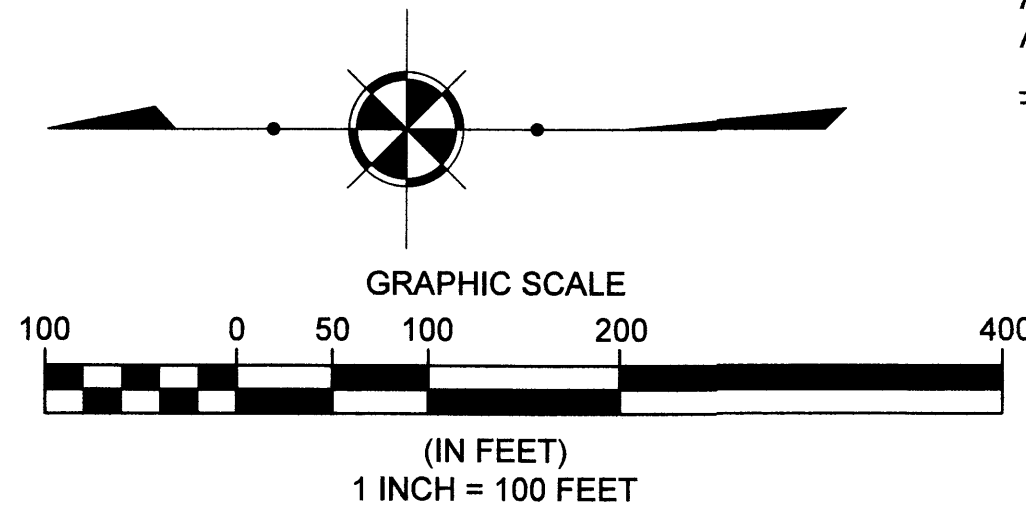


# CONCORD VILLAGE NO. 3 CONDOMINIUMS PHASE 3 DECLARATION OF CONDOMINIUM

(UNITS 11-15) Situated in AND COMMON ELEMENT AREA BEING A PART OF ORIGINAL AVON TOWNSHIP SECTION 9 NOW IN THE CITY OF AVON LORAIN COUNTY, STATE OF OHIO DECEMBER 6, 2024  
SCALE 1 INCH = 100 FEET

Declaration filed in Instrument # 2024 0015569

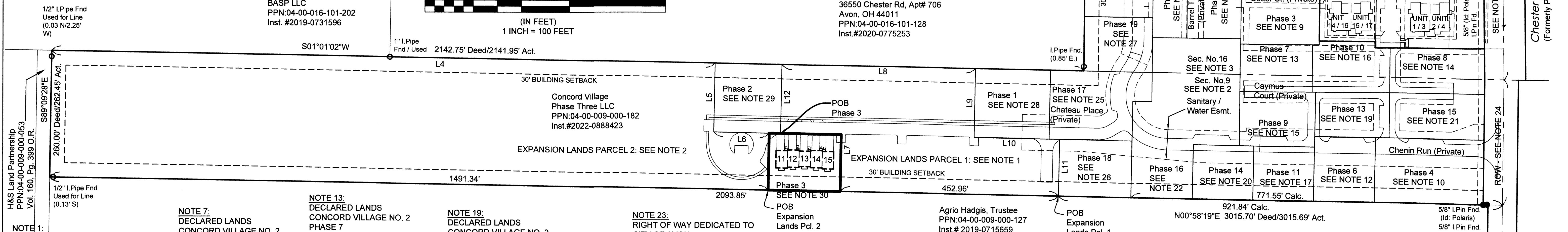
BASIS OF BEARINGS BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED MERIDIAN AND ARE USED TO INDICATE ANGLES ONLY



