

## **SECTION 2 PURPOSE, JURISDICTION AND CONVEYANCES**

### **Subdivision 1: PURPOSE**

Pursuant to the authority contained in Minnesota Statutes, Section 462.358, this Ordinance is adopted for the following purposes:

1. Assure that new additions will harmonize with the overall development objectives of the community.
2. Encourage well-planned subdivisions by establishing optimum development standards.
3. Secure the rights of the general public with respect to public land and water.
4. Improve land records by establishing standards for surveys and plats.
5. Place the cost of improvements against those benefiting therefrom.
6. Assure that public improvements such as streets, utilities and drainage are constructed to satisfactory standards.
7. Provide common grounds of understanding between prospective subdividers and municipal officials.

### **Subdivision 2: JURISDICTION**

The regulations herein governing plats and subdivision of lands shall apply within the corporate limits of the City, and as provided for in areas designated for orderly annexation or where otherwise provided for in State Statute.

### **Subdivision 3: RESTRICTION - RECORDING CONVEYANCES**

No conveyance of land, which is subject to this Ordinance, shall be filed or recorded if provisions of this Ordinance are not met. Conveyances not in compliance with these regulations will be refused a building permit.

### **Subdivision 4: APPLICABILITY**

1. All subdivisions of land within the corporate limits of the City of Foley hereafter submitted for approval shall fully comply in all respects with the regulations set forth herein. Plans of group developments for housing commercial, industrial or other uses or for any combination of uses designed for sale or rental purposes shall be presented in the same manner as subdivisions for the review of the Planning Commission and the approval of the City Council.
2. The following land or parcel subdivisions or conveyances are subject to this Ordinance:
  - A. Any subdivision of platted or unplatted property.
  - B. Lands which are to be divided into two (2) or more lots or parcels.
  - C. Planned Unit Developments.

Any unplatted land transferred from one zoning district to another at the request of the property owner.