

CHAPTER 54. SUBDIVISIONS

ARTICLE II. Plats

Division 2. Final Plats

Section 54-51. Submission.

- (a) After approval of the preliminary plat, the subdivider may, within 12 months, submit to the City Planner the final plat of the subdivision incorporating all modifications required in the preliminary plat.
- (b) If requested by the subdivider, the City Council may extend the time limit on an annual basis.
- (c) The final plat may constitute the entire area covered by the preliminary plat or only that portion which the subdivider proposes to record, provided that the public improvements to be constructed in the area covered by the plat are sufficient to provide for the health, safety, and convenience of the future residents and for access to contiguous areas.

State law reference--Effect of approval of preliminary plat, Minn. Stats. § 462.358, subd. 3c.

Section 54-52. Filing a final plat.

- (a) Application for final plat approval must be made to the City Planner at least two weeks prior to the appropriate meeting of the City Council.
- (b) At the same time that the application for final plat approval is made with the City Planner, a final drawing must be presented.
- (c) Five black-on-white or other acceptable reproductions and an 8½-inch by 11-inch reduction must accompany the original drawing.
- (d) The final plat shall be prepared in accordance with the requirements of Minn. Stats. Ch. 505 and signed by the owners, mortgagees and surveyor. The subdivider must furnish an opinion from an attorney-at-law showing that the fee title is in the name of the owner as shown on the plat or the subdivider shall furnish evidence of a title insurance policy indicating the such ownership.

Section 54-53. Review and recommendation.

- (a) The City Planner will transmit a copy of the final plat to the Director of Public Works for his recommendation. Other copies of the plat will be retained by the Planning Department for public inspection.
- (b) The report of the Director of Public Works will be submitted to the City Planner. The Director of Public Works will state whether the final plat and proposed or constructed improvements conform to the City's engineering standards as established in this chapter. The Director of Public Works shall also establish the required payment for City administrative and engineering costs and the amount of escrow funds required for installation of site improvements and shall establish any other engineering requirements.
- (c) The City Planner will verify that the final plat is in significant agreement with the preliminary plat and that it meets all ordinances and regulations of the City.

Section 54-54. Disposition of final plat by city council.

- (a) If the plat meets engineering and Planning Department requirements, it will be submitted to the City Council for approval or disapproval.

- (b) The City Planner will notify the owner and subdivider in writing of the Council's decision.

Section 54-55. Recording final plat.

If the City Council approves the final plat, the owner will record the plat within 30 days in accordance with Minn. Stats. Ch. 505 with the County Recorder or register of titles, as the case may be, and return a fully recorded, reproducible Mylar copy to the Director of Public Works. In addition, either a Mylar copy at a scale of 200 feet to the inch or an electronic plat file must be submitted to the Director of Public Works.

Section 54-56. Final plat contents.

The final plat must contain the following:

- (1) All information, except topographic data, water and sewer locations, required on the preliminary plat shall be accurately shown.
- (2) The plat shall be at a scale of not less than one inch equals 200 feet.
- (3) Municipal, township, county or section lines accurately tied to the lines of the subdivision by distance and angles.
- (4) Names of new streets and roadways. A sequence of street naming shall be followed, consistent with the pattern that has been established by usage in the particular area under consideration. All dimensions shall be shown for streets, roadways, etc., and horizontal curve data shall be indicated by central angle, radii and arc length.
- (5) The name of the subdivision shall be lettered in prominent print at the top of the plat, together with the name of the City and County wherein the subdivision lies. The name of the subdivision shall be simple in nature, easy to pronounce and shall not duplicate in exact name any plat of record in the County.
- (6) Form of approval by the City Council as follows:

Approved by the City Council of the City of Anoka, Minnesota this _____ day of _____.

Signed: _____
Mayor

Attest: _____
City Clerk

- (7) Form of approval of the Planning Commission as follows:

Approved by the Planning Commission of the City of Anoka, Minnesota this _____ day of _____.

Signed: _____
Chair

Attest: _____
Secretary

- (8) Form of approval by County authorities as required by their standards.

Secs. 54-57--54-80. Reserved.