

GLACIER POINTE SECTION 5 PHASE 3

Situated in the State of Ohio, County of Union, Township of Jerome, and in Virginia Military District Survey Number 6581, containing 8.373 acres of land, more or less, said 8.373 acres being part of that tract of land conveyed to **M/I HOMES OF CENTRAL OHIO, LLC** by deed of record in Instrument Number _____, 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 3**", a subdivision containing Lots 351 to 366 and 405 to 415, all inclusive, and does hereby dedicate Lennon Lane and Martin Lane, 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 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

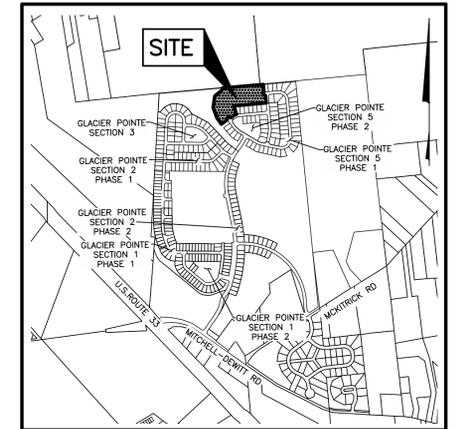
Filed for record this ____ day of _____, 20__ at _____ M.

 Recorder, Union County, Ohio

Record this ____ day of _____, 20__ in _____

Plat Book _____ Pages _____

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 1.225 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)

By _____ Date _____
 Professional Surveyor No. 7865