

Summary of Survey Requirements for Lot Splits

All surveys must be submitted 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:

Note: All surveys should be preapproved by the Engineer's Office before deeds are prepared, to eliminate having to be corrected if the survey requires revisions.

- To be considered a "**lot split**," and not a major subdivision, **all** lots have to be over 5 acres. However, if any one lot falls under 5A, the tract may only be split four times, plus the remaining parcel.
- A new split that is **5A or more**, must contain a minimum of **50' of road frontage** along a public access road. (Must be on state, count or township road . . . Not an easement!)
- A new split that is **under 5A** must contain a minimum of **150' of road frontage** along a public access road. (Must be on state, count or township road . . . Not an easement!) If rural water is available, only 85' of road frontage is required.
- The **minimum lot size is 1A** for our department. If rural water is available, only .75 A is required.
Note: All tracts under 5A must have approval from the VC Health Dept. (Recommend they do this before paying for a survey.)
- The maximum lot ratio allowed for anything under 5A is **4:1 ratio**.
- A **\$25 lot split fee** made payable to "*Vinton County Planning Commission*" shall be paid for each lot submitted for approval to the Engineer's Office before the final red stamp of approval is given.

****Any survey not meeting these requirements shall go before the Vinton County Planning Commission. A \$25 Variance Request Fee must be paid to their secretary before the meeting. Please contact the Commissioner's Clerk for more information.**