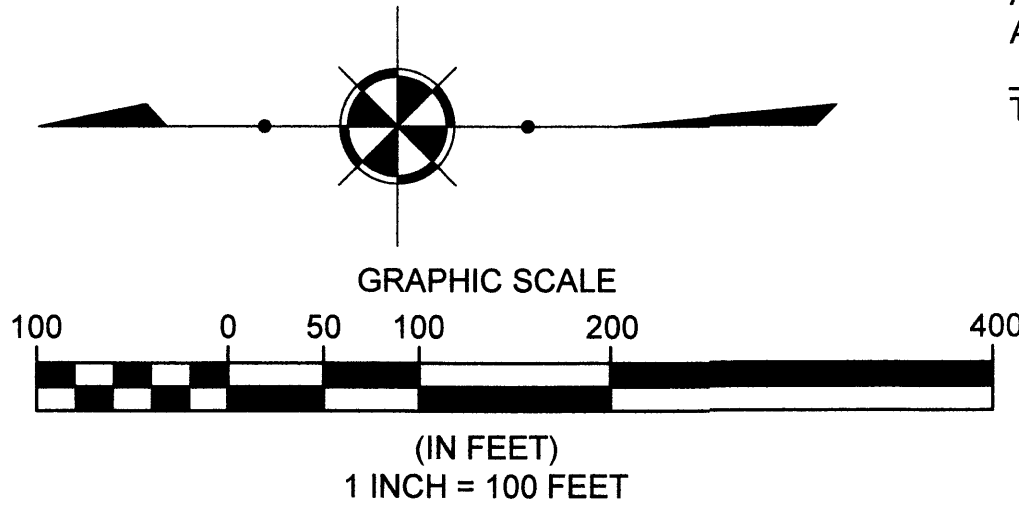


CONCORD VILLAGE NO. 3
CONDOMINIUMS PHASE 5
DECLARATION OF
CONDOMINIUM

(UNITS 20-23)
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 17, 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

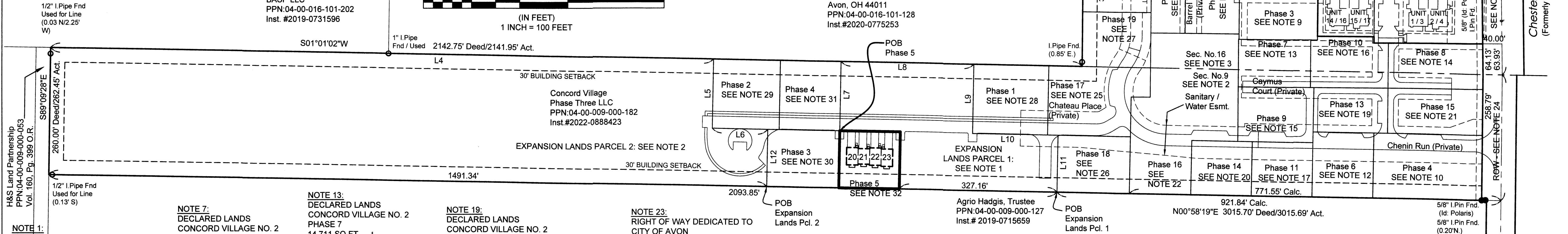


PHASE 5 ACREAGE BREAKDOWN:

ACREAGE OF UNITS 0.0769 ACRES
ACREAGE OF COMMON ELEMENT AREA OUTSIDE OF BUILDINGS
(NOT INCLUDING COMMON ELEMENT AREA UNDER BUILDINGS) 0.2640 ACRES
TOTAL COMMON ELEMENT AREA PHASE 5 0.3409 ACRES
PREVIOUSLY DECLARED 10.5483 ACRES
ADDITIONAL LANDS FOR FUTURE DEVELOPMENT 10.3790 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
(77,962 SQ.FT.) 1.7898 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. 9
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.) 0.2968 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. 9
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
28,806 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.

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.

