
RE: Copy of Distribution Letter + Plat for Avondale Final Plat

From Chris Clapsaddle <cclapsaddle@unioncountyohio.gov>

Date Tue 9/1/2026 8:37 AM

To Brad Bodenmiller <bradbodenmiller@lucplanning.com>; Brad Bodenmiller
<bradbodenmiller@lucplanning.com>

Cc Casey Tuck <caseytuck@lucplanning.com>; Heather Martin <heathermartin@lucplanning.com>; Joseph Grove
<josephgrove@lucplanning.com>

 5 attachments (26 MB)

MpRmRevAvondalePg1.pdf; MpRmRevAvondalePg2.pdf; MpRmRevAvondalePg3.pdf; MpRmRevAvondalePg4.pdf;
MpRmRevAvondalePg5.pdf;

Here are the attachments I should have sent

From: Chris Clapsaddle

Sent: Tuesday, September 1, 2026 8:31 AM

To: Brad Bodenmiller <bradbodenmiller@lucplanning.com>; Brad Bodenmiller
<bradbodenmiller@lucplanning.com>

Cc: Casey Tuck <caseytuck@lucplanning.com>; Heather Martin <heathermartin@lucplanning.com>; Joseph Grove
<josephgrove@lucplanning.com>

Subject: RE: Copy of Distribution Letter + Plat for Avondale Final Plat

Good Morning,

The Map Room review of the Avondale plat is complete. The results are as follows:

Page 1 Good

Page 2 3 items

1. A bearing was cut off on an easement line. It is on another page, so it could be erased or completed.
2. It would be very helpful to have a bearing on one of the west lines of Lot 8.
3. We would like to have T.R. 31 or T.H. 31 or Township Road 31 on Hickory Ridge Road

Page 3 4 items

1. There is a newer deed adjoiner reference for 0.500 acres that was recently transferred to Burns
2. There is a very new transfer leading to a new adjoiner reference for the Akins property.
3. The auditor will need an approximate acreage for the area in each township in Lot 28
4. Acreage in each township will be needed.

Page 4 4 items

1. acreage in Township Lot 19
2. acreage in each township Lot 23
3. acreage in each township Lot 22
4. Fitzhamon is the new spelling of the street by an affidavit of name change that was recorded

Thanks and have a great day,

Chris Clapsaddle

Mapping Manager

Union County Engineer

233 West Sixth Street

Marysville, OH 43040

Ph: (937) 645-3121

cclapsaddle@unioncountyoohio.gov



From: Brad Bodenmiller <bradbodenmiller@lucplanning.com>

Sent: Tuesday, August 25, 2026 11:04 PM

To: Brad Bodenmiller <bradbodenmiller@lucplanning.com>

Cc: Casey Tuck <caseytuck@lucplanning.com>; Heather Martin <heathermartin@lucplanning.com>; Joseph Grove <josephgrove@lucplanning.com>

Subject: Copy of Distribution Letter + Plat for Avondale Final Plat

Good evening,

I attached a copy of the **Distribution Letter** generated for + provided a link to a **digital copy** of the Plat for **Avondale – Final Plat**.

With this email, I've included a link (below) where you can download a copy of the proposed plat and a copy of any LUC decision letters associated with the Plat. If you scroll-through each LUC decision letter, you will find comments required/submitted by your agency during prior review(s). (This may help expedite your review.)

[2026 Subdivision Reviews - September](#)

Note: This is one of eight subdivisions being shared this month. (Electric providers and townships will only receive a copy of relevant subdivisions; you may only receive as few as one email.)

Bradley Bodenmiller

Director | LUC Regional Planning Commission

P.O. Box 219 | 10820 State Route 347 | East Liberty, Ohio 43319

P: (937) 666-3431 | www.lucplanning.com

NOTE "A": THE CONSERVATION EASEMENT AREAS ARE PART OF INDIVIDUAL LOT(S). IN SUCH CASES, THE OWNER(S) OF THE LOT(S) AFFECTED BY THE CONSERVATION EASEMENT SHALL BE RESPONSIBLE FOR DOING AND/OR REFRAINING FROM DOING CERTAIN ACTS WITHIN THE CONSERVATION EASEMENT IN ORDER TO PRESERVE IT IN ITS NATURAL STATE. WITHIN SAID CONSERVATION EASEMENT ON LOTS THERE SHALL BE NO BUILDINGS, EXCAVATING, REMOVAL OR QUARRYING OF TOP SOIL, SAND, GRAVEL, ROCK, MINERALS AND/OR MATERIALS OR CHANGE IN THE TOPOGRAPHY OF THE GRADE WITHIN THE CONSERVATION EASEMENT IN ANY MANNER, OTHER THAN THAT CAUSED BY THE FORCES OR NATURE AS RESERVED WITHIN THE CONSERVATION EASEMENT.

