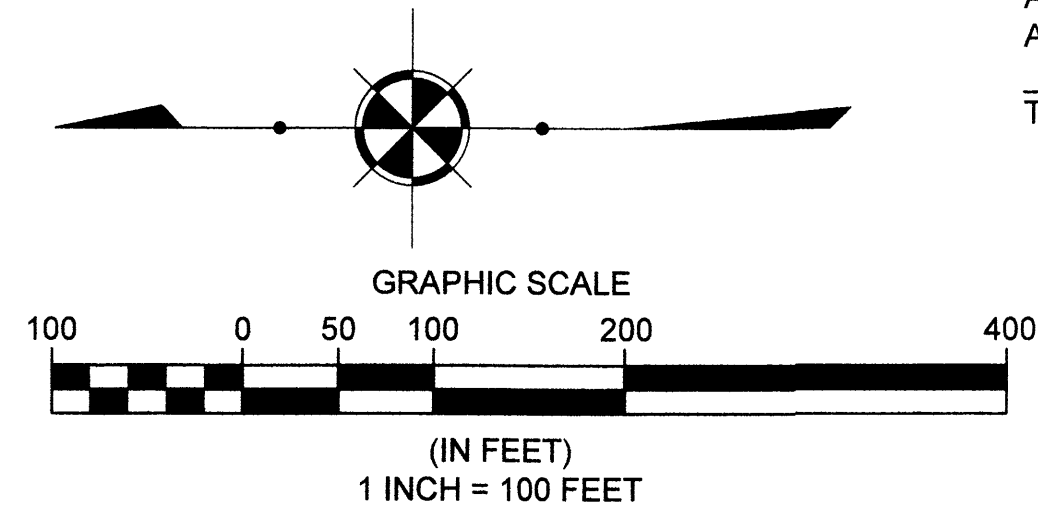


CONCORD VILLAGE NO. 3 CONDOMINIUMS PHASE 4 DECLARATION OF CONDOMINIUM

(UNITS 16-19)
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

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

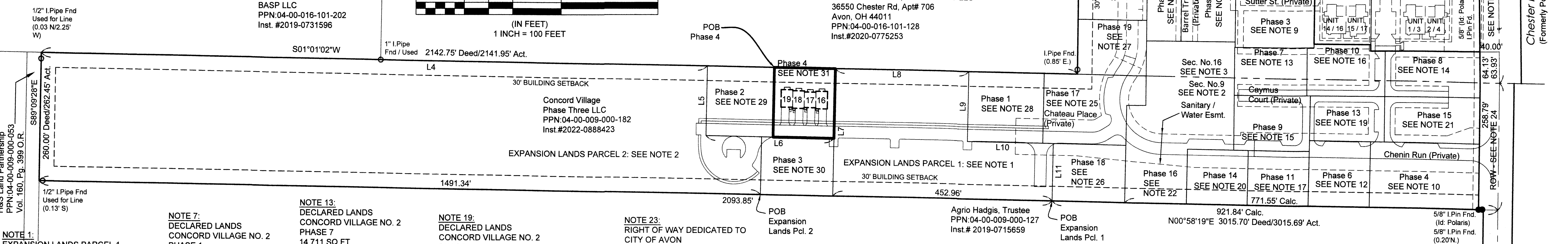


PHASE 4 ACREAGE BREAKDOWN:

ACREAGE OF UNITS	0.0769 ACRES
ACREAGE OF COMMON ELEMENT AREA OUTSIDE OF BUILDINGS (NOT INCLUDING COMMON ELEMENT AREA UNDER BUILDINGS)	0.3367 ACRES
TOTAL COMMON ELEMENT AREA PHASE 4	0.4136 ACRES
PREVIOUSLY DECLARED	10.1347 ACRES
ADDITIONAL LANDS FOR FUTURE DEVELOPMENT	10.7199 ACRES
AREA DEDICATED TO THE CITY OF AVON AS RIGHT OF WAY	0.2968 ACRES
TOTAL	21.5650 ACRES

