

AVONDALE
STATE OF OHIO, COUNTY OF UNION, TOWNSHIP OF JEROME,
TOWNSHIP OF DARBY, VIRGINIA MILITARY SURVEY NO. 3484

SITUATED IN THE STATE OF OHIO, COUNTY OF UNION, TOWNSHIP OF JEROME, TOWNSHIP OF DARBY, VIRGINIA MILITARY SURVEY NUMBER 3484, BEING ALL OF THAT 67.879 ACRE TRACT AS CONVEYED TO THE AVONDALE HOLDING COMPANY, LLC AN OHIO LIMITED LIABILITY COMPANY, OF RECORD IN INSTRUMENT NUMBER 202601060000116.

THE UNDERSIGNED, THE AVONDALE HOLDING COMPANY, LLC AN OHIO LIMITED LIABILITY COMPANY, BY JEFF MEMMER, PRESIDENT, DULY AUTHORIZED IN THE PREMISES, DOES HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS, "AVONDALE", A SUBDIVISION CONTAINING LOTS NUMBERED 1-30 INCLUSIVE, AND DOES HEREBY ACCEPT THIS PLAT OF SAME AND DEDICATED TO PUBLIC USE, AS SUCH, ALL OR PARTS OF BROOKS CIRCLE, FITZHAMON DRIVE, OAKRIDGE CIRCLE, AND S.R. 736.

UTILITY EASEMENTS: WE THE UNDERSIGNED OWNERS OF THE WITHIN PLATTED LAND, DO HEREBY GRANT UNTO THE CITY OF MARYSVILLE, FRONTIER, WIDE OPEN WEST, CHARTER SPECTRUM, UNION RURAL ELECTRIC, FIBER ARMS, ZAYO FIBER SOLUTIONS, ODOT DISTRICT 6, COLUMBIA GAS OF OHIO AND THEIR SUCCESSORS AND ASSIGNS (HEREINAFTER REFERRED TO AS GRANTEES) A PERMANENT RIGHT-OF-WAY AND EASEMENT UNDER, OVER, AND THROUGH ALL SUBLOTS AND ALL LANDS OWNED BY THE GRANTOR AS DEPICTED HEREON (UTIL. ESMT.) TO CONSTRUCT, PLACE, OPERATE, MAINTAIN, REPAIR, RECONSTRUCT OR RELOCATE SUCH WATERLINES, SEWER LINES, UNDERGROUND ELECTRIC, GAS AND COMMUNICATION CABLE, DUCTS, CONDUITS, PIPES, GAS PIPELINES, SURFACE OR BELOW GROUND MOUNTED TRANSFORMERS AND PEDESTALS, CONCRETE PADS AND OTHER FACILITIES AS DEEMED NECESSARY OR CONVENIENT BY THE GRANTEES FOR DISTRIBUTING, TRANSPORTING, AND TRANSMITTING ELECTRICITY, GAS AND COMMUNICATION SIGNALS FOR PUBLIC AND PRIVATE USE AT SUCH LOCATIONS AS THE GRANTEES MAY DETERMINE UPON, WITHIN, AND ACROSS SAID EASEMENT PREMISES. NO PERMANENT STRUCTURES, PLANTINGS, ETC. SHALL BE PERMITTED IN THE EASEMENT AREAS. SAID EASEMENT RIGHTS SHALL INCLUDE THE RIGHT, WITHOUT LIABILITY THEREFORE TO REMOVE TREES AND LANDSCAPING, INCLUDING LAWNS WITHIN AND WITHOUT SAID EASEMENT PREMISES WHICH MAY INTERFERE WITH THE INSTALLATION AND MAINTENANCE. RIGHT TO INSTALL, REPAIR, AUGMENT, AND MAINTAIN SERVICE CABLES, AND PIPE LINES OUTSIDE THE ABOVE DESCRIBED EASEMENT PREMISES OR THE RIGHT OF ACCESS, INGRESS AND EGRESS TO AND FROM ANY OF THE WITHIN DESCRIBED PREMISES FOR EXERCISING ANY OF THE PURPOSES OF THIS RIGHT-OF-WAY AND EASEMENT GRANT.

