

# GLACIER POINTE SECTION 4 PHASE 1

Situated in the State of Ohio, County of Union, Township of Jerome, and in Virginia Military Survey District 6581, containing 7.418 acres of land, more or less, said 7.418 acres being part of that tract of land conveyed to **GLACIER POINTE DEVELOPMENT, LTD** by deed of record in Instrument Number 202002190001588, Recorder's Office, Union County, Ohio.

Know all men by these presents that **GLACIER POINTE DEVELOPMENT, LTD.**, an Ohio limited liability company, by **MICHAEL J. DEASCENTIS**, President, owner of the land platted herein, duly authorized in the premises, does hereby certify that this plat correctly represents its **"GLACIER POINTE SECTION 4 PHASE 1"**, a subdivision containing Lots 225 to 252 and 342 to 346, all inclusive, and an area designated as Reserve "A", does hereby accept this plat of same and dedicates to public use, as such, all of Eliot Drive and Newton Clark Lane shown hereon and not heretofore dedicated.

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, **MICHAEL J. DEASCENTIS**, President of **GLACIER POINTE DEVELOPMENT, LTD.**, has hereunto set his hand this \_\_\_ day of \_\_\_, 20\_\_.

Signed and Acknowledged  
In the presence of: **GLACIER POINTE DEVELOPMENT, LTD.**

By  
**Michael J. DeAscentis, President**

STATE OF OHIO  
COUNTY OF FRANKLIN ss:

Before me, a Notary Public in and for said State, personally appeared **MICHAEL J. DEASCENTIS**, President of **GLACIER POINTE DEVELOPMENT, LTD.**, who acknowledged the signing of the foregoing instrument to be his voluntary act and deed and the voluntary act and deed of said **GLACIER POINTE DEVELOPMENT, LTD.**, 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

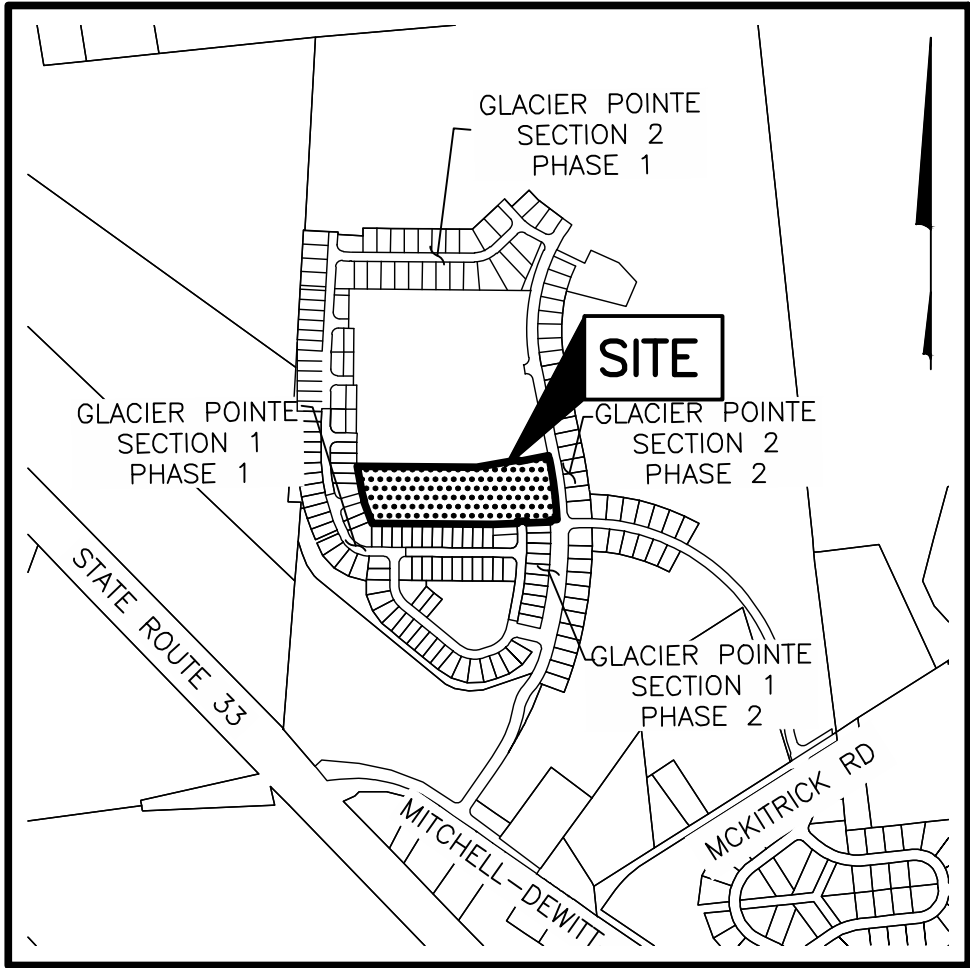
Record this \_\_\_ day of \_\_\_, 20\_\_ in

Plat Book \_\_\_\_\_ Pages \_\_\_\_\_

Slide \_\_\_\_\_

Variances  
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.