"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 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 (92,813 SQ.FT.) 2.1307 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. 2019-0744883 (16,104 SQ.FT.) 0.3696 ACRES

NOTE 4: EXPANSION LANDS PARCEL 3 CONCORD VILLAGE PHASE 2 LLC INST. NO. 2019-0744883 (12,297 SQ.FT.) 0.2968 ACRES (9,290 SQ.FT.) 0.6742 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. 2019-0744883 (10,403 SQ.FT.) 0.2388 ACRES (2,604 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. 2019-0744883 (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

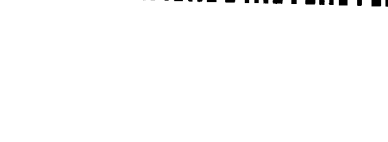
NOTE 25: DECLARED LANDS CONCORD VILLAGE NO. 2 PHASE 17 (26,993 SQ.FT.) 0.6198 ACRES VOLUME 111, PAGE 81-82 L.C.P.R.

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.

2025-0040405

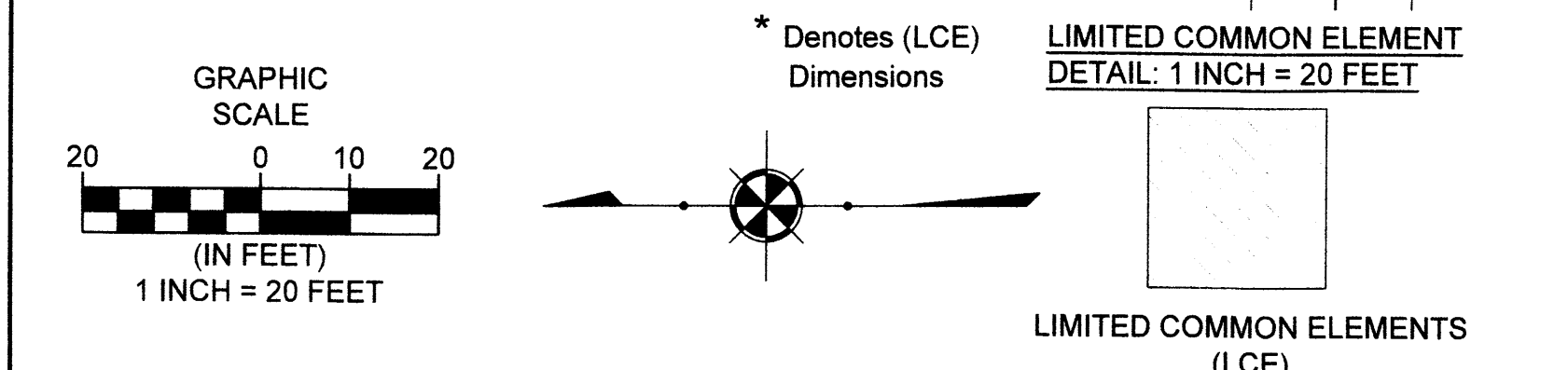
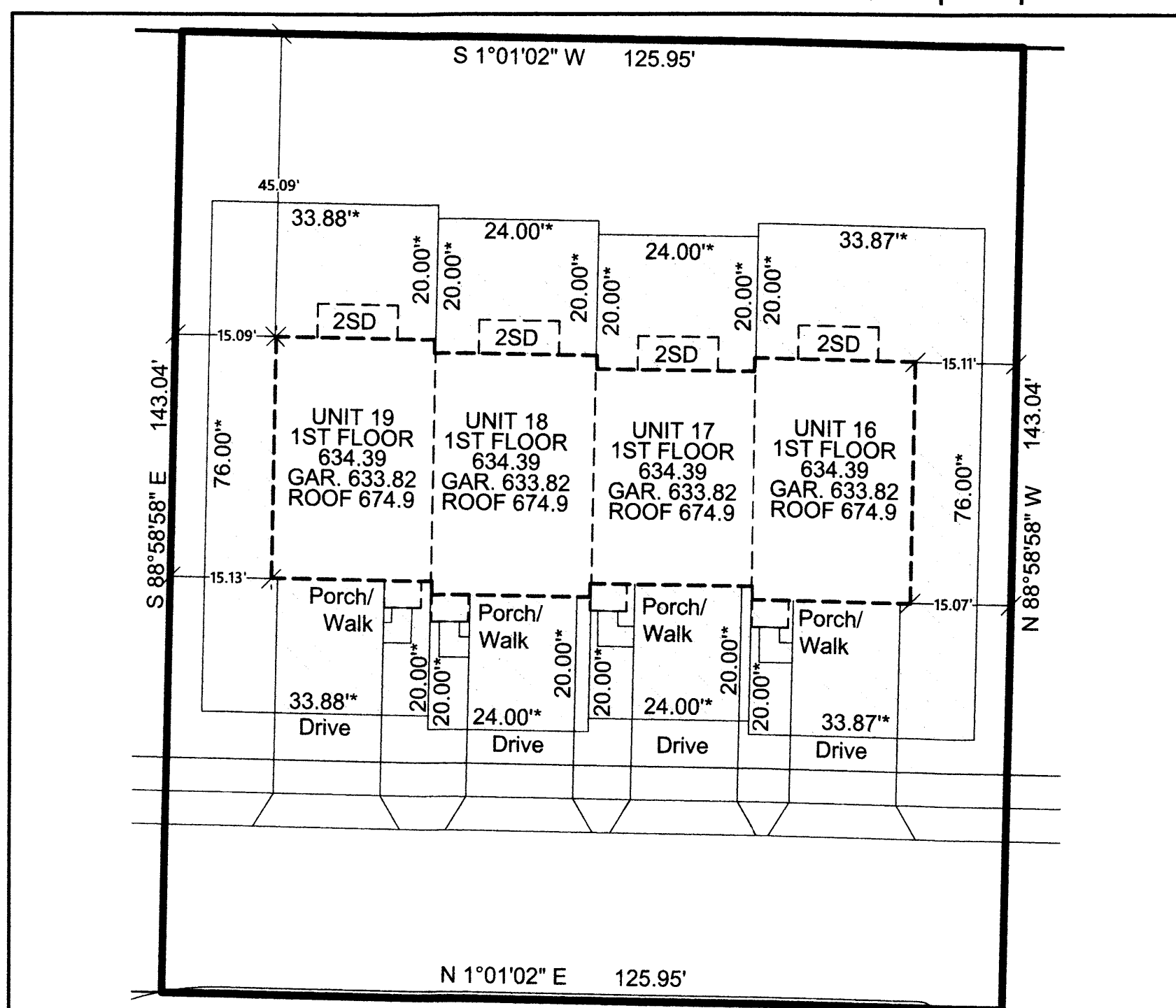
PLAT Fee: \$172.80 Page 1 of 3
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Receipt: 120250001685
Lorain County Recorder Mike Doran



