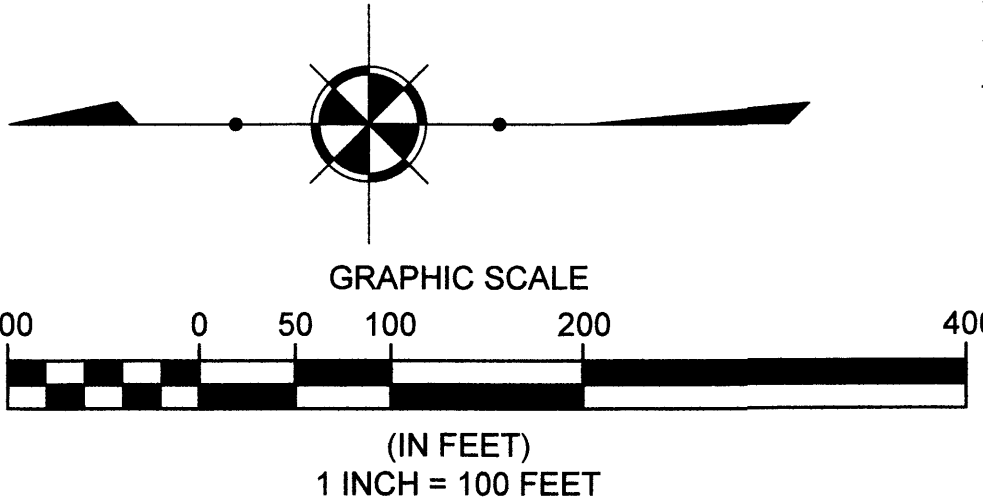


CONCORD VILLAGE NO. 3
CONDOMINIUMS PHASE 7
DECLARATION OF
CONDOMINIUM

(UNITS 29-32)
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 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

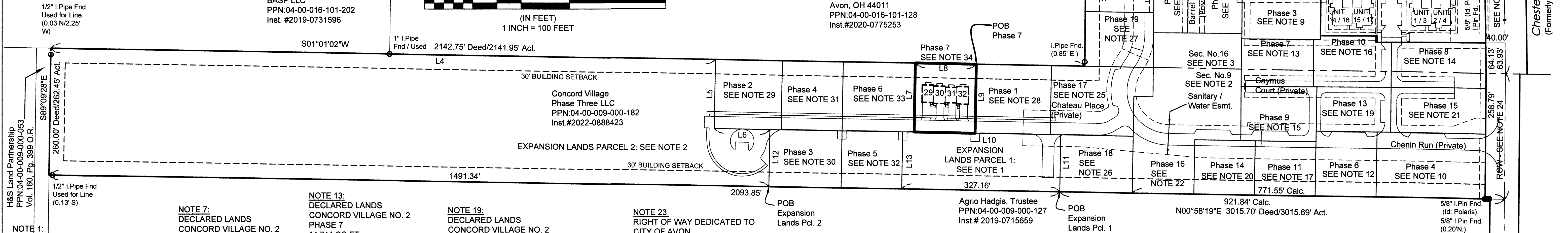


PHASE 7 ACREAGE BREAKDOWN:

ACREAGE OF UNITS	0.0789 ACRES
ACREAGE OF COMMON ELEMENT AREA OUTSIDE OF BUILDINGS (NOT INCLUDING COMMON ELEMENT AREA UNDER BUILDINGS)	0.3367 ACRES
TOTAL COMMON ELEMENT AREA PHASE 7	0.4136 ACRES
PREVIOUSLY DECLARED	11.3800 ACRES
ADDITIONAL LANDS FOR FUTURE DEVELOPMENT	9.4746 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
(38,566 SQ.FT.) 0.8854 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
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 5:
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.) 0.0586 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
16,561 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 116 PAGE 85 L.C.P.R.

NOTE 31:
DECLARED LANDS
CONCORD VILLAGE NO. 3
PHASE 4
(18,015 SQ.FT.) 0.4136 ACRES
VOLUME 117 PAGE 25 L.C.P.R.

