



Outlook

RE: Copy of Distribution Letter + Plat for Glacier Pointe Section 5 Phase 3 Final Plat

From Chris Clapsaddle <cclapsaddle@unioncountyohio.gov>

Date Fri 3/27/2026 12:33 PM

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>

2 attachments (11 MB)

GlacPtS-5Ph3MpRmRevPg1.pdf; GlacPtS-5Ph3MpRmRevPg2.pdf;

Brad,

The following is the result of the Map Room review for Glacier Pointe Section 5 Phase 3:

Page 1 Item 1- 11.132 acres should be 8.373 in two spots in the situate.

Item 2- Virginia is repeated, one can be deleted

Item 3- Martin Lane doesn't need mentioned since Lennon Lane will be the only dedicated road in this phase

Page 2 Item 1- Martin Lane can be removed since Lennon Lane is going to be the only dedicated road

Item 2- Plat Book 6 page 242 can be filled into the blanks for the easement north of Jenny

Road

Item 3- Plat Book 6 page 242 can be filled into the blanks for Glacier Pointe Section 5 Phase

1

Item 4- Under Note "B" Phase 2 should be Phase 3

Item 5- I'm not sure about the Deed Restrictions recording information. Just pointing it out in case a number is available now or becomes available before recording the plat.

Have a good weekend,

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: Monday, March 23, 2026 10:54 AM
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 Glacier Pointe Section 5 Phase 3 Final Plat

Good morning,

I attached a copy of the **Distribution Letter** generated for + a digital copy of the Plat for **Glacier Pointe, Section 5, Phase 3 – Final Plat**. Paper copies are being delivered/mailed. The Plat was tabled during the March LUC meetings. **Please review the Plat carefully because it was updated.** Please note the meeting date/times and call with any questions. Thank you!

For your reference, I've included a link below to the relevant decision letters associated with plats being reviewed this month. If you scroll-through each decision letter, you will find comments required/submitted by your agency during a prior review. (This may help expedite your review.)

[2026 Subdivision Reviews - April](#)

