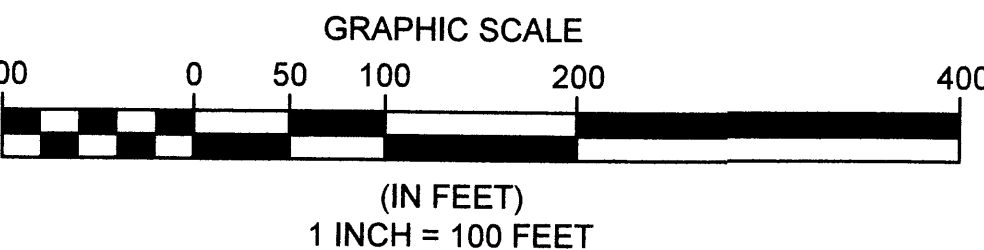
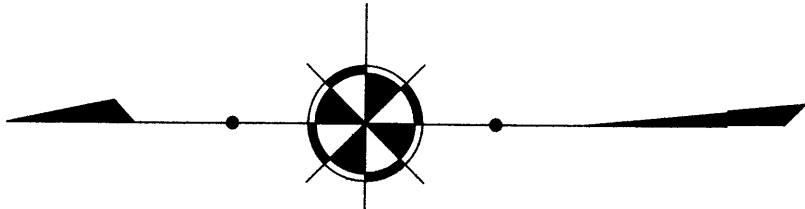


CONCORD VILLAGE NO. 3
CONDOMINIUMS PHASE 6
DECLARATION OF
CONDOMINIUM

(UNITS 24-28)
AND COMMON ELEMENT AREA
BEING A PART OF ORIGINAL
AVON TOWNSHIP SECTION 9
NOW IN THE CITY OF AVON
LORAIN COUNTY, STATE OF OHIO
MARCH 25, 2025
SCALE 1 INCH = 100 FEET

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

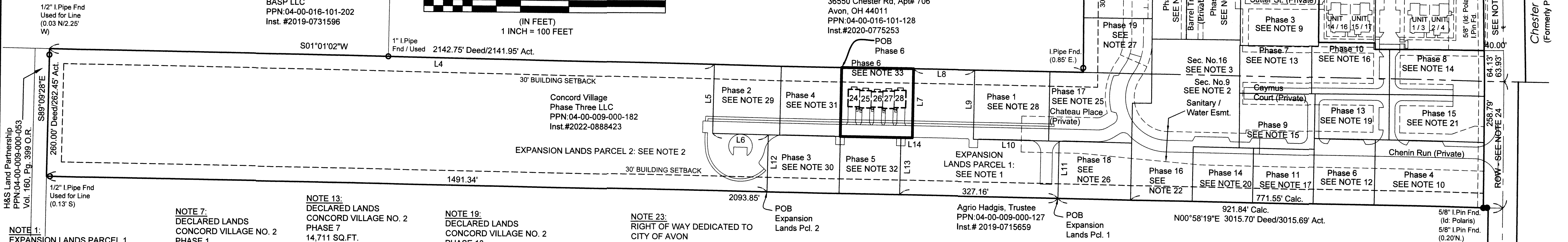


PHASE 6 ACREAGE BREAKDOWN:

ACREAGE OF UNITS	0.0967 ACRES
ACREAGE OF COMMON ELEMENT AREA OUTSIDE OF BUILDINGS (NOT INCLUDING COMMON ELEMENT AREA UNDER BUILDINGS)	0.3941 ACRES
TOTAL COMMON ELEMENT AREA PHASE 6	0.4908 ACRES
PREVIOUSLY DECLARED	10.8892 ACRES
ADDITIONAL LANDS FOR FUTURE DEVELOPMENT	9.8882 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
(56,581 SQ.FT.) 1.2989 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:04-00-016-101-224
INST. NO. 2019-0714883
(16,404 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
(9,239 SQ.FT.) 0.2142 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 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 3/21/2025.

