

***TRANSFER AND CONVEYANCE STANDARDS
OF THE PICKAWAY COUNTY AUDITOR
AND THE PICKAWAY COUNTY ENGINEER***

Melissa A. Betz, Auditor

Robert E. Parker, P.E., P.S., Engineer

AS ADOPTED UNDER OHIO REVISED CODE SECTION 319.203

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The requirements described in the **Transfer and Conveyance Standards of the Pickaway County Auditor and the Pickaway County Engineer** are designed to provide a fair and consistent method for the review of legal descriptions and survey plats, and to correct errors or inaccuracies in those documents.

Ohio Revised Code Section 315.251 Minimum standards for boundary surveys

(A) If a deed conveying title to real property is presented to the county auditor for transfer, and the deed contains a legal description for land that is a cut-up or split of the grantor's one or more existing parcels of land as shown in the county auditor's records, or if the legal description of the land conveyed in the deed is different from the legal description shown in the prior deed to the grantor, a boundary survey plat in conformity with the new description shall be submitted with the deed. The survey plat and description shall satisfy the minimum standards for boundary surveys promulgated by the board of registration for professional engineers and surveyors pursuant to Chapter 4733. of the Revised Code. If, in the opinion of the county engineer, the survey plat and description satisfy those standards, the county auditor shall accept the deed for transfer and a copy of the survey plat shall be filed in the county engineer's survey file for public inspection.

This section applies only if the requirements of this section are included in the standards governing conveyances of real property in the county adopted under section 319.203 of the Revised Code.

(B) Beginning on the effective date of this amendment, in the counties where the county engineer elects to engage in the private practice of engineering or surveying under division (B) of section 325.14 of the Revised Code the county auditor of that county shall designate another engineer who is registered under Chapter 4733. of the Revised Code and who is employed in the same county engineer's office to perform the duty of the county engineer under division (A) of this section or to exercise or perform any authority or duty of the county engineer under section 319.203 of the Revised Code if the county engineer reasonably believes that the performance of that duty or exercise of that authority by the county engineer would constitute a violation of Chapter 102. of the Revised Code or any other similar civil or criminal statute. Pursuant to this authorization, the designee engineer shall act in the place of the county engineer. Neither the county engineer nor the designee engineer shall discuss any matter reasonably related to this authorization. Any act in compliance with this section is not a violation of Chapter 102. of the Revised Code or any other similar statute.

Division (B) of this section applies only to a county engineer holding office on the effective date of this amendment during such time as the person continues to serve that term or an immediately consecutive term of office as a county engineer.

Effective Date: 1996 SB287 03-13-1997; 1996 SB262 03-18-1997

Ohio Revised Code Section 319.203 Adopting standards governing conveyances of real property in county

Subject to division (B) of section 315.251 of the Revised Code, the county auditor and the county engineer of each county, by written agreement, shall adopt standards governing conveyances of real property in the county. These standards may include the requirements specified in section 315.251 of the Revised Code. The county auditor and county engineer may modify those standards from time to time as they consider necessary or desirable. The standards shall be adopted or modified only after the county auditor and county engineer have held two public hearings, not less than ten days apart, concerning adoption or modification of the standards. The standards shall be available for public inspection during normal business hours at the offices of the county auditor and county engineer.

Before the county auditor transfers any conveyance of real property presented to the auditor under section 319.20 or 315.251 of the Revised Code, the county auditor shall review the conveyance to determine whether it complies with the standards adopted under this section. The county auditor shall not transfer any conveyance that does not comply with those standards.

Effective Date: 03-18-1997

In compliance with the Ohio Revised Code, the following standards are hereby adopted to govern survey plats and descriptions of real estate to be transferred in Pickaway County, Ohio.

These standards shall be minimum requirements for conveyances in Pickaway County. Wherever these standards are different from the requirements of other lawfully adopted regulations or laws, the more restrictive standards shall govern. If any section, sentence, clause, phrase or portion of these standards is held invalid by any court, then such portion shall be deemed a separate, distinct, and independent provision not affecting the validity of the remaining standards.

