



Union Rural Electric Cooperative, Inc. | 15461 US Highway 36 Marysville, OH 43040
office: 800.642.1826 or 937.642.1826 | email: services@ure.com | website: ure.com

July 30, 2025

Bradley Bodenmiller
LUC Regional Planning Commission
10820 St. Rt. 347, PO Box 219
East Liberty, OH 43319

Name of Development – Glacier Pointe Section 4 Phase 1

Details -

Number of Lots: 33
Front Setback: 25 Ft
Side Setback: 5 Ft each side
Rear Setback: 5 Ft
Placement of electric facilities – Rear Lot

Union Rural Electric Terms and Conditions - Development must comply with URE's Terms and Conditions for Supplying Electric Service.

Easement Requirements – URE has easement requirements of 20 feet for underground primary and secondary facilities.

- Actual location of electrical facilities can be located within a 10 feet easement if adjacent property has additional easements or right of way for ingress and egress totaling a minimum of 20 feet. When on a property line, require 10 ft easement on each of the adjacent properties. Developer to install creek/stream crossing (directional bore if applicable) 10 feet beyond stream protection easements (when applicable).
- Utility Easement for URE electric facilities will be joint use for phone, cable or other private communication entities (fiber).
- Allow Utility ingress and egress of open space as necessary for maintenance, repairs, replacement of electric facilities.
- Where practical, do not place the easement area over building setbacks, adjacent to is acceptable. URE does not want the primary conductor to be within five feet from the basement walls or building footers.
- Electric easements must be platted and shown on final plat plans.
- No permanent or semi-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 installation or maintenance of facilities.

Street Crossings and Adjacent Property Paths - Street crossing and adjacent property paths to be determined when facilities layout is completed.

Landscape Plans - Landscape Plans shall not interfere with URE utility easements or access to URE facilities and shall comply with any regulatory and/or NESC rules.



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URE Contacts:

- Matt Zarnosky – V.P. Engineering and Operations - Office 937-645-9246 – Cell 716-510-6640
- Brent Ransome – Manager of Engineering – Office 937-645-9241
- Ed Peper – Engineer – Office 937-645-9240
- Ron McGlone – Engineer – Office 937-645-9263 – Cell 937-594-3787
- Beau Michael – Key Accounts – Office 937-645-9251 – Cell 937-537-0370

General Comments:

- Sheet 2 of 2:
 1. URE will need the drainage easement along the rear of lots 239-252, to be labeled as a “URE easement” or “Drainage and Utility Easement”.
 2. URE will require a 20-foot easement along the rear of lot 225.
 3. URE will require a 20-foot easement along the north side of lot 342. This can be a 20-foot easement spanning lots 341 and 342.
 4. The drainage easement along the rear of lots 342-346 will need to be labeled as a “URE easement” or “Drainage and Utility Easement”.
 5. See highlighted areas of attachment titled URE Easement Layout 7-30-2025.

Before construction commences URE will work with the developer to complete the electrical facility design and layout.

Regards,

Brent Ransome
Manager of Engineering Services
Union Rural Electric Cooperative, Inc
15461 US Hwy 36
Marysville, Ohio 43040
Direct: (937) 645-9241

GLACIER POINTE SECTION 4 PHASE 1

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.

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 with the zoning authority prior to the construction of improvements to determine the current applicable zoning regulations.

NOTE "B" - ACREAGE BREAKDOWN: Glacier Pointe Section 4 Phase 1 is out of the following Union County Parcel Number:

Parcel Number	Map Number	7.418 Ac
170-0230030-020	136-00-00-03 8002	

NOTE "C" - ACREAGE BREAKDOWN:

Total acreage	7.418 Ac.
Reserve "A"	0.237 Ac.
Acreage in lots	5.836 Ac.
Acreage in public rights-of-way	1.345 Ac.

NOTE "D" - RESERVE "A": Reserve "A", 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 4 Phase 1 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": No vehicular access to be in effect until such time as the public street right-of-way is extended and dedicated by plat or deed.

NOTE "G" - RELEASE OF CERTAIN EASEMENT: All rights and easements granted to Union County, Ohio on the subdivision plat entitled "Glacier Pointe Section 1 Phase 1", of record in Plat Book 6, Page 71, in, over and under the area indicated hereon by hatching, is hereby released and rendered null and void.

NOTE "H": 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 4 Phase 1 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

Legend

- B.S. = Building Setback
D.E. = Drainage Easement
U.E. = Utility Easement
(R) = Radial to centerline
(NR) = Not radial to centerline
E.E.1 = Existing U.E.
P.B. 6, P. 71
E.E.2 = Existing 10' D.E.
P.B. 6, P. 71
E.E.3 = Existing 10' D.E. and U.E.
P.B. 6, P. 71
E.E.4 = Existing D.E.
P.B. 6, P. 95
E.E.5 = Existing 5' U.E.
P.B. 6, P. 95
E.E.6 = Existing 10' U.E.
P.B. 6, P. 95
E.E.7 = Existing U.E.
P.B. 6, P. 95
E.E.8 = Existing 10' D.E. and U.E.
P.B. 6, P. 95
E.E.9 = Existing D.E. and U.E.
P.B. 6, P. 97
E.E.10 = Existing 5' D.E. and U.E.
P.B. 6, P. 97

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



CURVE TABLE					
CURVE NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	8°40'51"	1980.00'	299.99'	N 07°06'25" W	299.71'
C2	4°52'39"	1980.00'	168.55'	N 05°12'19" W	168.50'
C3	3°48'13"	1980.00'	131.44'	N 09°32'45" E	131.42'
C4	8°08'15"	250.00'	35.51'	N 86°25'29" E	35.48'
C5	16°53'11"	300.00'	88.42'	S 82°03'02" W	88.10'
C6	1°54'46"	1955.00'	65.27'	N 03°27'50" W	65.26'
C7	1°25'59"	1955.00'	48.89'	N 05°08'12" W	48.89'
C8	9°14'27"	35.00'	56.07'	N 51°44'55" W	50.26'
C9	2°59'50"	275.00'	14.39'	N 83°51'17" E	14.38'
C10	5°08'25"	275.00'	24.67'	N 87°55'25" E	24.66'
C11	17°26'16"	275.00'	83.70'	S 81°46'29" W	83.37'
C12	9°29'12"	325.00'	53.81'	S 78°21'02" W	53.75'
C13	7°23'59"	325.00'	41.97'	S 86°47'37" W	41.94'
C14	8°08'15"	225.00'	31.96'	N 86°25'29" E	31.93'
C15	9°14'27"	35.00'	56.07'	N 36°27'38" E	50.26'
C16	2°00'46"	1955.00'	68.68'	N 10°26'28" W	68.68'
C17	1°33'22"	2005.00'	54.46'	N 09°46'10" W	54.46'
C18	1°33'22"	2005.00'	54.46'	N 08°12'48" W	54.46'
C19	1°33'22"	2005.00'	54.46'	N 06°39'26" W	54.46'
C20	1°33'22"	2005.00'	54.46'	N 05°06'03" W	54.46'
C21	1°50'31"	2005.00'	64.46'	N 03°24'06" W	64.46'

