

CONCORD VILLAGE NO. 3
CONDOMINIUMS PHASE 8
DECLARATION OF
CONDOMINIUM

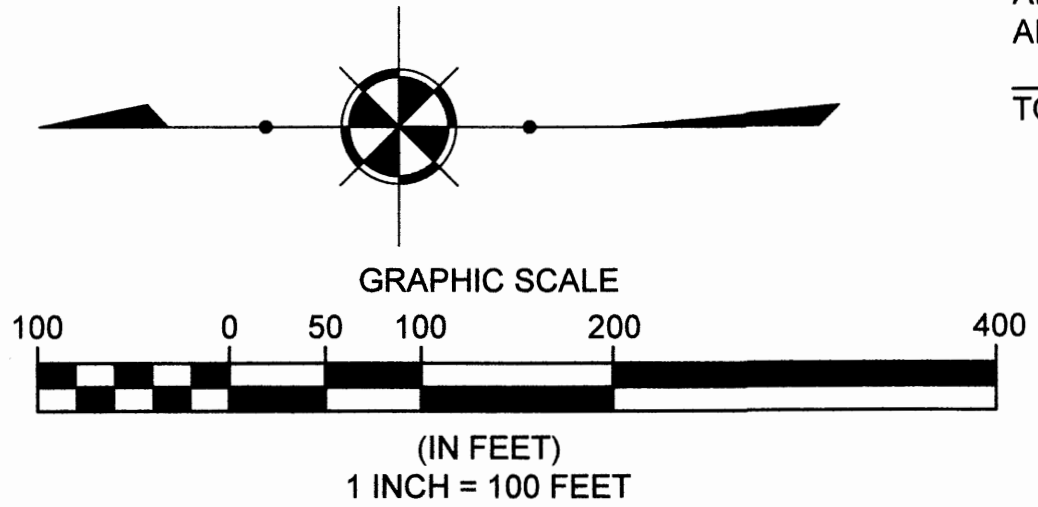
(UNITS 33-37)
AND COMMON ELEMENT AREA
BEING A PART OF ORIGINAL
AVON TOWNSHIP SECTION 9
NOW IN THE CITY OF AVON
LORAIN COUNTY, STATE OF OHIO
JUNE 18, 2025
SCALE 1 INCH = 100 FEET

2025-0062190
PLAT Fee: \$176.80 Page 1 of 3
Recorded: 8/4/2025 at 12:09 PM
Receipt: T20250017355
Lorain County Recorder Mike Doran

TRANSFERRED
IN COMPLIANCE WITH SSC 319-202
OHIO REV. CODE
AUG - 4 2025
J. CRAIG SMOODGRASS, CPA, CGFM
LORAIN COUNTY AUDITOR

Plat Vol. 118
Pg 32-33

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

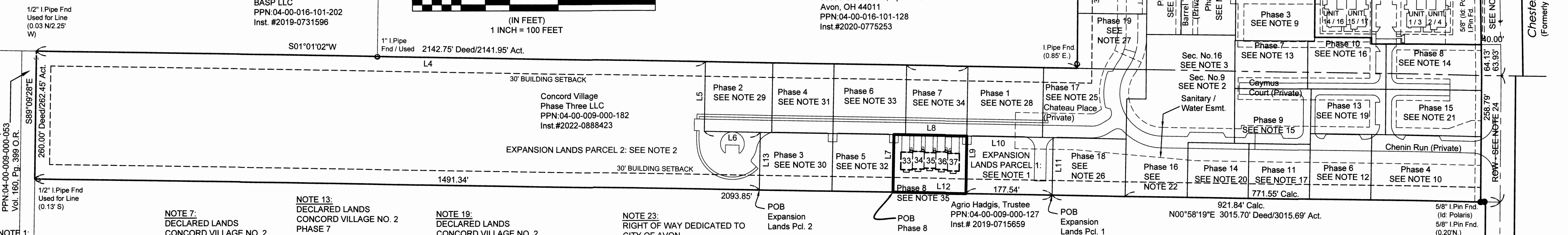


PHASE 8 ACREAGE BREAKDOWN:

ACREAGE OF UNITS	0.0967 ACRES
ACREAGE OF COMMON ELEMENT AREA OUTSIDE OF BUILDINGS (NOT INCLUDING COMMON ELEMENT AREA UNDER BUILDINGS)	0.3084 ACRES
TOTAL COMMON ELEMENT AREA PHASE 8 PREVIOUSLY DECLARED	0.4051 ACRES
ADDITIONAL LANDS FOR FUTURE DEVELOPMENT	9.0695 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
(20,918 SQ.FT.) 0.4802 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.) 0.2868 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
28,606 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.
(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 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.