Melissa A. Betz 8.21.03

Melissa A. Betz, Pickaway County Auditor

Robert E. Parker 8-25-03

Robert E. Parker, P.E., P.S., Pickaway County Engineer

Approved as amended effective March 3, 2008

Melissa A. Betz 3-3-08

Melissa A. Betz, Pickaway County Auditor

Robert E. Parker 3-19-08

Robert E. Parker, P.E., P.S., Pickaway County Engineer

Section 1

Application of Transfer and Conveyance Rules

1.0 These rules apply to any transfer and conveyance of an interest in real property made by conveyance, partition, devise, descent, court order, certificate of transfer, affidavit, or any other document, that would cause any of the following:

1.1 Change In The Name Of Owner(s) Of Land; any document that creates, transfers, or terminates any interest in land or minerals that would cause the County Auditor to change the name of the owner or any one of the owners must be presented to the County Auditor under O.R.C. 319.20

1.2 Changes in Description; any document that changes, corrects, or amends the description of any parcel of land must be presented to the County Auditor under O.R.C. 5713.02

1.3 Transfer of Interest That May Affect True Value; any document that creates, transfers, or terminates any interest in land that may affect the true value of a parcel for real property tax purposes must be presented to the County Auditor under O.R.C. 5713.03.

1.4 Easements, land contracts, annexations and detachments, and vacations of streets and alleys shall be subject to these conveyance standards and shall be presented to the County Auditor for evaluation.

Section 2

Special Transfers

2.0 The following transfers are subject to special requirements:

2.1 Transfers by Affidavit of Next Of Kin; a transfer under the law of descent and distribution shall be made pursuant to affidavit under ORC 317.22. Furthermore, because of the difficulties the County Auditor has had with this type of transfer, a copy of the death certificate or other official acknowledgment of death must be attached to the affidavit and recorded with the Pickaway County Recorder.

2.2 Transfer of Survivorship Interest; a transfer of a survivorship interest shall be made pursuant to O.R.C. 5302.17, only upon certificate of transfer or upon affidavit and certified copy of a death certificate of the deceased joint tenant.

2.3 Transfers by Affidavit under O.R.C. 5301.252; A transfer of the name of the owner or any one of the owners may be made by affidavit pursuant to O.R.C. 5301.252 (B)(1); the correction of a legal description may be made

by affidavit pursuant to O.R.C. 5301.252 (B)(4) and (B)(5); however, except in the case of the termination of a life estate or survivorship estate, no transfer shall be made by affidavit pursuant to O.R.C. 5301.252 (B)(2) and (B)(3).

2.4 Transfer upon Death under O.R.C. 5302.22 and 5302.23; a transfer of interest of the owner or owners may be made to named beneficiaries, or contingent beneficiaries, by an affidavit which shall be transferred and recorded pursuant to O.R.C. 5302.22 and O.R.C. 5302.23.

2.5 Corrective Deed; any document that changes, corrects, or amends any prior instrument presented to the Auditor must clearly state the reason for the corrective instrument by affidavit and must include the volume and page of the previously recorded instrument. The affidavit must also be recorded with the corrective deed.

2.6 Condominiums

A condominium unit owners' association comes into title upon the filing of the condominium documents, this action falls within the definition of a "conveyance" under O. R.C. 319.203, and the following rules shall apply:

- A. All condominium plats and associated declarations shall be prepared in accordance with applicable O.R.C. 5311-"Condominium Property."
- B. All condominium plats shall be subject to the same review process as conventional plats and the survey of the perimeter boundary of the over-all condominium development shall meet all the requirements of O.A.C. 4733-37 and the requirements of these standards.
- C. Individual phases of a condominium shall have complete dimensional ties with bearing and distances back to the original perimeter survey.
- D. All phases of a condominium shall be a closeable traverse to an accuracy of 1:10,000 error of closure.
- E. Overlaps and shortages in closures of condominium phases are not permitted, therefore, all phases must fit graphically and mathematically with each other.
- F. "Common Area" shall be defined as that area common to, and held in fee by, all members of the established Association as recited in the recorded declaration related to such development, or held in fee by the developer or owners of record, and as further described in O.R.C. Section 5311.01.
- G. If garage units are established as separate parcels but are tied to and transferred with the associated unit, then both parcel numbers must appear on the conveyance.
- H. The legal description for a condominium unit and/or garage unit should only refer to the first phase that established the association and the current phase in which the conveyance is included.
- I. Adjustments to common walls and changes to condominium unit shapes and sizes will require a new filing of the condominium plat and declaration.

