

1103.04 COMBINING EXISTING AND/OR PROPOSED PARCELS.

Proposed minor subdivisions and/or residual property that are required to be combined as a single parcel to satisfy the requirements of these Regulations and/or Zoning Regulations shall have a deed or replat of the total combined parcel recorded in the Office of the Trumbull County Recorder. The parcels to be combined shall have the same deed reference, shall be adjacent to each other and shall not be separated by a public or private roadway. Parcels not located within a recorded plat shall be combined by recording a deed or other instrument of conveyance or other recordable instrument describing the boundary of the total combined acreage by metes and bounds description based on an actual property survey prepared by a licensed surveyor registered in the State of Ohio. *Combining any parcel currently located within a recorded plat shall follow the procedures and requirements for a replat as specified in Section 1103.05.*

(Ord. 56-2005. Passed 10-3-05.)