

## **11-1-2: LAND SHALL BE SUBDIVIDED BEFORE RECORDING; EXCEPTION TO FINAL PLAT REQUIREMENT:**

From the effective date hereof, no person shall subdivide any tract of land which is located wholly or in part within the limits of the city, nor shall any person sell, exchange or offer for sale, purchase or offer to purchase any parcel of land, nor shall any person offer for recording any deed conveying such a parcel of land or any interest therein unless he shall first cause to have been made a plat thereof, which plat shall be recorded before such sale, exchange or purchase is effected, and which shall be in accordance with all of the requirements of this title; provided, however, that in subdivisions containing less than ten (10) lots, land may be sold by metes and bounds without necessity of recording a final plat if all the following conditions are met:

- A. The subdivision layout plan, complying with the requirements for a preliminary plan as set forth in this title, shall have first been approved in writing by the planning commission.
- B. The subdivision is not traversed by the mapped lines of a proposed street as shown on the official map or maps of the municipality and does not require the dedication of any land for streets or other public purposes.
- C. Each lot in the subdivision meets the frontage, width and area requirements of the zoning ordinance or has been granted a variance from such requirements by the board of adjustment.
- D. All other requirements of this title, particularly those regarding improvements and guarantee of performance, have been complied with. (Ord. 6-18-81C, 6-18-1981)