Michael P. Spellacy
MICHAEL P. SPELLACY P.S.No. 8169
3/25/2025



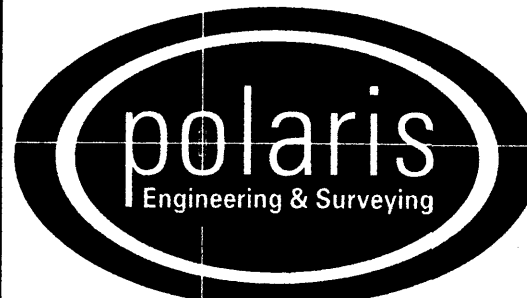
ENGINEER'S CERTIFICATION
I HEREBY CERTIFY THAT THESE DRAWINGS SHOW GRAPHICALLY ALL PARTICULARS OF THE
UNITS OF CONCORD VILLAGE NO. 3 CONDOMINIUMS PHASE 1 INCLUDING THE LAYOUT AND
DESIGNATION OF EACH FAMILY UNIT AS CONSTRUCTED AS OF 3/21/2025.

Kevin Hoffman
KEVIN HOFFMAN,
P.E. No. 74831
3/25/2025



DATE: 3/25/25 DRAWN: RMK
SCALE: HOR: 1"= 100' VERT: n/a
FOLDER: DWG/Proj. Surveying
FILENAME: Surv. Base/Condo plats
TAB: 01-CONDO PLAT PH 6
BNDY. CHK: n/a
BASE. CHK: n/a

PHASE 6
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

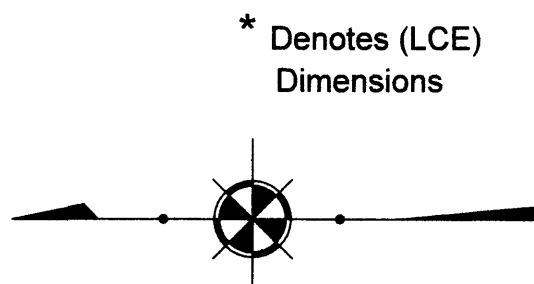
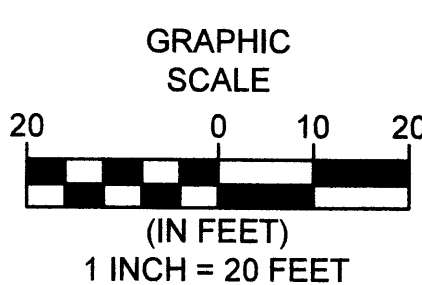
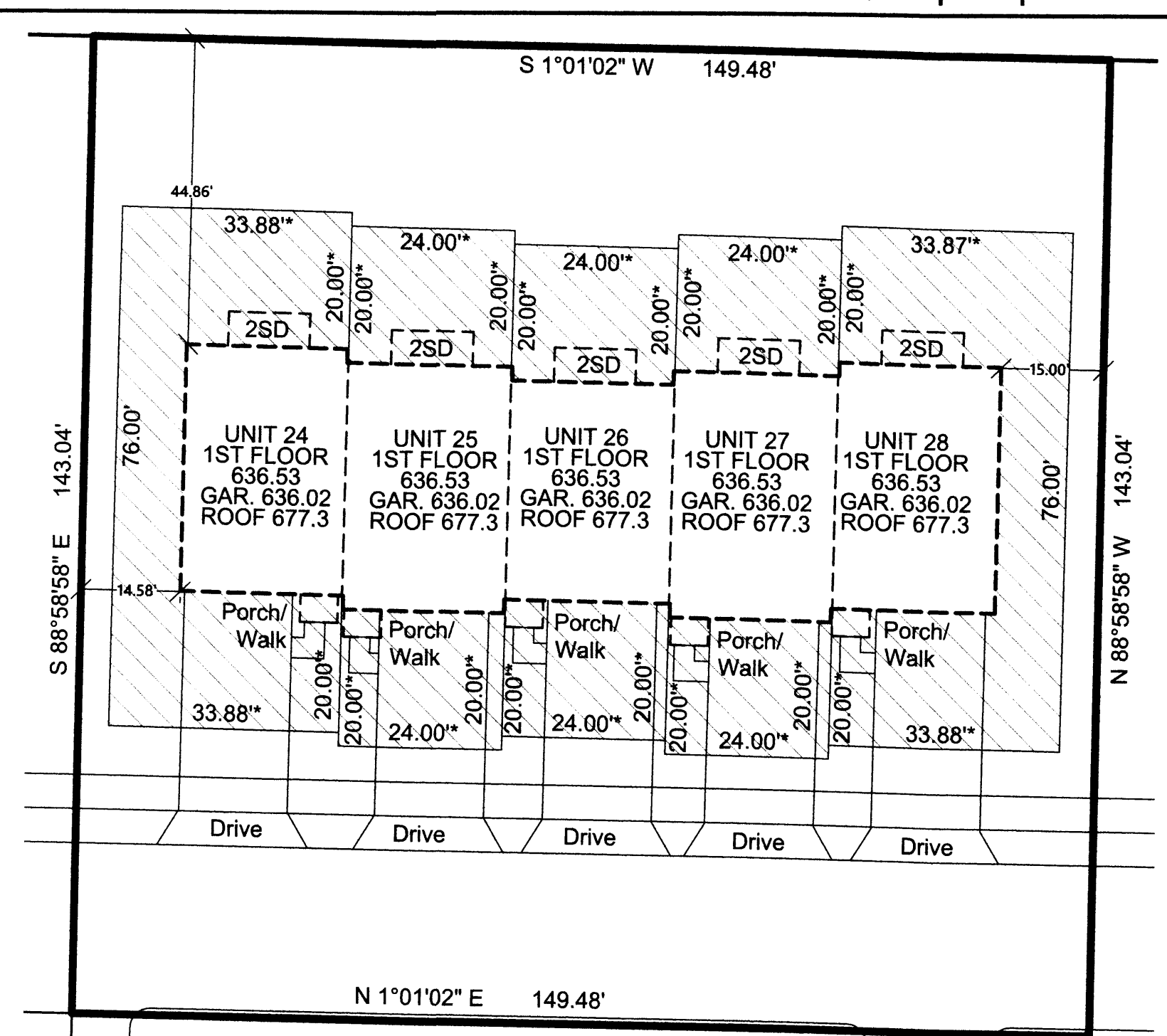
City of Avon - Lorain County - Ohio

