

Brad Bodenmiller

From: Chris Clapsaddle <cclapsaddle@unioncountyohio.gov>
Sent: Wednesday, August 6, 2025 4:36 PM
To: Brad Bodenmiller; Brad Bodenmiller
Cc: Casey Tuck
Subject: RE: Copy of Distribution Letter + Plat for Glacier Pointe Section 5 Phase 2 - Final Plat
Attachments: GlacierPtS5Ph2MpRmReviewP1.pdf; GlacierAPtS5Ph2MpRmReviewPg2.pdf

Hello,
Here are the Map Room comments:

Page 1 1. M/I homes deed reference is Instrument No. 202411220009053 to fill in the blank. Add slide _____ for the Recorder to fill in.

Page 2 1. Parcel and Map number just need a little adjustment on dashes and decimals
2. M/I deed reference is I.N. 202411220009053

Thanks,
Chris

Chris Clapsaddle
Mapping Manager
Union County Engineer
233 West Sixth Street
Marysville, OH 43040
Ph: (937) 645-3121
cclapsaddle@unioncountyohio.gov



From: Brad Bodenmiller <bradbodenmiller@lucplanning.com>
Sent: Tuesday, July 29, 2025 10:56 PM
To: Brad Bodenmiller <bradbodenmiller@lucplanning.com>
Cc: Casey Tuck <caseytuck@lucplanning.com>
Subject: Copy of Distribution Letter + Plat for Glacier Pointe Section 5 Phase 2 - Final Plat

Good evening,

I attached a copy of the **Distribution Letter** generated for **Glacier Pointe, Section 5, Phase 2 – Final Plat**. Paper copies are being delivered/mailed. Please note the meeting dates and call with any questions. Thank you!

Because there are so many subdivisions this month and because there are new people at reviewing agencies, I've included a link to LUC decision letter(s) for each plat being reviewed this month. If you download and scroll-through a decision letter, you will find comments required by your agency during a prior review. (This may help expedite your review.) A link to those letters can be found here: [August 2025 Subdivisions](#).

Note: This is one of nine subdivisions being shared. (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

GLACIER POINTE SECTION 5 PHASE 2

1
2

Situated in the State of Ohio, County of Union, Township of Jerome, and in Virginia Military District Survey Number 6581, containing 11.132 acres of land, more or less, said 11.132 acres being part of that tract of land conveyed to **M/I HOMES OF CENTRAL OHIO, LLC** by deed of record in Instrument Number 202411280009053, Recorder's Office, Union County, Ohio.

The undersigned, **M/I HOMES OF CENTRAL OHIO, LLC**, an Ohio limited liability company, by **TIMOTHY C. HALL**, Area President, owner of the land indicated on the accompanying plat, have authorized the platting thereof, does hereby certify that this plat correctly represents its **"GLACIER POINTE SECTION 5 PHASE 2"**, a subdivision containing Lots 395 to 404, 416 to 422 and 435 to 444, all inclusive, and an area designated as Reserve "P", and does hereby dedicate Jenny Road and Riley Road, and the easements shown hereon to the public use forever.

The owner hereby grants and reserves easements in, over and under those areas designated on this plat as "Drainage Easement" and "Utility Easement" for the construction, operation, maintenance and replacement, as necessary, of utility lines providing utility service in and to the Development to all present and future utility providers providing utility service to the Development. Each of the Utility Easements permit the construction, operation, maintenance and replacement, as necessary, of all public and quasi-public utilities above, beneath and on the surface of the ground, and where necessary, for the construction, operation, maintenance and replacement, as necessary, of service connections to all adjacent lots and lands and for storm water drainage. No buildings, permanent structures or plantings shall be permitted in the easement areas. The rights and grant of the Utility Easements shall include the right, without liability therefor, to the respective utility provider, to remove trees, lawns and landscaping that encroach into the Utility Easement which may interfere with the construction, operation, maintenance and replacement, as necessary of the utility facilities operated by the respective utility provider. The utility providers are hereby granted the limited right of access across other areas of the platted land in order to exercise their easement rights granted hereby, so long as the respective utility providers exercise commercially reasonable practices, and repair any damage to the platted land outside the Utility Easements.

In Witness Whereof, **TIMOTHY C. HALL, JR.**, Area President of **M/I HOMES OF CENTRAL OHIO, LLC**, has hereunto set his hand this ____ day of ____, 20__.

Signed and Acknowledged
In the presence of: **M/I HOMES OF CENTRAL OHIO, LLC**

By **TIMOTHY C. HALL, JR.**,
Area President

STATE OF OHIO
COUNTY OF FRANKLIN ss:

Before me, a Notary Public in and for said State, personally appeared **TIMOTHY C. HALL, JR.**, Area President of said **M/I HOMES OF CENTRAL OHIO, LLC**, who acknowledged the signing of the foregoing instrument to be his voluntary act and deed and the voluntary act and deed of said **M/I HOMES OF CENTRAL OHIO, LLC**, for the uses and purposes expressed herein.

In Witness Whereof, I have hereunto set my hand and affixed my official seal this day of ____, 20__.

My commission expires _____
Notary Public, _____ State of Ohio

Reviewed this ____ day of ____, 20__
Chairman, Jerome Township Trustees

Approved this ____ day of ____, 20__
Union County Engineer

Approved this ____ day of ____, 20__
Union County Health Department

Approved this ____ day of ____, 20__
Logan-Union-Champaign
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 transpired and the street improvements are accepted for public maintenance by Union County.

Approved this ____ day of ____, 20__
Union County Commissioners

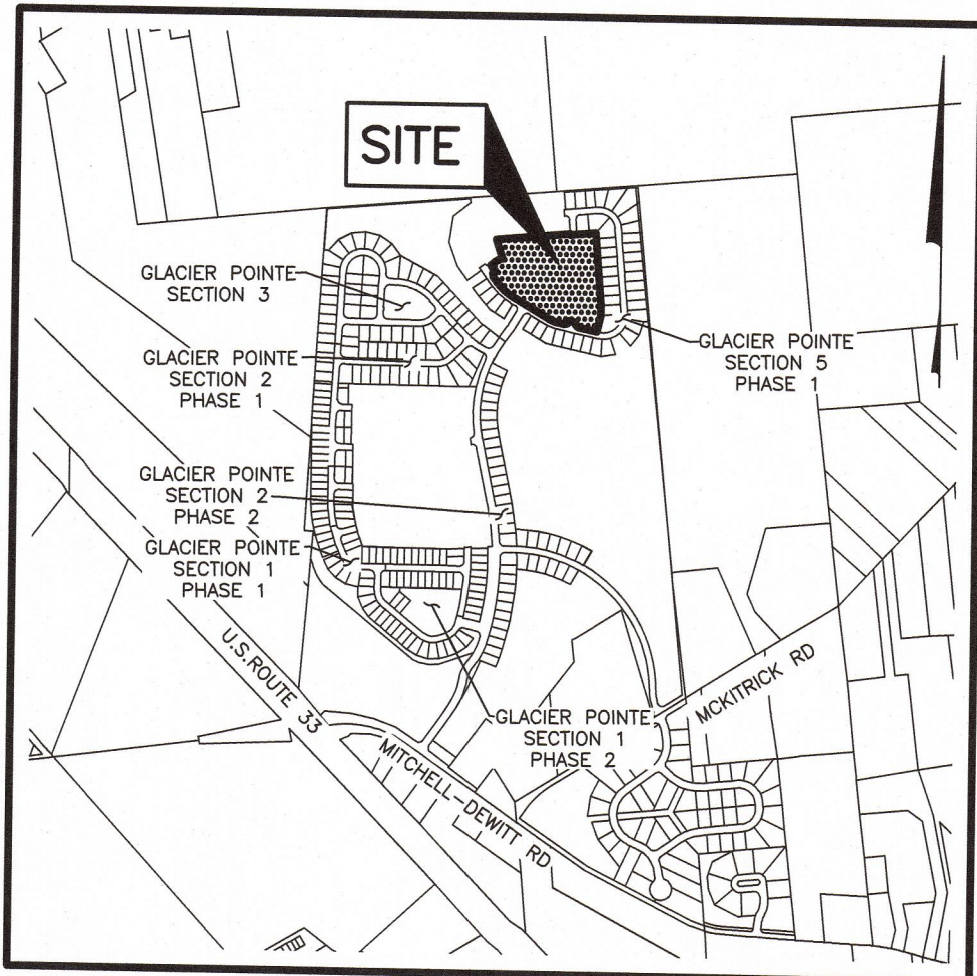
Transferred this ____ day of ____, 20__
Auditor, Union County, Ohio

Filed for record this ____ day of ____, 20__ at ____ M. ____
Recorder, Union County, Ohio

Record this ____ day of ____, 20__ in

Plat Book ____ Pages ____ Slide

M/I Homes of Central Ohio, LLC
4131 Worth Avenue, Suite 310
Columbus, Ohio 43219



LOCATION MAP AND BACKGROUND DRAWING
NOT TO SCALE

SURVEY DATA:

BASIS OF BEARINGS: The bearings shown hereon are based on the Ohio State Plane Coordinate System, North Zone, NAD83 (2011). Said bearings were derived from RTK GPS observations using the Ohio Department of Transportation Virtual Reference System Equipment and software and determine a portion of the centerline of U.S. Route 33 to have a bearing of South 43° 55' 58" East.