Section 3

Specific Requirements for All Documents of Transfer

3.0 All documents transferring an interest in real property that are subject to O.R.C. 319.20, including all court orders and certificates of transfer, shall contain all of the following:

3.1 Reference to prior instrument of record required; a reference to the volume and page of the record of the next preceding recorded instrument by or through which the grantor claims title as required by O.R.C. 319.20

3.2 Tax Mailing Address of Grantee; a statement of the complete tax mailing address of the grantee or any one of the grantees, as required by ORC 319.20

3.3 Identification of Interest Conveyed; the grantor shall inform the County Auditor in writing whether the grantor is conveying less than the grantor's current interest in the land.

3.4 Instruments to Conform to Law; all deeds and other instruments transferring an interest in Real Property shall conform to the laws of Ohio or to the law of the place where the instruments were executed.

3.5 Document of transfer shall include parcel number and address; the document of transfer shall include the County Auditor's parcel number(s) of the land and the current site address of the property, if any.

3.6 Conveyance Forms; no instruments will be transferred unless accompanied by a properly completed DTE 100 or DTE 100EX conveyance form.

Section 4

Quality of Documents

4.0 No transfer will be approved by the County Auditor unless the documents presented meet all of the following requirements:

4.1 Original required; the document of transfer must have the original signature of the grantor or affiant. In most cases, a copy of a court order will be accepted, but the copy must bear the signature of a judge and show on its face that it has been filed with the clerk of court or be a certified copy from the clerk of courts.

4.2 Poor Original Not Accepted; no document of transfer will be accepted which has attached to it a previously recorded document that is identified as a "Poor Original." Also, Facsimile (fax) copies of documents are unacceptable.

4.3 Illegible Writing; no document of transfer will be accepted in which the document or attachment to it, is illegible as determined by the County Auditor or County Engineer.

4.4 Prior Recording Information or Stamps; no document of transfer will be accepted in which the document or attachment to it has prior recording information or stamps from previously recorded deeds.

Section 5

Sufficiency of Description

5.0 Identification; The description of land shall be sufficient to allow the County Auditor and County Engineer to identify the land that is being transferred.

5.1 Clerical errors that do not affect the County Auditor's or County Engineer's ability to identify the property will be disregarded, but clerical errors that cannot be resolved will cause the County Auditor to disapprove the transfer. Examples of insufficient description of land include, but is not limited to, incorrect or omission of county, township, range, section, or Virginia Military District number; significant traverse closure error as determined by the County Engineer; calculated land area does not match auditor's tax list; metes and bounds errors in distance, bearing, or any other description that is ambiguous or incorrect. Descriptions of land that have been determined insufficient by the County Engineer shall be resolved before the Auditor will approve the transfer. To ensure that requirements for a new survey do not conflict with legal proceedings due to a foreclosure or other court action, the Engineer may stamp the deed "*New Survey Required Next Transfer*" and the deed may use the original description. This may include Sheriff Deeds, Certificates of Transfer, Life Estates, and Joint Survivorship Deeds. In cases where descriptions of land have been determined insufficient, the County Engineer may approve conditionally the transfer and stamp the deed or instrument as conditionally approved and require that the error(s) be resolved or corrected prior to the next transfer.

5.2 Description of Tax Parcels; All documents that transfer an ownership interest in a tax parcel shall contain one of the following types of description:

5.2 (a) Platted Lot; a platted lot shall be described by its lot number or other designation and the name of the subdivision as platted, as required by ORC 711.101

5.2 (b) Condominium Unit; a condominium unit shall be described by its unit number or other designation and the name of the condominium project as set forth in the declaration as required by ORC 5311.10 and by Section 2.6 of these standards.

5.2 (c) Metes-and-Bounds Description; each tract of land that is not a platted lot or condominium unit shall be described by a metes-and-bounds description in accordance with these rules and approval of the County Engineer.