PLAT VOL 117
PGS 25, 26

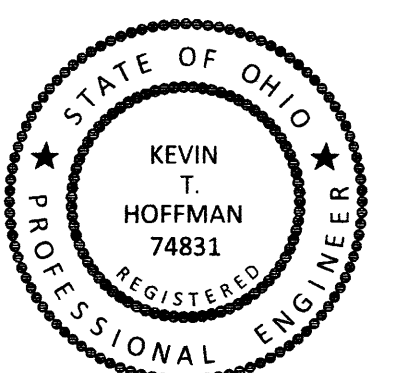
TRANSFERRED
IN COMPLIANCE WITH SEC. 319-202
JAN 24 2025
J. CRAIG SMODGRASS, CPA, CGFM
LORAIN COUNTY AUDITOR

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	264.74'
L7	S88°58'58"E	261.15'
L8	S1°01'02"W	275.42'
L9	N88°58'58"W	143.04'
L10	S1°01'02"W	177.54'
L11	N88°58'57"W	117.75'



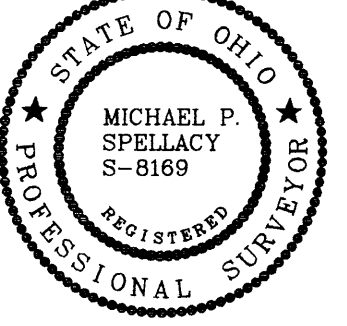
ENGINEER'S CERTIFICATION
I HEREBY CERTIFY THAT THESE DRAWINGS SHOW GRAPHICALLY ALL PARTICULARS OF THE UNITS OF CONCORD VILLAGE NO. 3 CONDOMINIUMS PHASE 1 INCLUDING THE LAYOUT AND DESIGNATION OF EACH FAMILY UNIT AS CONSTRUCTED AS OF 11/13/2024.