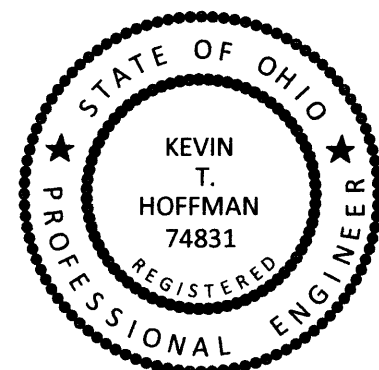
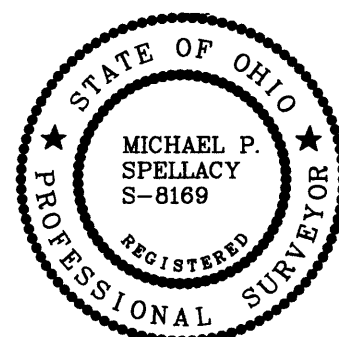
NOTE 31:
DECLARED LANDS
CONCORD VILLAGE NO. 3
PHASE 4
(18,015 SQ.FT.) 0.4136 ACRES
VOLUME ____ PAGE ____ L.C.P.R.

NOTE 32:
DECLARED LANDS
CONCORD VILLAGE NO. 3
PHASE 5
(14,851 SQ.FT.) 0.3409 ACRES
VOLUME ____ PAGE ____ L.C.P.R.

SURVEYOR'S CERTIFICATION

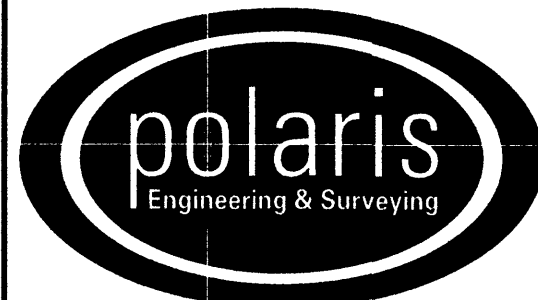
I DO HEREBY CERTIFY THAT THE BUILDING FOUNDATIONS OF UNITS 20-23 OF
CONCORD VILLAGE NO. 3 CONDOMINIUMS PHASE 5, INCLUDING THE LOCATION,
OUTSIDE DIMENSIONS, FINISHED FLOOR ELEVATIONS OF EACH FAMILY UNIT
AND COMMON AREAS ARE SHOWN ON THIS DRAWING AS CONSTRUCTED. I
HEREBY CERTIFY THAT THIS DRAWING ACCURATELY 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 11/21/2024.

Michael P. Spellacy
MICHAEL P. SPELLACY P.S. No. 8169
12/17/2024



DATE: 12/17/24 DRAWN: RMK
SCALE: HOR 1"= 100' VERT. n/a
FOLDER: DWG/Proj. Surveying
FILENAME: Surv. Base/Condo plat
TAB: 01-CONDO PLAT PH 5
BDY. CHK: n/a
BASE. CHK: n/a

PHASE 5
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

PARCEL LINE TABLE		
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	143.04'
L8	S1°01'02"W	275.42'
L9	N88°58'58"W	143.04'
L10	S1°01'02"W	177.54'
L11	N88°58'58"W	117.75'
L12	N88°58'58"W	118.23'