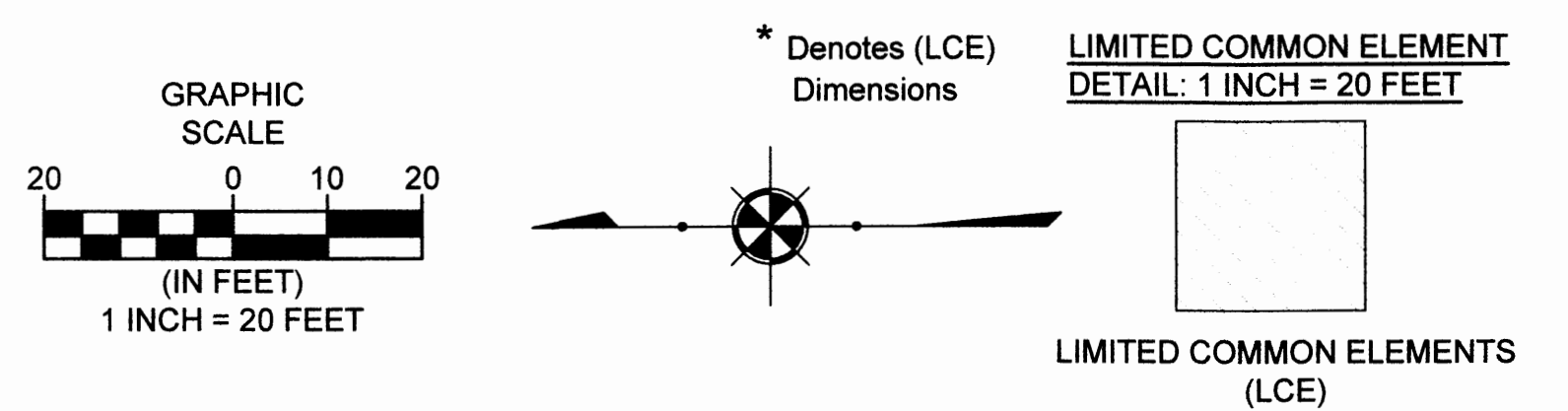
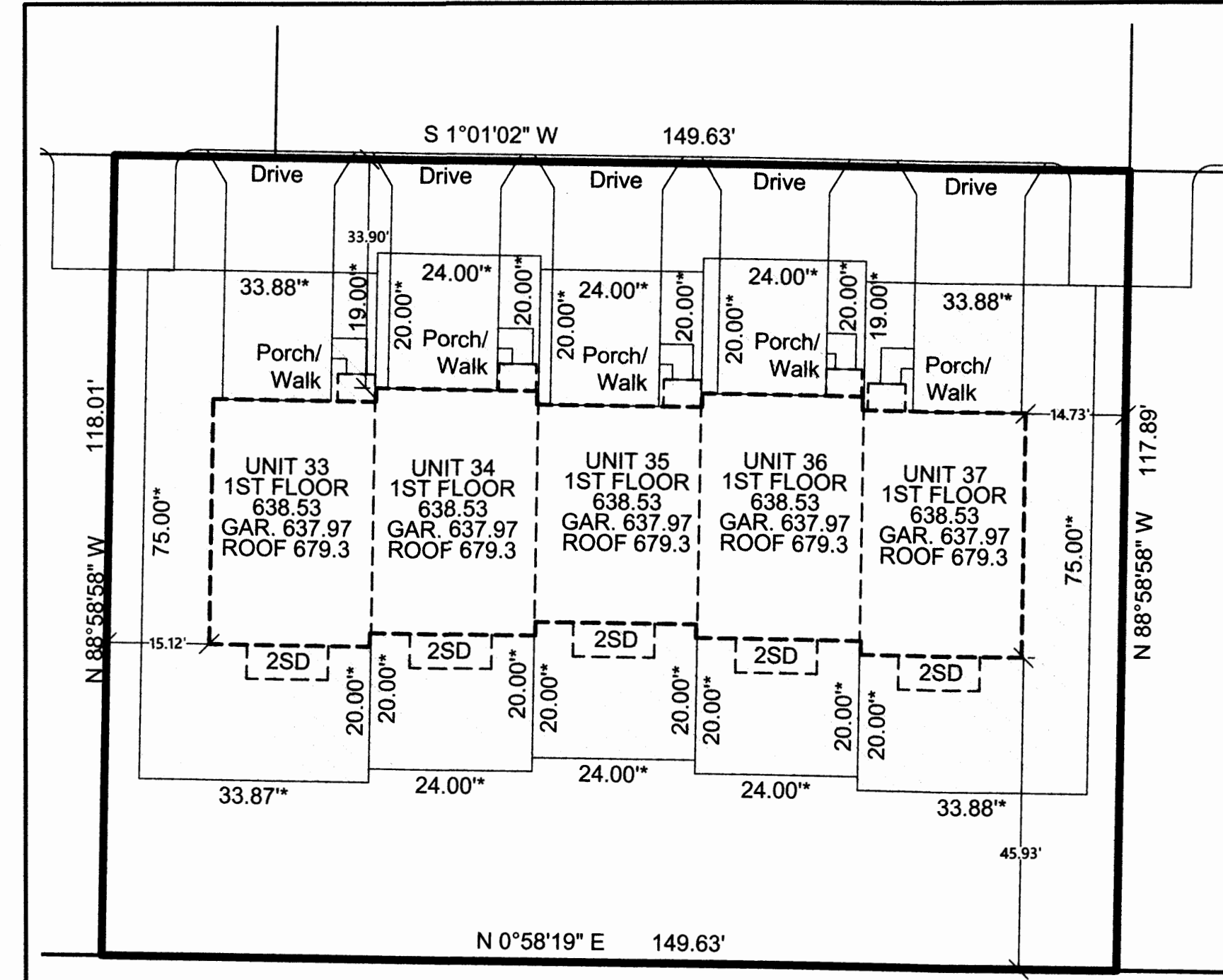
NOTE 32:
DECLARED LANDS
CONCORD VILLAGE NO. 3
PHASE 5
(14,851 SQ.FT.) 0.3409 ACRES
VOLUME 117 PAGE 49 L.C.P.R.

