

GLACIER POINTE SECTION 2 PHASE 3

LUC. R.P.C. File # _____

Situated in the State of Ohio, County of Union, Township of Jerome, being in Virginia Military Survey District 6581, containing 0.934 acres of land, more or less, said 0.934 acres being part of a 60.719 acre tract as conveyed to Glacier Pointe Development LTD., in Instrument Number 202002190001588 (Union County Parcel Number 17-0023003.0000 / Map Number 136-00-038.000), being of record in the Recorder's Office, Union County, Ohio.

Know all men by these presents that Michael J. DeAscentis, President of Glacier Pointe Development, LTD., owner of a portion of the land indicated on the accompanying plat, have authorized the platting thereof and do hereby dedicate all right-of-way and easements shown hereon to the public use forever.

In witness thereof, the following have set their hand this _____ day of _____, 20____.

Glacier Pointe Development, LTD.:
By: Glacier Pointe Development, LTD. its manager

By: _____
Michael J. DeAscentis, President

Signed and acknowledged in the presence of:

Signature: _____ Witness Signature: _____ Witness

Printed Name: _____ Printed Name: _____

STATE OF OHIO
COUNTY OF UNION
Before me, a Notary Public in and for said County, personally appeared Michael J. DeAscentis, President, as Manager of Glacier Pointe Development, LTD., who acknowledged the signing of the foregoing instrument to be his voluntary act and deed for the uses and purposes therein expressed.

In witness thereof, I have hereunto set my hand and affixed my official seal this _____ day of _____, 20____.

Signature: _____ My commission expires: _____
Notary Public

Virginia Military Survey District 6581, Jerome Township, Union County, Ohio

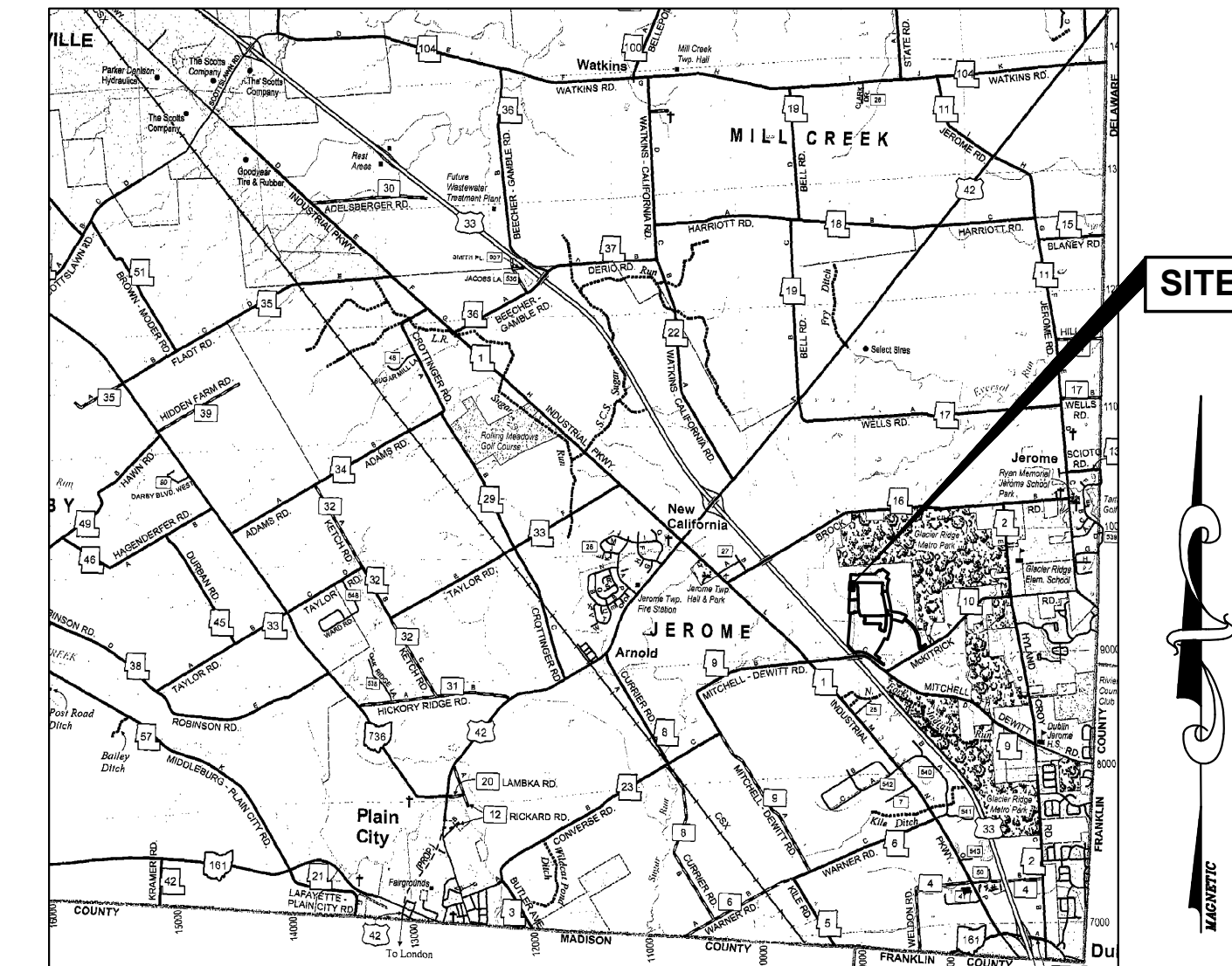
Robert J. Brennan, Bishop of the
Catholic Diocese of Columbus
I.N. 202002190001587
248.650 Acres (remainder)

