

Brad Bodenmiller

From: Chris Clapsaddle <cclapsaddle@unioncountyohio.gov>
Sent: Tuesday, November 4, 2025 8:37 AM
To: Brad Bodenmiller; Brad Bodenmiller
Cc: Casey Tuck
Subject: RE: Copy of Distribution Letter + Plat for Glacier Pointe Section 4 Phase 2 Final Plat
Attachments: Glacier_Pointe_Sect4_Ph2_Pg1Rev.pdf; Glacier_Pointe_Sect4_Ph2_Pg2Rev.pdf

Good Morning,
Here is the findings of the Map Room review of the plat for Glacier Pointe Section 4 Phase 2:

Page1 Good. We didn't find anything that needs addressed.

Page 2 Item 1 - bottom right of the page a distance or two is needed on the south line of Lots 279 and 278.
Item 2 - bottom right of the page a distance is needed in the area of the south line of Lot 341 and the most southern line of Reserve B.

Thanks,
Chris

Chris Clapsaddle
Mapping Manager
Union County Engineer
233 West Sixth Street
Marysville, OH 43040
Ph: (937) 645-3121
cclapsaddle@unioncountyohio.gov



From: Brad Bodenmiller <bradbodenmiller@lucplanning.com>
Sent: Friday, October 24, 2025 8:46 PM
To: Brad Bodenmiller <bradbodenmiller@lucplanning.com>
Cc: Casey Tuck <caseytuck@lucplanning.com>
Subject: Copy of Distribution Letter + Plat for Glacier Pointe Section 4 Phase 2 Final Plat

Good evening,

I attached a copy of the **Distribution Letter** generated for **Glacier Pointe, Section 4, Phase 2 – Final Plat**. Paper copies are being delivered/mailed. Please note the meeting dates and call with any questions. Thank you!

Because there are so many subdivisions this month and because there are new people at reviewing agencies, I've included a copy of the decision letter for the preliminary plat. If you scroll-through the decision letter, you will find comments required by your agency during a prior review. (This may help expedite your review.)

Note: This is one of six subdivisions being shared. (Electric providers and townships will only receive a copy of relevant subdivisions; you may only receive as few as one email.)

Bradley Bodenmiller

Director | LUC Regional Planning Commission

P.O. Box 219 | 10820 State Route 347 | East Liberty, Ohio 43319

P: (937) 666-3431 | www.lucplanning.com

GLACIER POINTE SECTION 4 PHASE 2

Situated in the State of Ohio, County of Union, Township of Jerome, and in Virginia Military Survey District 6581, containing 6.968 acres of land, more or less, said 6.968 acres being part of that tractss 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 indicated on the accompanying plat, has authorized the platting thereof, does hereby certify that this plat correctly represents its **"GLACIER POINTE SECTION 4 PHASE 2"**, a subdivision containing Lots 253 to 279 and 337 to 341, all inclusive, and an area designated as Reserve "B", and does hereby dedicate Eliot Drive and Ladd 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. Easements designated on this plat as "Utility Easement (Elec. & Telecom.)" are hereby granted unto Union Rural Electric, Frontier Communications, Spectrum 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 underground electric and communication cable, ducts and conduits, 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 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

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

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

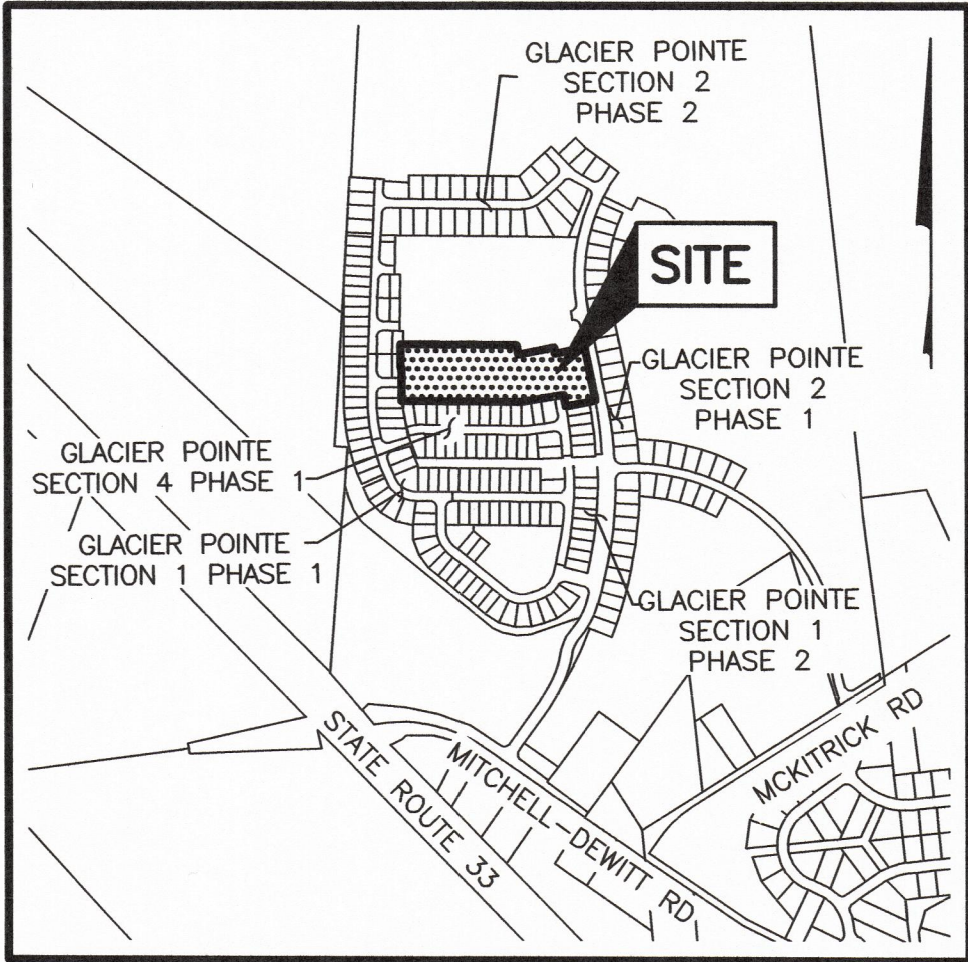
Transferred this ____ day of ____, 20__
Auditor, Union County, Ohio

Filed for record this ____ day of ____, 20__ at ____ M.
Recorder, Union County, Ohio

Record this ____ day of ____, 20__ in

Plat Book ____ Pages

Slide _____



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 1.233 acres in streets, 5.422 acres in lots, and 0.313 acre in reserves, making a total of 6.968 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 4 Phase 2 as surveyed in May, 2025.

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

By _____ Professional Surveyor No. 7865
Date _____

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	
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'

