

CHAPTER 505

PLATS

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505.01 PLATS AUTHORIZED; DONATIONS EFFECTIVE. Plats of land may be made in accordance with the provisions of this chapter, and, when so made and recorded, every donation to the public or any person or corporation noted thereon shall operate to convey the fee of all land so donated, for the uses and purposes named or intended, with the same effect, upon the donor and his heirs, and in favor of the donee, as though such land were conveyed by warranty deed. Land donated for any public use in any municipality shall be held in the corporate name in trust for the purposes set forth or intended.

[R. L. s. 3365] (8236)

505.02 SURVEY REQUIRED; MONUMENTS MUST BE PLACED AND NATURAL BOUNDARIES DESIGNATED; LIMITATION. The land shall be surveyed and a plat made setting forth and naming all thoroughfares, showing all public grounds, and giving the dimensions of all lots, thoroughfares and public grounds. All in-lots shall be numbered progressively, by the block in which they are situated, all blocks shall be numbered progressively, and all out-lots shall be numbered progressively and shall not exceed ten acres in size. At least three iron or stone monuments shall be placed at some corners in the ground, in such way that the lines between the monuments form two or more base lines from which to make future surveys. The monuments and the angles between the base lines shall be shown on the plat, as well as the north and south line. All rivers, streams, creeks, lakes, ponds, swamps, and all public highways and thoroughfares laid out, opened, or traveled (existing before the platting) shall be correctly located and plainly shown and designated on the plat.

[R. L. s. 3366; 1907 c. 438 s. 1; 1911 c. 347 s. 1] (8237)

505.03 DEDICATION; CERTIFICATION; APPROVAL; VERIFICATION. On the plat shall be written an instrument of dedication, which shall be signed and acknowledged by the owner of the land. The instrument shall contain a full and accurate description of the land platted and set forth what part of the land is dedicated, and also to whom, and for what purpose these parts are dedicated. The surveyor shall certify on the plat that the plat is a correct representation of the survey, that all distances are correctly shown on the plat, that the monuments for guidance of future surveys have been correctly placed in the ground as shown, that the outside boundary lines are correctly designated on the plat, and that the topography of the land is correctly shown on the plat. If there are no wet lands or public highways to be designated in accordance with section 505.02, he shall so state. The certificate shall be sworn to before any officer authorized to administer an oath. The plat shall, except in cities whose charters provide for official supervision of plats by municipal officers or bodies, together with an abstract and certificate of title, be

presented for approval to the council of the city or village in which the land is located; and, if the land is located outside the limits of any city or village, then to the board of county commissioners of the county in which the land is located. If the council or board to whom the plat has been presented have any reason to doubt the accuracy of the same, it may, after having notified the proprietor to that effect, employ a competent surveyor to check and verify the surveys and plat, and the surveyor shall make a full report of his findings. If the survey or plat is found incorrect, the expense of verifying the same shall be paid by the proprietor, but if the survey and plat are found to be correct, then this expense shall be paid by the city, village, or county to whose council or board the plat has been presented for approval. When the plat has been approved, it shall so be certified to by the city clerk, village recorder, or county auditor, as the case may be.

[R. L. s. 3367; 1907 c. 438 s. 2] (8238)

505.04 RECORDING; FEES; PENALTIES. Every plat, when duly certified, signed, and acknowledged, as provided in section 505.03, shall be recorded in the office of the register of deeds and a duplicate thereof filed with the county auditor. The register of deeds shall transcribe such plat, or bind the original into the proper volume and receive as his fee five cents for each lot designated in the plat in case of transcribing, and two cents for each lot when the original is bound. Any person who shall dispose of, lease, or offer to sell any land included in a plat before the same is recorded shall forfeit to the county \$25 for each lot, or part of a lot, so disposed of, leased, or offered; and any official or person whose duty it is to comply with any of the provisions of this chapter shall forfeit not less than \$10 nor more than \$100 for each month during which compliance is delayed. All forfeitures under this chapter shall be recovered in an action brought in the name of the county.