NOTE "B": AT THE TIME OF PLATTING, THE LAND CONTAINED WITHIN THE BOUNDARIES OF THIS PLAT IS SUBJECT TO THE APPLICABLE PROVISIONS OF THE JEROME TOWNSHIP AND DARBY TOWNSHIP ZONING RESOLUTION, AND THE TOWNSHIP IS THE ZONING AUTHORITY. AT THE REQUEST OF THE ZONING AUTHORITY AND IN COMPLIANCE WITH THE SUBDIVISION REGULATIONS, THIS PLAT SHOWS SOME OF THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF THE FILING OF THIS PLAT. SAID ZONING REGULATIONS ARE SHOWN FOR REFERENCE ONLY AND SHOULD NOT BE CONSTRUED AS CREATING PLAT OR SUBDIVISION RESTRICTIONS, PRIVATE USE RESTRICTIONS, COVENANTS RUNNING WITH THE LANDS OR TITLE ENCUMBRANCES OF ANY NATURE EXCEPT TO THE EXTENT SPECIFICALLY IDENTIFIED AS SUCH. THE APPLICABLE ZONING REGULATIONS MAY CHANGE FROM TIME TO TIME AND SHOULD BE REVIEWED WITH THE ZONING AUTHORITY PRIOR TO THE CONSTRUCTION OF IMPROVEMENTS TO DETERMINE THE CURRENT APPLICABLE ZONING REGULATIONS.

SINGLE FAMILY (LOTS 1-30)
MIN. FRONT YARD SETBACK: 50'
MIN. REAR YARD SETBACK: 30'
MIN. SIDE YARD SETBACK: 20'

NOTE "C": ACREAGE BREAKDOWN
TOTAL ACREAGE: 67.895 ACRES
ACREAGE IN LOTS 1-30: 59.132 ACRES
TOTAL ACREAGE IN RIGHT-OF-WAY: 8.763 ACRES

PARCEL NUMBERS: MAP NUMBERS: ACREAGE:
15-0016011.1020 133-00-00-107.004 52.319 ACRES
41-0017022.0000 133-00-00-108.000 15.576 ACRES

TOWNSHIPS:
DARBY TOWNSHIP: 15.576 ACRES
JEROME TOWNSHIP: 52.319 ACRES

NOTE "D": AT THE TIME OF PLATTING, ALL OF THE LAND HEREBY BEING PLATTED AS AVONDALE, IS IN THE FLOOD HAZARD ZONE "X" (AREA OF MINIMAL FLOOD HAZARD) AS DESIGNATED AND DELINEATED ON THE FEMA FLOOD INSURANCE MAP FOR UNION COUNTY, OHIO, AND INCORPORATED AREAS, MAP NUMBER 39158C0370D WITH EFFECTIVE DATE OF DECEMBER 16, 2008.

NOTE "E": THE JEROME TOWNSHIP AND DARBY TOWNSHIP TRUSTEES SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL STORM SEWER PIPE AND DRAINAGE STRUCTURES WITHIN AVONDALE, ROAD RIGHT OF WAYS.

STANDARD DEED RESTRICTIONS FOR UNION COUNTY:

1. THERE SHALL BE NO DISCHARGE INTO ANY STREAMS OR STORM WATER OUTLETS OF ANY WASTE MATERIALS IN VIOLATION OF APPLICABLE LOCAL, STATE, OR FEDERAL REGULATIONS.
2. NO PERMANENT STRUCTURES, PLANTING, ETC. SHALL BE PERMITTED IN EASEMENT AREAS.
3. MAINTENANCE OF DRAINAGE DITCHES SHALL BE THE RESPONSIBILITY OF THE OWNERS AFFECTED. IF ANY OWNER DAMAGES A DITCH, THAT OWNER SHALL BE RESPONSIBLE FOR THE REPAIR. OWNERS SHALL BE RESPONSIBLE FOR THE REPAIR. REPAIRS SHALL BE MADE IMMEDIATELY.
4. NO CONSTRUCTION MAY BEGIN OR BUILDING STARTED WITHOUT THE INDIVIDUAL LOT OWNER OBTAINING ZONING, BUILDING, WATER AND SEWER TAP, AND DRIVEWAY PERMITS. ZONING PERMITS ARE TO BE OBTAINED FROM THE TOWNSHIP ZONING INSPECTOR. BUILDING PERMITS ARE OBTAINED FROM THE UNION COUNTY BUILDING REGULATION DEPARTMENT AND DRIVEWAY PERMITS ARE OBTAINED FROM THE UNION COUNTY ENGINEER'S OFFICE. WATER & SEWER TAP PERMITS ARE OBTAINED FROM THE APPLICABLE SERVICE PROVIDER.
5. THE LOT OWNER AND HIS SUCCESSORS AND ASSIGNS AGREE TO ASSUME ANY AND ALL SANITARY SEWER, WATER SERVICE AND DITCH MAINTENANCE CHARGES FOR AVONDALE.

