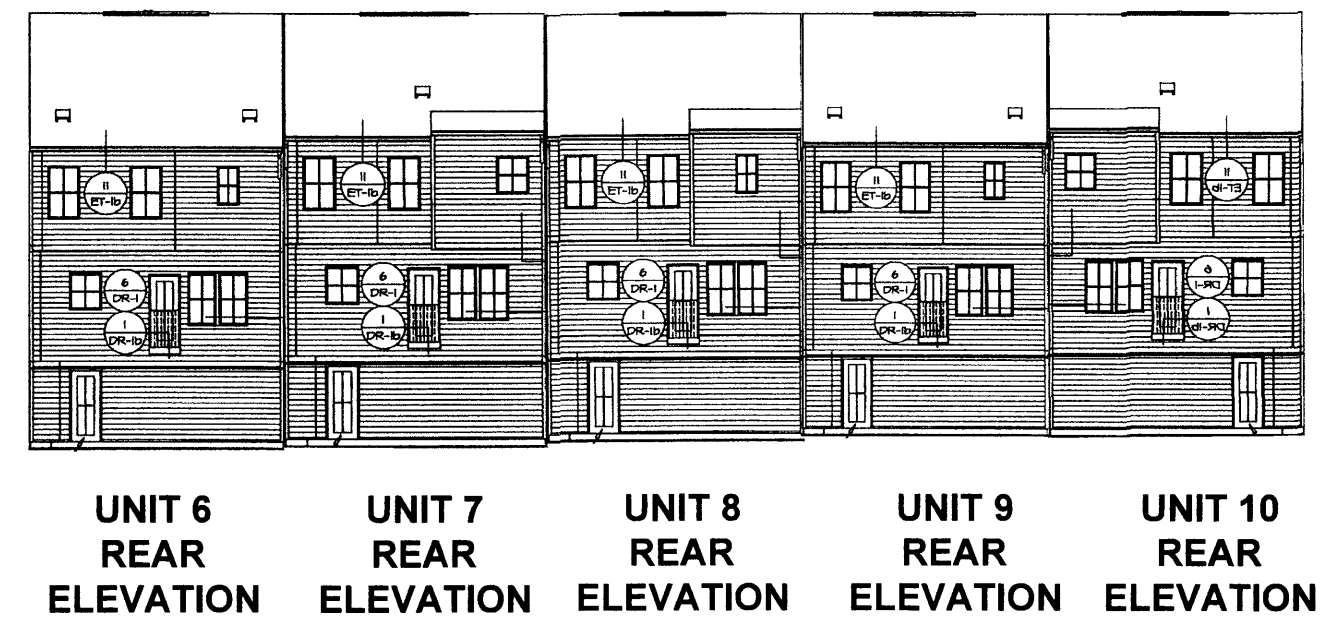
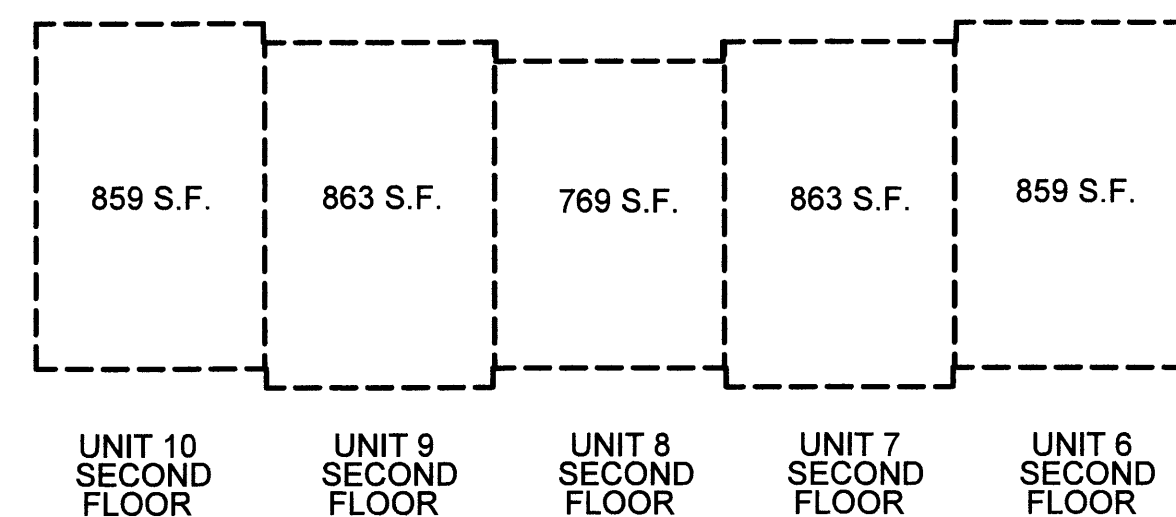
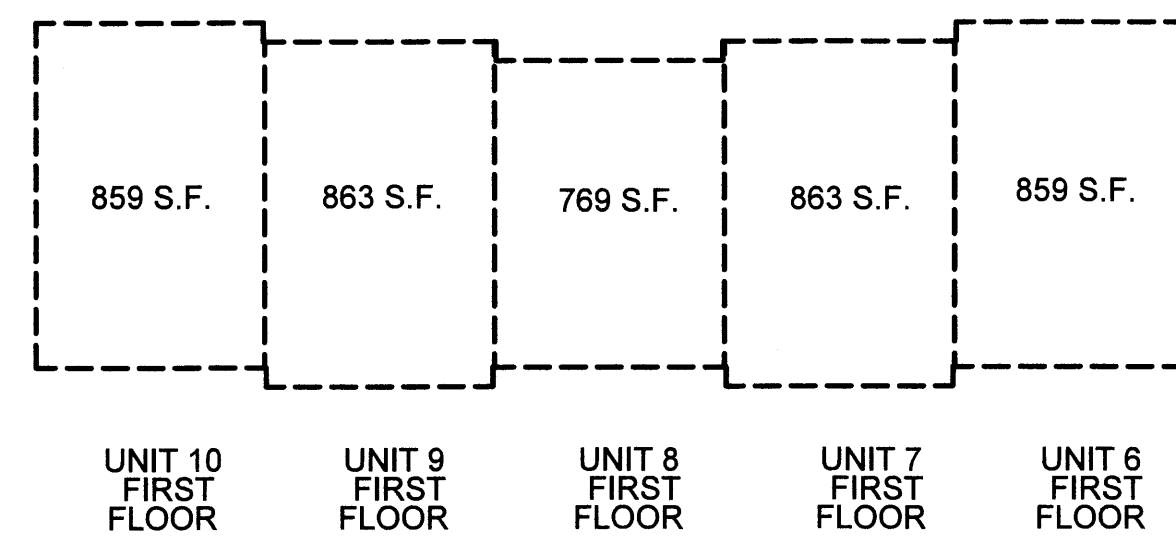