5.3 No More Than Three Exceptions In Description; No transfer will be approved where the description of the land set forth more than three (3) exceptions to any metes and bounds description. An exception describes land that is included in the general description, but that is not being transferred and is excepted out and identified by a separate description of its own. After the exception(s) to a tract or parcel are fully described, a net or remainder acreage must accompany the conveyance.

Section 6

Boundary Surveys

6.0 A boundary survey is required when any tract, lot, or parcel that is being conveyed is not described in the same manner as the tract, lot or parcel was described in the immediately preceding conveyance of record. A plat of the boundary survey must be submitted to the County Engineer for approval.

6.1 Must Meet Minimum Standards; All boundary surveys required under 6.0 must be made in accordance with the minimum boundary survey standards prescribed by Chapter 4733-37 of the Ohio Administrative Code, along with the current requirements of the County Engineer.(See Section 11)

Section 7

Breaks In the Chain of Title

7.0 Because the County Auditor needs to determine the ownership of each tract, lot or parcel of real property and because the County Auditor maintains ownership history of each tax parcel the following is required:

7.1 Grantor Is Not Prior Grantee; No transfer will be approved where a grantor is not a prior grantee, unless the document itself or an affidavit that satisfies the requirements of O.R.C. 5301.252 is provided to the County Auditor that explains to the County Auditor's satisfaction why there is a break in the chain of title. The County Auditor may also require additional evidence when necessary to establish the correct ownership of the property.

7.2 Minor Differences In Names; Differences in the name of the grantor and prior grantee based upon the inclusion or omission of middle names or initial, or different version of first names (e.g. Charles, Charley), or due to change in name, and similar differences of a minor nature, must be explained in the document itself or by affidavit as required by O.R.C. 5301.252(B)(1).

Section 8

Planning Commission Approval of Parcel Split

8.0 Subdivision of Existing Parcel; Any transfer or conveyance that causes a tax parcel to be: split into two (2) or more parcels, any one of which is twenty (20) acres or less; or, leaves an existing parcel with a remainder twenty (20) acres or less; or, combines two or more tracts or parts of tracts; or, changes the boundary or boundaries of existing tract(s); or otherwise is under the jurisdiction of the local platting authority is required to be approved before it will be accepted by the County Auditor. The county's platting authorities are the Pickaway County Planning Commission if in unincorporated Pickaway County or by the appropriate municipal planning commission within Pickaway County. The stamp or signature indicating such approval of the appropriate planning commission shall be placed on the survey plat or on the instrument of conveyance that will be recorded. The Engineer or Auditor can provide a list of the municipalities in Pickaway County requiring subdivision approval.

8.1 Auditor Will Not Determine Exemptions; The County Auditor will not determine whether any split of twenty (20) acres or less is exempt from planning commission approval, and will accept only a communication from the appropriate planning commission that the split is exempt.

8.2 No Transfer by Plat; The County Auditor will not transfer (change the name of any owner of) any real property pursuant to a plat, except by dedication of property to a public purpose upon acceptance by political subdivision that is set forth on the plat or in a separate document.

Section 9

Transfers of Property In The Name Of a Trust

9.0 Before any real property that is in the name of a trust can be transferred or conveyed from the trust, the trustee or grantee shall file an affidavit setting forth the information required by ORC 317.22 (B)(2).

Section 10

Land That Is Split By Taxing District Boundaries

10.0 Where a tract of land that is described by a single metes and bounds description is located in more than one county, the Pickaway County Auditor may consult with the County Auditor(s) of the other county to determine the treatment of the land for real property tax purposes.

10.1 No single tax parcel shall be created by the County Auditor that is located in different taxing districts. Any land with a single metes and bounds description that is split by taxing district lines shall be made into separate tax parcels by the County Auditor. Any platted lot that is located in different tax districts shall be placed in the district in which the front of the parcel is located, as determined by street address, or in which the greater part of the parcel is located if a taxing district line crosses through the front of the lot.