GRAPHIC SCALE

(IN FEET)
1 inch = 200 ft.

DEVELOPER:
Glacier Pointe Development, LTD.
230 West Street, Suite 200
Columbus, Ohio 43215
Attention: Jay McIntire

TOTAL AREA (ACRES)	0.934
OPEN SPACE	0.139
GPOS	0.139
SAOS	0.000
RIGHT-OF-WAY	0.170
EXISTING	0.000
PROPOSED	0.170
TOTAL	0.170
COUNTY	0.170
TOWNSHIP	0.170
TOTAL	0.625
LOTS	0.625
NUMBER OF LOTS	3
50' LOTS	3
DENSITY (UNITS/ACRE)	
GROSS	
(# UNITS/TOTAL AREA)	3.212
NET	
(# UNITS/LOT AREA)	4.800
BUILDING SETBACKS	50'
FRONT YARD	10'
REAR YARD	5'
SIDE YARD	5'



VICINITY MAP

SCALE: NTS

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____: _____
LUC 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 transpires and the street improvements are accepted for public maintenance by Union County."

Approved this _____ day of _____, 20____: _____
Union County Commissioner

Union County Commissioner Union County Commissioner

Transferred this _____ day of _____, 20____: _____
Union County Auditor

Filed for record this _____ day of _____, 20____, at _____ am/pm.

Recorded this _____ day of _____, 20____, at _____ am/pm in _____

Plat Book _____ Page _____
Union County Recorder

SITE DATA

TOTAL AREA (BY RECENT SURVEY):	0.934 ACRES
TOTAL R/W AREA:	0.170 ACRES
SITE AREA LESS R/W:	0.764 ACRES
OPEN SPACE (1):	0.139 ACRES
BUILDABLE LOTS (3) AREA:	0.625 ACRES

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.

SURVEYOR CERTIFICATION

The accompanying plat represents a subdivision of land in VMS 6581, Jerome Township, Union County, Ohio.

The tract has an area of 0.170 acres in streets, 0.625 acres in lots, and 0.139 acres in Reserves making a total of 0.934 acres.

We do hereby certify that we have surveyed the above premises, prepared the attached plat, and that said plat is correct. All dimensions are in feet and decimal parts thereof. Both Chord and Arc distances are shown on all curve measurements. Monumentation, to be set, will be set when the subdivision is completed and prior to the sale of its lots.

We further certify that the accompanying plat is a correct representation of Glacier Pointe Section 2 Phase 3 Plat, as surveyed in April 2016 and May 2016.

