

Plats of Survey:

Revised 5/17/23

Reviewed By: _____

Review Date: _____

PCCS refers to Preble County Conveyance Standards

OAC refers to Ohio Administrative Code

Yes No

____ Is there a sufficient title? This should include: PCCS IV(B)(1)

1. Section (or School Lot Number), Township & Range
2. Lot (Out Lot) Number, Municipality, Civil Township, County & State

Comments: _____

____ Is there a prior deed reference as to the tract of origination? PCCS IV(B)(1)

Comments: _____

____ Are Points of Beginning (Commencement) physically monumented?
Are each an established: OAC 4733-37-05(C)(3)

1. Section corner or quarter corner?
2. Road intersection?
3. Subdivision corner or platted lot corner?

Comments: _____

____ Is there a north arrow? PCCS IV(B)(2)

Comments: _____

____ Is there a basis of bearings statement? PCCS IV(B)(2)

Comments: _____

____ Are all controlling stations and corners physically monumented? OAC 4733-37-05(C)(3),(4)
(Type – Size – Material – Set/Found)

Comments: _____

____ Is there a notation or symbols legend describing each monument as found or set and
describing the size, condition and material? OAC 4733-37-05(C)(4)

Comments: _____

____ Do curves contain the necessary elements? OAC 4733-37-05(C)(6)(b)
(Radius, Delta, Arc Length, Chord Bearing & Distance)

Comments: _____

____ Is there the surveyor's printed name, signature, Ohio registration No. and reproducible seal? PCCS IV(B)(9)

Comments: _____

____ Is there a scale in written and graphical form? OAC 4733-37-05(C)(8)

Comments: _____

Yes No

___ Are the locations of all buildings shown? PCCS IV(B)(11)

Comments: _____

___ Is the acreage reported to the third decimal place? PCCS IV(B)(6)
(Square footage may be added *in addition* to acreage.)

Show breakdown of area for each:

- 1. Tract being surveyed.
- 2. Taxing district, including school district.
- 3. Tax parcel.
- 4. Road right-of-way.

Comments: _____

___ Are applicable common lines labeled such as section, half-section, quarter-section, county, township and municipal corporation lines? How about road centerlines, rivers and streams? OAC 4733-37-05(C)(6)(c)

Comments: _____

___ Are adjoining owners identified with source of title, acreage and/or lot number? PCCS IV(B)(5)

Comments: _____

___ Do the roads shown have the current names, right-of-way widths, former names, or vacations with reference to the official record that facilitated the change? OAC 4733-37-05 (C)(7)(12)(13)

Comments: _____

___ Is there a general notation describing the evidence of occupation along every boundary line? OAC 4733-37-05(C)(5)

Comments: _____

___ Is there a citation of pertinent documents/data used for conducting the survey? OAC 4733-37-05(C)(4)

Comments: _____

___ Is the survey dated? OAC 4733-37-05(C)(9)

Comments: _____

Additional Comments:

New Metes & Bounds Descriptions:

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____ Is each course contained in a separate paragraph? PCCS III(C)(1)

Comments: _____

____ Are the courses written in a clockwise direction? PCCS III(C)(1)

Comments: _____

____ Is there a sufficient caption? This should include: OAC 4733-37-06(A)(1)

1. Section (or School Lot Number), Township & Range
2. Civil Township, Municipality, County & State
3. Notes to identify new tract as being "all of" or "part of" an existing tract or tracts.
4. Prior deed reference, plat reference and/or origin of title for grantor.

Comments: _____

____ Are Points of Beginning (Commencement) physically monumented?
Are each an established: OAC 4733-37-06(A)(1), (B)(1)

1. Section corner or quarter corner?
2. Road intersection?
3. Subdivision corner or platted lot corner?

Comments: _____

____ Are adjoiners, common lines and/or existing features identified?
Identify intent with regard to features such as: OAC 4733-37-06(B)(2)(a)

1. Centerlines of roads, rivers, streams, section lines, corporation lines, etc.
2. Deed reference and acreage of record.
3. For adjoining plats: Lot number, name of plat, plat book and page.

Comments: _____

____ Is the monumentation at each corner described? OAC 4733-37-06(B)(2)(d)
(Type – Size – Material – Set/Found)

Comments: _____

____ Does the description meet closure requirements? OAC 4733-37-06(B)(2)(f)
(0.02' latitude, 0.02' departure)

Comments: _____

____ Do curves contain the necessary elements? OAC 4733-37-06(B)(2)(e)
(Direction Right or Left, Radius, Delta, Arc Length, Long Chord)

Comments: _____

Yes No

___ ___ Is the acreage reported to the third decimal place? PCCS III(F)(1)
(Square footage may be added *in addition* to acreage.)

Breakdown of area for each:

1. Taxing district, including school district.
2. Tax parcel.
3. Road right-of-way.

Comments: _____

___ ___ Is there a Surveyors Statement? This should include: PCCS III(G)(1)
OAC 4733-37-06(E)

1. Surveyor's name and address and registration number.
2. Date of survey (or if was based on other than a survey)
Note: Descriptions for fee transfer must be based on a current or updated survey.
3. Surveyor's signature and seal.

Comments: _____

___ ___ Is there a basis of bearings statement? PCCS III(C)(3)
(Must agree with the plat of survey statement.)

Comments: _____

___ ___ Have other approvals been made? PCCS III(L)

1. Health Department.
2. County Zoning.
3. County Access Management.
4. Eaton or Village Planning Boards.

Comments: _____

Additional Comments:

Additional Considerations:

___ ___ Any additional conditions of approval?
(e.g., deed restriction, maintenance agreement, lot combo requirement, etc.)

___ ___ Is legal access provided for each new tract?

Additional Comments:
