

TRANSFERRED

Andrea L. Weaver, Union County Auditor

DATE 11/22/24 *PS.*

This conveyance has been examined and the Grantor complied with Section 319.202 of the Revised Code.

FEE \$ 37,240.00 EXEMPT —



202411220009053 11/22/2024

Pages:6 F:\$66.00

2:07 PM

Karen J. Riffe

T20240006611

Union County Recorder DOC:DEED

File No.: 2249899

LIMITED WARRANTY DEED

Steward Title

283 *2*

Glacier Pointe Development, Ltd., an Ohio limited liability company, the designated Grantor herein, for valuable consideration received, hereby grants with limited warranty covenants, to **M/I Homes of Central Ohio, LLC, an Ohio limited liability company**, the designated Grantee herein, whose tax mailing address is: 4131 Worth Avenue, Suite 300, Columbus, OH 43219, all interest in the following described real estate:

See Exhibit "A" attached hereto and made a part hereof.

Property Address: 50.081+/- Acres, 0 McKittrick Road, Plain City, OH 43064

Parcel Number: 17-0023003.0000 (Portion)

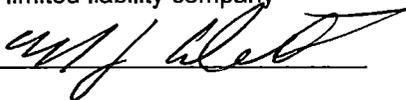
Prior Instrument Reference: Instrument 202411220009036 of the Union County, Ohio Records.

Excepting from said limited warranty covenants, those certain matters reflected on Exhibit B, legal highways, taxes and assessments from the date of the closing, covenants, conditions, restrictions and easements of record, and all mineral rights and interests previously transferred or reserved of record.

The Grantor herein has read this Deed and hereby acknowledges the voluntary signing hereof.

Executed this ^{as of} 25th day of October, 2024.

Glacier Pointe Development, Ltd.,
an Ohio limited liability company

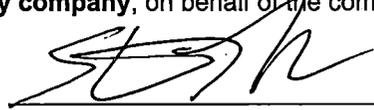
By: 

Name: Michael J. DeAscentis

Title: President

State of Ohio
County of Franklin

This foregoing instrument was acknowledged before me this 25rd day of October, 2024 by
Michael J. DeAscentis, President of Glacier
Pointe Development, Ltd., an Ohio limited liability company, on behalf of the company.



Notary Public
My Commission Expires: _____



STEPHEN T. FALK, Attorney At Law
NOTARY PUBLIC, STATE OF OHIO
My commission has no expiration date.
Section 147.03 R.C.

This instrument was prepared by:

Joseph E. Budde, Esq.
259 West Schrock Road
Westerville, OH 43081

50.081 ACRES**Exhibit "A"**

Situated in the State of Ohio, County of Union, Township of Jerome, in Virginia Military District Survey Number 6581, being part of that 248.650 acre tract of land conveyed to Robert John Brennan, Bishop of the Roman Catholic Diocese of Columbus by deed of record in Instrument Number 202002190001587, (all references are to the records of the Recorder's Office, Union County, Ohio) and more particularly bounded and described as follows:

Beginning at an iron pin set at the northeasterly corner of Lot 119 of the subdivision entitled "Glacier Point Section 2 Phase 2", of record in Plat Book 6, Page 106;

Thence North 53° 14' 49" West, with the boundary of said "Glacier Point Section 2 Phase 2", a distance of 160.25 feet to an iron pin set;

Thence North 53° 17' 04" West, with the boundary of said "Glacier Point Section 2 Phase 2", a distance of 8.98 feet to an iron pin set;

Thence North 43° 13' 30" West, partly with the boundary of said "Glacier Point Section 2 Phase 2" and partly with the boundary of the subdivision entitled "Glacier Point Section 3", of record in Plat Book 6, Page 151, a distance of 501.22 feet to an iron pin set;

Thence with boundary of said "Glacier Point Section 3" the following courses and distances:

North 62° 00' 14" West, a distance of 333.39 feet to an iron pin set;

North 36° 46' 07" West, a distance of 114.10 feet to an iron pin set;

North 55° 29' 11" West, a distance of 113.30 feet to an iron pin set;

North 76° 12' 48" West, a distance of 113.36 feet to an iron pin set;