### PHASE 3 ACREAGE BREAKDOWN:

ACREAGE OF UNITS	0.0967 ACRES
ACREAGE OF COMMON ELEMENT AREA OUTSIDE OF BUILDINGS (NOT INCLUDING COMMON ELEMENT AREA UNDER BUILDINGS)	0.3090 ACRES
TOTAL COMMON ELEMENT AREA PHASE 3	0.4057 ACRES
PREVIOUSLY DECLARED	9.7290 ACRES
ADDITIONAL LANDS FOR FUTURE DEVELOPMENT	11.1335 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 Cert. of Correction Inst. #2022-0860262  
 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" I. Pin In Mon Box Fd. / Used



**NOTE 1:** EXPANSION LANDS PARCEL 1 IN ORIGINAL AVON TWP. SEC. 9 CONCORD VILLAGE PHASE 2 LLC PPN:04-00-009-000- INST. NO. 2022-0888423 (110,829 SQ.FT.) 2.5443 ACRES

**NOTE 2:** EXPANSION LANDS PARCEL 2 IN ORIGINAL AVON TWP. SEC. 9 CONCORD VILLAGE PHASE 2 LLC PPN:04-00-009-000- INST. NO. 2022-0888423 (374,148 SQ.FT.) 8.5892 ACRES

**NOTE 3:** EXPANSION LANDS PARCEL 2 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 (3,230 SQ.FT.) 0.742 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 (10,483 SQ.FT.) 0.2388 ACRES (2,601 SQ.FT.) 0.6597 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.) 0.0588 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 10,842 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 16,581 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.

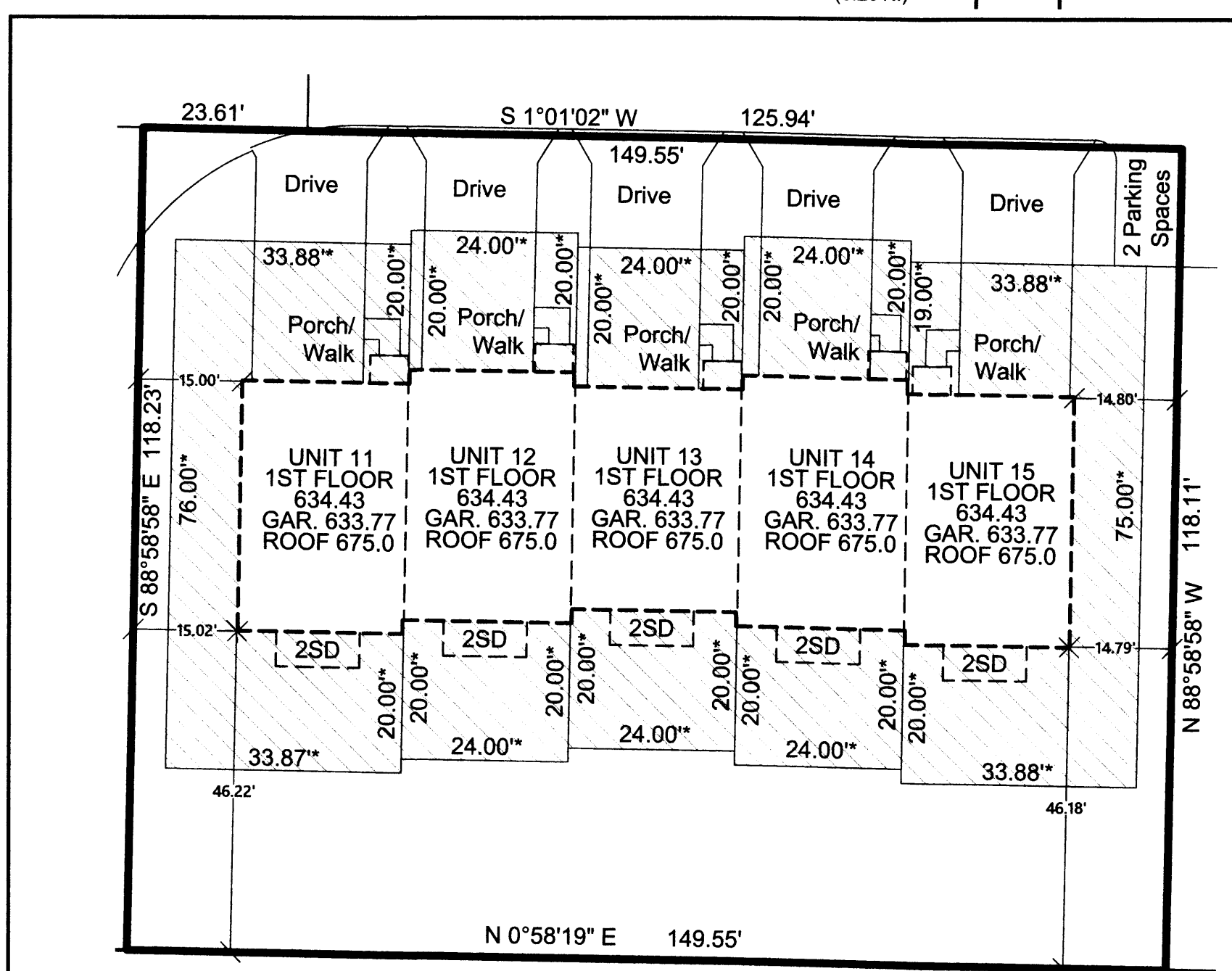
**NOTE 27:** DECLARED LANDS CONCORD VILLAGE NO. 2 PHASE 19 (16,101 SQ.FT.) 0.3696 ACRES VOLUME 111 PAGE 87 L.C.P.R.