CONTRACT No.

19071

SHEET OF
1 2

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	125.94'
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'
L13	S88°58'58"E	118.01'
L14	S1°01'02"W	23.68'

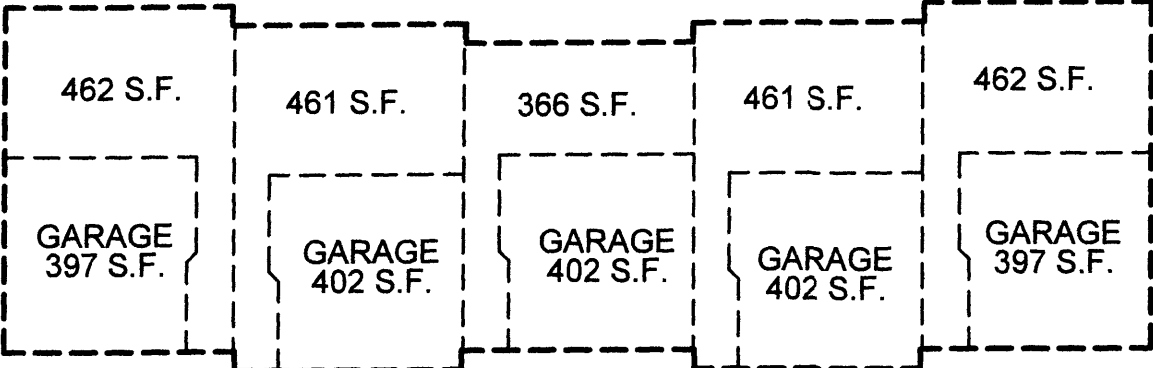


* Denotes (LCE)
Dimensions
LIMITED COMMON ELEMENT
DETAIL: 1 INCH = 20 FEET

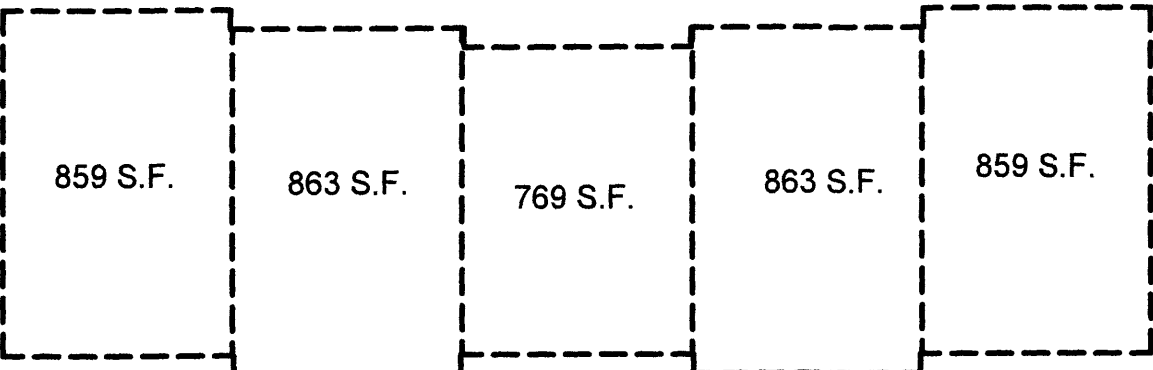
LIMITED COMMON ELEMENTS
(LCE)

CONCORD VILLAGE NO. 3
CONDOMINIUMS PHASE 6
DECLARATION OF
CONDOMINIUM

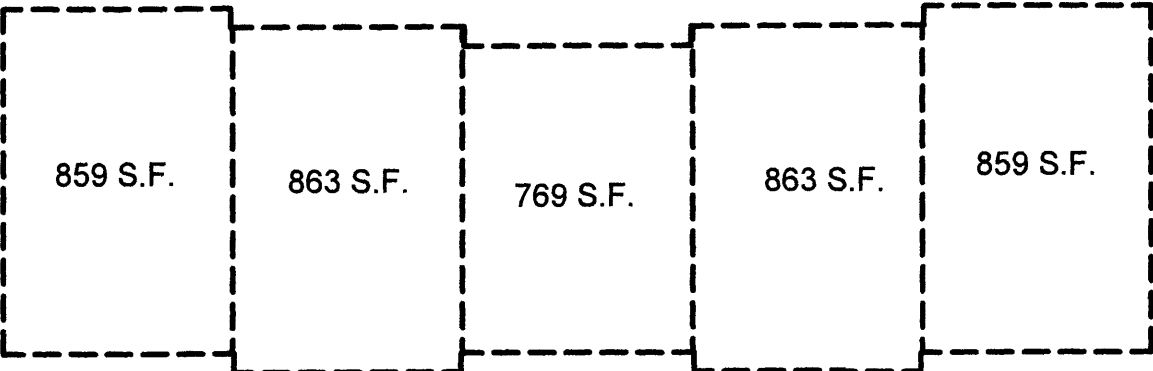
(UNITS 24-28)
AND COMMON ELEMENT AREA
BEING A PART OF ORIGINAL
AVON TOWNSHIP SECTION 9
NOW IN THE CITY OF AVON
LORAIN COUNTY, STATE OF OHIO
MARCH 25, 2025
SCALE 1 INCH = 100 FEET