NOTE 32:
DECLARED LANDS
CONCORD VILLAGE NO. 3
PHASE 5
(14,851 SQ.FT.) 0.3409 ACRES
VOLUME 117 PAGE 49 L.C.P.R.

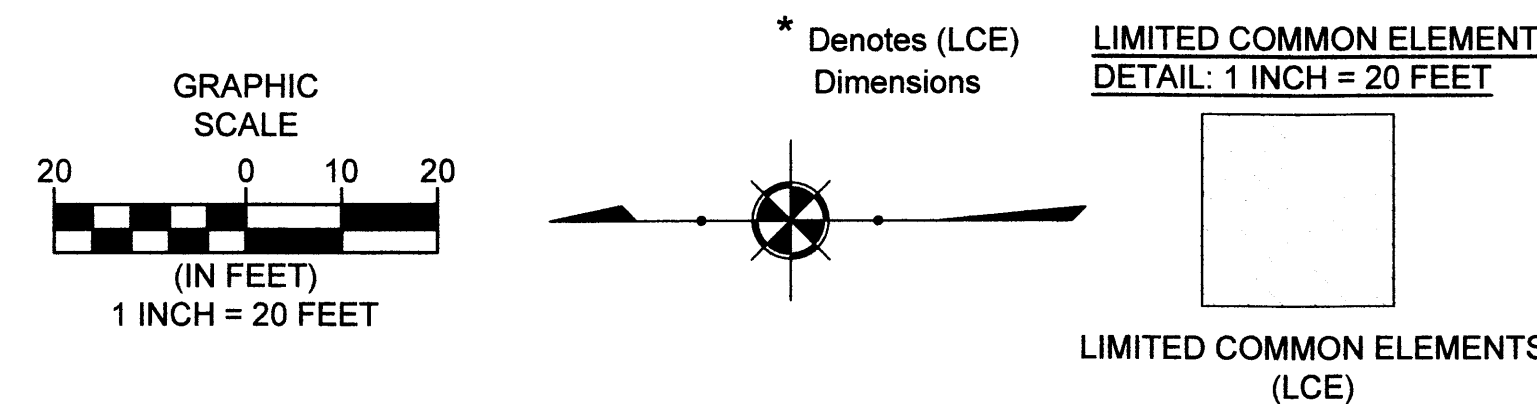