**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 116 PAGE 55 L.C.P.R.

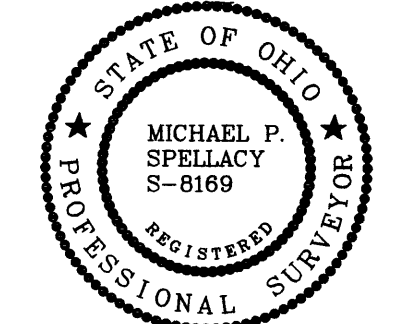
**NOTE 30:** DECLARED LANDS CONCORD VILLAGE NO. 3 PHASE 3 (17,672 SQ.FT.) 0.4057 ACRES VOLUME PAGE L.C.P.R.

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	115.19'
L7	S88°58'58"E	118.11'
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'
L12	N88°58'58"W	143.04'



**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.# 8169 12/6/2024



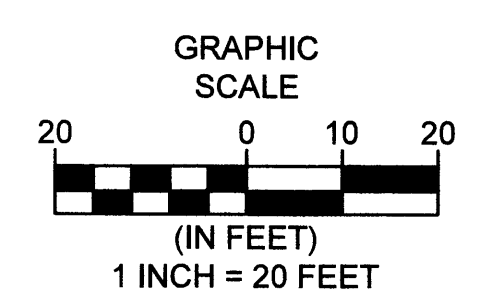
**ENGINEER'S CERTIFICATION**  
 I HEREBY CERTIFY THAT THESE DRAWINGS SHOW GRAPHICALLY ALL PARTICULARS OF THE UNITS OF CONCORD VILLAGE NO. 3 CONDOMINIUMS PHASE 1 INCLUDING THE LAYOUT AND DESIGNATION OF EACH FAMILY UNIT AS CONSTRUCTED AS OF 11/12/2024.

Kevin T. Hoffmann  
 KEVIN HOFFMAN, P.E. No. 74831 12/6/2024

2024-0036230  
 PLAT Fee: \$176.80 Page 1 of 3  
 Recorded: 12/11/2024 at 11:00 AM  
 Receipt: T20240025902  
 Lorain County Recorder Mike Duran

