

Ohio Administrative Code  
Chapter 4733-37

MINIMUM STANDARDS  
FOR BOUNDARY SURVEYS  
IN THE STATE OF OHIO

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**4733-37-01 PREAMBLE**

These standards are intended to be the basis for all surveys relating to the establishment or retracement of property boundaries in the State of Ohio. Abridgements of one or more provisions herein shall be clearly indicated on plats and/or legal descriptions and reports. Where local or other prescribed regulations exist which are more restrictive than these standards, the survey shall conform to all local and state regulatory standards. When a client desires only a portion of his property surveyed, and this portion can be clearly isolated from the remainder of the property without affecting the interests of adjoining owners, these standards shall apply to the survey of only the desired portion.

HISTORY: Effective 5/1/80  
Authority: R.C. Chapter 4733

**4733-37-02 RESEARCH AND INVESTIGATION**

(A) When the deed description of the subject property and the deed descriptions of adjoining properties do not resolve the unique locations of the corners and lines of the property being surveyed, the Surveyor shall consult other sources of information in order to assemble the best possible set of written evidence of every corner and line of the property being surveyed. These sources include, but are not limited to: records of previous surveys, deed descriptions of adjacent properties, records of adjacent highways, railroads and public utility lines; also include subdivision plats, tax maps, topographic maps, aerial photographs, and other sources as may be appropriate.

(B) After all necessary written documents have been analyzed, the survey shall be based on a field investigation of the property. The Surveyor shall: make a thorough search for physical monuments, analyze evidence of occupation and confer with the owner(s) of the property being surveyed. In addition, the Surveyor shall, when necessary: confer with the owner(s) of the adjoining property and take statements.

HISTORY: Effective 5/1/80  
Authority: R.C. Chapter 4733

**4733-37-03 MONUMENTATION**

(A) When necessary in accordance with the accepted surveying practice and legal requirements the Surveyor shall set boundary monuments so that, upon completion of the survey, each corner of the property and each referenced control station will be physically monumented.

(B) When it is impossible or impracticable to set a boundary monument on a corner, the Surveyor shall set a reference monument, similar in character to the boundary monument and preferably along one of the property lines which intersect at that corner. When such a reference monument is used, it shall be clearly identified as a reference monument on the plat of the property and in any new deed description which may be written for the property.

(C) Every boundary monument and/or reference monument set by the Surveyor shall, when practicable:

- (1) be composed of a durable material,
- (2) have a minimum length of thirty inches,
- (3) have a minimum cross-section area of material of 0.2 square inches,
- (4) be identified with a durable marker bearing the Surveyor's Ohio Registration Number and/or name or company name,
- (5) be detectable with conventional instruments for finding ferrous or magnetic objects.

(D) When a case arises, due to physical obstructions such as pavements, large rocks, large roots, utility cables, etc., so that neither a boundary monument or a reference monument can be conveniently or practicably set in accordance with Paragraph (C) of this rule, then alternative monumentation, which is essentially as durable and identifiable (e.g., chiseled "X" in concrete, drill hole, etc.) shall be established for the particular situation.

HISTORY: Effective 5/1/80  
Authority: R.C. Chapter 4733

**4733-37-04 MEASUREMENT SPECIFICATIONS**

All measurements shall be made in accord with the following specifications:

(A) The Surveyor shall keep his equipment in such repair and adjustment as to conform to the requirements stipulated by the Director of Agriculture in Sections 1327.46 to 1327.99, of the Revised Code. The specifications, tolerances, and regulations published in the "National Bureau of Standards Handbook 44" shall be the specifications, tolerances and regulations for commercial weighing and measuring devices of the State.

(B) Every measurement of distance shall be made either directly or indirectly in such a manner that the linear error in the distance between any two points (not necessarily adjacent points) shall not exceed the reported distance divided by five thousand (allowable linear error = reported distance divided by five thousand) and every angular measurement shall be made in such a manner that the allowable (directional) error, in radians, shall not exceed the allowable linear error divided by the reported distance (allowable (directional) error = allowable linear error divided by reported distance). When the reported distance is less than one hundred feet, the linear

error shall not exceed 0.02 feet. The reported distance is the distance established by the survey.