NOTE 33:
DECLARED LANDS
CONCORD VILLAGE NO. 3
PHASE 6
(21,381 SQ.FT.) 0.4908 ACRES
VOLUME 117 PAGE 90-91 L.C.P.R.

NOTE 34:
DECLARED LANDS
CONCORD VILLAGE NO. 3
PHASE 7
(18,015 SQ.FT.) 0.4136 ACRES
VOLUME 118 PAGE 3-4 L.C.P.R.

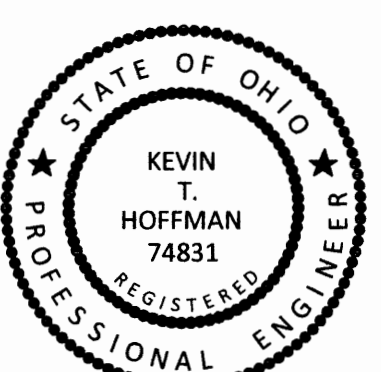
PARCEL LINE TABLE		
LINE	DIRECTION	LENGTH
L1	S89°19'40"W	2304.85'
L2	S89°19'40"W	337.94'
L3	S89°19'40"W	1902.98'
L4	S1°01'02"W	1376.95'
L5	N88°58'58"W	143.04'
L6	S1°01'02"W	115.19'
L7	S88°58'58"E	118.01'
L8	S1°01'02"W	149.63'
L9	N88°58'58"W	117.89'
L10	S1°01'02"W	177.54'
L11	N88°58'58"W	117.75'
L12	N0°58'19"E	149.63'
L13	N88°58'58"W	118.23'

NOTE 35:
DECLARED LANDS
CONCORD VILLAGE NO. 3
PHASE 8
(17,648 SQ.FT.) 0.4051 ACRES
VOLUME ____ PAGE ____ L.C.P.R.