UNIT 24 LOWER LEVEL
UNIT 25 LOWER LEVEL
UNIT 26 LOWER LEVEL
UNIT 27 LOWER LEVEL
UNIT 28 LOWER LEVEL

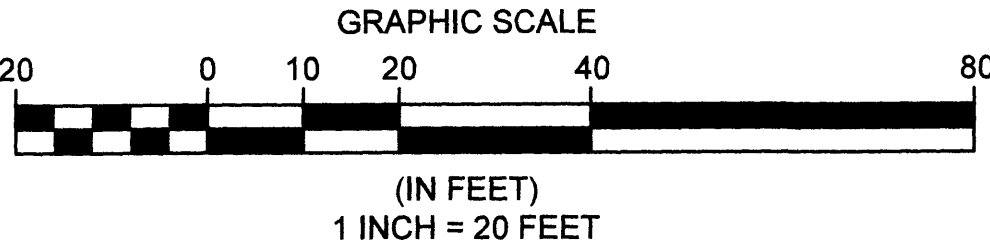


UNIT 24 FIRST FLOOR
UNIT 25 FIRST FLOOR
UNIT 26 FIRST FLOOR
UNIT 27 FIRST FLOOR
UNIT 28 FIRST FLOOR

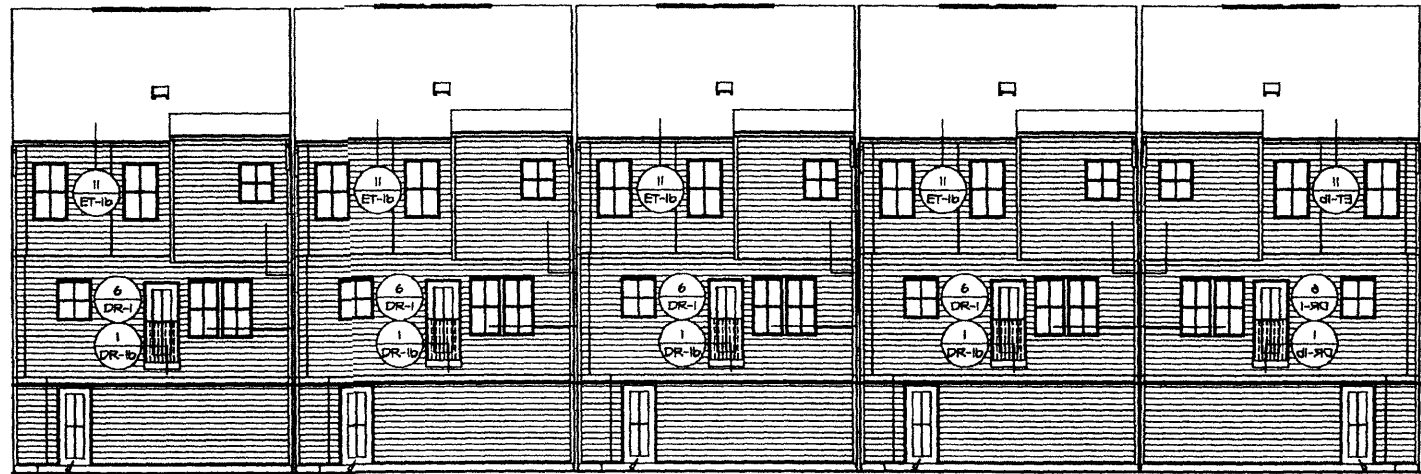


UNIT 24 SECOND FLOOR
UNIT 25 SECOND FLOOR
UNIT 26 SECOND FLOOR
UNIT 27 SECOND FLOOR
UNIT 28 SECOND FLOOR

DETAIL: 1 INCH = 20 FEET



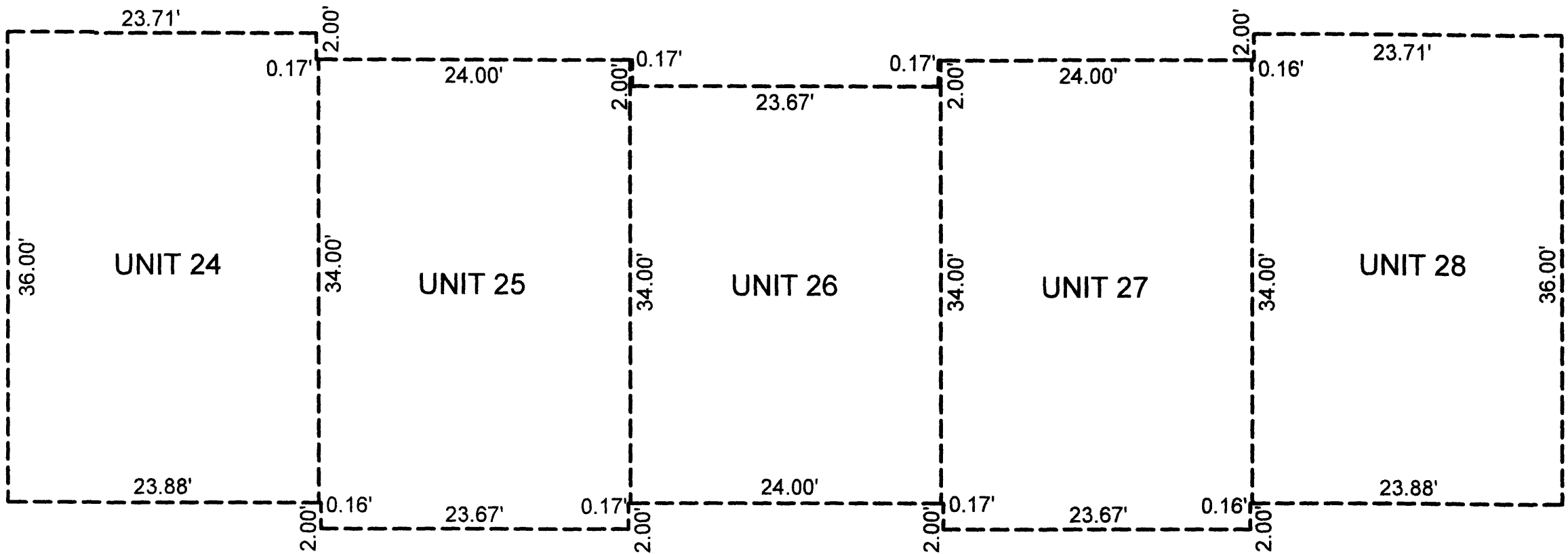
UNIT 24 SIDE ELEVATION
UNIT 28 SIDE ELEVATION