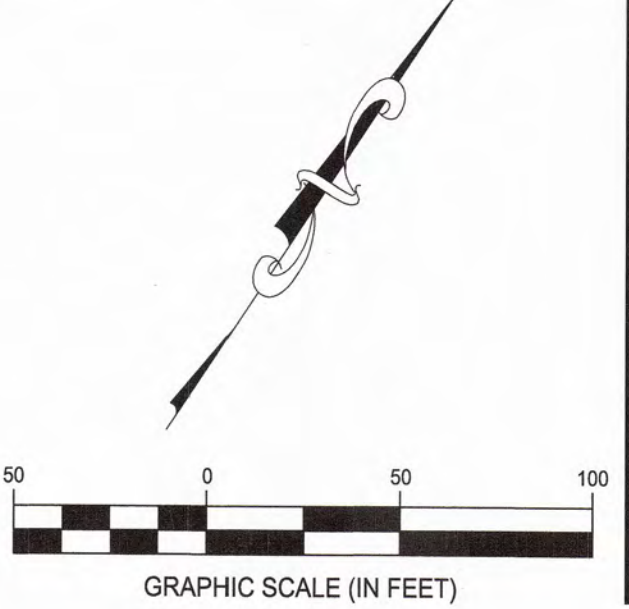
CESO SURVEY LEGEND

- IRON PIN SET (5/8"x30" REBAR W/ CESO INC CAP)
- ▲ MAG NAIL SET
- PERMANENT MARKER SET (1"x30" REBAR W/ ALUMINUM CESO INC CAP)
- MAG NAIL FOUND
- ⊙ IRON PIN FOUND AS DESCRIBED
- △ STONE

SEE SHEET 3



SEE SHEET 5

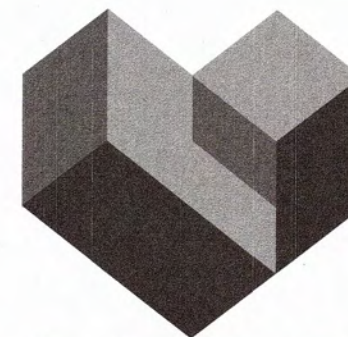


Avondale
State of Ohio, County of Union, Township of Jerome, Township of Darby
Virginia Military Survey Number 3484

Revisions / Submissions		
ID	Description	Date

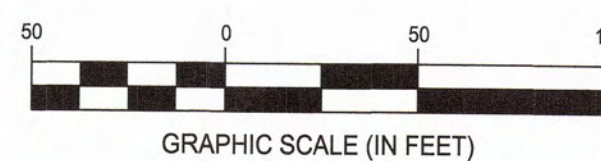
© 2026 CESO, INC.
Project Number: 765333
Scale: 1"=50'
Drawn By: CLD
Checked By: ALB
Date: 8/17/2026
Issue: N/A

Drawing Title:
PLAT



CESO
WWW.CESOINC.COM

2800 Corporate Exchange Dr., Suite 400
Columbus, OH 43231
Phone: 614.794.7090 Fax: 688.208.4828



SEE SHEET 2

Avondale
State of Ohio, County of Union, Township of Jerome, Township of Darby
Virginia Military Survey Number 3484

Revisions / Submissions

ID	Description	Date
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Project Number: 765333

Scale: 1"=50'

Drawn By: CLD

Checked By: ALB

Date: 8/17/2026

Issue: N/A

Drawing Title:

PLAT

Carol C. Karrer
IN. 202002060001185
18.73 Acres

Dallas Erdmann and Carrie Erdmann
IN. 202508220007182
6.096 Acres

Shay S. Burris and
Lori A. Burris
IN. 202110280014254
5.597 Acres

Mary Alice Atkins and
Kevin T. Atkins, Trustees
IN. 202408110007624
Kevin T. Atkins and
Mary Alice Atkins
O.R.-36; P.G. 283
5.579 Acres