SOURCE OF DATA: The sources of recorded survey data referenced in the plan and text of this plat are the records of the Recorder's Office, Union County, Ohio.

IRON PINS: Iron pins, where indicated hereon, unless otherwise noted, are to be set and are iron pipes thirteen sixteenths inch inside diameter, thirty inches long with a plastic plug placed in the top end bearing the initials EMHT INC.

PERMANENT MARKERS: Permanent markers, where indicated hereon, are to be one-inch diameter, thirty-inch long, solid iron pins. Pins are to be set to monument the points indicated, and set with the top end flush with the surface of the ground and then capped with an aluminum cap stamped EMHT INC. Once installed, the top of the cap shall be marked (punched) to record the actual location of the point. Said Permanent Markers were or will be placed by the established completion date or prior to the sale of each lot, whichever occurs first.

SURVEYED & PLATTED
BY



The accompanying plat represents a subdivision of land in the Virginia Military District Survey Number 6581, Union County, Jerome Township, Ohio. The tract has an area of 1.526 acres in streets, 7.087 acres in lots, and 2.519 acres in reserves, making a total of 11.132 Acres.

All measurements are in feet and decimals of a foot. Monuments have been placed as indicated. All measurements on curves are chord and are distances.

I hereby certify that the accompanying plat is a correct representation of Glacier Pointe Section 5 Phase 1 as surveyed in March, 2024.

- = Iron Pin (See Survey Data)
- = MAG Nail to be set
- ⊙ = Permanent Marker (See Survey Data)

By _____
Professional Surveyor No. 7865
Date _____

GLACIER POINTE SECTION 5 PHASE 2

2
2

UNION COUNTY STANDARD DEED RESTRICTIONS (as applicable)

- 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.
- Maintenance of drainage swales shall be the responsibility of the Owners' Association. If any owner damages a swale, that owner shall be responsible for the repair. Repairs shall be made immediately. Existing drain tiles within the subdivision shall be retained in good working order or shall be re-routed so that drainage entering the tiles will continue to flow freely.
- No construction may begin or building started without the individual lot owner obtaining zoning, building, water well, sewage disposal and driveway permits. Zoning permits are obtained from the township zoning inspector. Building permits and driveway permits are obtained from the Union County Building Regulation Department. Sewage disposal and water well permits are obtained from the Union County Board of Health.
- Downspout drains shall not be connected directly to the roadway underdrains.
- For any building proposed to be built within the 100 year flood zone, the standards of the Union County Flood Damage Prevention Resolution must be met. No construction may begin or building started within a designated Flood Hazard Area prior to the issuance of a Flood Hazard Permit by the Union County Building Regulation Department.
- Grading of the storm water detention area shall not be changed.
- All construction shall meet the requirements of the township, Union County and other applicable code authorities.

Line Type Legend

- Existing Property Line
- Existing R/W Line
- Existing R/W Centerline
- Existing Easement Line
- Subdivision Boundary Line
- Lot Line
- R/W Line
- R/W Centerline
- Easement Line

NOTE "A": At the time of platting, Glacier Pointe Section 5 Phase 2 is subject to the applicable provisions of the Jerome 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 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 land 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.

NOTE "B" - ACREAGE BREAKDOWN: Glacier Pointe Section 5 Phase 2 is out of the following Union County Parcel Number:

Parcel Number	Map Number	11.132 Ac
170-0230030-000	136-00-00-03-8000	
17-0003003-3000	136-00-00-03-8004	

NOTE "C" - ACREAGE BREAKDOWN:

Total acreage	11.132 Ac.
Reserve	2.519 Ac.
Acreage in	7.087 Ac.
Acreage in public rights-of-way	1.526 Ac.