Section 11

Requirements of Conveyance by the County Engineer

11.0 All new metes and bounds descriptions, and all plats of survey must incorporate the principals and minimum standards of good surveying, engineering and draftsmanship, and must meet the "Minimum Standards for Boundary Surveys in the State of Ohio" as defined by Section 4733.37 of the Ohio Administrative Code. Conveyance documents and plats will be reviewed on a "first in, first out" basis and are not subject to deadlines or closing dates.

11.1 Requirements For All Recorded Lot(s) Of Record; all instruments conveying a recorded lot or other designation in a municipality or recorded subdivision area must designate the lot number or other designation, the official recorded name, the Plat Book and Page or Official Record reference, and the prior recorded deed reference if any exists.

11.2 Any parcel, out lot, or portion of a recorded lot or other designation must have an accurate description to enable the County Engineer and County Auditor to determine the residue or balance left, based on existing available records.

11.3 Any area being conveyed in what is commonly known as an "Unrecorded Plat" must have an accurate metes and bounds description.

11.4 All existing metes and bounds descriptions of record will be checked by the County Engineer to verify and identify to the County Auditor the tax parcel(s) to be conveyed. Requirements for existing metes-and-bounds descriptions of record are;

11.4 (a): All existing metes and bounds descriptions of record must be described verbatim as witnessed by the instrument of previous record and transfer. The correction of scrivener errors, omissions, or other obvious mistakes is permitted in order to make the description more accurate.

11.4 (b): Any existing metes and bounds description which, since the previous conveyance, has been incorporated into a municipality or other political subdivision by means of annexation must be changed to reflect its new corporate location within the situate of the subject instrument of conveyance.

11.4 (c): All instruments of conveyance attempting to convey the remainder or balance of an existing tax parcel(s) from which out lots or exceptions exist must incorporate the following requirements:

11.4 (d): Each out lot or exception of the original tract(s) must be described verbatim as witnessed by the previous conveyance of record.

11.4 (e): Each documented exception must refer to its recorded source if any, by which it can be verified.

11.4 (f): All instruments of conveyance using exceptions to convey the balance or remainder of a tax parcel(s) must incorporate a statement identifying the tax parcel(s) and district to be conveyed, and the current taxable area as set forth on the County Auditor's tax list for the subject conveyance, (i.e., it is the intent of this instrument to convey all of Tax Parcel(s) number and district, containing acreage or footage, as shown by the County Auditor's records). The uses of exception(s) to create a new tract or parcel not previously presented to the county auditor and recorded with the county recorder are prohibited. Each exception shall appear on the County Auditor's tax list, and shall be described verbatim as witnessed by the previous conveyance of record.

11.5 Plats and legal descriptions may be submitted for evaluation prior to the creation of the final instrument of transfer. Plats and legal descriptions may be submitted in person, by mail, or electronically by arrangement with the Engineer. Documents pertaining to O.R.C. 319.20 may be submitted for pre-approval, but shall not be transferred until the specific requirements (per section 3), signatures and notary stamp/seal are met.

Section 12

Requirements for New Metes and Bounds Descriptions for Conveyance

12.0 All new metes and bounds descriptions, not previously recorded, must be prepared by a Professional Surveyor licensed in the State of Ohio and must be in compliance with the Ohio Administrative Code, Chapter 4733-37. A typed or retyped legal description provided by someone other than the surveyor, on the instrument of conveyance or as an attachment, is prohibited. The legal description shall bear an original stamp and an original signature by the surveyor. Xerography or any similar process is unacceptable. The instrument shall be printed with permanent ink on bond or high quality paper.

12.1 In addition, the following items shall be required:

12.1(a) The situate must denote the state, county and municipality or township, range, section, half section, or Virginia Military District Number, etc.

12.1(b) The situate must denote recorded title and deed reference and Auditor's Parcel Number as to the tract(s) of origination.

12.1(c) All descriptions must be referenced to an established point of beginning such as centerline intersections of streets or roads of record, established property corners of record, section and or quarter section corners or lines, or Virginia Military District corners or lines, etc.

12.1(d) Each course of a new metes and bounds description should be a separate paragraph, and all courses must be stated in a clockwise direction from the point of beginning to the point of termination for the subject description.