DRAINAGE EASEMENTS ARE HEREBY RESERVED IN, OVER AND UNDER AREAS DESIGNATED ON THIS PLAT AS "DRAINAGE EASEMENT" (DRN. ESMT.). WITHIN THOSE AREAS DESIGNATED AS "DRAINAGE EASEMENT" (DRN. ESMT.) ON THIS PLAT, AN EASEMENT IS HEREBY RESERVED FOR THE PURPOSE OF CONSTRUCTING, OPERATING AND MAINTAINING MAJOR STORM WATER DRAINAGE SWALES AND/OR OTHER STORM WATER DRAINAGE FACILITIES. NO ABOVE GRADE STRUCTURES, DAMS OR OTHER OBSTRUCTIONS TO THE FLOW OF STORM WATER RUNOFF ARE PERMITTED WITHIN DRAINAGE EASEMENT AREAS AS DELINEATED ON THIS PLAT UNLESS APPROVED BY THE UNION COUNTY ENGINEER. NO BUILDING SHALL BE CONSTRUCTED IN ANY AREA OVER WHICH DRAINAGE EASEMENTS ARE HEREBY RESERVED. SAID EASEMENT RIGHTS SHALL INCLUDE THE RIGHT TO REMOVE, WITHOUT LIABILITY, TREES AND LANDSCAPING, INCLUDING LAWNS OR ANY OTHER STRUCTURE WITHIN SAID EASEMENT PREMISES WHICH MAY INTERFERE WITH THE INSTALLATION AND MAINTENANCE OR FACILITIES.

UNION RURAL ELECTRIC EASEMENTS (URE): WE THE UNDERSIGNED OWNERS OF THE WITHIN PLATTED LAND, DO HEREBY GRANT UNTO UNION RURAL ELECTRIC, FIBER ARMS AND SPECTRUM AND ZAYO FIBER SOLUTIONS AND THEIR SUCCESSORS AND ASSIGNS (HEREINAFTER REFERRED TO AS GRANTEES) A PERMANENT RIGHT-OF-WAY AND EASEMENT UNDER, OVER, AND THROUGH ALL SUBLOTS AND ALL LANDS OWNED BY THE GRANTOR AS SHOWN HEREON (URE ESMT.) TO CONSTRUCT, PLACE, OPERATE, MAINTAIN, REPAIR, RECONSTRUCT OR RELOCATE SUCH UNDERGROUND AND OVERHEAD ELECTRIC AND COMMUNICATION CABLE, DUCTS, CONDUITS, SURFACE OR BELOW GROUND MOUNTED TRANSFORMERS AND PEDESTALS, CONCRETE PADS AND OTHER FACILITIES AS DEEMED NECESSARY OR CONVENIENT BY THE GRANTEES FOR DISTRIBUTING, TRANSPORTING, AND TRANSMITTING ELECTRICITY AND COMMUNICATION SIGNALS FOR PUBLIC AND PRIVATE USE AT SUCH LOCATIONS AS THE GRANTEES MAY DETERMINE UPON, WITHIN, AND ACROSS SAID EASEMENT PREMISES. NO PERMANENT STRUCTURES, FENCING, PLANTINGS, ETC. SHALL BE PERMITTED IN THE EASEMENT AREAS. SAID EASEMENT RIGHTS SHALL INCLUDE THE RIGHT, WITHOUT LIABILITY THEREFORE TO REMOVE TREES AND LANDSCAPING, INCLUDING LAWNS WITHIN AND WITHOUT SAID EASEMENT PREMISES WHICH MAY INTERFERE WITH THE INSTALLATION AND MAINTENANCE OF FACILITIES.

ROAD DEDICATION: 1.778 PLATTED ACRES IN AND ADJACENT TO STATE ROUTE 736 RIGHT OF WAY IS DEDICATED TO THE STATE OF OHIO DEPARTMENT OF TRANSPORTATION. 6.985 ACRES OF PLATTED STREETS ARE DEDICATED TO UNION COUNTY FOR PUBLIC ROAD RIGHT OF WAY.