2025-0044152

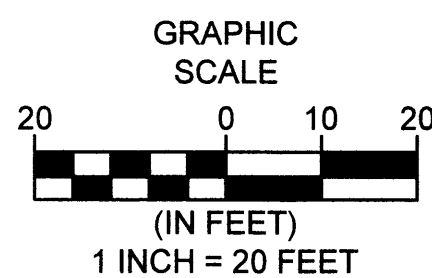
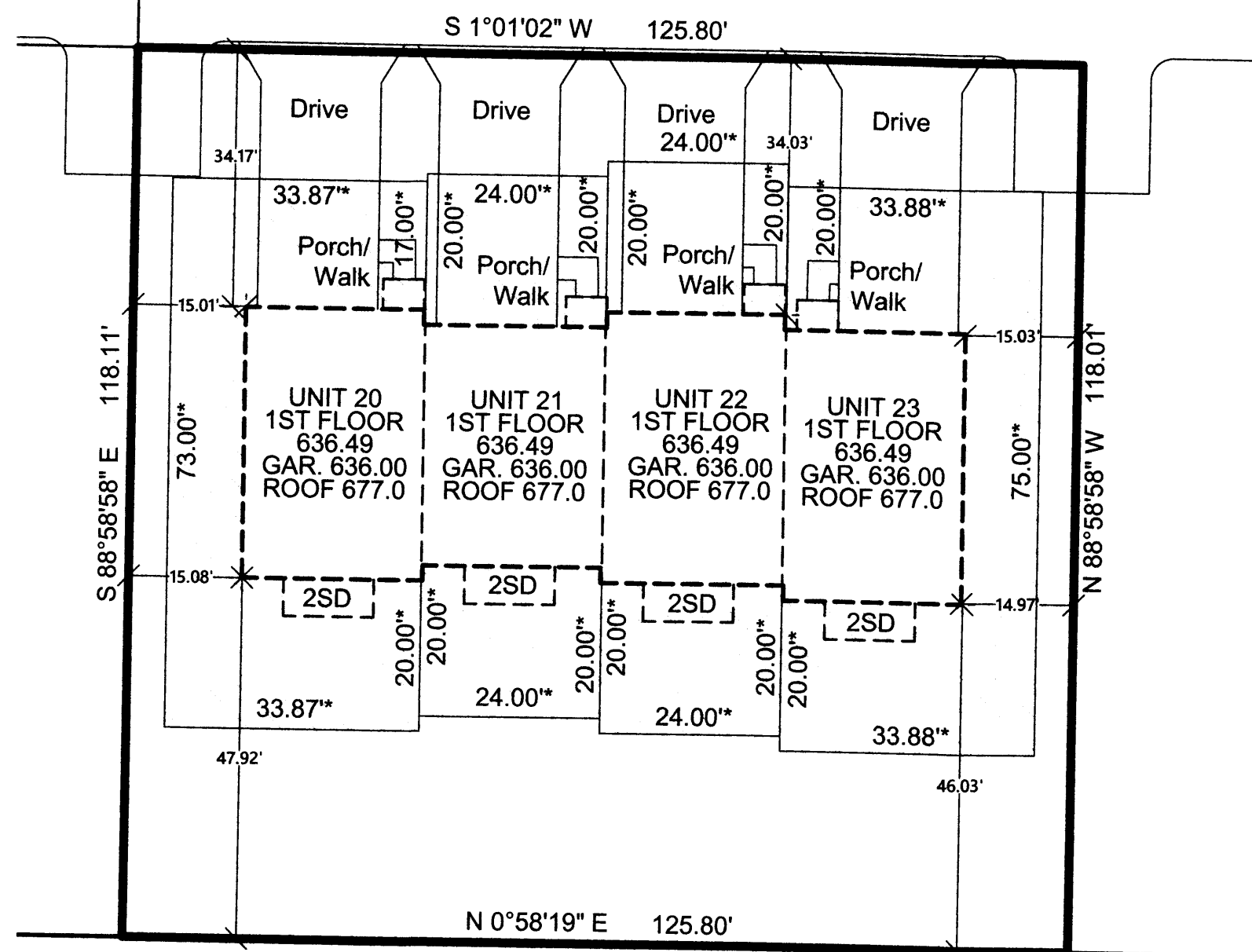
PLAT Fee: \$172.80 Page 1 of 3
Recorded: 3/3/2025 at 12:16 PM
Receipt: T20250004400
Lorain County Recorder Mike Doran



TRANSFERRED
IN POLARIS PLAT SEC. 315-202

MAR 03 2025

J. CRAIG SNOODGRASS, CPA, CGFM
LORAIN COUNTY AUDITOR



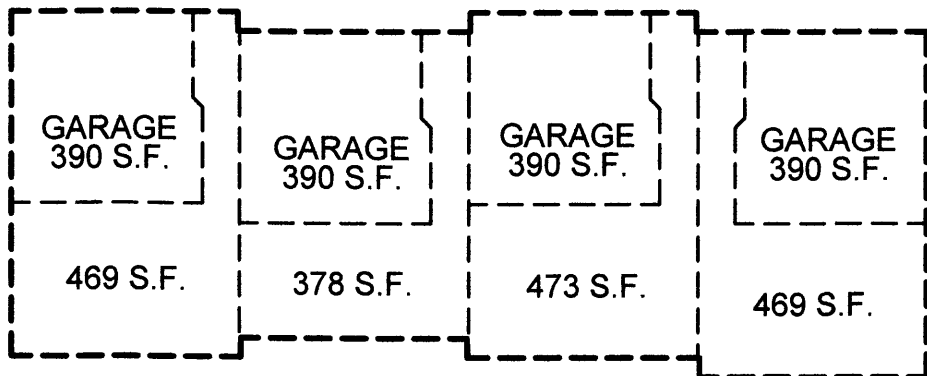
* Denotes (LCE)
Dimensions

LIMITED COMMON ELEMENT
DETAIL: 1 INCH = 20 FEET

LIMITED COMMON ELEMENTS
(LCE)