PLAT VOL 116 Pgs 85, 86

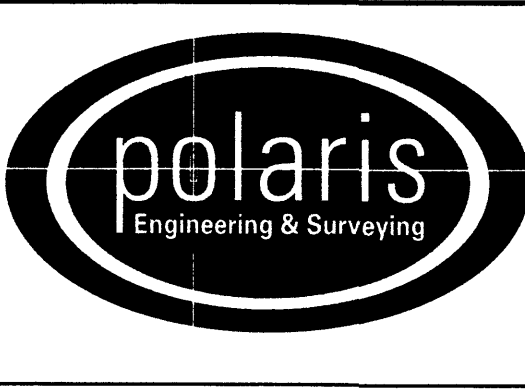
**TRANSFERRED**  
 IN COMPLIANCE WITH SEC. 518.02 OHIO CODE  
 DEC 11 2024  
 I CRAIG SNODGRASS, CPA, CGFM LORAIN COUNTY AUDITOR



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

DATE: 12/6/24 DRAWN: RMK  
 SCALE: HOR: 1"=100' VERT: n/a  
 FOLDER: DWG/Proj\_Surveying  
 FILENAME: Surv\_Base/Condo\_plats  
 TAB: 01-CONDO PLAT PH 3  
 BNDY. CHK: n/a  
 BASE. CHK: n/a

**PHASE 3  
CONDOMINIUM  
PLAT**



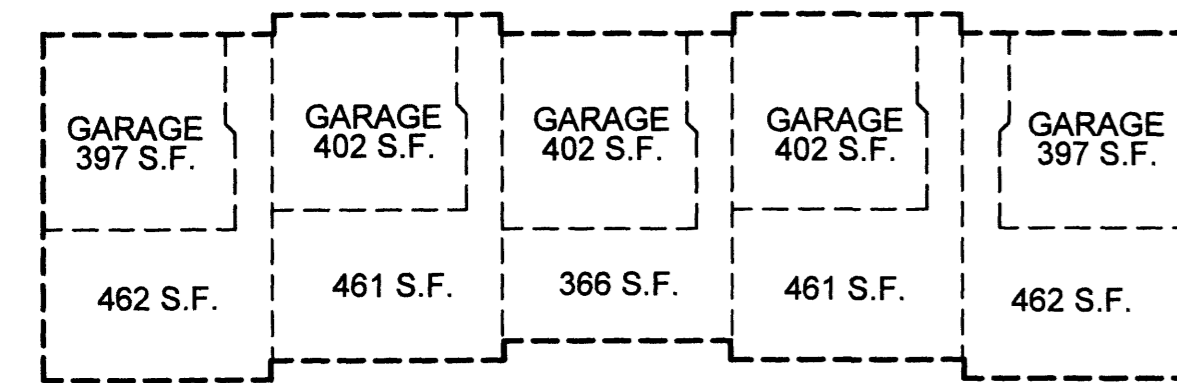
POLARIS ENGINEERING & SURVEYING, INC.  
 34600 CHARDON ROAD - SUITE D  
 WILLOUGHBY HILLS, OHIO 44094  
 (440) 944-4433 (440) 944-3722 (Fax)  
 www.polaris-es.com

