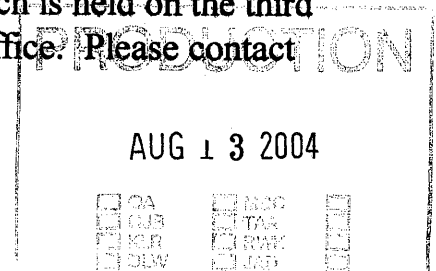


Summary Of Survey Requirements For Lot Splits In Vinton County

All surveys must be given to the Vinton County Engineer's Office to be checked for *State Minimum Standards of Boundary Surveys* as stated in the *Ohio Revised Code Section 4733-37*, the *Real Estate Conveyance Standards* adopted by Vinton County July 29, 1996, and the following requirements . . . (*All surveys need to be approved by the Engineer's Office before any deeds are prepared. This will eliminate having to be corrected if the survey requires any revisions.)

- To be considered a lot split, and not a major subdivision, all lots have to be over 5A. However, if any one lot falls under 5A, the tract may only be split four times + the remaining parcel.
- A new split that is **5A or more** must contain a minimum of 50' of road frontage on a public access road. (no easements)
- A new split that is **under 5A** must contain a minimum of 150' of road frontage on a public access road .(no easements) If rural water is available, only 85' of road frontage is required.
- The minimum lot size is 1A. If rural water is available, only .85A is required.
- The maximum lot ratio allowed is 4 to 1.
- A \$25.00 lot split fee made payable to the Vinton County Planning Commission shall be paid for each lot submitted for approval before the Engineer's Office will stamp the survey with final approval.

Any survey, not meeting these requirements, shall go in front of the Vinton County Planning Commission. A \$25.00 Variance Request Fee will be made payable to the Vinton County Planning Commission before the meeting, which is held on the third Monday of each month at 1:00 p.m. in the Commissioners Office. Please contact the Engineer's Office to be put on the agenda.



REQUIREMENTS
FOR
SURVEY DESCRIPTION

Survey either to replace an existing description which is inaccurate or to create a new piece of property. Said description shall include the following items, Ohio Revised Code Chapter 4733-37, the Administrative Code.

Adequately identified, metes and bounds description shall include:

- _____ State, County, Township Name.
- _____ Range, Township, Section Numbers.
- _____ Property location is identified by quarter section, lots, outlots, etc.
- _____ The commencing point is described by a corner of a section, quarter section, etc.
- _____ The point of beginning is tied to the commencing point and is clearly described.
- _____ Basis of bearings, and stated that bearings are used to denote angles only, if that is the case. If based on true North or Magnetic North, than so state.
- _____ Series of calls for successive lines bounding the property.
- _____ The reported boundary data shall meet the closure requirements of paragraph (c) of rule 4733-37-04.
- _____ Statement of what the description is made from, and the prior recorded reference.
- _____ Statement of boundary reference monument, whether found or set.
- _____ Statement saying the location of each identification cap set.
- _____ Survey description must be tied to the center of the road.
- _____ Monument offsets with distance from the center of the road on the property lines. Must be also stated in the description.
- _____ Statement of the number of acres surveyed to the third decimal.
- _____ Identified the number of acres if located in different section, quarter, section, outlots, lots, etc.
- _____ Acreage over five acres will have access to public road either by easement or fee simple. Application for driveway permit will specify road frontage width requirement.
- _____ Acreage of five acres or under must have no less than 150 feet road frontage.
- _____ Acreage of five acres or under with less than 150 feet road frontage may be stamped "Restrictive Approval".
- _____ Acreage without road access may be stamped "Restrictive Approval".

There may be exceptions, so if a case arises, then talk with the County Engineer's Office.

REQUIREMENTS
FOR
SURVEY PLAT

See "Sample Plat of Survey" of Minimum Standards For Boundary Surveys in the State of Ohio as adopted 5-1-80 of the Ohio Revised Code Chapter 4733-37.

- _____ County, Ohio, Township Name.
- _____ Township, Range and Section Number.
- _____ Village, Lot, Outlot, Subdivision, etc.
- _____ Title of the general location of the survey (i.e., quarter section, etc.)
- _____ Property owner, recorded volume and page.
- _____ Adjacent property owner(s), recorded volume and page.
- _____ Road identified (i.e., road name & number; and prior name if different and need to be clarified.
- _____ Commencing point of the survey is tied to the corner of a section, quarter section, etc.
- _____ Boundary monuments set. Material used and size (diameter & length).
- _____ Boundary monuments set; the position each monument is set.
- _____ The location each I.D. Cap with number is set.
- _____ Each corner and each reference control physically monumented.
- _____ Boundary monuments found. Material, size, position and condition of each shown.
- _____ The number of acres determined by the survey.
- _____ If the property includes acreage in two or more sections, lots, outlots, etc., the acreage in each section, outlot, etc., must be shown on the plat.
- _____ The direction and length of each line.
- _____ Each section line, half section line, quarter section line, etc., must be identified.
- _____ Citation of pertinent documents and sources of data used.
- _____ North arrow.
- _____ Statement of bearings used, and are used to denote angles only, if that is the case. If based on True North or Magnetic North, than so state.
- _____ Graphical scale; and stated scale.
- _____ Date of survey and/or writing.
- _____ Client information, if different than owner of property being surveyed.

REQUIREMENTS
FOR
SURVEY PLAT

(Page 2)

- _____ Surveyor's printed name and Ohio register number.
- _____ Survey company information: name, address, phone number.
- _____ Surveyor's signature.
- _____ Surveyor's seal, which may clearly reproduce on copies made of the original drawing.

