

Plats of Survey:

Revised 08/05/20

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:

Revised 2/24/15

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Yes No

_____ _____ 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: _____