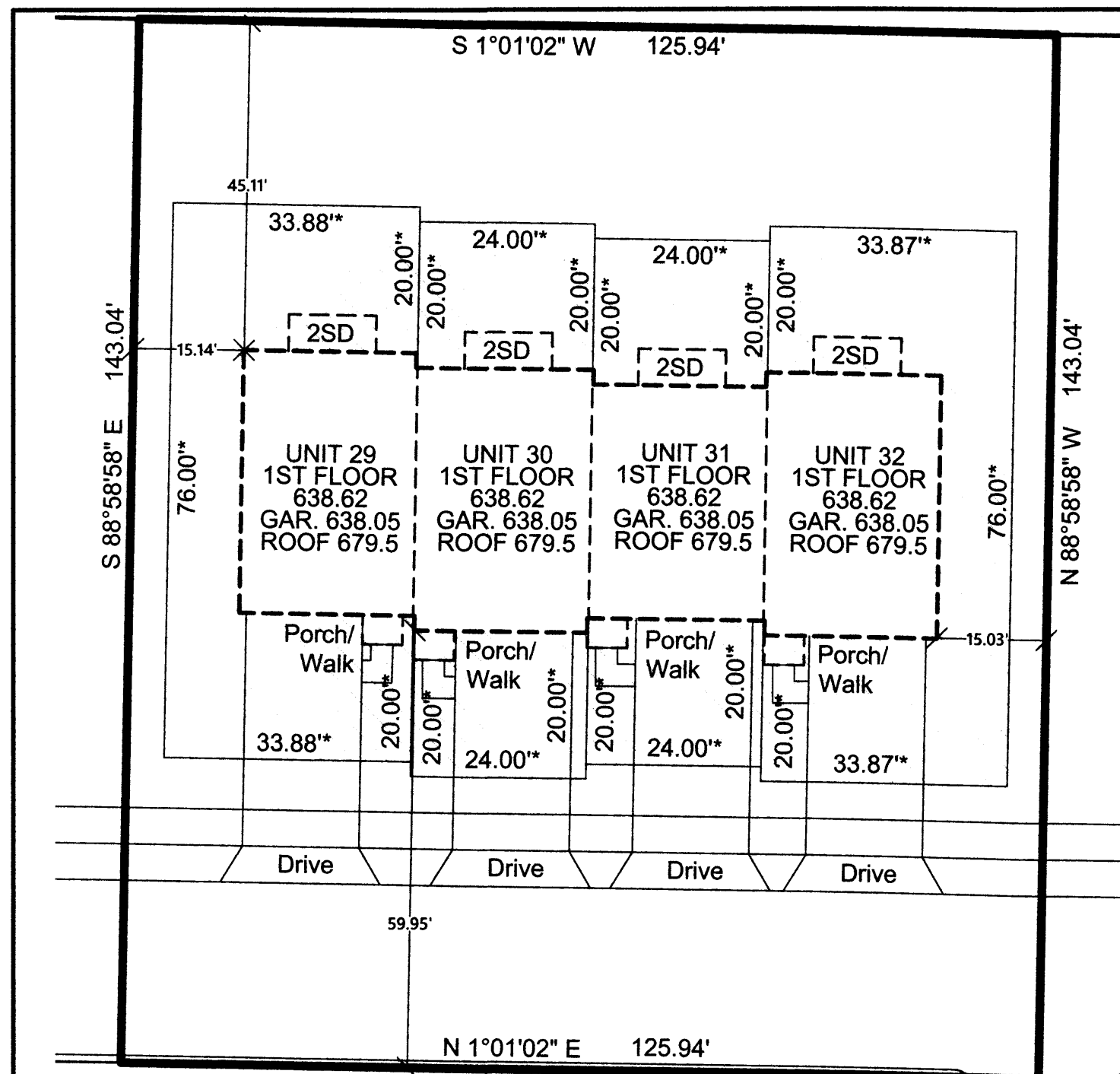
NOTE 33:
DECLARED LANDS
CONCORD VILLAGE NO. 3
PHASE 6
(21,381 SQ.FT.) 0.4908 ACRES
VOLUME PAGE L.C.P.R.