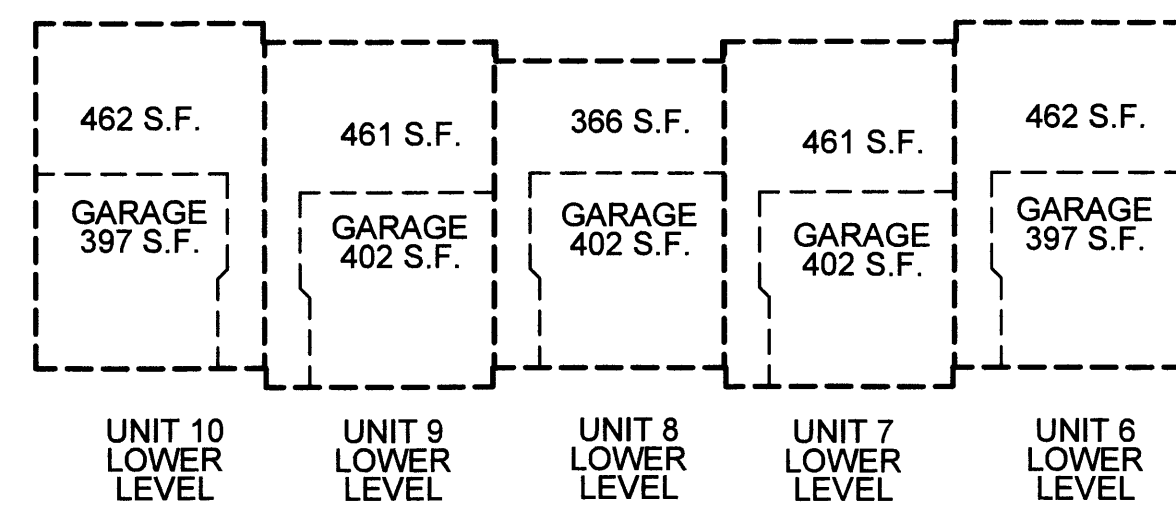
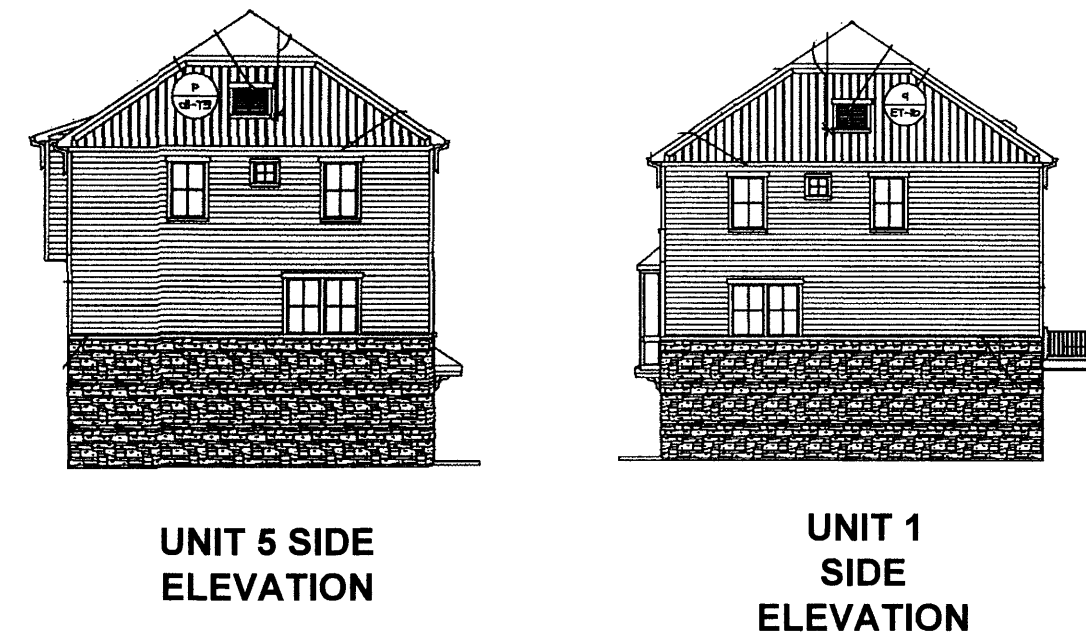
## CONCORD VILLAGE NO. 3 CONDOMINIUMS