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

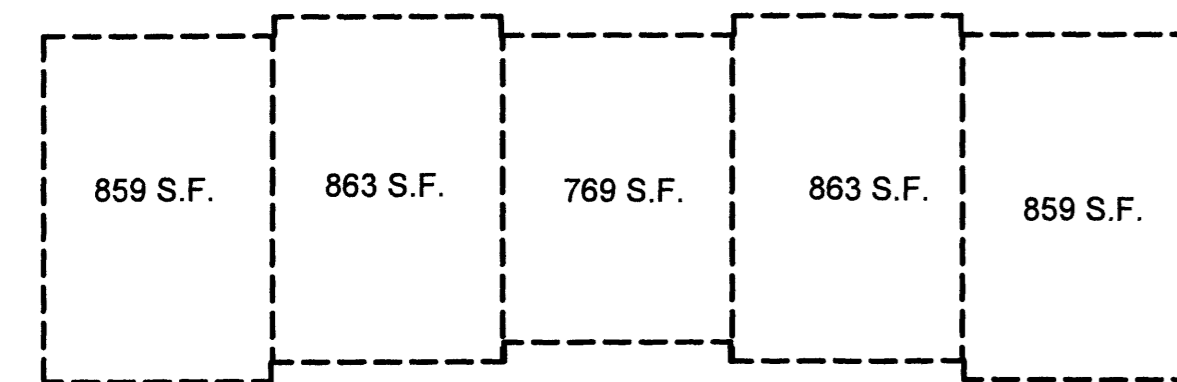
CONTRACT No.	
19071	
SHEET	OF
1	2

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

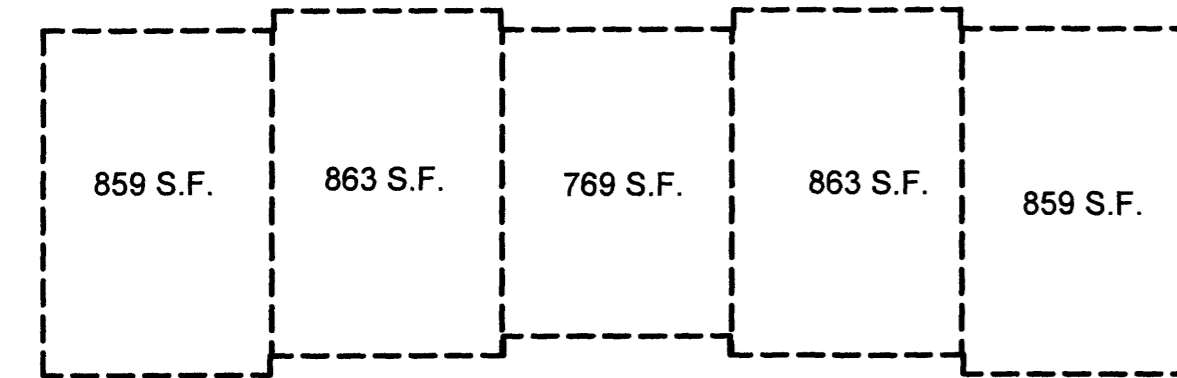
(UNITS 11-15)  
AND COMMON ELEMENT AREA  
BEING A PART OF ORIGINAL  
AVON TOWNSHIP SECTION 9  
NOW IN THE CITY OF AVON  
LORAIN COUNTY, STATE OF OHIO  
NOVEMBER 12, 2024  
SCALE 1 INCH = 100 FEET