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT JEFF MEMMER, PRESIDENT OF THE AVONDALE HOLDING COMPANY, LLC AN OHIO LIMITED LIABILITY COMPANY, OWNER OF THE LAND INDICATED ON THE ACCOMPANYING PLAT, HAVE AUTHORIZED THE PLATTING THEREOF AND DO HEREBY DEDICATE THE STREETS, ROADS, PARKS, EASEMENTS, ETC. AS SHOWN HEREON TO THE PUBLIC USE FOREVER.

THIS ____ DAY OF ____, 2026

SIGNED AND ACKNOWLEDGED
IN THE PRESENCE OF: THE AVONDALE HOLDING COMPANY, LLC AN OHIO LIMITED LIABILITY COMPANY
AN OHIO LIMITED LIABILITY COMPANY

BY: _____
WITNESS

WITNESS

JEFF MEMMER
PRESIDENT

STATE OF OHIO
COUNTY OF: _____

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED JEFF MEMMER, PRESIDENT OF THE AVONDALE HOLDING COMPANY, LLC AN OHIO LIMITED LIABILITY COMPANY, WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED AND THE VOLUNTARY ACT AND DEED OF AVONDALE, FOR THE USES AND PURPOSES THEREIN EXPRESSED.

IN WITNESS THEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THIS
_____, DAY OF ____, 2026

MY COMMISSION EXPIRES _____
NOTARY PUBLIC

ACREAGE BREAKDOWN
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
TOTAL: 67.895 ACRES

REVIEWED THIS ____ DAY OF ____, 20__

CHAIRMAN, JEROME TOWNSHIP TRUSTEES

REVIEWED THIS ____ DAY OF ____, 20__

CHAIRMAN, DARBY TOWNSHIP TRUSTEES

APPROVED THIS ____ DAY OF ____, 20__

UNION COUNTY HEALTH DEPARTMENT

APPROVED THIS ____ DAY OF ____, 20__

UNION COUNTY ENGINEER

APPROVED THIS ____ DAY OF ____, 20__

LUC REGIONAL PLANNING COMMISSION

RIGHTS-OF-WAY FOR PUBLIC STREETS AND ROADS HEREIN DEDICATED TO PUBLIC USE ARE HEREBY APPROVED THIS ____ DAY OF ____, 20__ FOR THE COUNTY OF UNION, STATE OF OHIO. STREET IMPROVEMENTS WITHIN SAID DEDICATED RIGHTS-OF-WAY SHALL NOT BE ACCEPTED FOR PUBLIC USE UNLESS AND UNTIL CONSTRUCTION IS COMPLETED AND ACCEPTED AS SUCH BY UNION COUNTY. IN ADDITION, STREET IMPROVEMENTS WITHIN SAID DEDICATED RIGHTS-OF-WAY SHALL NOT BE ACCEPTED FOR PUBLIC MAINTENANCE UNTIL THE MAINTENANCE PERIOD TRANSPIRES AND THE STREET IMPROVEMENTS ARE ACCEPTED FOR PUBLIC MAINTENANCE BY UNION COUNTY.

APPROVED THIS ____ DAY OF ____, 20__

UNION COUNTY COMMISSIONER

UNION COUNTY COMMISSIONER

UNION COUNTY COMMISSIONER

TRANSFERRED THIS ____ DAY OF ____, 20__

UNION COUNTY AUDITOR

FILED FOR RECORD THIS ____ DAY OF ____, 20__, AT ____ M.

