

STANDARDS GOVERNING CONVEYANCES OF REAL PROPERTY IN MORROW COUNTY

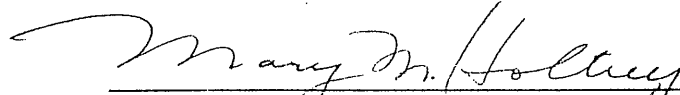
- ✓ A (1) All lots in any municipality or regularly recorded allotment need only to be designated by the number of said lot and the name of allotment or addition. (ORC 711.104)
- (2) Any new split or part of a divided lot shall be surveyed to clearly show the portion being transferred. (ORC 315.251)
- B (1) All tracts or parcels must be referred to some definitely known and established point such as a monumented section corner, quarter section corner, a dedicated lot corner (U. S. Military Lands), a recorded subdivision plat, or highway intersection within Morrow County.
- (2) The tract or parcel to be transferred must have a metes and bounds description or be an existing legal division of the rectangular system of land transfer. The acreage must be stated at the end of either description. A statement about the total acreage conveyed must be stated if there is more than one parcel.
- (3) When adjacent property owners are mentioned only along with recorded volumes, pages, and dates it is considered to be an insufficient description and therefore not acceptable. (Existing Current Descriptions Of Record)
- (4) When a tract or parcel lies in two or more different sections, lots in United States Military Lands, inside or outside of a corporation, in different townships or counties, the acreage shall be broken down into each individual item as stated previously.
- (5) When there is an exception to a tract or parcel the exception must be fully described by metes and bounds description in the deed to be transferred and comply with the following aforementioned requirements:
- (a) No more than three exceptions per parcel or tract will be acceptable for transfer.
- (b) After the exception or exceptions to a tract or parcel is fully described, a total acreage must accompany the conveyance of intention. A statement about the total acreage conveyed must be stated.
- (6) All new splits regardless of acreage must be surveyed and the plat of said survey must accompany the deed. (ORC 315.251)
- (7) All surveys shall conform to the Minimum Standards for Boundary Surveys in the State of Ohio. (Ohio Administrative Code 4733-37)
- (8) All land contracts creating new parcels or splits shall conform to the Subdivision Regulations and Zoning Regulations.
- (9) All new splits shall conform to applicable Village Zoning, County Zoning, and Township Zoning, and Regional Planning Regulations (ORC 711). Each new split shall require zoning approval before deeds will be accepted for transfer.
- (10) All new splits shall have the Auditors Permanent Parcel Number shown on the deed. Example-This parcel is being split out of G 19-501-00-45-01.
- (11) All transfers shall require the prior deed reference(s) to be shown on the deed.
- (12) All new splits under 5.00 acres shall meet subdivision regulations which requires the Morrow County Health Department review and stamp before the transfer can be accepted.
- Note: The Health Department may stamp some parcels disapproved for building site but acceptable for transfer.

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- (13) The County Engineer and the County Auditor shall have up to 7 working days for review purposes. Every attempt will be made to review deed(s) and description(s) as soon as possible.
- (14) Specific Standards for the Approval of New Survey or Re-surveys are attached as Exhibit "A"

The purpose and or intentions of this resolution is to facilitate transfer of property, to correct errors in former, present, and future transfers and records, to obtain definite and accurate legal descriptions for transfers. This will be the philosophy of the County Engineer and County Auditor in examining real estate descriptions and this will result in a better service to abstractors, property owners, and recording and taxing officials of Morrow County.

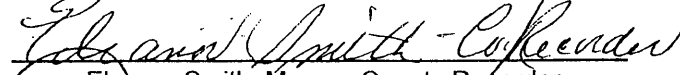
The undersigned officials of Morrow County hereby approve the adoption of the above Standards Governing Conveyances of Real Property in Morrow County and reserve the right to accept any and all legal descriptions. (ORC 319.203)



Mary Holtrey, Morrow County Auditor



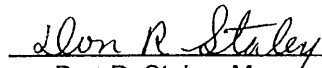
L. Randy Bush, Morrow County Engineer



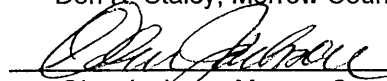
Eleanor Smith, Morrow County Recorder



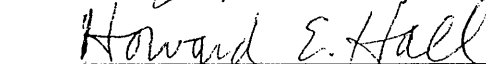
Donald R. Weaver, Morrow County Commissioner