Stephen J. Francis
IN. 202207200006955
6.201 Acres

Tyler J. Lyons and Mary K. Lyons
IN. 202309150006805
5.104 Acres

Jason A. Swartz and
Misty D. Swartz
IN. 202009230010012
1.000 Acres

26
2.887 AC

27
2.048 AC

28
2.001 AC

29
1.655 AC

30
1.973 AC

25
2.221 AC

18
2.186 AC

10
1.739 AC

9
1.586 AC

8
1.655 AC

11
1.705 AC

17
1.651 AC

19
1.697 AC

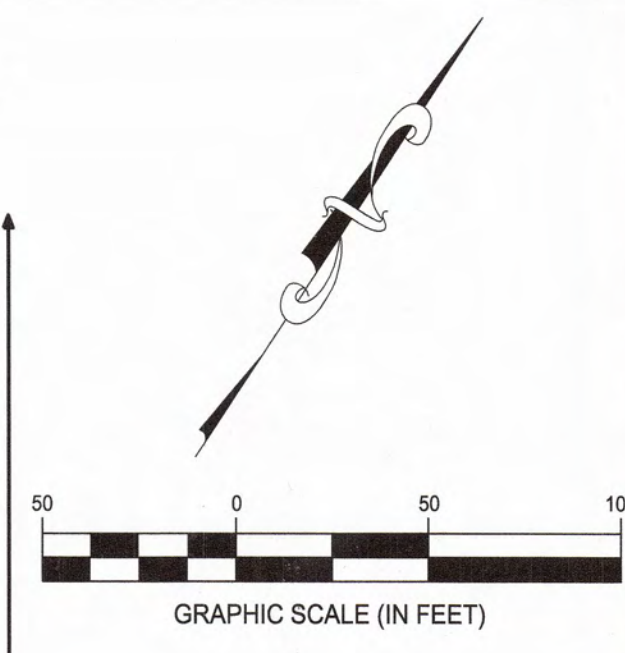
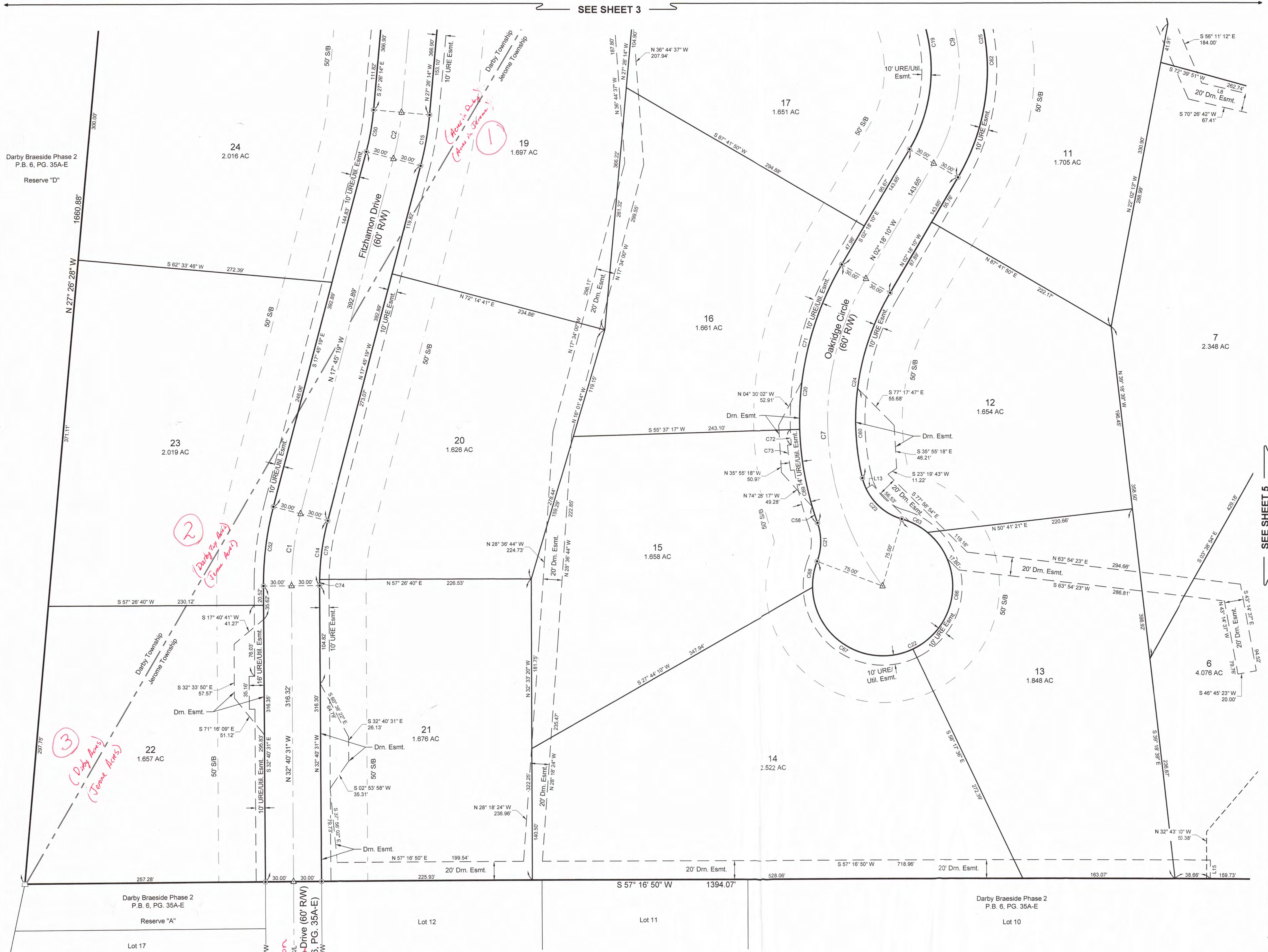
24
2.016 AC