NOTE 34:
DECLARED LANDS
CONCORD VILLAGE NO. 3
PHASE 7
(18,015 SQ.FT.) 0.4136 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	143.04'
L8	S1°01'02"W	125.94'
L9	N88°58'58"W	143.04'
L10	S1°01'02"W	327.16'
L11	N88°58'58"W	117.75'
L12	N88°58'58"W	118.23'
L13	S88°58'58"E	118.01'

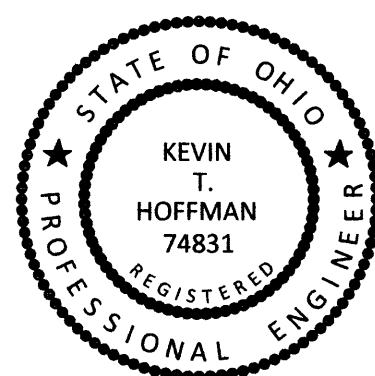


TRANSFERRED
IN COMPLIANCE WITH SEC. 319-202
OHIO REV. CODE
JUN 10 2025
J. CRAIG SHODGRASS, CPA, CGFM
LORAIN COUNTY AUDITOR
Plat Vol. 118 Pgs. 3-4



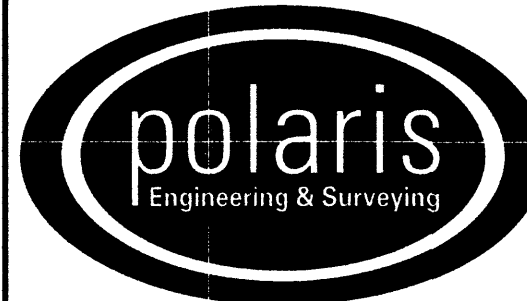
ENGINEER'S CERTIFICATION
I HEREBY CERTIFY THAT THESE DRAWINGS SHOW GRAPHICALLY ALL PARTICULARS OF THE
UNITS OF CONCORD VILLAGE NO. 3 CONDOMINIUMS PHASE 7 INCLUDING THE LAYOUT AND
DESIGNATION OF EACH FAMILY UNIT AS CONSTRUCTED AS OF 4/22/2025.

Kevin T. Hoffman
P.E. No. 74831
4/25/2025



DATE: 4/25/25 DRAWN: RMK
SCALE: HOR1"= 100' VERT. n/a
FOLDER: DWG/Proj. Surveying
FILENAME: Surv. Base/Condo plats
TAB: 01-CONDO PLAT PH 7
BNDY. CHK: n/a
BASE. CHK: n/a

