

GLACIER POINTE SECTION 4 PHASE 2

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 2 is out of the following Union County Parcel Number:

Parcel Number	Map Number	Acres
17-0023003.0020	136-00-00-038.002	6.968 Ac.

NOTE "C" - ACREAGE BREAKDOWN:
Total acreage 6.968 Ac.
Reserve "B" 0.313 Ac.
Acreage in lots 5.422 Ac.
Acreage in public rights-of-way 1.233 Ac.

NOTE "D" - RESERVE "B": Reserve "B", 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 2 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": 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 2 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

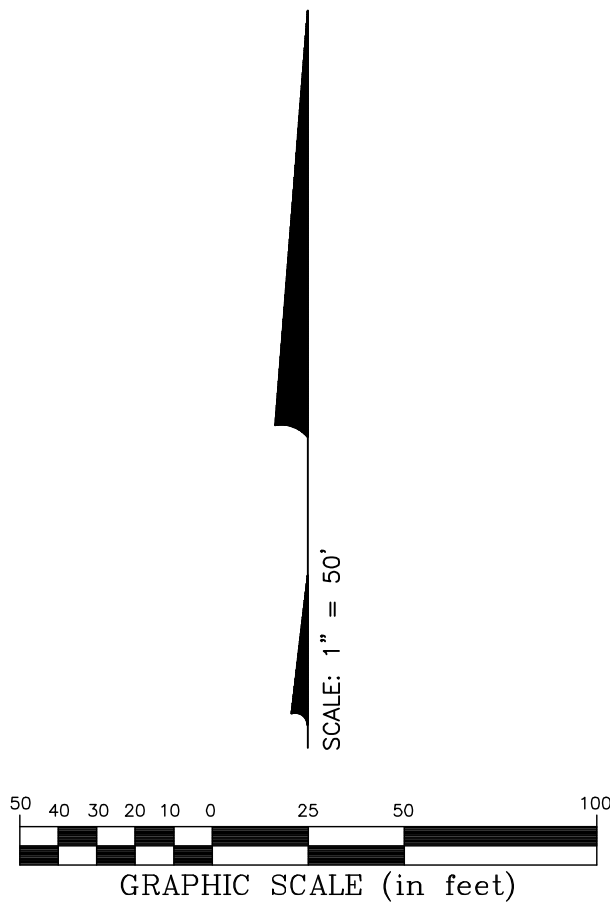
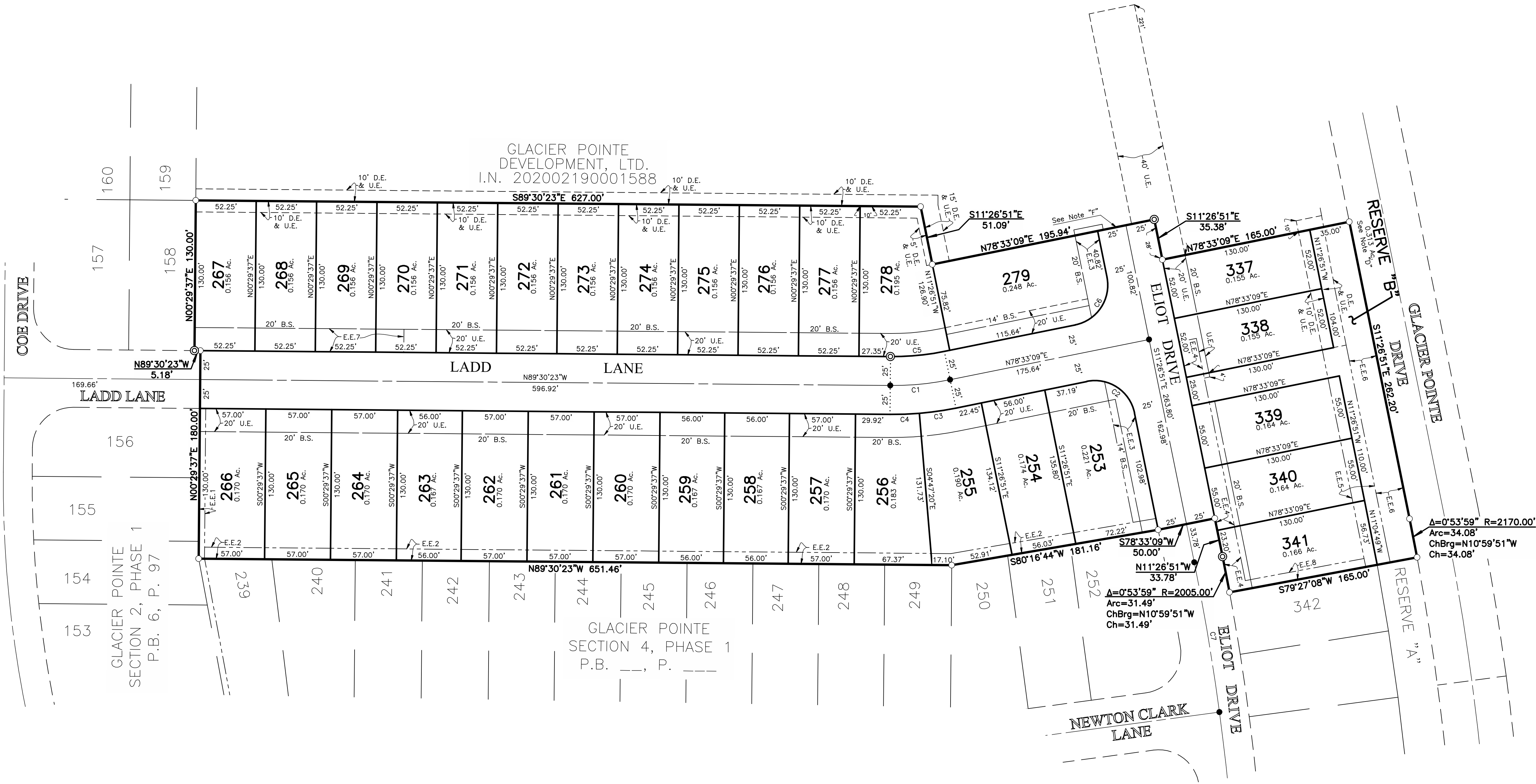
Line Type Legend