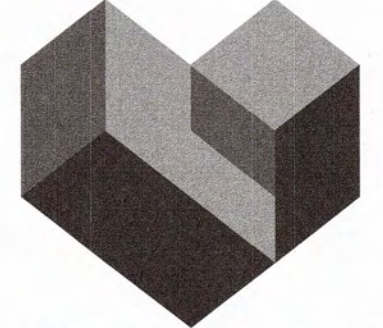
Darby Braeside Phase 2
P.B. 6, PG. 35A-E
Reserve "D"

CESO SURVEY LEGEND

- IRON PIN SET (5/8"x30" REBAR W/ CESO INC CAP)
- MAG NAIL SET
- PERMANENT MARKER SET (1"x30" REBAR W/ ALUMINUM CESO INC CAP)
- MAG NAIL FOUND
- IRON PIN FOUND AS DESCRIBED
- STONE

SEE SHEET 4



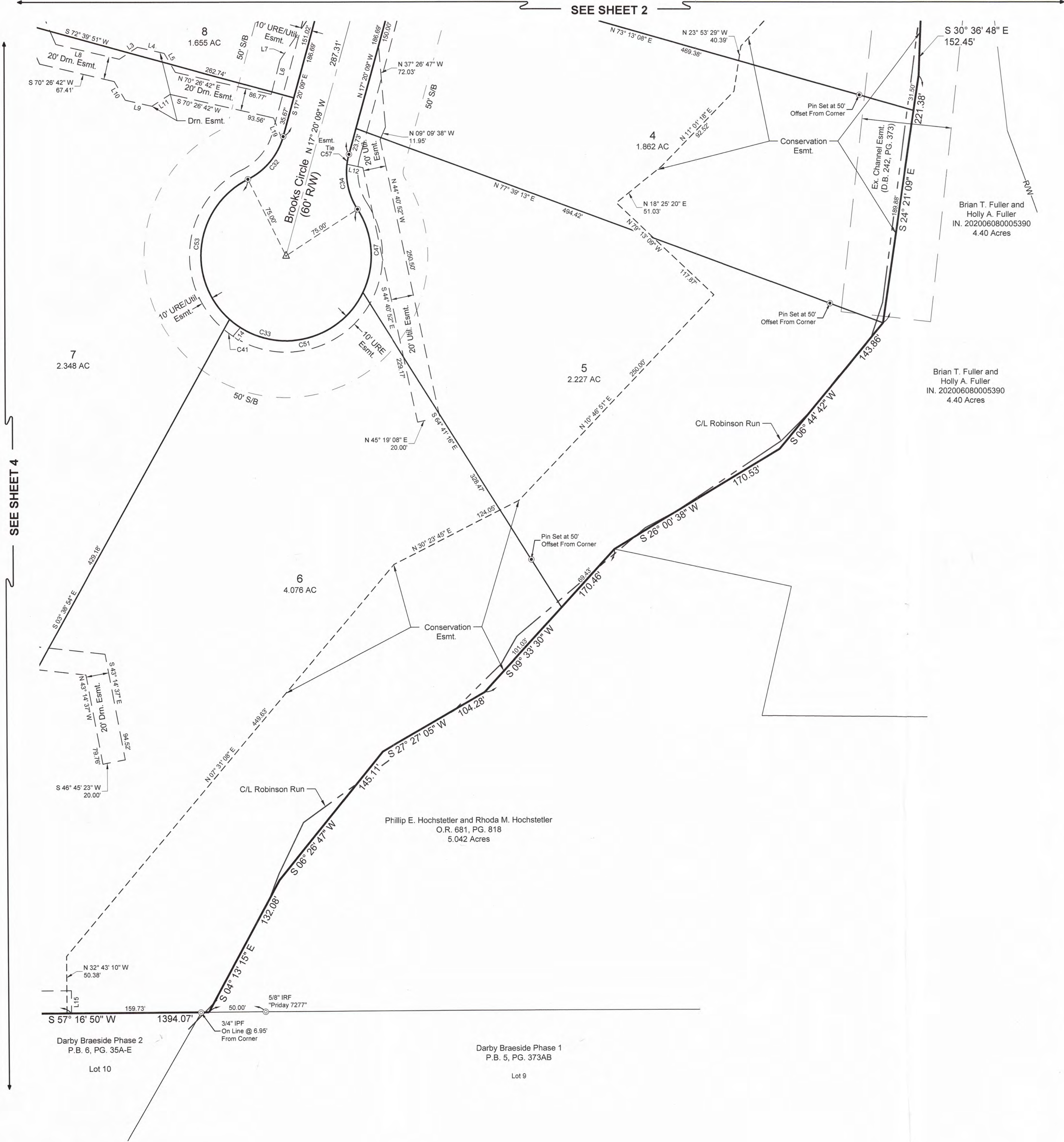


CESO
WWW.CESOINC.COM
2800 Corporate Exchange Dr., Suite 400
Columbus, OH 43231
Phone: 614.794.7090 Fax: 608.206.4826

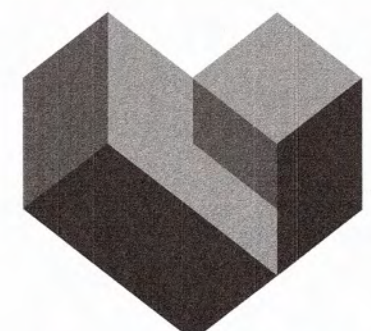
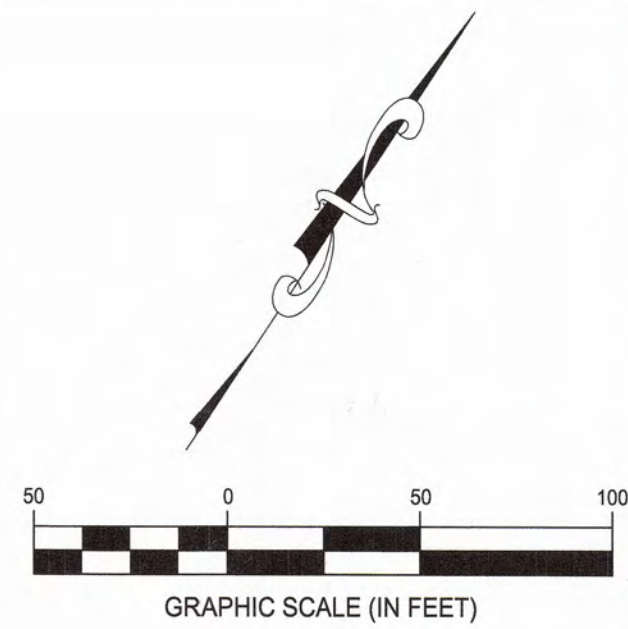
Avondale
State of Ohio, County of Union, Township of Jerome, Township of Darby
Virginia Military Survey Number 3484

Revisions / Submissions		
ID	Description	Date

© 2026 CESO, INC.
Project Number: 765333
Scale: 1"=50'
Drawn By: CLD
Checked By: ALB
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Issue: N/A
Drawing Title: **PLAT**



- CESO SURVEY LEGEND
- IRON PIN SET (5/8"x30" REBAR W/ CESO INC CAP)
 - MAG NAIL SET
 - PERMANENT MARKER SET (1"x30" REBAR W/ ALUMINUM CESO INC CAP)
 - MAG NAIL FOUND
 - IRON PIN FOUND AS DESCRIBED
 - STONE



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Columbus, OH 43221
Phone: 614.794.7080 Fax: 688.208.4826