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

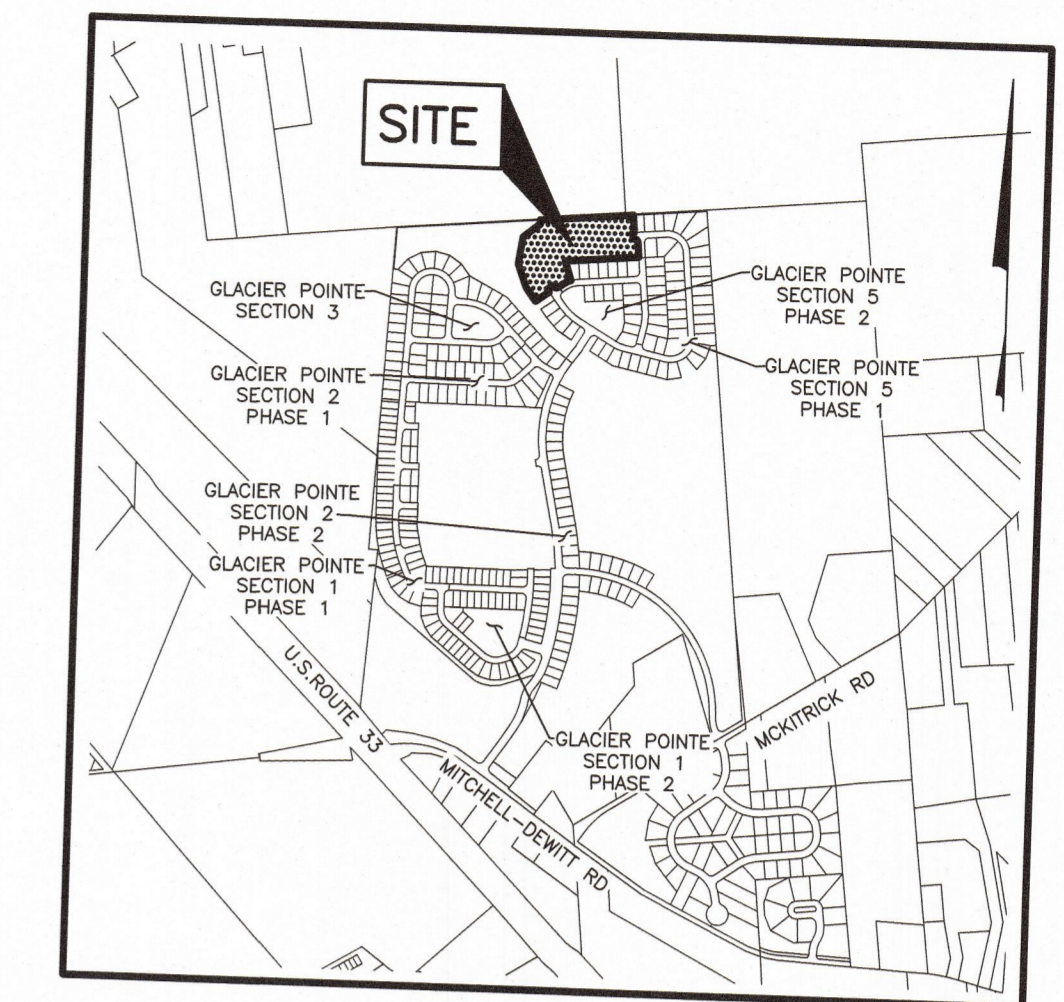
Bradley Bodenmiller

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 3



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
EMHT
Evans, Mechwart, Hornblaton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
3500 New Albany Road, Columbus, OH 43024
Phone: 614.775.4500 Fax: 614.775.3448
emht.com

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 1.225 acres in streets and 7.148 acres in lots, making a total of 8.373 Acres.

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

I hereby certify that the accompanying plat is a correct representation of Glacier Pointe Section 5 Phase 3 as surveyed in April, 2021.

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

① 8.373
Situating in the State of Ohio, County of Union, Township of Jerome, and in Virginia Military District Survey Number 6581, containing 1.225 acres of land, more or less, said 1.225 acres being part of that tract of land conveyed to M/I HOMES OF CENTRAL OHIO, LLC by deed of record in Instrument Number 202411220009053, Recorder's Office, Union County, Ohio.

Know all men by these presents that, 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 3", a subdivision containing Lots 351 to 366 and 405 to 415, all inclusive, and does hereby dedicate Lennan Lane, Martin Lane, and the easements shown hereon to the public use forever.

③ We the undersigned owners of the within platted land, do hereby grant easements designated on this plat as "Drainage Easement" and "Utility Easement" unto the City of Marysville, Union Rural Electric, Frontier Communications, Spectrum, Columbia Gas and their successors and assigns (hereinafter referred to the grantee), a permanent right of way and easement upon the lands depicted hereon to construct, place, operate, maintain, repair, reconstruct or relocate such waterlines, sewer lines, underground electric, gas and communication cable, ducts, conduits, pipes, gas pipe lines, 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 or any other structure within said easement premises which may interfere with the installation and maintenance of, right to install, repair, augment and maintain service cables and pipelines 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. Within areas designated "Drainage Easement" on this plat, an additional easement is hereby granted for the purpose of constructing, using and maintaining storm water drainage swales and/or above ground storm water drainage facilities.

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 Thereof, 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 _____

Variations
Variance from the Union County Subdivision Regulations, Section 406, minimum right-of-way widths to allow a 50' right-of-way width for all local street classifications within Glacier Pointe dated 9-18-18.

