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I met @ 10:30 AM on Thursday April 16, 2009 with Brent Wentzel, Deputy Recorder to discuss the new Document Standards for Recording and discussed a variety of topics that had been sent to me to see what their opinion would be recording the new standards that goes into effect on July 1, 2009. The Franklin County Recorder's main emphasis will be on the cover page abiding to the three inch top margin, and the other items are not going to be scrutinized to the letter of the standards. Each bullet point is in bold black text and the summarized response by the Franklin County Recorder's Office is in blue as detailed below:

1. "Print size not smaller than a computer font size of 10": There is not an immediate way of checking this, so therefore, as long as it is legible, it can be recorded.
2. "Minimum paper size of 8 ½" X 11": This has always been the policy and will not change.
3. "Maximum paper size of 8 ½" X 14": This has always been the policy and will not change. As a side note, I was told that they do not calculate the square inches on a recorded plat for larger sized plats, but simply charge the \$40 flat rate.
4. "Black or blue ink only": This has always been the policy and will not change.
5. "No Use of Highlighting": They will be strict on this since it masks text or redacts it when scanned.
6. "Margins of 1" width on each side of the page or document": This will not be measured, but has to be close at a glance. Previously recorded instruments or documents attached will not be subject to this requirement.
7. "A margin of 1" across the bottom of each page...": This will not be measured, but has to be close at a glance. Previously recorded instruments or documents attached will not be subject to this requirement.
8. "A 3" margin of blank space across the top of the first page of each instrument...": This will be strictly enforced for all documents executed after the July 1, 2009 date.

9. "A 1 1/2" top margin across the top of each remaining pages": This will not be measured, but has to be close at a glance. The suggestion was made to make all new descriptions confirm to these standards, and each existing new survey not recorded at this time but previously prepared will not be subject to this requirement. I pointed out that I have a drawer full of unrecorded R/W acquisitions that may need to be modernized, but they will consider the date the survey prepared and not hold them responsibly for compliance prior to this date, but future descriptions prepared after this date may be subject to this requirement. In addition, I pointed out some of the State of Ohio templates for R/W acquisition that have a header imbedded in the upper right hand corner, and this will not be an immediate problem, but potentially could be (See Note Below!).

10. Attaching plats of surveys as exhibits: They will not be subject to any of the margin requirements or text size restrictions. They will only look for clarity, and given the comment in Item #3, the possibility of recording and cross-referencing the larger plat may be more advantageous than most of us thought.

11. Types of documents this applies to: All documents recorded unless it originates from any court, taxing authority (Treasurer), any state or federal agency. This will not include the Franklin County Sheriff, Franklin County Auditor, Franklin County Commissioners, any municipality, etc. All affidavits, easements, deeds, annexations, releases, liens will be subject to the requirements above.

NOTE: This is the plan in place as I write this email. The Recorder will be understandable and their main point is geared to moving to the e-file system. They appear to be flexible with the main focus on the everything being legible at this time, however, they could be forced to be made to comply strictly to these standards.

As a side note, there is another piece of legislation before the House in HB #1. This will impose an "Administrative Fee" onto the recording fees that were recently raised. This may be one worth watching as well.