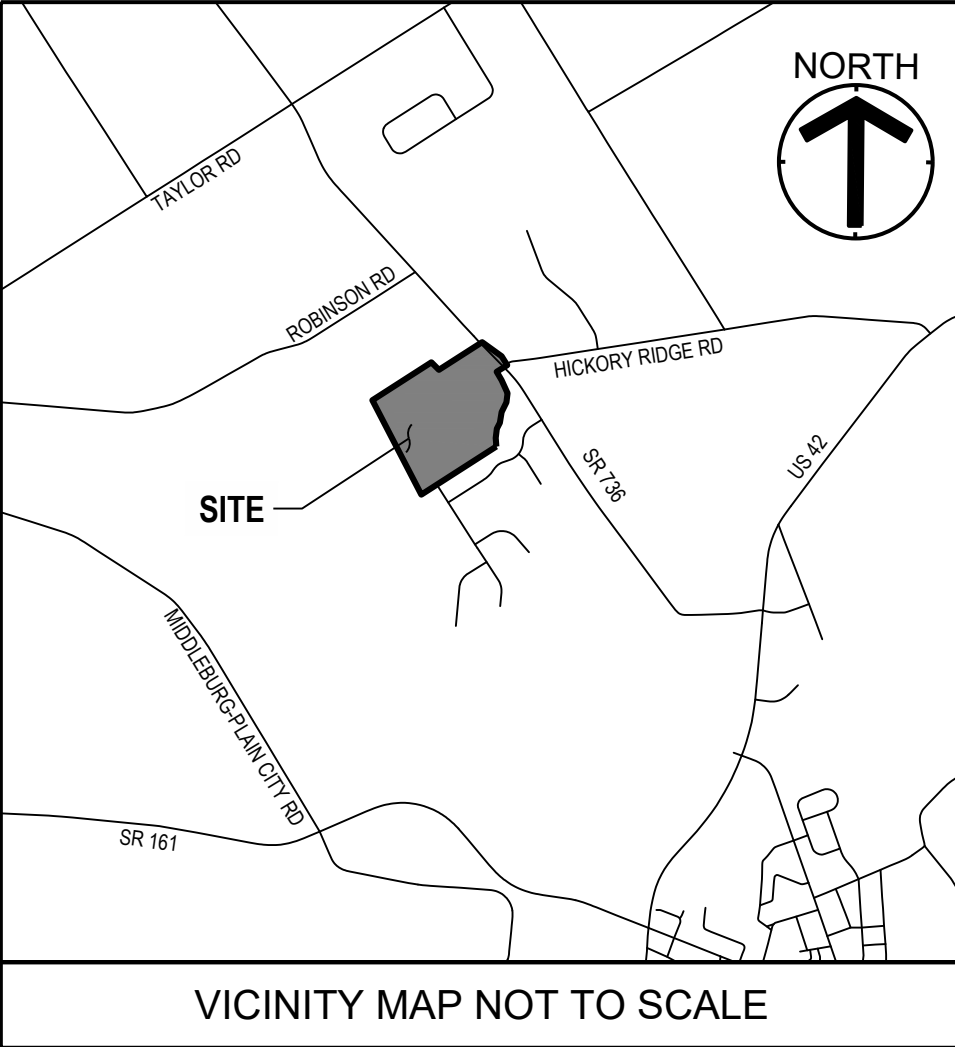
RECORDED THIS ____ DAY OF ____, 20__ IN PLAT BOOK ____ PAGES ____ SLIDE ____

COUNTY RECORDER

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

SEAN T. BROOKS P.S.
OHIO P.S. NO. 8828
2800 CORPORATE EXCHANGE DRIVE, SUITE 400
COLUMBUS, OHIO 43231

DATE: _____



VICINITY MAP NOT TO SCALE



CESO
WWW.CESOINC.COM

2800 Corporate Exchange Dr., Suite 400
Columbus, OH 43231
Phone: 614.794.7080 Fax: 888.208.4826

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

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Revisions / Submissions
ID Description Date
Project Number: 765333
Scale: N/A
Drawn By: CLD
Checked By: ALB
Date: 9/10/2026
Issue: N/A

Drawing Title:

PLAT

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)	JEROME TWP (RU):	DARBY TOWNSHIP (U-1):
MIN. FRONT YARD SETBACK:	50'	50'
MIN. REAR YARD SETBACK:	30'	60'
MIN. SIDE YARD SETBACK:	20'	35'

NOTE "C": ACREAGE BREAKDOWN

TOTAL ACREAGE:	67.895 ACRES
ACREAGE IN LOTS 1-30:	59.133 ACRES
TOTAL ACREAGE IN RIGHT-OF-WAY:	8.762 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:	15.381 ACRES
JEROME TOWNSHIP:	52.514 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 39159C0370D 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:

- 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.
- NO PERMANENT STRUCTURES, PLANTING, ETC. SHALL BE PERMITTED IN EASEMENT AREAS.
- 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.
- 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.
- 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
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- MAG NAIL FOUND
- IRON PIN FOUND AS DESCRIBED
- STONE