KEVIN T. HOFFMAN
P.E. No. 74831
1/26/2024



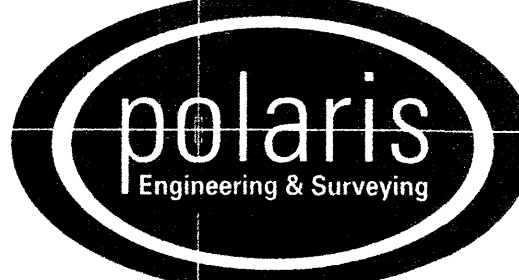
SURVEYOR'S CERTIFICATION
I DO HEREBY CERTIFY THAT THE BUILDING FOUNDATIONS OF UNITS 1-5 OF CONCORD VILLAGE NO. 3 CONDOMINIUMS PHASE 1, INCLUDING THE LOCATION, OUTSIDE DIMENSIONS, FINISHED FLOOR ELEVATIONS OF EACH FAMILY UNIT AND COMMON AREAS ARE SHOWN ON THIS DRAWING AS CONSTRUCTED. I HEREBY CERTIFY 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 P.S. No. 8169
12/8/2024



DATE: 12/8/24 DRAWN: RMK
SCALE: HOR: 1"=100' VERT: n/a
FOLDER: DWG/Proj_Surveying
FILENAME: Surv_Base/Condo_plats
TAB: 01-CONDO PLAT PH 4
BNDY. CHK: n/a
BASE. CHK: n/a