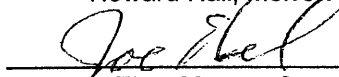
Don B. Staley, Morrow County Commissioner




Olen Jackson, Morrow County Commissioner



Howard Hall, Morrow County Prosecutor



Joe Ebel, Morrow County Health Department



Randall S. Weber, Morrow County Treasurer

Public Hearing Dates:

May 17, 1996

May 24, 1996

Effective Date May 29, 1996

Commissioners Journal Vol 36 Page 33

Effective date of Regulations and Procedures shall be May 27, 1996 per ORC 319.203, replacing the Regulations adopted February 7, 1990. Commissioners Journal 32 Pages 227,228,229
Prior adoptions January 24, 1980, Commissioners Journal 26 Page 538

EXHIBIT "A"

Standards for the Approval of New or Resurveys of Boundary Surveys

surveyors plats and/or surveyors descriptions will be stamped with the following stamp according to content:

The Plat & Description must contain all of the items as indicated below:

SURVEY PLAT

SURVEY DESCRIPTION

- | | |
|--|---|
| <ul style="list-style-type: none"><input type="checkbox"/> 1. Survey Plat Drawn to Scale.<input type="checkbox"/> 2. Title & General Location.<input type="checkbox"/> 3. North Arrow & Note Basis of Bearings.<input type="checkbox"/> 4. Monuments Identified as to Size, Material, Position, & Condition (Ex. Set or Found)
Note: Initial Point of Description must have a Monument.<input type="checkbox"/> 5. Written & Graphic Scale.<input type="checkbox"/> 6. Date of Survey.<input type="checkbox"/> 7. Surveyors Name Printed & Registration Number. Surveyor Signature & Seal
ORC 5301.25 (B)<input type="checkbox"/> 8. Reference Material (Deeds, Surveys, & R/W Records ETC.) Minimum Ref. Material Present
Deed Reference.<input type="checkbox"/> 9. All Adjoining Land Owners Names & Deed Vol. & Pg. or Recorded Subdivision Plat.<input type="checkbox"/> 10. Mathematical Closure of the Boundary Survey does not exceed ± 0.02 latitude & ± 0.02 departure.<input type="checkbox"/> 11. Sufficient Curve Date (when applicable)<input type="checkbox"/> 12. Monumentation must be at all Corners or Ref. Monuments to Corners.<input type="checkbox"/> 13. All tracts or parcels must be referenced to some known and established point such as a Monumented Section Corner, Quarter Section Corner, a Dedicated Lot Corner (U. S. M. L.), a Recorded Major Subdivision Plat, or Highway Intersection within Morrow County.<input type="checkbox"/> 14. When a Tract or Parcel lies in two or more different: Sections or Lots, Inside or Outside of a Corporation, in different Townships or Counties, the acreage shall be broken down into each individual item as stated. | <ul style="list-style-type: none"><input type="checkbox"/> 1. Sufficient Caption<input type="checkbox"/> 2. Basis of Bearings on Description or Plat.<input type="checkbox"/> 3. Surveyors Name, Number, & Date of Survey
(ORC 5301.25 B)<input type="checkbox"/> 4. Monuments Identified as to Size, Material, Position & Condition (Ex. Set or Found)
Note: Initial Point of Description must have a Monument.<input type="checkbox"/> 5. Sufficient Curve Data (when applicable)<input type="checkbox"/> 6. Last Deed Transfer.<input type="checkbox"/> 7. Monumentation must be at all Corners or Ref. Monuments to Corners<input type="checkbox"/> 8. All tracts or parcels must be referenced to some definitely known and established Point such as a Monumented Section Corner, Quarter Section Corner, a Dedicated Lot Corner, a Recorded Major Subdivision Plat or Highway Intersection within Morrow County.<input type="checkbox"/> 9. When a tract or parcel lies in two or more different sections or lots, inside or outside of a Corporation, in different Townships or Counties, the acreage shall be broken down into each individual item as stated. |
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NOTE: The Minimum Standards For Land Surveys Shall Be adhered to Pursuant To Chapter 4733.37 Of The Ohio Administrative Code.

If The Surveyors Plat(s) & Description(s) are not acceptable. The person(s) who are requesting the County Engineer's Approval shall be given a list of those items which need to be added, addressed, or changed to be acceptable for transfer.