

ORDINANCE 2024-03
CITY OF OTTERTAIL
OTTER TAIL COUNTY - STATE OF MINNESOTA
AMENDING TITLE XV CHAPTER 152 SUBDIVISION CONTROL

AMEND § 152.07 DEFINITIONS

to include

METES AND BOUNDS A description of real property which identifies a parcel of land by its shapes and boundaries, starting at a known point and describing the bearing and distances of lines forming the boundaries of the property or delineating a fractional portion of a section, lot or area by described lines or portions thereof.

AMEND § 152.04 COMPLIANCE.

No subdivision of any real property ~~of less than two and one-half acres~~ shall be made except by a plat duly approved by the City Council or in the case of a MINOR SUBDIVISION by the Clerk-Treasurer and properly recorded in the office of the County Recorder. All METES AND BOUNDS conveyances (~~must be two and one-half acres or larger~~), and MINOR SUBDIVISION shall be accompanied by a registered surveyor's drawing for recording and approved access shall be provided to all such tracts. Any surveyor performing a survey in the city shall file a copy of that survey with the City Clerk-Treasurer and with the County Recorder. No deed shall be recorded or certified for recording by the County Auditor, Treasurer or County Recorder unless it meets the requirements as set forth above.


(A) The MINOR SUBDIVISION process shall not be allowed for the following:

1. Any lot within an approved Planned Unit Development (PUD)
- ~~2. A Subdivision located within Shoreland District that creates more than five (5) lots or parcels that are less than 2 ½ acres in size~~
- ~~3. Any unplotted lots~~
4. Where the subdivision includes either
 - a. The dedication of additional right of way requiring street construction; or
 - b. The dedication of public easements or the granting of private easements; or
 - c. A change in existing streets, alleys, water mains, sewer mains or other major public improvements.
- ~~5. Where new streets, utilities, or other public improvements will be needed other than to directly serve the lots created and to provide a direct connecting to an existing and approved system.~~

(Ord. 3-89, passed 2-16-1989; Am. Ord. 2023-02, passed May-18-2023; **Am. Ord. 2024-03, passed April 18, 2024**)

Passed by the City Council of the City of Ottertail, Otter Tail County, Minnesota this 18th day of April, 2024 and effective from and after its passage and publication.

	Grobeck	✓
	Carlson	A
Seal	Windey	✓
	Hill	✓
	Augustus	✓


Ronald Grobeck, Mayor

Attest:

Amanda Thorson, Clerk-Treasurer