PHASE 7
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

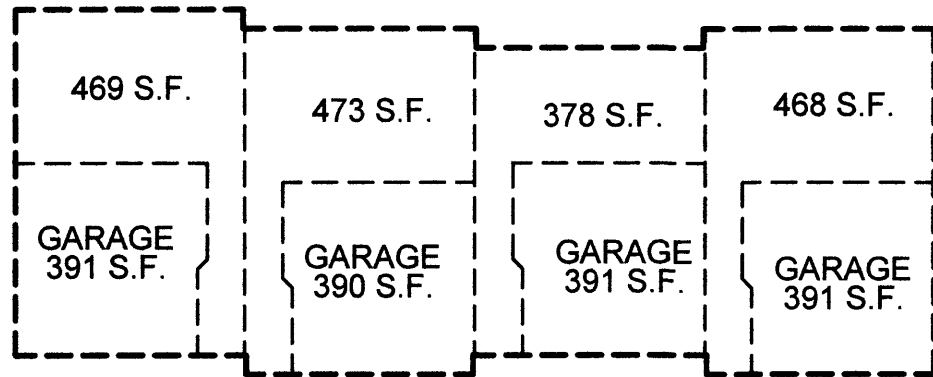
SHEET OF

1

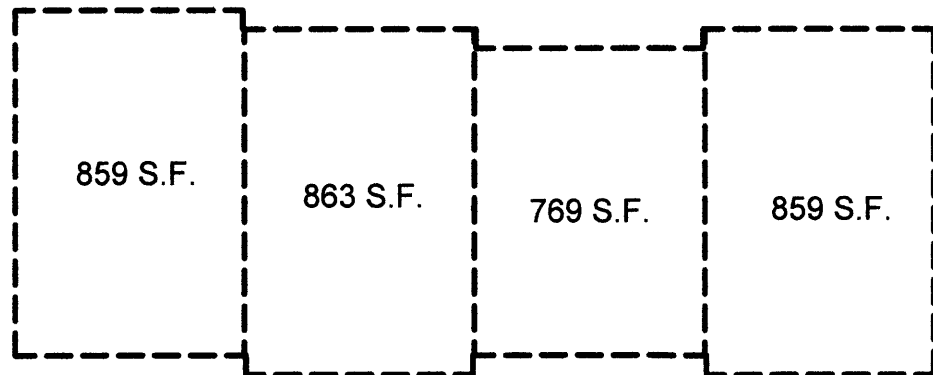
2

CONCORD VILLAGE NO. 3
CONDOMINIUMS PHASE 7
DECLARATION OF
CONDOMINIUM

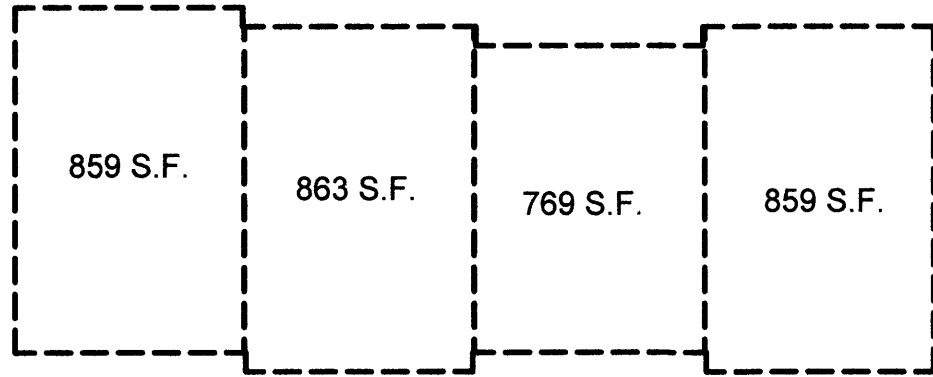
(UNITS 29-32)
AND COMMON ELEMENT AREA
BEING A PART OF ORIGINAL
AVON TOWNSHIP SECTION 9
NOW IN THE CITY OF AVON
LORAIN COUNTY, STATE OF OHIO
APRIL 25, 2025
SCALE 1 INCH = 100 FEET



UNIT 29 LOWER LEVEL
UNIT 30 LOWER LEVEL
UNIT 31 LOWER LEVEL
UNIT 32 LOWER LEVEL

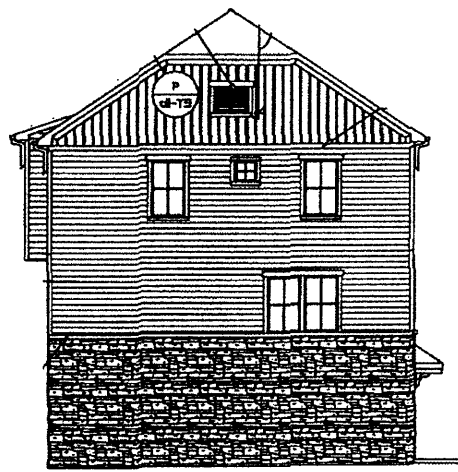
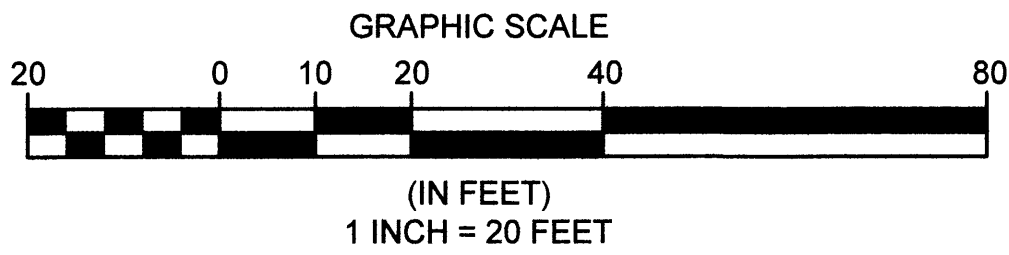