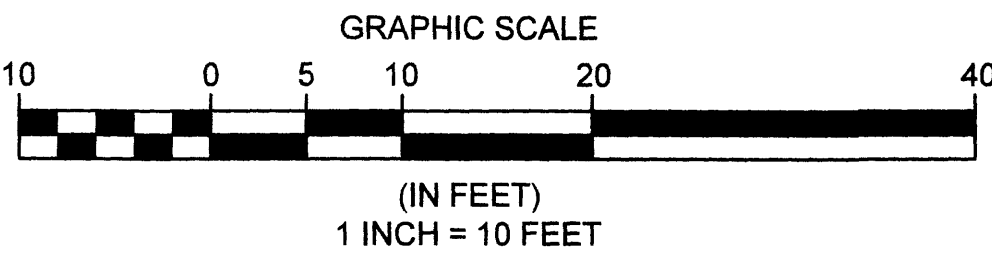
UNIT 28 REAR ELEVATION
UNIT 27 REAR ELEVATION
UNIT 26 REAR ELEVATION
UNIT 25 REAR ELEVATION
UNIT 24 REAR ELEVATION



UNIT 24 FRONT ELEVATION
UNIT 25 FRONT ELEVATION
UNIT 26 FRONT ELEVATION
UNIT 27 FRONT ELEVATION
UNIT 28 FRONT ELEVATION



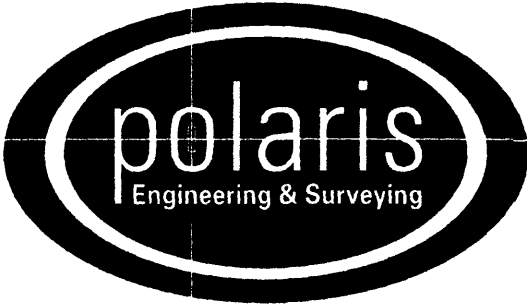
BUILDING DIMENSIONS
SCALE: 1 INCH = 10 FEET



REV. No.		DATE	BY

DATE: 3/25/25 DRAWN: RMK
SCALE: HOR. 1"= 20', VERT. _n/a_
FOLDER: DWG/Proj. Surveying
FILENAME: Surv. Base/Condo plat
TAB: 02-CONDO PLAT PH 6
BNDY. CHK: n/a
BASE. CHK: n/a

PHASE 6
CONDOMINIUM PLAT



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CONCORD VILLAGE NO. 3
CONDOMINIUMS

City of Avon - Lorain County - Ohio

CONTRACT No.	
19071	
SHEET	OF
2	2

Plat SheetInstrument # 2025-0050209

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 24-28 CONCURRENT

Floor Plans:

YES

Related/Margin:

/

Comments:

SEVENTH AMENDMENT
DECLARATION FOLLOWS

Vol

117Receiving Stamp

Pg.

90, 91

Amount:

\$172.80

Initials:

ST