ENGINEER'S CERTIFICATION
I HEREBY CERTIFY THAT THESE DRAWINGS SHOW GRAPHICALLY ALL PARTICULARS OF THE
UNITS OF CONCORD VILLAGE NO. 3 CONDOMINIUMS PHASE 8 INCLUDING THE LAYOUT AND
DESIGNATION OF EACH FAMILY UNIT AS CONSTRUCTED AS OF 6/13/2025.

Kevin Hoffman
P.E. No. 74831
6/18/2025

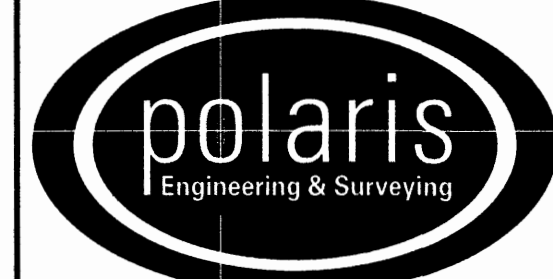


Michael P. Spellacy
MICHAEL P. SPELLACY P.S. No. 8169
6/18/2025



DATE: 6/18/25 DRAWN: RMK
SCALE: HOR: 1"=100' VERT: n/a
FOLDER: DWG/Proj. Surveying
FILENAME: Surv. Base/Condo plats
TAB: 01-CONDO PLAT PH 8
BNDY. CHK: n/a
BASE. CHK: n/a