CURVE TABLE				
Curve	Delta	Radius	Arc Length	Chord
C1	14° 55' 12"	300.00'	78.12'	N25° 12' 55"W, 77.90'
C2	9° 40' 55"	300.00'	50.69'	N22° 35' 47"W, 50.63'
C3	84° 48' 27"	150.00'	222.03'	N14° 58' 00"E, 202.31'
C4	17° 30' 14"	300.00'	91.65'	N66° 07' 20"E, 91.29'
C5	45° 30' 23"	300.00'	238.27'	N52° 07' 16"E, 232.06'
C6	16° 16' 38"	300.00'	85.23'	N37° 30' 23"E, 84.94'
C7	66° 49' 33"	300.00'	349.90'	N35° 42' 56"W, 330.40'
C8	30° 30' 31"	300.00'	159.74'	N59° 37' 12"E, 157.86'
C9	82° 34' 19"	200.00'	288.23'	N43° 35' 19"W, 263.93'
C10	14° 59' 52"	300.00'	78.53'	N36° 52' 00"E, 78.30'
C11	52° 14' 42"	150.00'	136.78'	N58° 45' 08"W, 132.09'
C12	4° 30' 22"	330.00'	25.95'	N43° 22' 53"W, 25.95'
C13	28° 17' 55"	300.00'	148.17'	N31° 29' 06"W, 146.67'
C14	14° 55' 12"	270.00'	70.31'	N25° 12' 55"W, 70.11'
C15	9° 40' 55"	330.00'	55.76'	N22° 35' 47"W, 55.70'
C16	84° 48' 27"	120.00'	177.62'	N14° 58' 00"E, 161.84'
C17	90° 00' 00"	35.00'	54.98'	S77° 37' 47"E, 49.50'
C18	52° 14' 42"	180.00'	164.13'	S58° 45' 08"E, 158.50'
C19	82° 34' 19"	170.00'	245.00'	S43° 35' 19"E, 224.34'
C20	49° 54' 35"	330.00'	287.46'	S27° 15' 27"E, 278.46'
C21	40° 17' 11"	60.00'	42.19'	S32° 04' 08"E, 41.32'
C22	274° 51' 41"	75.00'	359.79'	N30° 38' 37"E, 101.47'
C23	60° 47' 04"	60.00'	63.65'	N78° 23' 41"W, 60.71'
C24	43° 41' 59"	270.00'	205.93'	N24° 09' 09"W, 200.98'
C25	82° 34' 19"	230.00'	331.47'	N43° 35' 19"W, 303.52'
C26	52° 14' 42"	120.00'	109.42'	N58° 45' 08"W, 105.67'
C27	90° 00' 00"	35.00'	54.98'	N12° 22' 13"E, 49.50'
C28	17° 30' 14"	270.00'	82.49'	N66° 07' 20"E, 82.16'
C29	20° 15' 02"	330.00'	116.63'	N64° 44' 56"E, 116.03'
C30	79° 44' 31"	35.00'	48.71'	S85° 30' 19"E, 44.87'
C31	28° 17' 55"	270.00'	133.35'	S31° 29' 06"E, 132.00'
C32	48° 11' 23"	60.00'	50.46'	S6° 45' 32"W, 48.99'
C33	276° 22' 46"	75.00'	361.78'	N72° 39' 51"E, 100.00'
C34	48° 11' 23"	60.00'	50.46'	N41° 25' 51"W, 48.99'
C35	28° 17' 55"	330.00'	162.99'	N31° 29' 06"W, 161.34'
C36	79° 44' 31"	35.00'	48.71'	N5° 45' 48"W, 44.87'
C37	4° 44' 23"	330.00'	27.30'	N31° 44' 16"E, 27.29'
C38	16° 16' 38"	270.00'	76.70'	N37° 30' 23"E, 76.45'
C39	90° 05' 17"	75.00'	117.92'	S89° 18' 39"E, 106.15'
C40	49° 44' 25"	75.00'	65.11'	S20° 46' 30"W, 63.08'
C41	6° 45' 23"	85.00'	10.02'	N85° 50' 05"W, 10.02'
C42	16° 16' 38"	330.00'	93.75'	S37° 30' 23"W, 93.43'
C43	6° 17' 26"	330.00'	36.23'	N42° 29' 59"E, 36.21'
C44	45° 30' 23"	270.00'	214.44'	S52° 07' 16"W, 208.85'
C45	23° 47' 33"	330.00'	137.04'	N29° 13' 56"W, 136.05'
C46	17° 30' 14"	330.00'	100.82'	S66° 07' 20"W, 100.42'
C47	58° 28' 35"	75.00'	76.55'	N36° 17' 14"W, 73.27'
C48	84° 48' 27"	180.00'	266.43'	S14° 58' 00"W, 242.77'
C49	5° 43' 31"	270.00'	26.98'	S42° 46' 57"W, 26.97'
C50	9° 40' 55"	270.00'	45.62'	S22° 35' 47"E, 45.57'