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

By _____ Professional Surveyor No. 7865
Date _____

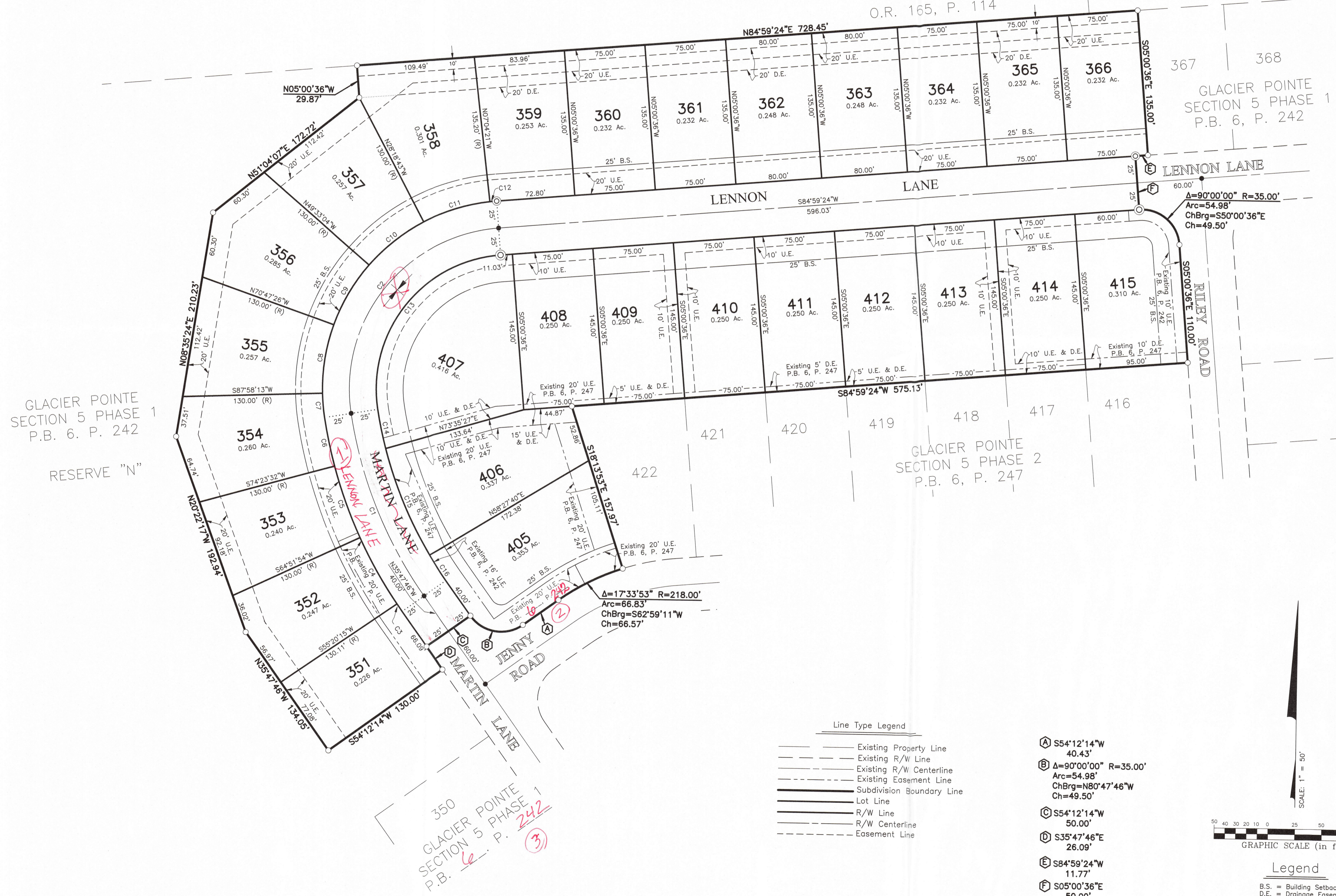
GLACIER POINTE SECTION 5 PHASE 3

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.

BOARD OF PARK COMMISSIONERS,
COLUMBUS AND FRANKLIN COUNTY,
METROPOLITAN PARK DISTRICT
PARCEL 1
O.R. 165, P. 114

BOARD OF PARK COMMISSIONERS OF THE
COLUMBUS AND FRANKLIN COUNTY
METROPOLITAN PARK DISTRICT
O.R. 201, P. 82



NOTE "A": At the time of platting, the land contained within the boundaries of this plat 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 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 by 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	Acres
17-0023003.3000	136-00-00-038.004	8.373 Ac.

NOTE "C" - ACREAGE BREAKDOWN:
Total acreage 8.373 Ac.
Acreage in lots 7.148 Ac.
Acreage in public rights-of-way 1.225 Ac.

NOTE "D": All of the land hereby being platted as Glacier Pointe Section 5 Phase 3 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 "E": 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 3 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

Phase 3 (4)
Phase 2 (2)
Phase 1 (3)

CURVE TABLE					
CURVE NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	26°25'04"	400.00'	184.43'	N 22°35'14" W	182.80'
C2	94°22'06"	150.00'	247.06'	N 37°48'21" E	220.06'
C3	1°08'01"	425.00'	8.41'	S 35°13'45" E	8.41'
C4	9°31'38"	425.00'	70.67'	S 29°53'55" E	70.59'
C5	9°31'38"	425.00'	70.67'	S 20°22'17" E	70.59'
C6	6°13'46"	425.00'	46.21'	S 12°29'35" E	46.19'
C7	7°20'55"	175.00'	22.44'	S 05°42'14" E	22.43'
C8	21°14'22"	175.00'	64.87'	S 08°35'24" W	64.50'
C9	21°14'22"	175.00'	64.87'	S 29°49'45" W	64.50'
C10	21°14'22"	175.00'	64.87'	S 51°04'07" W	64.50'
C11	21°14'22"	175.00'	64.87'	S 72°18'28" W	64.50'
C12	2°03'45"	175.00'	6.30'	S 83°57'31" W	6.30'
C13	94°22'06"	125.00'	205.88'	S 37°48'21" W	183.39'
C14	5°41'02"	375.00'	37.20'	S 12°13'13" E	37.19'
C15	16°28'36"	375.00'	107.84'	S 23°18'02" E	107.47'
C16	4°15'26"	375.00'	27.86'	S 33°40'03" E	27.86'

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

- (A) S54°12'14"W 40.43'
- (B) Δ=90°00'00" R=35.00'
Arc=54.98'
ChBrg=N80°47'46"W
Ch=49.50'
- (C) S54°12'14"W 50.00'
- (D) S35°47'46"E 26.09'
- (E) S84°59'24"W 11.77'
- (F) S05°00'36"E 50.00'



Legend

- B.S. = Building Setback
- D.E. = Drainage Easement
- U.E. = Utility Easement
- (R) = Radial to Street Centerline
- (NR) = Non-Radial to Street Centerline