PHASE 8
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

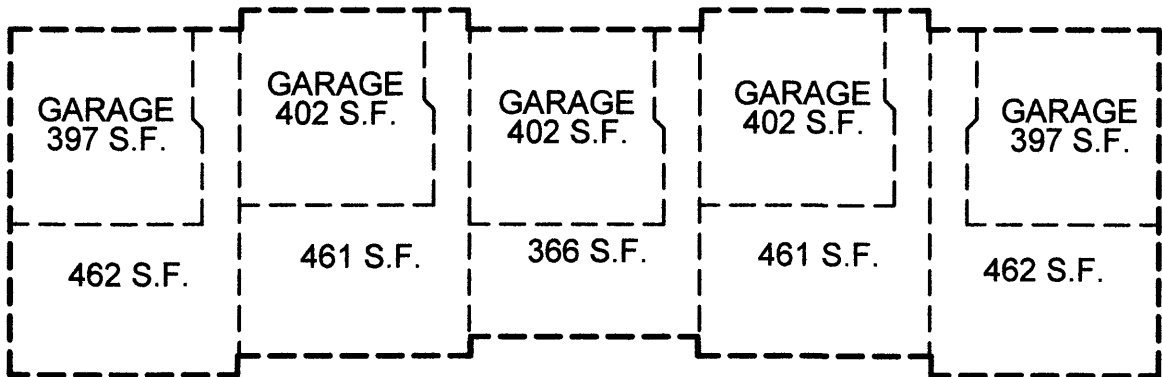
CONCORD VILLAGE NO. 3
CONDOMINIUMS

City of Avon - Lorain County - Ohio

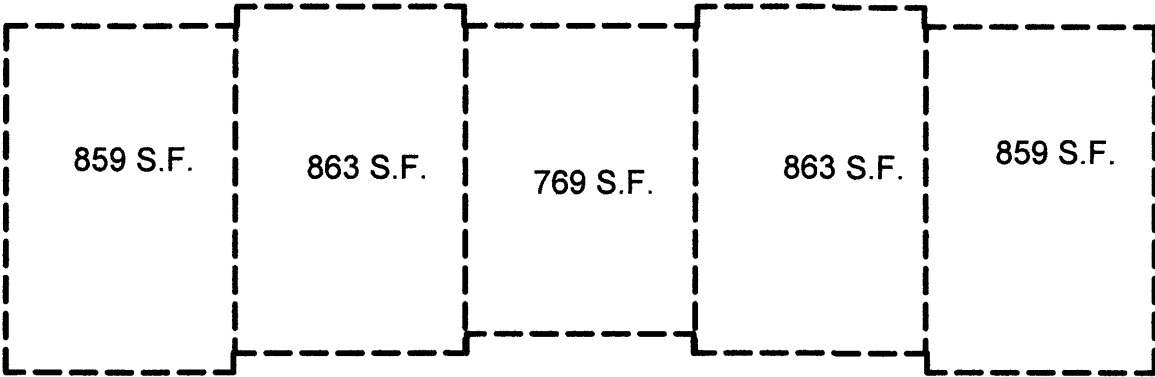
CONTRACT NO.	
19071	
SHEET	OF
1	2

CONCORD VILLAGE NO. 3
CONDOMINIUMS PHASE 8
DECLARATION OF
CONDOMINIUM

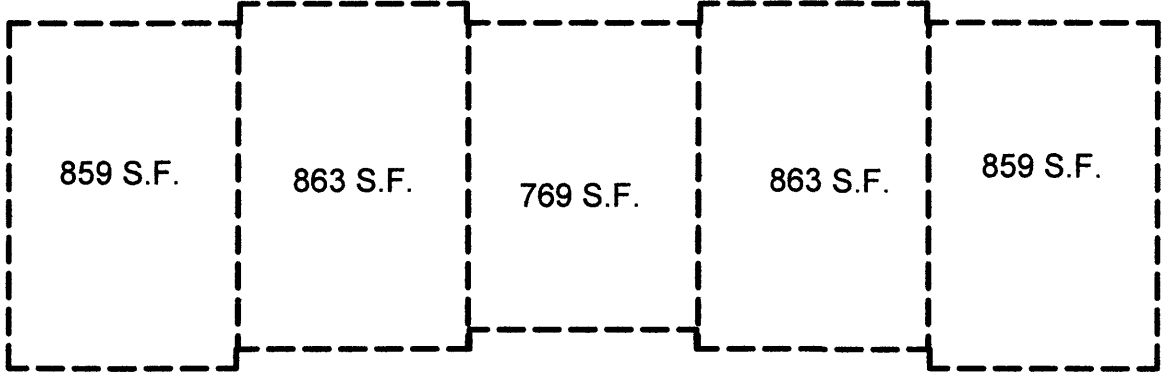
(UNITS 33-37)
AND COMMON ELEMENT AREA
BEING A PART OF ORIGINAL
AVON TOWNSHIP SECTION 9
NOW IN THE CITY OF AVON
LORAIN COUNTY, STATE OF OHIO
JUNE 18, 2025
SCALE 1 INCH = 100 FEET