CONCORD VILLAGE NO. 3
CONDOMINIUMS PHASE 5
DECLARATION OF
CONDOMINIUM

(UNITS 20-23)
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 17, 2024
SCALE 1 INCH = 100 FEET

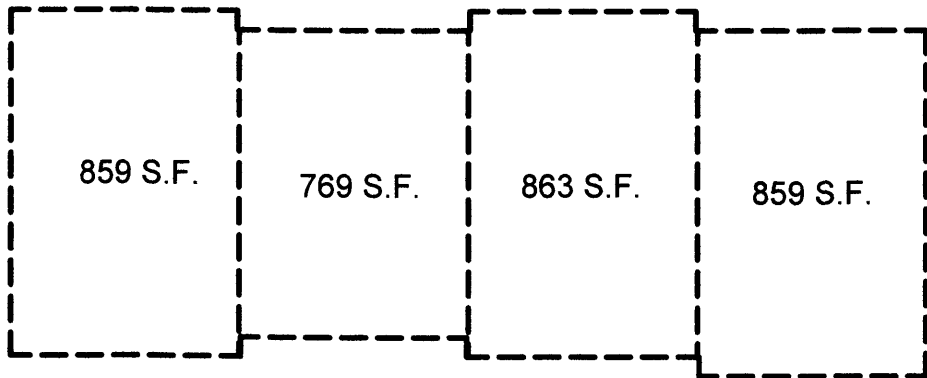


UNIT 20
LOWER
LEVEL

UNIT 21
LOWER
LEVEL

UNIT 22
LOWER
LEVEL

UNIT 23
LOWER
LEVEL

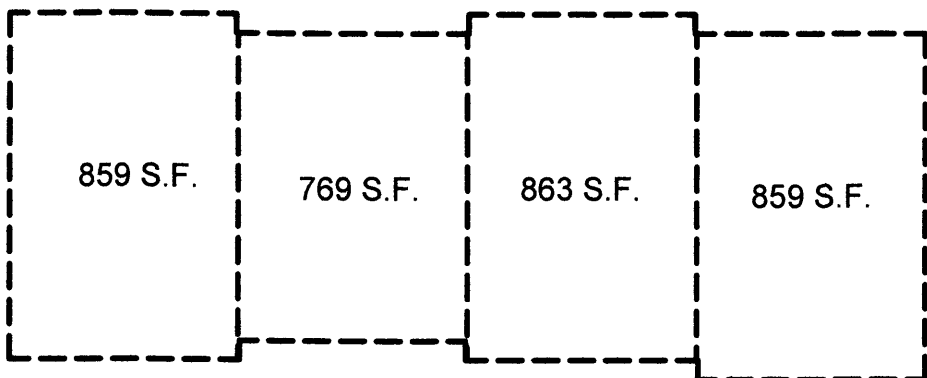


UNIT 20
FIRST
FLOOR

UNIT 21
FIRST
FLOOR

UNIT 22
FIRST
FLOOR

UNIT 23
FIRST
FLOOR



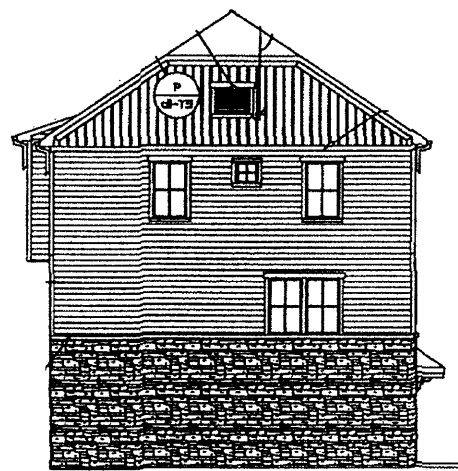
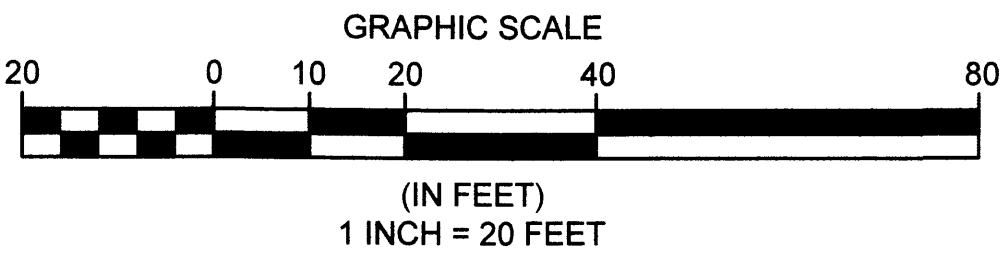
UNIT 20
SECOND
FLOOR

