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**ELAINE MARTIG
COUNTY RECORDER
BIG STONE COUNTY**

**RECORDED ON
04/19/2017 4:12 PM**

**REC FEE: 0.00
PAGES: 3**

BIG STONE COUNTY SUBDIVISION CONTROLS ORDINANCE AMENDMENT, 2017

THE COUNTY BOARD OF COMMISSIONERS OF BIG STONE COUNTY, MINNESOTA,
HEREBY ORDAIN:

**AN ORDINANCE AMENDMENT TO SECTION VI. OF THE BIG STONE
COUNTY SUBDIVISION CONTROLS ORDINANCE, passed and approved by the
Board of County Commissioners on December 17, 2002.**

The following section of the Big Stone County Subdivision Controls Ordinance, 2002 is hereby amended as follows:

VI. SMALL SUBDIVISIONS

For the purposes of conveying title, securing building permits, or obtaining loans, the section requiring a Preliminary Plan shall not apply:

- To the division of one (1) or more lots already platted into lots and blocks and designated in a subdivision plat on file and of record in the Office of the County Recorder, into one (1) or more separately described tracts;
- To the consolidation of two (2) or more such platted lots or parts thereof into one (1) or more tracts;
- To the separation of an agricultural or rural residential homestead from the attached tillable land;
- To the division of agricultural land;

upon compliance with the following conditions:

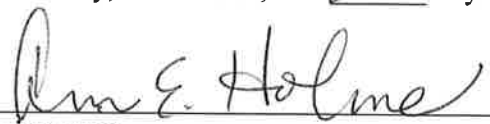
1. The separately described tract of land to be conveyed or designated for building permit or loan purposes, by reason of such division or consolidation as described upon said proposed plat, shall not be less than the minimum dimensions or acreage required by other laws, ordinances and land use control rules and regulations, except that if part of a lot is detached or attached to another contiguous lot(s), then they may be considered together to determine minimum lot sizes/acreages. It shall be the duty of the owner(s) of the property, or his/her designee, to supply information to the Environmental Officer necessary to confirm that the lot(s) meet the minimum lot sizes.

2. The County Recorder shall be consulted on the need to have a plat prepared for the small subdivision and, in consultation with the Environmental Officer, shall recommend whether a plat is necessary, in which case the following procedure shall be followed:
 - A. A plat shall be prepared by a licensed surveyor and shall be 8-1/2" x 14" in size.
 - B. The proposed plat shall contain a detailed drawing of the tract(s) to be created. Each tract of land created shall be identified, i.e. Lot A, Sublot 1 of Lot A, etc.
 - C. The proposed plat shall include a metes and bounds legal description of each tract and shall include a caption containing the name of the tract(s) created, pursuant to paragraph 2B above. The proposed plat shall not include any roads that are dedicated to the public.
 - D. The proposed plat shall include a recording stamp where the County Recorder can insert the document number, filing date and time, book and page where the plat is filed, and a signature line.
 - E. The proposed plat shall contain a Surveyor's Certificate and shall be dated and signed only by the licensed surveyor who prepared the plat. The surveyor's registration number shall be included with his/her signature.
3. The proposed plat shall be approved in writing by the Environmental Officer, County Recorder, County Attorney, County Assessor, appropriate City officials (if applicable), and record owner(s) of the property. Once said written approval is received by the County Recorder and the filing fee has been tendered, the plat shall be filed in the records of the County Recorder. A written description of the separately described tract(s) that will result from the proposed subdivision or consolidation shall be prepared and distributed by the County Recorder.
4. Upon application of an owner who shall have complied with the requirements of this Ordinance, the Environmental Officer is authorized to issue the building permit(s) requested on the new tract(s) described on such recorded plat.

This Ordinance Amendment shall become effective and be in force from and after its passage, approval, publication and recording in the office of the County Recorder.

All other terms and conditions of the Big Stone County Subdivision Controls Ordinance, 2002 shall remain in full force and effect.

Recommended by the Planning Commission, Big Stone County, Minnesota, this 2nd day of February, 2017.




Chairperson
Big Stone County Planning Commission

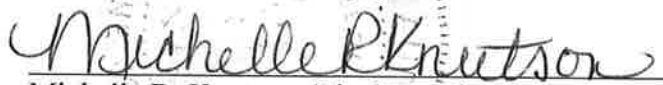
Passed and approved by the Board of County Commissioners, Big Stone County, Minnesota, this 7th day of March, 2017.


Chairman
Big Stone County Board of Commissioners

ATTEST:


Michelle R. Knutson
Big Stone County Auditor

I, Michelle R. Knutson, do hereby certify that this is a true and correct copy of the Ordinance amending Section VI, of the Big Stone County Subdivision Controls Ordinance as passed by the Board of County Commissioners March 7, 2017.


Michelle R. Knutson, Big Stone County Auditor

Date of Publication of Ordinance: March 28, 2017

Filed in the Office of the County Recorder, Big Stone County, Minnesota on April 17th, 2017.

Drafted by:
Ronda Maas
Deputy Environmental Officer
20 SE 2nd St.
Ortonville MN 56278