UNIT 33 LOWER LEVEL
UNIT 34 LOWER LEVEL
UNIT 35 LOWER LEVEL
UNIT 36 LOWER LEVEL
UNIT 37 LOWER LEVEL

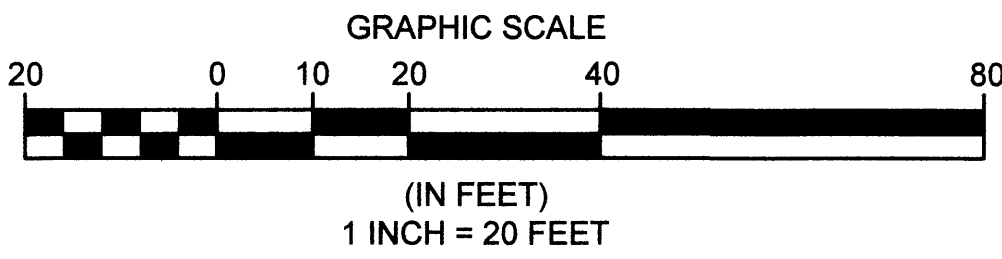


UNIT 33 FIRST FLOOR
UNIT 34 FIRST FLOOR
UNIT 35 FIRST FLOOR
UNIT 36 FIRST FLOOR
UNIT 37 FIRST FLOOR

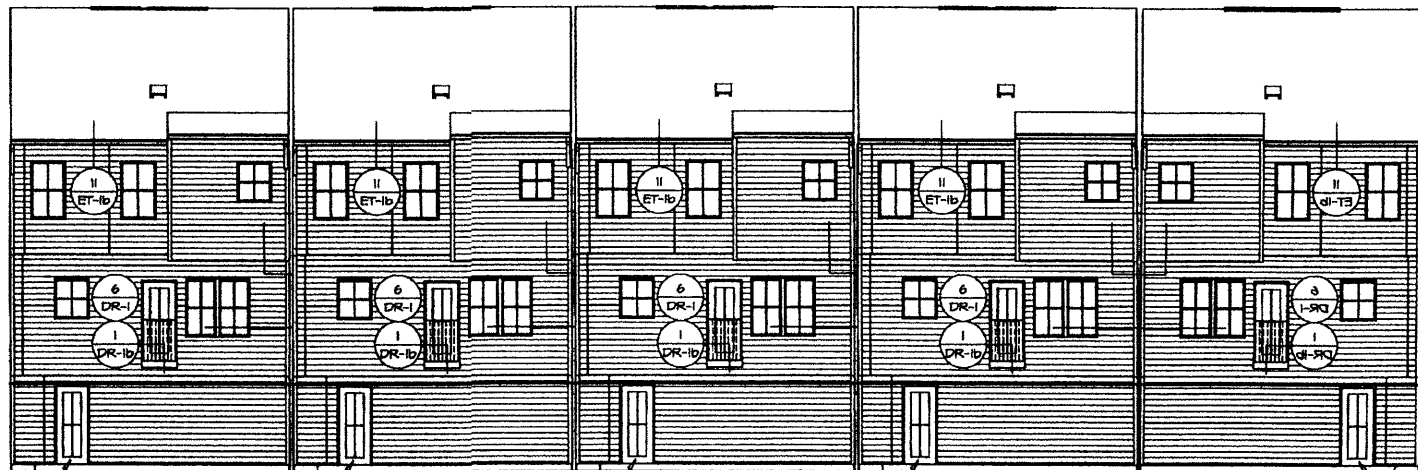


UNIT 33 SECOND FLOOR
UNIT 34 SECOND FLOOR
UNIT 35 SECOND FLOOR
UNIT 36 SECOND FLOOR
UNIT 37 SECOND FLOOR

DETAIL: 1 INCH = 20 FEET



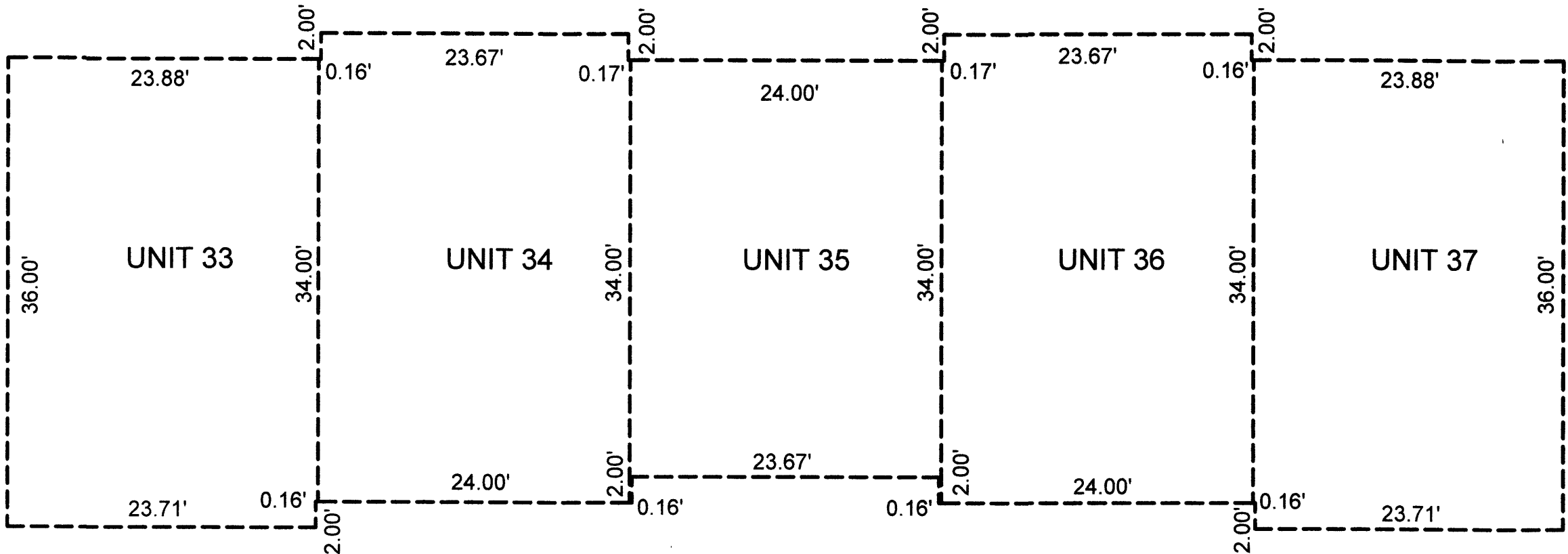
UNIT 37 SIDE ELEVATION
UNIT 33 SIDE ELEVATION



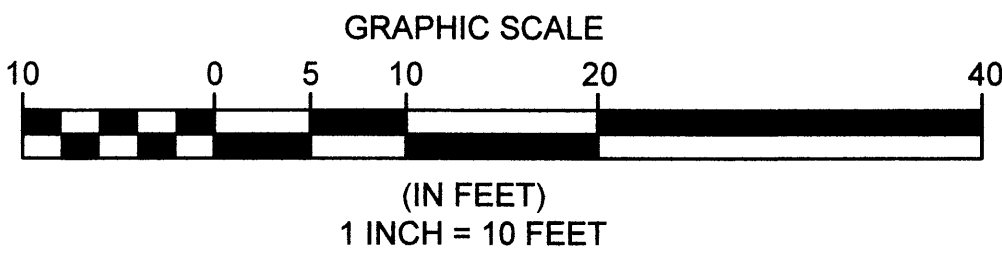
UNIT 33 REAR ELEVATION
UNIT 34 REAR ELEVATION
UNIT 35 REAR ELEVATION