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Virginia Military Survey Number 3484

Revisions / Submissions

ID	Description	Date
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Project Number: 765333

Scale: 1"=50'

Drawn By: CLD

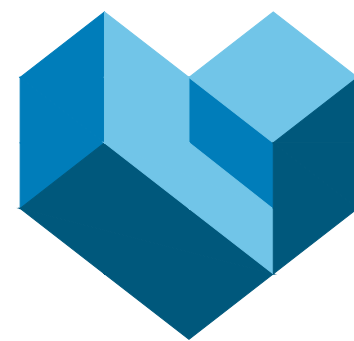
Checked By: ALB

Date: 9/10/2026

Issue: N/A

Drawing Title:

PLAT



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GRAPHIC SCALE (IN FEET)

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

SEE SHEET 2

Avondale

State of Ohio, County of Union, Township of Jerome, Township of Darby
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PLAT

3 of 5

Carol C. Karrer
IN. 202002060001185
18.73 Acres

Shay S. Burris and
Lori A. Burris
IN. 202508210007121
0.500 Acres

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

Mary Alice Akins and
Kevin T. Akins, Trustees
IN. 202608110007021
5.579 Acres

Stephen J. Francis
IN. 202207200006955
6.201 Acres

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

27
2.048 AC

26
2.887 AC

28
2.001 AC

29
1.655 AC

30
1.973 AC

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

25
2.221 AC

18
2.179 AC

10
1.739 AC

9
1.586 AC

8
1.655 AC

11
1.705 AC

24
2.016 AC

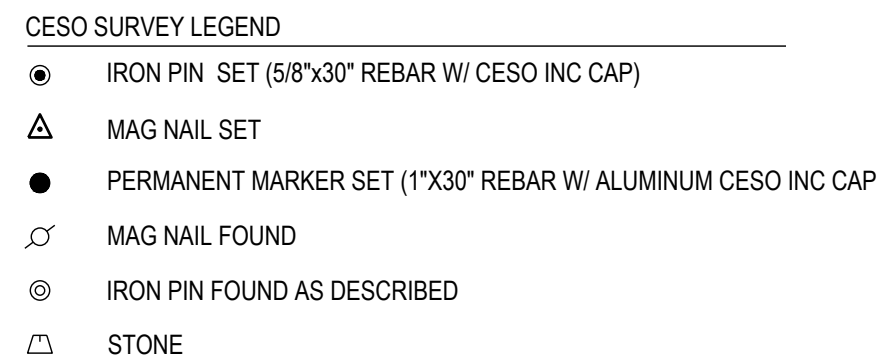
19
1.702 AC

17
1.653 AC

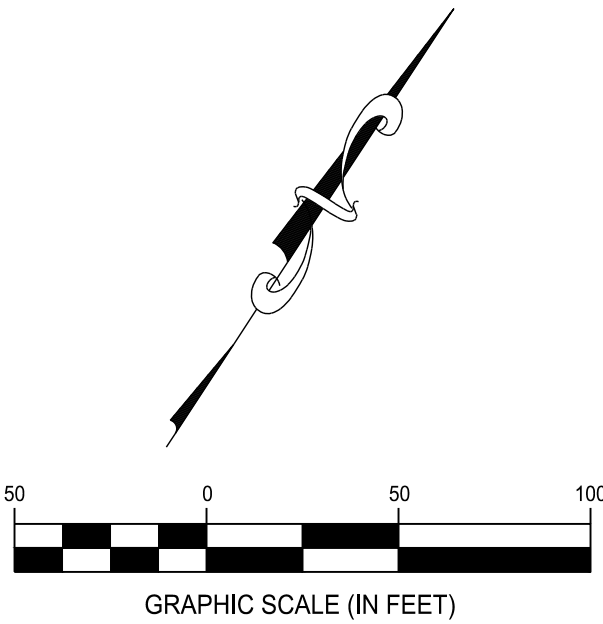
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- IRON PIN FOUND AS DESCRIBED
- STONE

SEE SHEET 4



LINE TABLE		
Line #	Direction	Length
L1	N70° 17' 34"W	9.30'
L2	N83° 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	20.14'
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'



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