City of Avon - Lorain County - Ohio

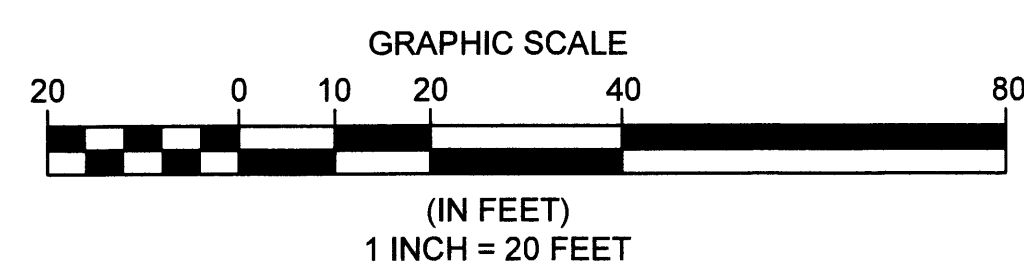
CONTRACT No.	
19071	
SHEET	OF
1	2

# CONCORD VILLAGE NO. 3 CONDOMINIUMS PHASE 2 DECLARATION OF CONDOMINIUM

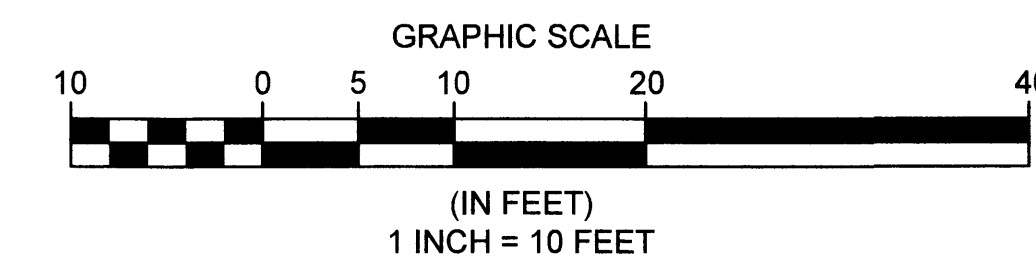
(UNITS 6-10)  
AND COMMON ELEMENT AREA  
BEING A PART OF ORIGINAL  
AVON TOWNSHIP SECTION 9  
NOW IN THE CITY OF AVON  
LORAIN COUNTY, STATE OF OHIO  
APRIL 23, 2024  
SCALE 1 INCH = 100 FEET



DETAIL: 1 INCH = 20 FEET



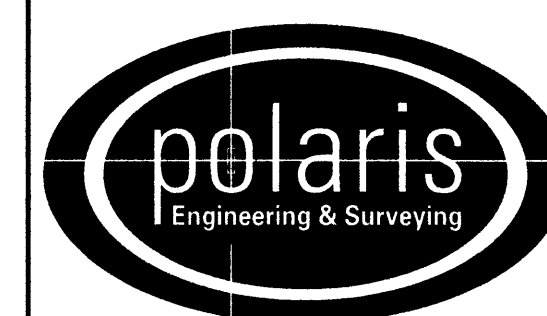
BUILDING DIMENSIONS  
SCALE: 1 INCH = 10 FEET



REV. No.	DATE	BY

DATE: 4/23/24 DRAWN: RMK  
SCALE: HOR. 1"= 20' VERT. n/a  
FOLDER: DWG/Proj\_Surveying  
FILENAME: Surv\_Base/Condo\_plats  
TAB: 02-CONDO\_PLAT PH 2  
BNDY. CHK: n/a  
BASE. CHK: n/a

## PHASE 2 CONDOMINIUM PLAT



POLARIS ENGINEERING & SURVEYING, INC.  
34600 CHARDON ROAD - SUITE D  
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## CONCORD VILLAGE NO. 3 CONDOMINIUMS

City of Avon - Lorain County - Ohio

CONTRACT No.

19071

SHEET	OF
2	2