PHASE 4 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

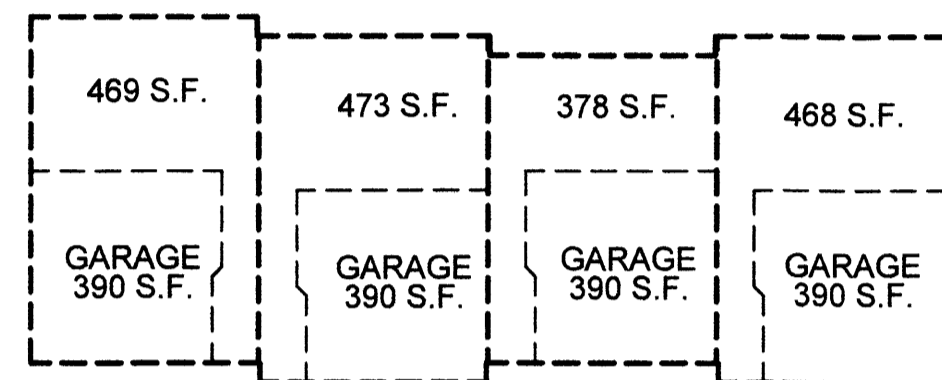
CONCORD VILLAGE NO. 3 CONDOMINIUMS

City of Avon - Lorain County - Ohio

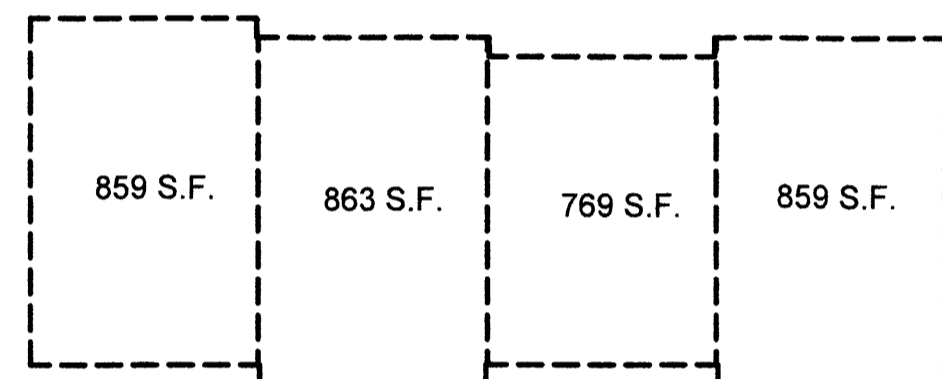
CONTRACT No.	
19071	
SHEET	OF
1	2

CONCORD VILLAGE NO. 3 CONDOMINIUMS PHASE 4 DECLARATION OF CONDOMINIUM

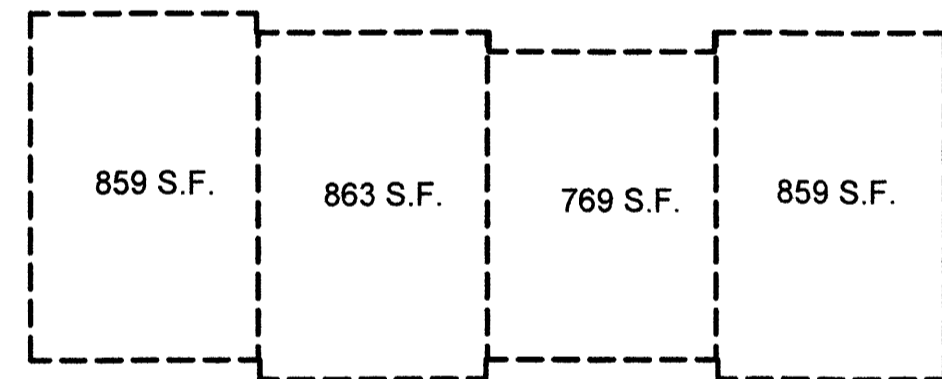
(UNITS 16-19)
AND COMMON ELEMENT AREA
BEING A PART OF ORIGINAL
AVON TOWNSHIP SECTION 9
NOW IN THE CITY OF AVON
LORAIN COUNTY, STATE OF OHIO
NOVEMBER 13, 2024
SCALE 1 INCH = 100 FEET