12.1(e) Each course of a new metes and bounds description must contain a bearing expressed in degrees, minutes and seconds and a distance recited in feet and the decimal parts thereof, from point of origination to a point of termination of each course.

12.1(f) Each course must contain the names of current adjoining owners together with the recorded Deed Book and Page or Official Record for each. When a course being described adjoins a recorded platted subdivision a call for the Plat Book and page will suffice.

12.1(g) Each course must show all other common lines such as centerline of roads, rivers, streams, quarter or half section lines, Virginia Military District lines or any other pertinent common line of record or interest as witnessed by the survey for the conveyance.

12.1(h) Any course of a new metes and bounds description which is a curve must contain the direction of the curve (right or left), the radius (in feet and decimal parts thereof), and the long chord bearing and distance (in feet and decimal parts thereof) of same.

12.1(i) All references to roads, rivers, streams, railroads, etc., must use current or existing names of record. Old or original names should also be mentioned.

12.1(j) All new metes and bounds descriptions must give the area contained within its perimeter in acres and calculated to the third decimal place as required by the County Auditor.

12.1(k) Whenever a new metes and bounds description encompasses two or more taxing districts or two or more tax parcels, a breakdown of the total area must be recited for each tax district or parcel.

12.1(l) All new metes and bounds descriptions will be subject to computer verification as to the accuracy of the traverse closure (1/10,000 minimum allowable traverse closure or 0.02 feet, whichever is more accurate) of the area as described. Whenever this process is necessary there may be a delay in approving the conveyance for transfer purposes.

12.1(m) All instruments including new metes and bounds descriptions, which meet all of the aforementioned requirements will be stamped "Description Acceptable" and the proper notations will be made on the instrument of conveyance, verifying a correct tax structure to the County Auditor.

12.1(n) Whenever the descriptive content of any legal instrument of conveyance is determined to be ambiguous, it will require a survey of the parcel(s) being described be made and a new description and plat be submitted to the County Engineer for approval prior to the transfer of said parcel(s).

Requirements for Plats of Surveys

12.2 A Professional Surveyor, licensed in the State of Ohio, shall prepare a scaled plat of every new metes and bounds description he or she has originated and make available copies of the plat to be filed with the County Engineer.

12.2 (a) All plats shall be printed, copied or drawn on high quality bond paper, vellum, polyester film, or tracing cloth with permanent ink. Plats shall bear the original signature, in blue ink, and seal of the surveyor. Unless prior approval is obtained from the Engineer, the minimum plat size shall be 8 ½ by 14 inches and the maximum plat size shall be 24 by 36 inches. Not less than three (3) plats shall be submitted to the Engineer.

12.2 (b) Lettering shall be applied directly to the plat without the use of an intermediate film or material.

12.2 (c) Xerographic or blue print copies are not acceptable.

12.2 (d) Reduced copies of plats may be attached to the instrument(s) of conveyance for purposes of recording the plat. The reduced copy shall be clearly labeled **“REDUCED COPY”** and shall otherwise be legible. Facsimile copies and poor quality reductions are unacceptable. The original full-scale plat shall be submitted to the engineer as required above. If an acceptable reduced copy is not provided, the full-scale plat shall be recorded with the Pickaway County Recorder. Plats that dedicate property to a public purpose, such as subdivisions, streets or parks, shall be recorded at full-scale.

12.2 (e) A vicinity, or location, map shall be drawn on the plat to show the location of any split(s) relative to the original tract.

12.2 (f) All plats must be in compliance with the Ohio Administrative Code Chapter 4733-37.

12.2 (g) Names and source of title of adjoining owners along each boundary of the subject survey must be properly indicated.

12.3 The Basis of bearing statement on all plats and deed descriptions to be made of record within the Pickaway County offices must be stated with reference to a deed of record and official record, a plat of record or a road improvement plan of record along with the bearing used. The State Plane Coordinate System, Ohio South Zone, NAD27 or NAD83, may also be used as a Basis of Bearing only if the control monuments used along with the bearing between them are denoted in the statement. Assumed bearings may be used provided there are no bearings shown of record.

12.4 Any survey plat or legal description submitted using the metric system shall include the equivalent distances in U.S. Survey Feet and areas in square feet or acres.