South 83° 03' 35" West, a distance of 113.30 feet to an iron pin set;

South 62° 19' 58" West, a distance of 113.36 feet to an iron pin set;

South 41° 36' 22" West, a distance of 113.30 feet to an iron pin set; and

North 86° 47' 08" West, a distance of 39.95 feet to an iron pin set in the easterly line of that 66.928 acre tract conveyed to Pulte Homes of Ohio, LLC by deed of record in Instrument Number 202205100004739;

Thence North 03° 12' 52" East, with said easterly line, a distance of 323.03 feet to a 3/4" iron pin with cap stamped "Dodson Marlow" found in the southerly line of that 123.736 acre tract conveyed as Parcel 1 to Board of Park Commissioners, Columbus and Franklin County, Metropolitan Park District by deed of record in Official Record 165, Page 114;

Thence North 84° 59' 24" East, with said southerly line and the southerly line of that 172.8807 acre tract conveyed to Board of Park Commissioners of the Columbus and Franklin County Metropolitan Park District by deed of record in Official Record 201, Page 82, a distance of 2428.31 feet to a 1/2" rebar found at the northwesterly corner of that 86.5972 acre tract conveyed to The Board of Park Commissioners of the Columbus and Franklin County Metropolitan Park District by deed of record in Official Record 200, Page 733;

Thence South 05° 43' 33" East, with the westerly line of said 86.5972 acre tract, a distance of 1671.55 feet to an iron pin set;

Thence crossing said 248.650 acre tract the following courses and distances:

Parent Map # 136-00-00-038.000

DESCRIPTION ACCEPTABLE

50.081

ACRE TRACT(S)

PLANNING COMMISSION APPROVAL

not

REQUIRED

DATE 11/8/2024

50.081 ACRES

-2-

JEFF STAUCH
UNION COUNTY ENGINEER

South 84° 16' 26" West, a distance of 154.39 feet to an iron pin set;

With the arc of a curve to the right, having a central angle of 125° 54' 34", a radius of 60.00 feet, an arc length of 131.85 feet, a chord bearing of North 32° 46' 18" West and chord distance of 106.88 feet to an iron pin set;

With the arc of a curve to the left, having a central angle of 102° 10' 25", a radius of 50.00 feet, an arc length of 89.16 feet, a chord bearing of North 20° 54' 14" West and chord distance of 77.81 feet to an iron pin set;

With the arc of a curve to the right, having a central angle of 17° 51' 05", a radius of 281.00 feet, an arc length of 87.55 feet, a chord bearing of North 63° 03' 54" West and chord distance of 87.20 feet to an iron pin set;

With the arc of a curve to the right, having a central angle of 31° 12' 37", a radius of 121.00 feet, an arc length of 65.91 feet, a chord bearing of North 38° 32' 03" West and chord distance of 65.10 feet to an iron pin set;

With the arc of a curve to the left, having a central angle of 18° 13' 52", a radius of 79.00 feet, an arc length of 25.14 feet, a chord bearing of North 32° 02' 41" West and chord distance of 25.03 feet to an iron pin set;

North 41° 09' 37" West, a distance of 99.04 feet an iron pin set;

North 77° 38' 57" West, a distance of 437.95 feet to an iron pin set;

North 59° 19' 04" West, a distance of 257.94 feet to an iron pin set;

South 30° 41' 01" West, a distance of 25.73 feet to an iron pin set;

With the arc of a curve to the right, having a central angle of 05° 24' 06", a radius of 290.00 feet, an arc length of 27.34 feet, a chord bearing of South 33° 23' 04" West and chord distance of 27.33 feet to an iron pin set; and

South 36° 05' 07" West, a distance of 103.64 feet to an iron pin set;

Thence North 53° 14' 49" West, partly crossing said 248.650 acre tract and partly with the boundary of said "Glacier Point Section 2 Phase 2", a distance of 70.00 feet to the POINT OF BEGINNING, containing 50.081 acres of land, more or less.

Subject, however, to all legal rights-of-way and/or easements, if any, of previous record.

Iron pins set, where indicated, are iron pipes, thirteen sixteenths (13/16) inch inside diameter, thirty (30) inches long with a plastic plug placed in the top bearing the initials EMHT INC.