UNIT 36 REAR ELEVATION
UNIT 37 REAR ELEVATION



UNIT 37 FRONT ELEVATION
UNIT 36 FRONT ELEVATION
UNIT 35 FRONT ELEVATION
UNIT 34 FRONT ELEVATION
UNIT 33 FRONT ELEVATION



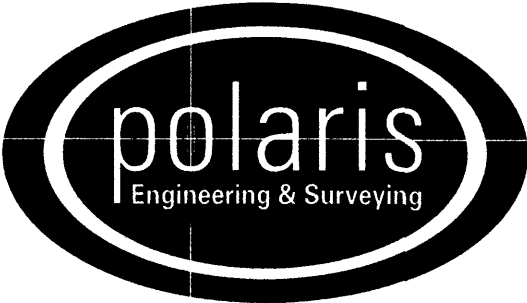
BUILDING DIMENSIONS
SCALE: 1 INCH = 10 FEET



REV. No.		DATE	BY

DATE: 6/18/25 DRAWN: RMK
SCALE: HOR. 1"= 20' VERT. n/a
FOLDER: DWG/Proj. Surveying
FILENAME: Surv. Base/Condo plat8
TAB: 02-CONDO PLAT PH 8
BNDY. CHK: n/a
BASE. CHK: n/a

PHASE 8
CONDOMINIUM PLAT



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CONCORD VILLAGE NO. 3
CONDOMINIUMS

City of Avon - Lorain County - Ohio

CONTRACT No.	
19071	
SHEET	OF
2	2