UNIT 19 LOWER LEVEL UNIT 18 LOWER LEVEL UNIT 17 LOWER LEVEL UNIT 16 LOWER LEVEL

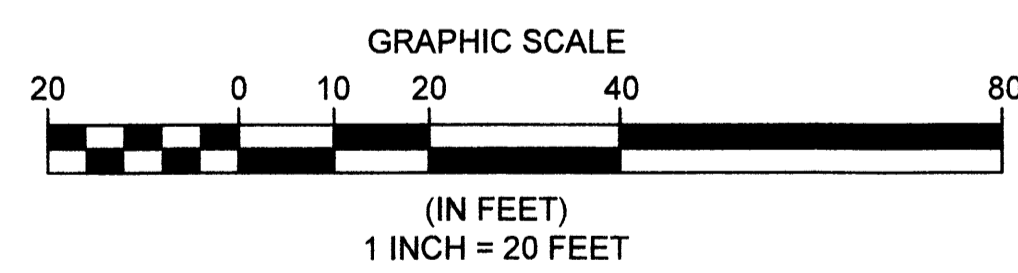


UNIT 19 FIRST FLOOR UNIT 18 FIRST FLOOR UNIT 17 FIRST FLOOR UNIT 16 FIRST FLOOR



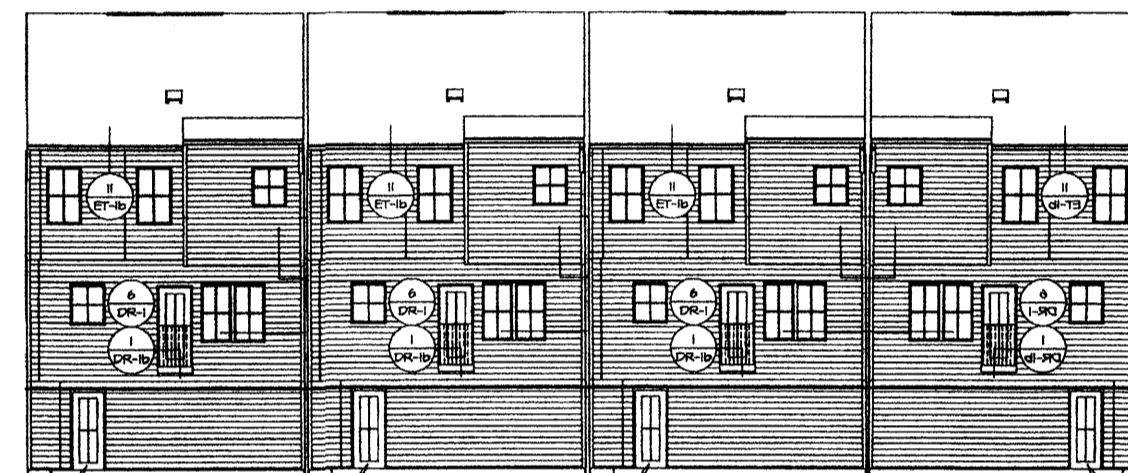
UNIT 19 SECOND FLOOR UNIT 18 SECOND FLOOR UNIT 17 SECOND FLOOR UNIT 16 SECOND FLOOR