UNIT 11 LOWER LEVEL  
UNIT 12 LOWER LEVEL  
UNIT 13 LOWER LEVEL  
UNIT 14 LOWER LEVEL  
UNIT 15 LOWER LEVEL

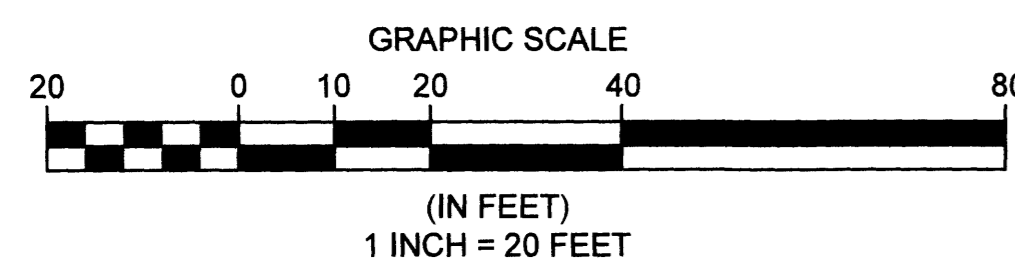


UNIT 11 FIRST FLOOR  
UNIT 12 FIRST FLOOR  
UNIT 13 FIRST FLOOR  
UNIT 14 FIRST FLOOR  
UNIT 15 FIRST FLOOR

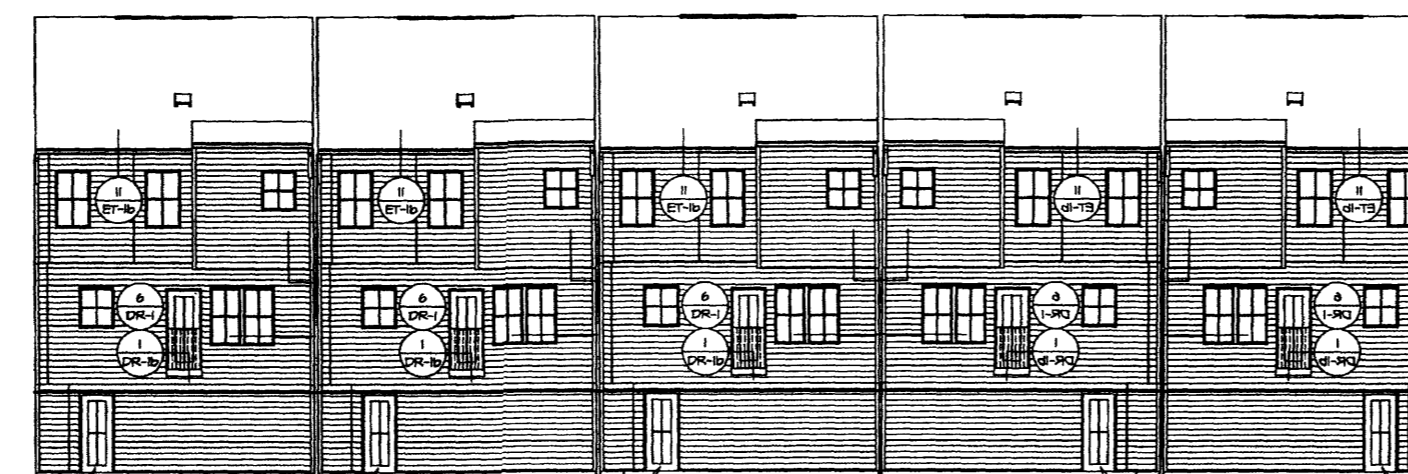


UNIT 11 SECOND FLOOR  
UNIT 12 SECOND FLOOR  
UNIT 13 SECOND FLOOR  
UNIT 14 SECOND FLOOR  
UNIT 15 SECOND FLOOR

DETAIL: 1 INCH = 20 FEET



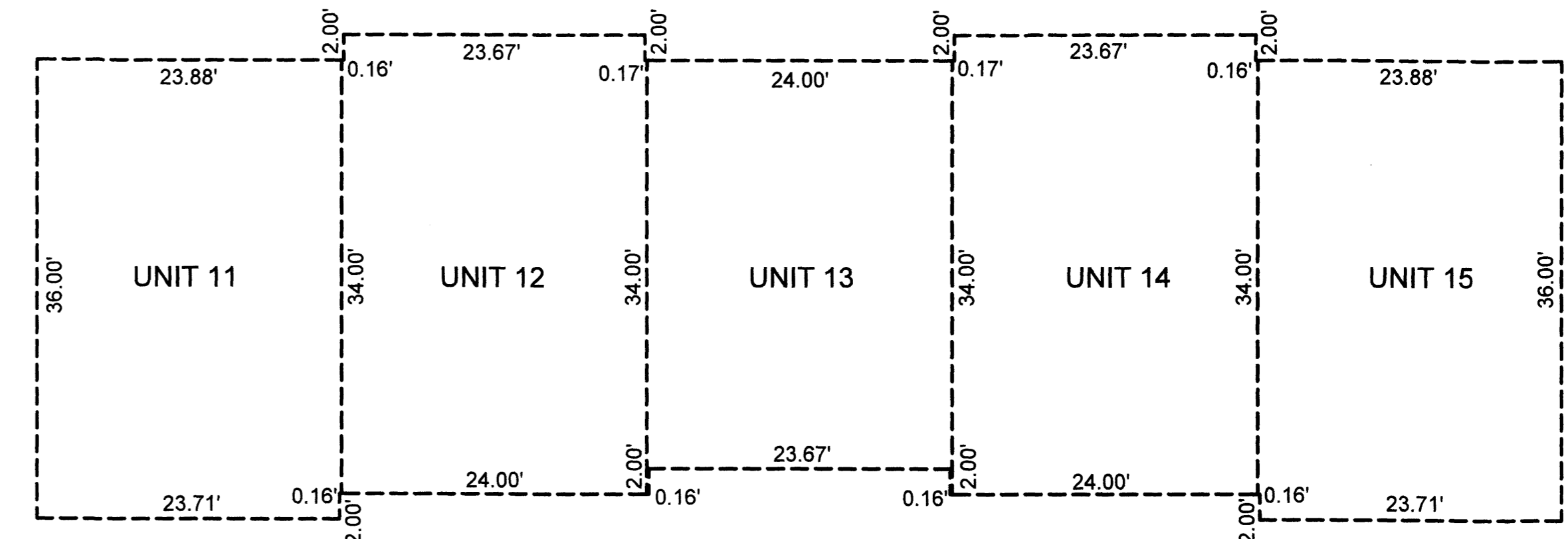
UNIT 15 SIDE ELEVATION  
UNIT 11 SIDE ELEVATION