A copy of the survey description and plat with the surveyor's original signature and seal, is required to be submitted to the Vinton County Engineer's Office for review. The County Engineer shall approve the survey plat and description and shall file a copy of the survey plat and description in the Engineer's Survey File. The survey plat and description so filed are public records under Section 149.43 of the Ohio Revised Code. See Amended Substitute S.B. 158 as isigned by the Governor of the State of Ohio, and effective May 9, 1996.

SAMPLE PLAT OF SURVEY

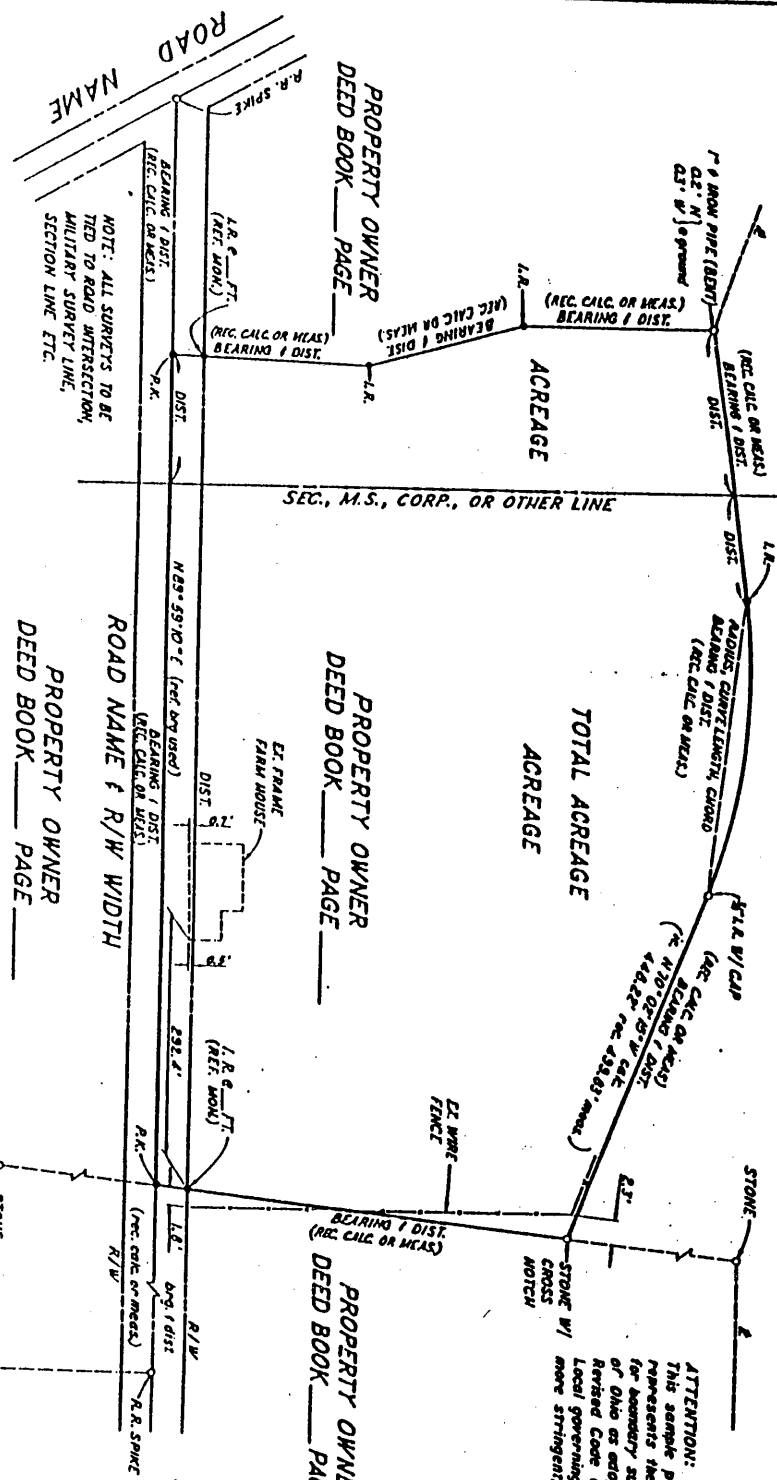
CLEAR STATEMENT AS TO THE BASIS OF THE REFERENCE DIRECTION USED.
 i.e. bearings shown herein are to an assumed meridian and are used to denote angles only.

COUNTY, OHIO
 TOWNSHIP, CITY
 SUBDIVISION & LOT N^o.
 SECTION, TOWN, RANGE OR MILITARY SURVEY N^o.

PROPERTY OWNER
 DEED BOOK _____ PAGE _____

DEED REFERENCE
 BOOK _____ PAGE _____
 PERTINENT DOCUMENTS AND
 SOURCES OF DATA USED:
 i.e. county record books P.B. NO. P. 21

ATTENTION:
 This sample plat of survey represents the minimum standards for boundary surveys in the State of Ohio as adopted 5-1-80 of the Revised Code Chapter 4713-57. Local governing requirements if more stringent, shall be adhered to.



LEGEND
 ○ MONUMENT FOUND
 □ MONUMENT SET
 NOTE: SHOW MATERIAL, SIZE, LENGTH, DIRM, POSITION & CONDITION AT EACH MONUMENT

INFORMATION TO BE SHOWN:
 LINE CITED IN THE DEED DESCRIPTION AND THE RELATIONSHIP OF THE PROPERTY TO THIS CONTROL.
 GENERAL NOTATION DESCRIBING THE EVIDENCE OF OCCUPATION THAT MAY BE FOUND ALONG EVERY BOUNDARY OR OCCUPATION LINE.



J. Sprague
 NAME OF SURVEYOR
 OHIO REG. NO. _____

CLIENT INFORMATION
 SURVEY CO. INFORMATION
 DATE: _____
 SCALE: _____