(C) In all new deed descriptions and plats of survey, the lengths and directions of the lines shall be specified so that the mathematical error in closure of the property boundary does not exceed 0.02 feet in latitudes and 0.02 feet in departure.

HISTORY: Effective 5/1/80  
Authority: R.C. Chapter 4733

**4733-37-05 PLAT OF SURVEY**

(A) The Surveyor shall prepare a scale drawing of every survey in which he retraces previously established property lines or establishes new boundaries.

(B) A copy of this drawing shall be given to the client, when required, another copy shall be filed with the proper agency.

(C) The Surveyor shall include the following details:

- (1) A title such that the general location of the survey can be identified.
- (2) A north arrow with a clear statement as to the basis of the reference direction used.
- (3) The control station(s) or line cited in the deed description and the relationship of the property to this control.

(4) A notation at each corner of the property stating that the boundary monument specified in the deed description was found, or that a boundary monument was set. In addition, there shall be a statement describing the material, size, position and condition of every monument found and/or set.

(5) A general notation describing the evidence of occupation that may be found along every boundary line and/or occupation line.

(6) The length and direction of each line as specified in the deed description of the property or as determined in the actual survey if this differs from what is stated in the deed description by more than the tolerance specified in Paragraph (B) of Rule 4733-37-04 of the Administrative Code.

(7) A citation of pertinent documents and sources of data used as a basis for carrying out the work.

(8) The written and graphical scale of the drawing.

(9) The date of the survey.

(10) The Surveyor's printed name and Ohio Registration Number, signature and seal (in a form which may clearly reproduce on any copies which may be made of the original drawing).

HISTORY: Effective 5/1/80  
Authority: R.C. Chapter 4733

**4733-37-06 DESCRIPTIONS**

(A) When a Surveyor is called upon to prepare a new description, either to replace an existing description which is inadequate or to create a new piece of property, said description shall include the following items:

- (1) Sufficient caption so that the property can be adequately identified.
  - (2) A relationship between the property in question and clearly defined control station(s).
  - (3) The basis of the bearings.
  - (4) A citation to the public record of the appropriate prior deed(s).
  - (5) The Surveyor's name, Ohio Registration Number and date of writing and/or survey.
- (B) A metes and bounds description shall include, in addition to Paragraph (A) of this rule:
- (1) A description of the boundary monument used as the initial point of the description.
  - (2) A series of calls for successive lines bounding the parcel, each of which specifies:
    - (a) The intent in regards to adjoiners or other existing features.
    - (b) The direction of the line relative to the direction of the basis of bearing.
    - (c) The length of the line.
    - (d) A description of the boundary monument (or reference monument) and whether found or set to identify the end of the particular line.
    - (e) Sufficient mathematical data shall be given for each curved line so that the curve can be reproduced without ambiguity.
    - (f) The reported boundary data shall meet the closure requirements of Paragraph (C) of Rule 4733-37-04 of the Administrative Code.
  - (3) The area of the parcel.

(C) Descriptions other than the metes and bounds form shall include sufficient and adequate legal and technical wording so that the property can be definitely located and defined.

(D) A statement shall appear indicating that either: the description was made in accordance with a recent survey and the date thereof, or the description was made based on a previous survey, of a certain date, and date of description, or the description was not based on a survey.

(E) When the Surveyor knows a new description is to be used for a fee transfer, the Surveyor shall base the description on a current or updated survey of the property.

HISTORY: Effective 5/1/80  
Authority: R.C. Chapter 4733

**4733-37-07 SUBDIVISION PLATS**

When a subdivision is created from a piece of property, or several adjoining pieces, the Surveyor shall prepare a scale drawing showing all of the details specified in Rule 4733-37-05 of the Administrative Code. In addition, the drawing will show all of the details of each new lot, street, easement, etc., including the length and direction of each new line. Sufficient mathematical data shall be given for each curved line so that the curve can be reproduced without ambiguity.

HISTORY: Effective 5/1/80  
Authority: R.C. Chapter 4733