Jonathan E. Phelps date _____
Reg. No. 8241

LEGEND

- = IRON PIN SET
- ⊙ = PERMANENT MARKER
- ⊠ = PK NAIL SET
- = IRON PIN FOUND
- ✱ = PK NAIL FOUND

GLACIER POINTE SECTION 2 PHASE 2

ADVANCED CIVIL DESIGN
ENGINEERS & SURVEYORS

PLAN PREPARED BY: JEP
CHECKED BY: JEP

781 Science Blvd, Suite 100
Gathanna, Ohio 43230
ph 614.428.7750
fax 614.428.7755

DATE: March 20, 2024

SHEET 1 / 2

JOB NO.: 20-0006-548

Ownership Information	
(A)	Chad E. Boyles I.N. 202012280014575 Description One 3.00 Acres
(B)	Chad E. Boyles I.N. 202012280014575 Description Two 1.379 Acres

STANDARD DEED RESTRICTIONS FOR UNION COUNTY

Residential and Commercial

- There shall be no discharge in to any streams or storm water outlets of any waste materials in violation of applicable local, state, or federal regulations.
- Grading of the storm water retention areas shall not be changed.
- The lot owner and his successors and assigns agree to assume any and all maintenance charges which are established by the Union County Commissioners for this subdivision.
- No construction may begin or building started without the individual lot owner obtaining zoning, building, water & sewer tap, and driveway permits. Zoning permits are to be obtained from the Township Zoning Inspector. Building permits are obtained from the Union County Building Regulation Department and driveway permits are obtained from the Union County Engineer's Office. Water & sewer tap permits are obtained from the applicable service provider.
- The lot owner and his successors and assigns agree to assume any and all sanitary sewer and water service charges which are established by the applicable provider.
- All construction shall meet the requirements of the Township, Union County, and other applicable code authorities.

Residential Only

- Downspout drains shall not be connected directly to roadway underdrains.

Miscellaneous Restrictions/Notes

- This subdivision is located adjacent to lands which may be used for agricultural farming purposes. Lot owners can expect noise from farm machinery, dust from farming operations, the application of chemicals to the soil and crops, odors and noise from livestock, and other typical farming nuisances. Owners can expect farming operations to happen day or night. You can expect hunting on agricultural land. Do not expect to use agricultural lands for your purposes without first obtaining permission from the land owner. Do not allow your children to play on agricultural lands. Do not discard clippings and trimmings from lawns, tree, bushes, plants, etc. or other wastes that you may generate on agricultural land. Dispose of all wastes appropriately. Additionally, there may be existing ditches, surface swales or underground tiles that drain water from adjacent land on to or through your property. You have a legal responsibility to allow the reasonable flow of water on to or through your property from upground properties. You also have a legal responsibility to maintain and repair any ditches, surface swales or underground tile on your property.
- Parking: Union County may restrict or eliminate on-street parking along the side of the pavement within Glacier Pointe Drive, Ladd Lane, Glisan Drive, Sandy Lane, Edmunds Drive, Coe Drive, and Ingraham Lane. The owners of the fee simple titles to all of the lots in Glacier Pointe Section 2 Subdivision, their heirs, successors and assigns, hereby waive any and all objections to said parking restriction or elimination.
- Utility Providers: Buyers of the lots in this subdivision are hereby notified that, at the time of platting, utility service to this subdivision for electric power is provided by Union Rural Electric, telephone service is provided by Frontier Communications or Time Warner, and natural gas is provided by Columbia Gas.

BASIS OF BEARINGS

Basis of Bearings: Bearings are based on the Ohio State Plane Coordinate System, North Zone, NAD83 (NSRS2007). Said bearings were derived from GPS observation and determine a portion of the centerline U.S. Route 33 between found centerline monuments with a bearing of S 43°55'58" E.

FLOOD DESIGNATION

By graphic plotting only this property is located in Zone "x" (Areas determined to be outside of the 0.2% annual chance floodplain.) by the Federal Emergency Management Agency on Flood Insurance Rate Map, Community Panel No. 39159C0390D, with an effective date of December 16, 2008, in Union County, Ohio. No field surveying was performed to determine this zone and an elevation certificate may be needed to verify this determination or apply for a variance from the Federal Emergency Management Agency.

MONUMENTATION

Iron Pins Set: Where indicated, are iron pipes, thirteen-sixteenths inch inside diameter, thirty inches long with a plastic cap placed in the top bearing the inscription "ADVANCED 7661". These markers shall be set following the completion of the construction/installation of the street pavement and utilities.

Right-of-Way and centerline monumentation shall be placed at all points of curvature, tangency and points of intersection and shall be set prior to lot sales.

Additional monuments shall be set at all lot corners and changes in direction, as well as all points of curvature and tangency prior to the lot being sold. Lot monumentation may have a cap and inscription that varies from the above.

UTILITY EASEMENTS (UTIL.)