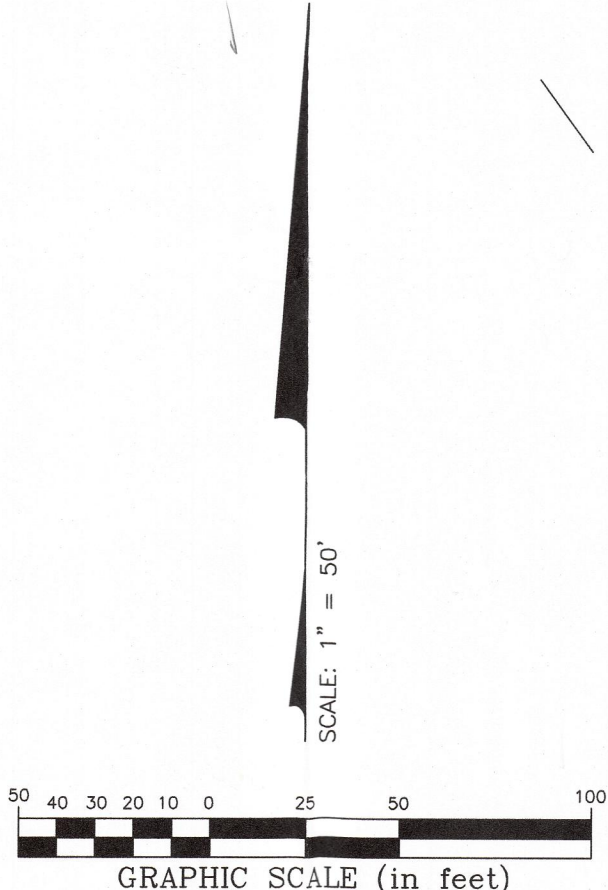
NOTE "D" - RESERVE "P": Reserve "P", as designated and delineated hereon, shall be owned and maintained by an association comprised of the owners of the fee simple titles to the lots in the Glacier Pointe subdivisions for the purpose of open space.

NOTE "E": All of the land hereby being platted as Glacier Pointe Section 5 Phase 2 is within Zone X, areas determined to be outside of the 0.2% chance floodplain as said zone is designated and delineated on the FEMA Flood Insurance Rate Map for the County of Union, Ohio (Unincorporated Areas), Community-Panel Number 39159C0390D with effective date of December 16, 2008.

NOTE "F": At the time of platting, electric, cable, and telephone service providers have not issued information required so that easement areas, in addition to those shown on this plat as deemed necessary by these providers for the installation and maintenance of all of their main line facilities, could conveniently be shown on this plat. Existing recorded easement information about Glacier Pointe Section 5 Phase 2 or any part thereof can be acquired by a competent examination of the then current public records, including those in the Union County Recorder's Office.

Deed Restrictions of record in Instrument Number

- (A) N54°12'14"E
40.43'
- (B) Δ=17°33'53" R=218.00'
Arc=66.83'
ChBrg=N62°59'11"E
Ch=66.57'
- (C) Δ=90°00'00" R=35.00'
Arc=54.98'
ChBrg=N32°38'57"W
Ch=49.50'
- (D) N77°38'57"W
50.00'
- (E) Δ=90°00'00" R=35.00'
Arc=54.98'
ChBrg=S57°21'03"W
Ch=49.50'



Legend

- B.S. = Building Setback
D.E. = Drainage Easement
U.E. = Utility Easement
(R) = Radial to Street Centerline
(NR) = Non-Radial to Street Centerline
E.E.1 = Existing 16' U.E.
P.B. = P.
E.E.2 = Existing U.E.
P.B. = P.
E.E.3 = Existing 10' U.E.
P.B. = P.
E.E.4 = Existing 20' U.E.
P.B. = P.
E.E.5 = Existing 5' D.E.
P.B. = P.

CURVE TABLE					
CURVE NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	17°21'39"	500.00'	151.50'	N 03°40'14" E	150.92'
C2	30°47'10"	193.00'	103.70'	N 69°35'49" E	102.46'
C3	2°21'23"	475.00'	19.53'	N 11°10'22" E	19.53'
C4	11°04'25"	475.00'	91.80'	N 04°27'28" E	91.66'
C5	3°55'52"	475.00'	32.59'	N 03°02'40" W	32.58'
C6	90°00'00"	35.00'	54.98'	N 50°00'36" W	49.50'
C7	30°47'10"	168.00'	90.27'	S 69°35'49" W	89.19'
C8	13°13'17"	218.00'	50.30'	S 78°22'46" W	50.19'
C9	90°00'00"	35.00'	54.98'	N 39°59'24" E	49.50'
C10	4°01'46"	525.00'	36.92'	N 02°59'43" W	36.91'
C11	7°48'04"	525.00'	71.48'	N 02°55'12" E	71.43'
C12	5°31'49"	525.00'	50.67'	N 09°35'08" E	50.66'