DETAIL: 1 INCH = 20 FEET



UNIT 19 SIDE ELEVATION

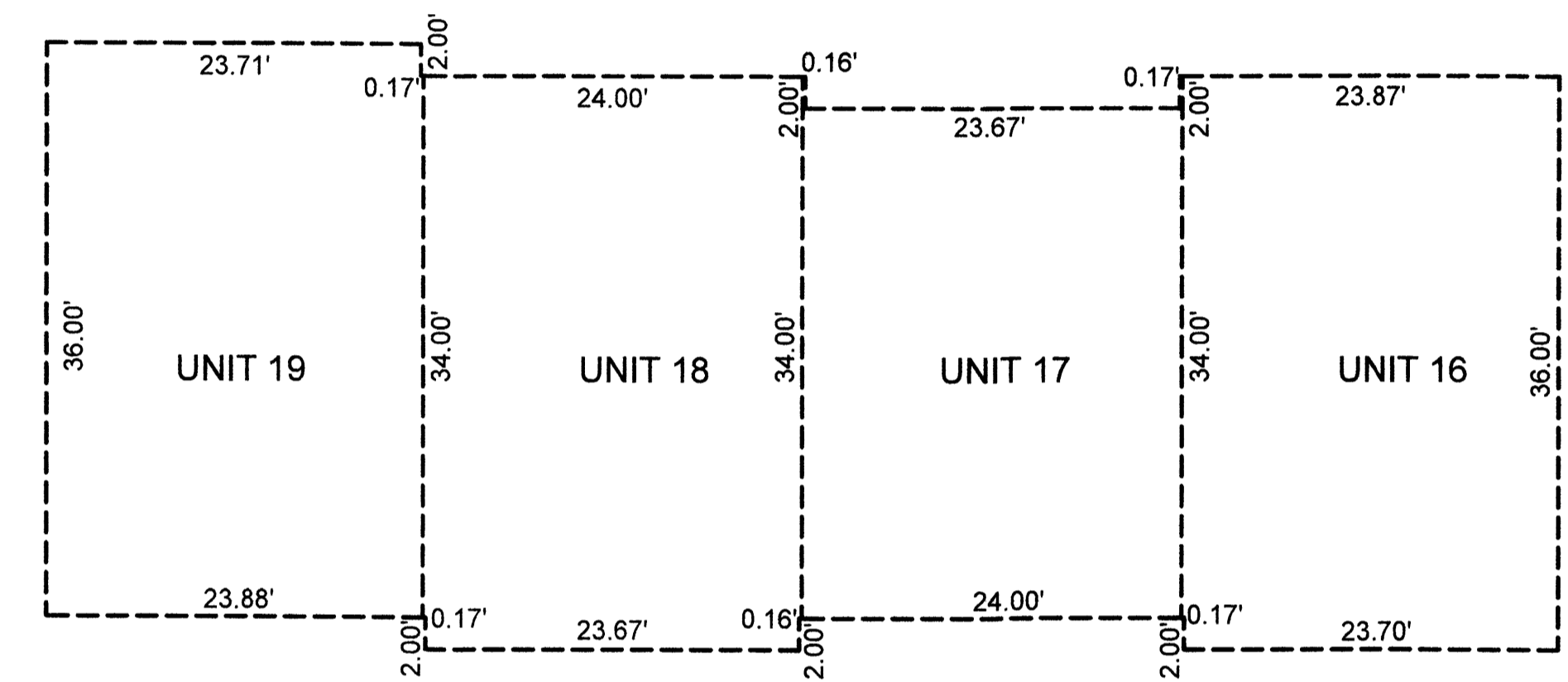
UNIT 16 SIDE ELEVATION



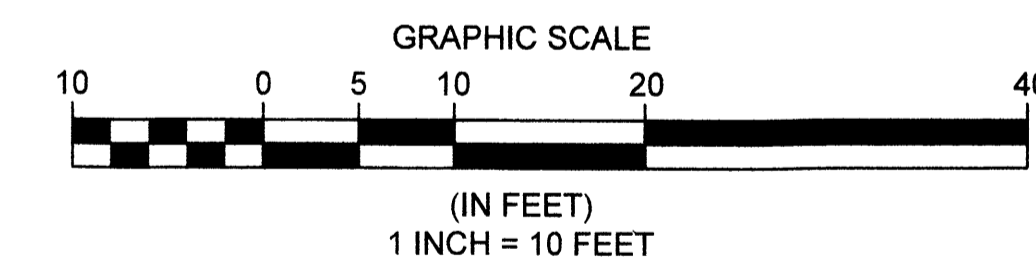
UNIT 16 REAR ELEVATION UNIT 17 REAR ELEVATION UNIT 18 REAR ELEVATION UNIT 19 REAR ELEVATION



UNIT 19 FRONT ELEVATION UNIT 18 FRONT ELEVATION UNIT 17 FRONT ELEVATION UNIT 16 FRONT ELEVATION



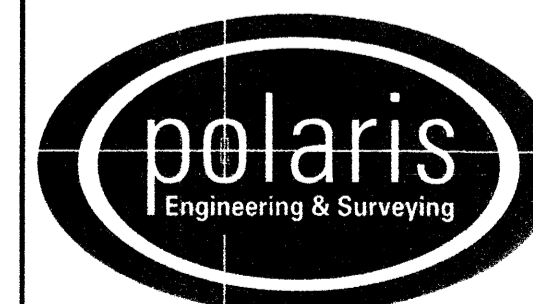
BUILDING DIMENSIONS
SCALE: 1 INCH = 10 FEET



REV. No.	DATE	BY

DATE: 11/13/24 DRAWN: RMK
SCALE: HOR. 1"= 20' VERT. n/a
FOLDER: DWG/Proj. Surveying
FILENAME: Surv. Base/Condo plats
TAB: 02-CONDO PLAT PH 4
BNDY. CHK: n/a
BASE. CHK: n/a

PHASE 4 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
2	2

Plat Sheet

Instrument # 2025-0040405 Film # _____

Name of Plat: CONCORD VILLAGE NO 3 CONDOMINIUMS PHASE 4
DECLARATION OF CONDOMINIUM

Owner: CONCORD VILLAGE PHASE THREE LLC

Description: SITUATED IN THE CITY OF AVON, LORAIN
COUNTY, STATE OF OHIO BEING A PART OF ORIGINAL
AVON TOWNSHIP SECTION 9 21.5650 ACRES

CREATING UNITS 16 THRU 19 CONCURRENT

Floor Plans: ✓

Related/Margin: —

Comments: —

Vol. 117

Receiving Stamp

Pg. 25, 26

Amount: \$ 172.80
Initials: ST