UNIT 29 FIRST FLOOR
UNIT 30 FIRST FLOOR
UNIT 31 FIRST FLOOR
UNIT 32 FIRST FLOOR



UNIT 29 SECOND FLOOR
UNIT 30 SECOND FLOOR
UNIT 31 SECOND FLOOR
UNIT 32 SECOND FLOOR

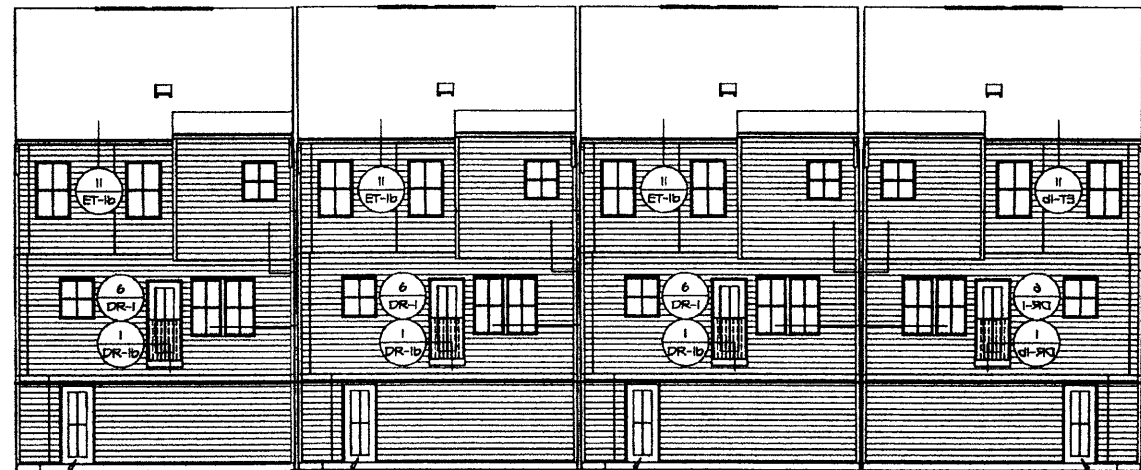
DETAIL: 1 INCH = 20 FEET



UNIT 29
SIDE
ELEVATION



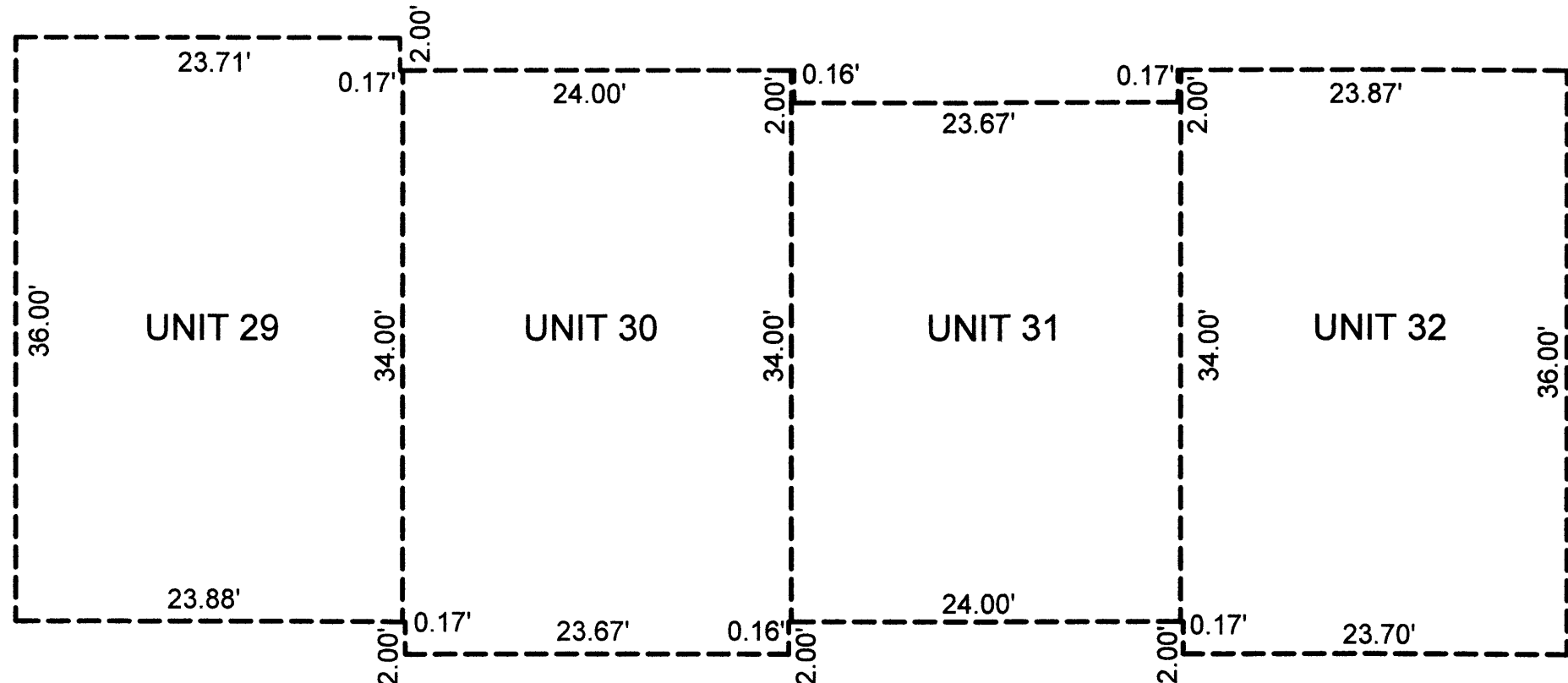
UNIT 32
SIDE
ELEVATION



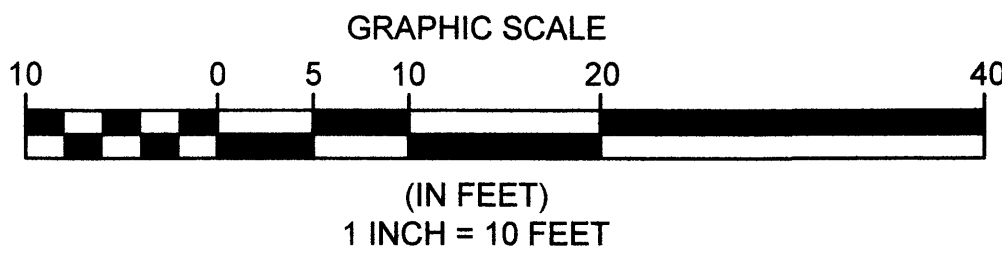
UNIT 32 REAR ELEVATION
UNIT 31 REAR ELEVATION
UNIT 30 REAR ELEVATION
UNIT 29 REAR ELEVATION

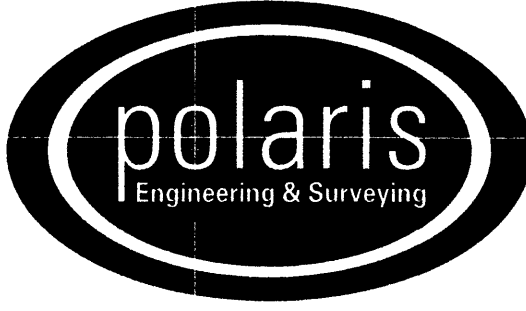


UNIT 29 FRONT ELEVATION
UNIT 30 FRONT ELEVATION
UNIT 31 FRONT ELEVATION
UNIT 32 FRONT ELEVATION



BUILDING DIMENSIONS
SCALE: 1 INCH = 10 FEET



REV. No.	DATE	BY	DATE: <u>4/25/25</u> DRAWN: <u>RMK</u> SCALE: HOR. <u>1"= 20'</u> VERT. <u>n/a</u> FOLDER: <u>DWG/Proj. Surviving</u> FILENAME: <u>Surv. Base/Condo plats</u> TAB: <u>02-CONDO PLAT PH 7</u> BNDY. CHK: <u>n/a</u> BASE. CHK: <u>n/a</u>	PHASE 7 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 2 OF 2
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Plat SheetInstrument # 2025-0055704

Film # _____

Name of Plat: Concord Village No.3 Condominiums Phase 7Owner: Concord Village Phase Three LLC.Description: Situated in the City of Avon, County
of Lorain, State of Ohio: Being a part of Original
Avon Township Section No.9 with total of 21.5650
Acres with EasementsCreating Units 29,30,31, and 32Floor Plans: see ImageRelated/Margin: Declaration # 2025-0055705

Comments: _____

Vol 118Receiving StampPg. 3-4Amount: \$176.80Initials: SC