

SECTION 15 VIOLATIONS AND PENALTY

Subdivision 1: NON-COMPLIANCE

If a parcel is transferred or conveyed contrary to the provisions of this Ordinance, the City may deny the issuance of building permits to any parcel.

Subdivision 2: SALE OF LOTS FROM UNRECORDED PLATS

It is unlawful to sell, trade or offer to sell or otherwise convey any lot or parcel of lot as a part of or in conformity with any plan, plat or replat of any subdivision or area located within the jurisdiction of this Ordinance unless said plan, plat or replat shall have first been recorded in the Office of the Benton County Recorder.

Subdivision 3: RECEIVING AND RECORDING UNAPPROVED PLATS

It shall be unlawful to receive or record in any public office any plans, plats or replats of land laid out in building lots and highways, streets, roads, alleys or other portions of the same intended to be dedicated to public or private use or for the use of purchasers or owners of lots fronting on or adjacent thereto and located within the jurisdiction of this Ordinance, unless the same shall bear thereon, by endorsement or otherwise, the approval of the City Council.

Subdivision 4: MISREPRESENTATIONS AS TO CONSTRUCTION SUPERVISION OR INSPECTION OF IMPROVEMENTS

It shall be unlawful for any subdivider, person, firm or corporation owning an addition or subdivision of land within the City to represent that any improvement upon any of the highways, streets or alleys of said addition or subdivision or any sewer in said addition or subdivision has been constructed according to the plans and specifications approved by the City Council or has been supervised or inspected by the City when

such improvements have not been so constructed, supervised or inspected.

Subdivision 5: PENALTY

Anyone violating any of the provisions of this Ordinance shall be guilty of a misdemeanor. Each day a violation is allowed to continue shall constitute a separate offense.

Subdivision 6: VALIDITY

If any section, sub-section, sentence, clause, or phrase of this Ordinance is for any reason held to be invalid, such decision shall not affect the validity of the remaining portions of this Ordinance.