- 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

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 5' D.E. & U.E.
P.B. 6, P. 97
- E.E.2 = Existing 10' D.E. & U.E.
P.B. 6, P. 97
- E.E.3 = Existing 20' U.E.
P.B. 6, P. 97
- E.E.4 = Existing 15' U.E.
P.B. 6, P. 97
- E.E.5 = Existing 21' D.E. & U.E.
P.B. 6, P. 97
- E.E.6 = Existing D.E. and U.E.
P.B. 6, P. 97
- E.E.7 = Existing 20' U.E.
P.B. 6, P. 97
- E.E.8 = Existing 7.5' U.E.
(Elec & Telecom.)
P.B. 6, P. 97

CURVE TABLE					
CURVE NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	11°56'28"	250.00'	52.10'	N 84°31'23" E	52.01'
C2	90°00'00"	35.00'	54.98'	N 56°26'51" W	49.50'
C3	6°39'31"	275.00'	31.96'	N 81°52'55" E	31.94'
C4	5°16'57"	275.00'	25.35'	N 87°51'09" E	25.34'
C5	11°56'28"	225.00'	46.89'	N 84°31'23" E	46.81'
C6	90°00'00"	35.00'	54.98'	N 33°33'09" E	49.50'
C7	3°48'13"	1980.00'	131.44'	N 09°32'45" W	131.42'



GLACIER POINTE
DEVELOPMENT, LTD.
I.N. 202002190001588

GLACIER POINTE
SECTION 4, PHASE 1
P.B. __, P. __