UNIT 21
SECOND
FLOOR

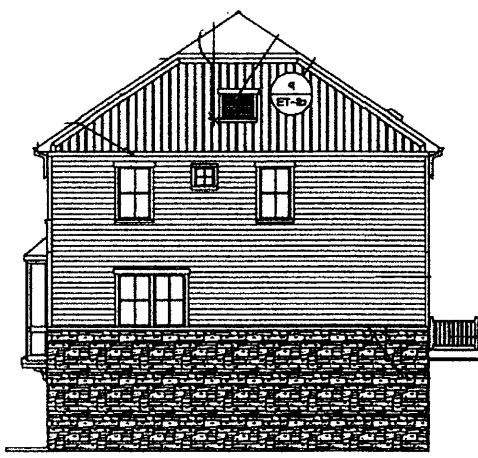
UNIT 22
SECOND
FLOOR

UNIT 23
SECOND
FLOOR

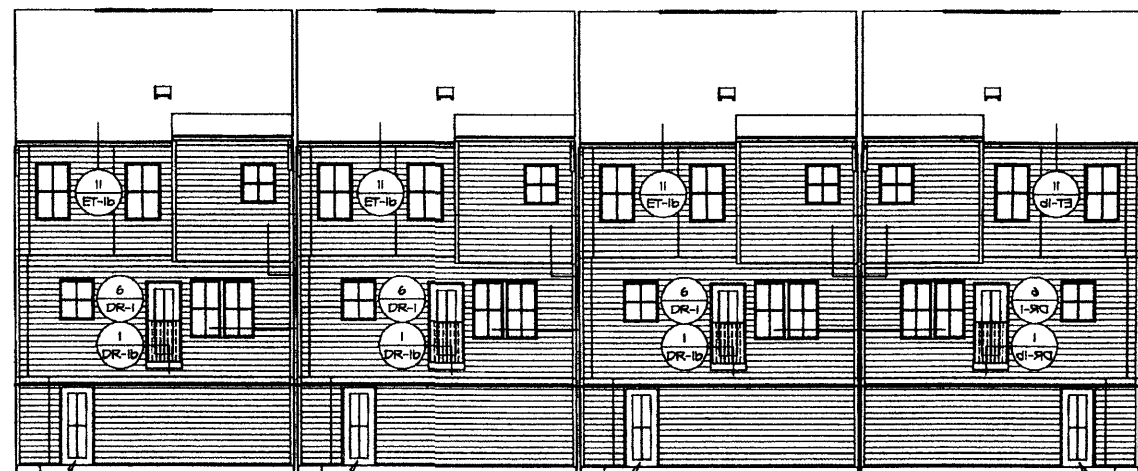
DETAIL: 1 INCH = 20 FEET



UNIT 23
SIDE
ELEVATION



UNIT 20
SIDE
ELEVATION



UNIT 20
REAR
ELEVATION

UNIT 21
REAR
ELEVATION

UNIT 22
REAR
ELEVATION

UNIT 23
REAR
ELEVATION

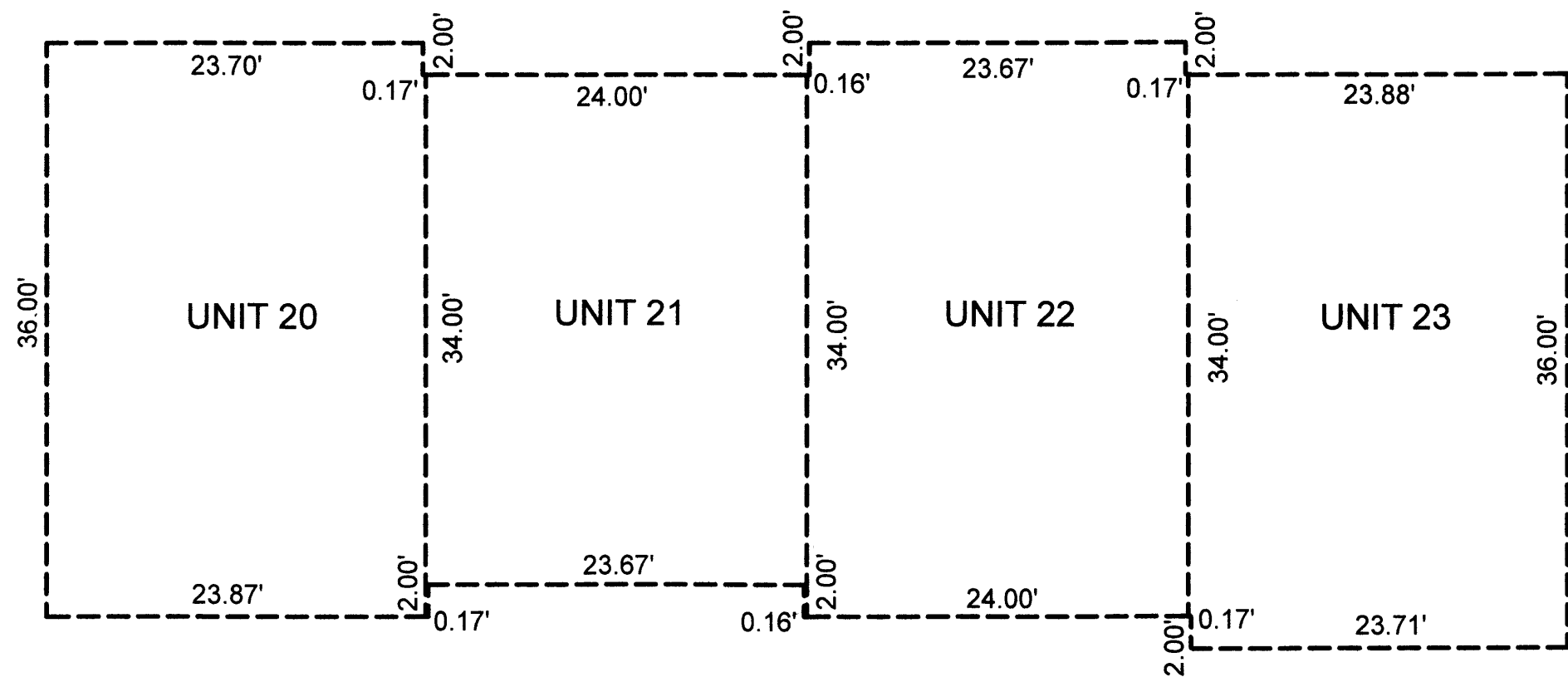


UNIT 23
FRONT
ELEVATION

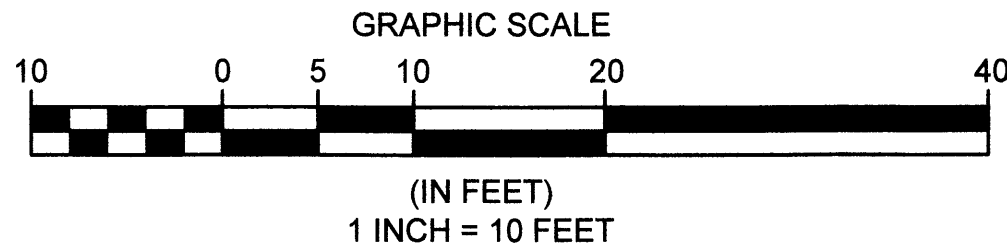
UNIT 22
FRONT
ELEVATION

UNIT 21
FRONT
ELEVATION

UNIT 20
FRONT
ELEVATION



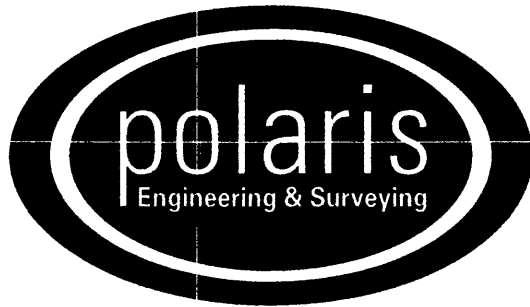
BUILDING DIMENSIONS
SCALE: 1 INCH = 10 FEET



REV. No.	DATE	BY	DESCRIPTION

DATE: 12/17/24	DRAWN: RMK
SCALE: HOR. 1"= 20'	VERT. n/a
FOLDER: DWG/Proj. Surveying	
FILENAME: Surv. Base/Condo plats	
TAB: 02-CONDO PLAT PH 5	
BNDY. CHK: n/a	
BASE. CHK: n/a	

PHASE 5
CONDOMINIUM PLAT



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CONCORD VILLAGE NO. 3
CONDOMINIUMS

City of Avon - Lorain County - Ohio

CONTRACT No.	
19071	
SHEET	OF
2	2