We the undersigned owners of the within platted land, do hereby grant unto the City of Marysville Union Rural Electric, Frontier Communications, Time Warner Cable, Columbia Gas, and their successors and assigns (Hereinafter referred to as grantees) A permanent right-of-way and easement ten (10) feet in width under, over, and through all sublots and all lands owned by the grantor shown hereon and parallel with and contiguous to Glacier Pointe Drive, Ladd Lane, Glisan Drive, Sandy Lane, Edmunds Drive, Coe Drive, and Ingraham Lane, and also upon land as 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 within and without said easement premises which may interfere with the installation and maintenance, right to install, repair, augment, and maintain service cables, and pipe lines 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-way and easement grant.

DRAINAGE EASEMENTS (DRAIN.)

We the undersigned owners of the platted land, do here by grant unto Union County and their successors and assigns (hereinafter referred to as grantees), a permanent easement within areas designated "Drainage Easement", "Utility Easement" and "Drainage and Utility Easement" to construct, operate, maintain, repair, reconstruct or relocate drainage facilities such as storm sewers, drainage swales or courses and other facilities as deemed necessary or convenient by the grantees for drainage required 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 drainage facilities.

JEROME TOWNSHIP NOTE

The purpose of this plat is to show certain property, rights of way, and easement boundaries at the time of platting. At the request of the zoning authority at the time of platting, this plat shows some of the limitations and requirements of the zoning regulations in effect at the date of filing of the plat. Such limitations and requirements are shown for informational purposes only, and should be verified with the zoning authority prior to the construction of any private improvements on the lot. This note should not be construed as creating plat or subdivision restrictions, private use restrictions, covenants running with the land or title encumbrances of any nature, except to the extent specifically identified as such.

GLACIER POINTE SECTION 2 PHASE 3

Virginia Military Survey District 6581, Jerome Township, Union County, Ohio

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DIST.
C1	90°00'00"	35.00'	54.98'	S41°47'08"E	49.50'
C2	90°00'00"	35.00'	54.98'	S48°12'52"W	49.50'

Robert J. Brennan, Bishop of the
Catholic Diocese of Columbus
I.N. 202002190001587
248.650 Acres (remainder)

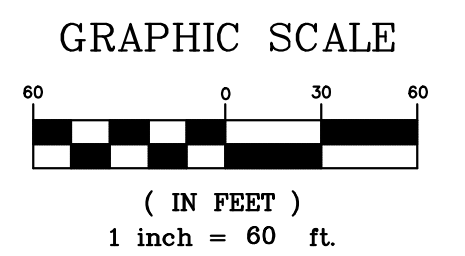
Robert J. Brennan, Bishop of the
Catholic Diocese of Columbus
I.N. 202002190001587
248.650 Acres (remainder)

Robert J. Brennan, Bishop of the
Catholic Diocese of Columbus
I.N. 202002190001587
248.650 Acres (remainder)

Glacier Pointe Development, LTD.
I.N. 202002190001588
60.719 Acres

- NOTES:**
- SAOS = SUB AREA OPEN SPACE
 - GPOS = GLACIER POINTE OPEN SPACE
(set aside for passive open space and county roadway realignment).
 - Conceptual Road Realignment per County Thoroughfare Plan to be dedicated by Glacier Pointe HOA or successors, final design by others.

"DRAIN. ESMT." = DRAINAGE EASEMENT
"UTIL. ESMT." = UTILITY EASEMENT



GLACIER POINTE SECTION 2 PHASE 3

PLAN PREPARED BY: JEP
CHECKED BY: JEP

781 Science Blvd., Suite 100
Gahanna, Ohio 43230
ph 614.428.7750
fax 614.428.7755

- LEGEND**
- = IRON PIN SET
 - ⊙ = PERMANENT MARKER
 - ⊗ = PK NAIL SET
 - = IRON PIN FOUND
 - ⊗ = PK NAIL FOUND

SCALE: 1" = 60'
DATE: March 20, 2024
SHEET 2 / 2
JOB NO.: 20-0006-548

Z:\16-0005-394\DWG\PRODUCTION DRAWINGS\SURVEY\plat\Section 2 Phase 3\0005-394 Final Plat_Sec3.dwg sheet3 Mar 20, 2024 - 4:40:22pm jheips

Phillip E. Scott and Mary
Scott, Trustees
I.N. 201409260006782 (Parcel 3)
I.N. 201409260006783

Jerry L. Scott and Judith Ellen Scott,
Trustees of the Jerry Lynn Scott Trust
dated May 21, 1998
I.N. 201609010007090
66.928 Acres

