

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 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 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 Lennon Lane, Martin Lane, and the easements shown hereon to the public use forever.

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 away 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

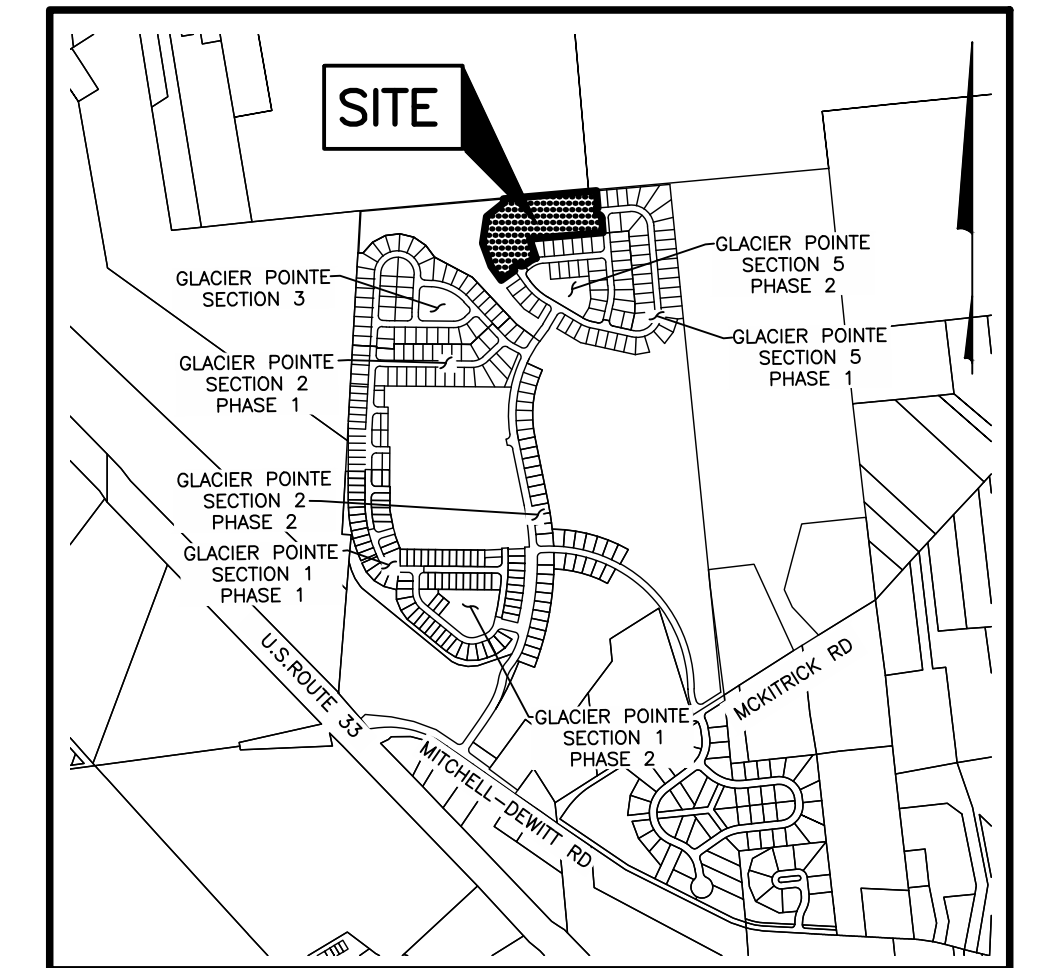
Plat Book _____ Pages _____

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



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