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.



EVANS, MECHWART, HAMBLETON & TILTON, INC.

Matthew A. Kirk

Matthew A. Kirk
Professional Surveyor No. 7865

17 Oct 24

Date

EXHIBIT "B"

PERMITTED EXCEPTIONS

1. Subject to the terms and conditions of the Emergency Access Agreement, as more fully set forth in the document recorded as Instrument 202411220009052.
2. Restrictions as described in Master Deed Declaration, Restrictions and Bylaws recorded in Instrument No. 202006080005315 of the Union County records. As amended by the First Supplement recorded in Instrument No. 202201280001014 of the Union County records. As amended by the Second Supplement recorded in Instrument No. 202411220009052 of the Union County records.

SURVEY OF ACREAGE PARCEL

SURVEY NUMBER 6581

VIRGINIA MILITARY DISTRICT

TOWNSHIP OF JEROME, COUNTY OF UNION, STATE OF OHIO

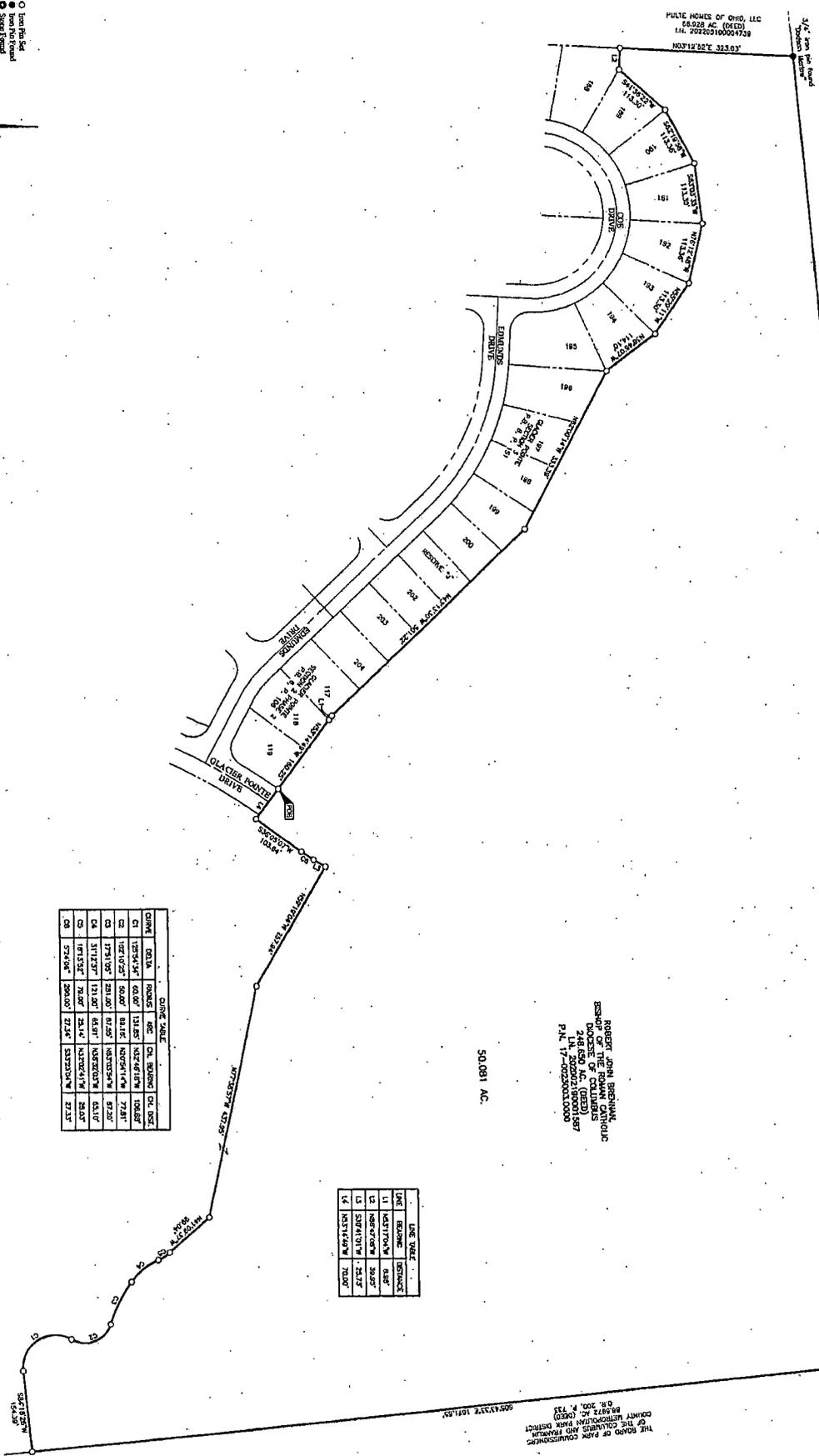
BOARD OF PINE COMMISSIONERS
 COUNTY OF JEROME, OHIO
 153.318 E. J. ROAD
 O.A. BOX 11120