Glacier Pointe Development, Ltd.  
230 West Broad Street, Suite 200  
Columbus, Ohio 43215



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 Survey District Number 6581, Union County, Jerome Township, Ohio. The tract has an area of 1.345 acres in streets, 5.836 acres in lots, and 0.237 acres in reserves, making a total of 7.418 Acres.

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

I hereby certify that the accompanying plat is a correct representation of Glacier Pointe Section 4 Phase 1 as surveyed in May, 2025.

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

By \_\_\_\_\_ Date \_\_\_\_\_  
Professional Surveyor No. 7865

Date

# 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.

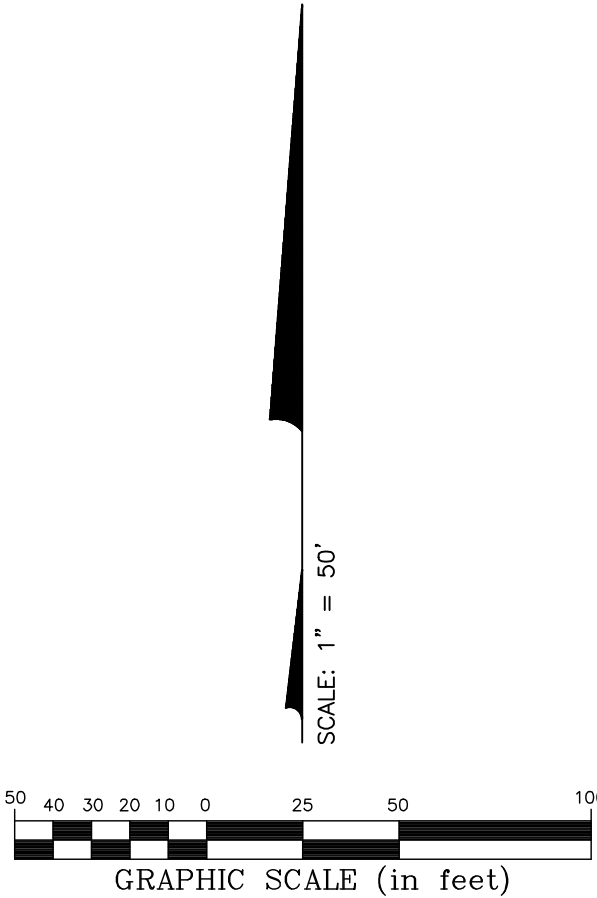
**NOTE "G" - RELEASE OF CERTAIN EASEMENT:** All rights and easements granted to Union County, Ohio on the subdivision plat entitled "Glacier Pointe Section 1 Phase 1", of record in Plat Book 6, Page 71, in, over and under the area indicated hereon by hatching, is hereby released and rendered null and 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. 96  
E.E.5 = Existing 5' U.E.  
P.B. 6, P. 96  
E.E.6 = Existing 10' U.E.  
P.B. 6, P. 96  
E.E.7 = Existing U.E.  
P.B. 6, P. 96  
E.E.8 = Existing 10' D.E. and U.E.  
P.B. 6, P. 96  
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
C1	8°40'51"	1980.00'	299.99'	N 07°06'25" W
C2	4°52'39"	1980.00'	168.55'	N 05°12'19" W
C3	3°48'13"	1980.00'	131.44'	N 09°32'45" W
C4	8°08'15"	250.00'	35.51'	N 86°25'29" E
C5	16°53'11"	300.00'	88.42'	S 82°03'02" W
C6	1°54'46"	1955.00'	65.27'	N 03°27'50" W
C7	1°25'59"	1955.00'	48.89'	N 05°08'12" W
C8	91°47'27"	35.00'	56.07'	N 51°44'55" W
C9	2°59'50"	275.00'	14.39'	N 83°51'17" E
C10	5°08'25"	275.00'	24.67'	N 87°55'25" E
C11	17°26'16"	275.00'	83.70'	S 81°46'29" W
C12	9°29'12"	325.00'	53.81'	S 78°21'02" W
C13	7°23'59"	325.00'	41.97'	S 86°47'37" W
C14	8°08'15"	225.00'	31.96'	N 86°25'29" E
C15	91°47'27"	35.00'	56.07'	N 36°27'38" E
C16	2°00'46"	1955.00'	68.68'	N 10°26'28" W
C17	1°33'22"	2005.00'	54.46'	N 09°46'10" W
C18	1°33'22"	2005.00'	54.46'	N 08°12'48" W
C19	1°33'22"	2005.00'	54.46'	N 06°39'26" W
C20	1°33'22"	2005.00'	54.46'	N 05°06'03" W
C21	1°50'31"	2005.00'	64.46'	N 03°24'06" W