CURVE TABLE				
Curve	Delta	Radius	Arc Length	Chord
C51	106° 06' 29"	75.00'	138.90'	N46° 00' 18"E, 119.88'
C52	14° 55' 12"	330.00'	85.93'	S25° 12' 55"E, 85.69'
C53	111° 47' 41"	75.00'	146.34'	S25° 02' 37"E, 124.21'
C54	17° 24' 34"	270.00'	82.04'	S38° 04' 21"W, 81.73'
C55	43° 13' 46"	35.00'	26.41'	S35° 45' 23"W, 25.78'
C56	22° 45' 33"	230.00'	91.36'	S73° 29' 42"E, 90.76'
C57	8° 30' 22"	60.00'	8.91'	S21° 35' 20"E, 8.90'
C58	3° 10' 54"	330.00'	18.33'	S50° 37' 17"E, 18.32'
C59	17° 15' 12"	230.00'	69.26'	N76° 14' 53"W, 69.00'
C60	20° 34' 23"	270.00'	96.95'	N35° 42' 58"W, 96.43'
C61	36° 25' 08"	35.00'	22.25'	S50° 50' 21"E, 21.87'
C62	65° 19' 07"	230.00'	262.21'	N34° 57' 43"W, 248.24'
C63	23° 54' 08"	75.00'	31.29'	S85° 09' 50"W, 31.06'
C64	2° 46' 29"	170.00'	8.23'	S83° 29' 14"E, 8.23'
C65	10° 50' 33"	160.00'	30.28'	S79° 27' 12"E, 30.23'
C66	114° 35' 30"	75.00'	150.00'	N25° 35' 21"W, 126.22'
C67	114° 35' 30"	75.00'	150.00'	N89° 00' 09"E, 126.22'
C68	21° 46' 34"	75.00'	28.50'	S22° 48' 50"E, 28.33'
C69	17° 50' 01"	330.00'	102.71'	S43° 17' 44"E, 102.30'
C70	8° 19' 34"	157.00'	22.82'	S69° 52' 09"E, 22.79'
C71	32° 04' 33"	330.00'	184.74'	S18° 20' 26"E, 182.34'
C72	2° 43' 45"	340.00'	16.19'	S35° 44' 35"E, 16.19'
C73	4° 34' 47"	344.00'	27.50'	S39° 23' 51"E, 27.49'
C74	1° 24' 00"	270.00'	6.60'	N31° 58' 31"W, 6.60'
C75	13° 31' 12"	270.00'	63.71'	N24° 30' 55"W, 63.56'
C76	11° 23' 22"	180.00'	35.78'	S21° 44' 33"E, 35.72'
C77	51° 15' 33"	180.00'	161.04'	S9° 34' 55"W, 155.72'
C78	22° 09' 32"	180.00'	69.61'	S46° 17' 27"W, 69.18'
C79	9° 22' 00"	75.00'	12.26'	N50° 19' 42"E, 12.25'

LINE TABLE		
Line #	Direction	Length
L1	N70° 17' 34"W	9.30'
L2	N63° 56' 01"E	22.15'
L3	N23° 57' 30"E	19.14'
L4	N70° 26' 42"E	24.18'
L5	S63° 04' 06"E	19.14'
L6	N18° 05' 23"W	31.16'
L7	N01° 39' 33"E	41.70'
L8	N70° 26' 42"E	57.36'
L9	S70° 26' 42"W	24.18'
L10	N63° 04' 06"W	19.14'
L11	S23° 57' 30"W	19.14'
L12	S70° 04' 22"W	14.45'
L13	N23° 19' 43"E	7.74'
L14	N07° 32' 36"E	10.08'
L15	N32° 43' 10"W	20.00'
L16	S53° 53' 56"W	31.14'
L17	N15° 12' 35"W	16.81'
L18	N57° 00' 30"E	16.90'
L19	N53° 54' 32"W	20.68'
L20	S47° 33' 33"E	25.28'

Revisions / Submissions		
ID	Description	Date

© 2026 CESO, INC.

Project Number: 765333
Scale: 1"=50'
Drawn By: CLD
Checked By: ALB
Date: 8/17/2026
Issue: N/A

Drawing Title:
PLAT