BOARD OF PINE COMMISSIONERS
 COUNTY OF JEROME, OHIO
 153.318 E. J. ROAD
 O.A. BOX 11120

THE BOARD OF PINE COMMISSIONERS
 OF THE COUNTY OF JEROME, OHIO
 DO HEREBY CERTIFY THAT THE
 ABOVE DESCRIBED PARCEL IS
 50.081 AC.

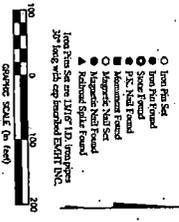
ROBERT JOHN BERGMAN,
 ESQ., OF THE FOUNTAIN CONSULTING
 ENGINEERS, INC. (FCEI)
 211 N. 202ND ST., SUITE 100
 P.O. BOX 170000
 CINCINNATI, OHIO 45217-0000

50.081 AC.



| LINE | BEARING | DISTANCE |
|------|-----------------|----------|
| 1 | N 87° 23' 37" W | 42.750' |
| 2 | S 89° 53' 37" E | 1071.00' |
| 3 | S 87° 23' 37" W | 42.750' |
| 4 | N 87° 23' 37" W | 42.750' |

| CHUNK | DATA | ROUND | NET | CL. BEARING | CL. DIST. |
|-------|--------------|---------|---------|-----------------|-----------|
| C1 | 125° 34' 34" | 60.00' | 131.85' | N 87° 23' 37" W | 106.85' |
| C2 | 102° 10' 25" | 50.00' | 84.18' | N 02° 57' 14" E | 77.81' |
| C3 | 179° 10' 05" | 201.00' | 81.25' | N 87° 23' 37" W | 87.20' |
| C4 | 317° 23' 37" | 121.00' | 64.58' | N 87° 23' 37" W | 63.11' |
| C5 | 181° 53' 37" | 70.00' | 24.14' | N 87° 23' 37" W | 24.05' |
| C6 | 57° 04' 06" | 200.00' | 71.24' | S 87° 23' 37" W | 77.25' |



In the Township
 Zoning Inspector
 10-21-24 SGT
 APPROVED

EMMERT
 ENGINEERS & ARCHITECTS
 153.318 E. J. ROAD
 O.A. BOX 11120
 OREGON, OHIO 43081-1120
 Phone: (614) 220-2200
 Fax: (614) 220-2201
 www.emmert.com

By: **Michael A. Hill**
 Number A Code: 0799 No. 7655
 Date: October 17, 2024
 Scale: 1" = 100'
 Job No: 2024-0216
 Sheet: 1 of 1

| NO. | DATE | DESCRIPTION |
|-----|----------|-------------------|
| 1 | 10/17/24 | ISSUED FOR PERMIT |
| 2 | 10/17/24 | ISSUED FOR PERMIT |
| 3 | 10/17/24 | ISSUED FOR PERMIT |
| 4 | 10/17/24 | ISSUED FOR PERMIT |
| 5 | 10/17/24 | ISSUED FOR PERMIT |
| 6 | 10/17/24 | ISSUED FOR PERMIT |
| 7 | 10/17/24 | ISSUED FOR PERMIT |
| 8 | 10/17/24 | ISSUED FOR PERMIT |
| 9 | 10/17/24 | ISSUED FOR PERMIT |
| 10 | 10/17/24 | ISSUED FOR PERMIT |