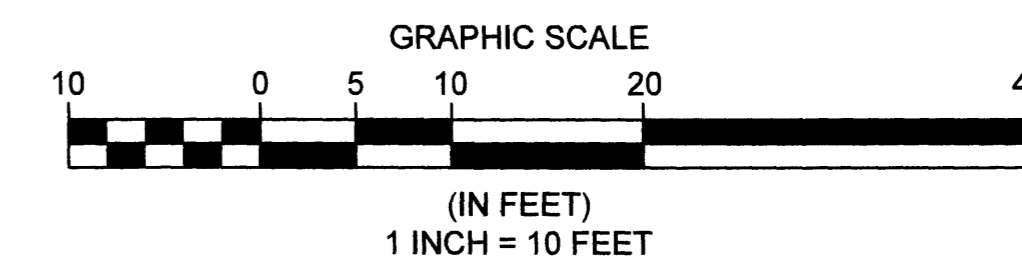
UNIT 11 REAR ELEVATION  
UNIT 12 REAR ELEVATION  
UNIT 13 REAR ELEVATION  
UNIT 14 REAR ELEVATION  
UNIT 15 REAR ELEVATION



UNIT 15 FRONT ELEVATION  
UNIT 14 FRONT ELEVATION  
UNIT 13 FRONT ELEVATION  
UNIT 12 FRONT ELEVATION  
UNIT 11 FRONT ELEVATION



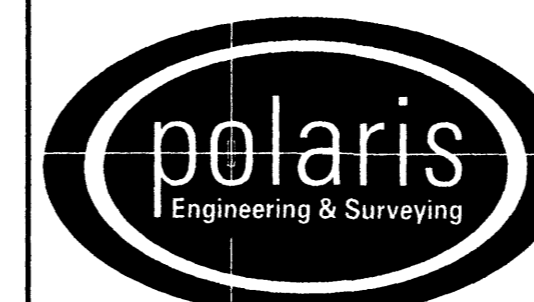
BUILDING DIMENSIONS  
SCALE: 1 INCH = 10 FEET



REV. No.	DATE	BY

DATE: 11/12/24 DRAWN: RMK  
SCALE: HOR. 1"=20' VERT. n/a  
FOLDER: DWG/Proj. Surveying  
FILENAME: Surv. Base/Condo plats  
TAB: 02-CONDO PLAT PH 3  
BNDY. CHK: n/a  
BASE. CHK: n/a

## PHASE 3 CONDOMINIUM PLAT



POLARIS ENGINEERING & SURVEYING, INC.  
34600 CHARDON ROAD - SUITE D  
WILLOUGHBY HILLS, OHIO 44094  
(440) 944-4433 (440) 944-3722 (Fax)  
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## CONCORD VILLAGE NO. 3 CONDOMINIUMS

City of Avon - Lorain County - Ohio

CONTRACT No.

19071

SHEET	OF
2	2