[R. L. s. 3368; 1907 c. 438; 1911 c. 347 s. 2] (8240)

505.05 CERTAIN VILLAGE PLATS DECLARED OFFICIAL. In all cases in which numerous plats have been made and recorded between the 15th day of September, A. D. 1887, and the 15th day of January, A. D. 1904, the last plat made and recorded and affecting a particular village is hereby declared to be, and is hereby made, the official plat of the particular village to which it relates.

[1913 c. 497 s. 1] (8242)

505.06 CERTAIN VILLAGE PLATS TO BE RECORDED. Any village plat which has been heretofore filed in the office of the register of deeds of the county in which the village is located, but not recorded, but has been and has remained on file in the office of the register of deeds for more than 15 years prior to the passage of this section, shall, upon the request of any property owner whose property is affected by or included in the plat, and upon the payment of his legal fees therefor, be recorded by the register of deeds; and, to entitle any such plat to be so recorded, it shall not be necessary to have the same approved by the council of such village, nor shall it be necessary to have the certificate of the recorder of such village or the auditor of such county to or upon the plat or to have any certificate upon such plat, not on the same at the time such plat was so filed in the office of the register of deeds.

[1913 c. 325 s. 1] (8241)

505.07 VILLAGES MAY CHANGE NAMES OF PLATS; RESOLUTION, FILING, EFFECT. The council of any village in this state, the name of which has been changed, is hereby given power and authority to change, in the manner herein specified, the name of any and all plats of real estate located within the corporate limits of such village to conform to the corporate name of such village.

In case the village council determines to change the name of any such plat, it shall adopt a resolution specifying the plat, the name of which is to be changed, and designating the name by which it shall thereafter be known, and a copy of the resolution, duly certified by the clerk or recorder of the village, shall thereupon be filed for record in the office of the register of deeds of each county in which the real estate covered by the plat is located.

After such a resolution has been adopted and a certified copy thereof recorded, the plat referred to therein shall thereafter be known and designated by the name specified in the resolution and all real estate embraced in the plat may thereafter be

conveyed by reference to the name of the plat as changed or by reference to the name of the plat before its name was changed as the grantor may prefer.

[1927 c. 31 ss. 1, 2, 3] (8242-1, 8242-2, 8242-3)

505.08 PLATS IN COUNTIES HAVING 300,000 INHABITANTS. In counties which now have, or which shall hereafter have, a population of 300,000, or more, every plat when duly certified, signed, and acknowledged, as provided in section 505.03, shall be filed in the office of the register of deeds, together with a correct copy thereof, which plat and copy filed, shall be made on cloth-mounted paper and shall be of two sizes, either 20 by 30 or 30 by 40 inches in size, which plat shall be placed under the direct supervision of the register of deeds and open to inspection only in the presence of the register of deeds or his representative.

The copy thereof shall be compared and certified to by the register of deeds in the manner in which certified copies of records are issued in his office, and the copy thereof shall be bound in a proper volume for the use of the general public and anyone shall have access to and may inspect such certified copy at their pleasure. When the copy, or any part thereof, shall become unintelligible from use or wear or otherwise, at the request of the register of deeds it shall be the duty of the county surveyor to make a copy of the original plat under the direct supervision of the register of deeds, who shall compare the copy, certify that it is a correct copy thereof, by proper certificate as above set forth, and it shall be bound in the volume, and under the page, and in the place of the discarded copy. The register of deeds shall receive as a fee for filing these plats, as aforesaid described, three cents per lot, but shall receive not less than \$1.00 for any plat filed in his office. Any person who shall dispose of, lease, or offer to sell any land included in a plat before the same is recorded, shall forfeit to the county \$25 for each lot, or part of a lot, so disposed of, leased, or offered; and any official or person whose duty it is to comply with any of the provisions of this chapter, shall forfeit not less than \$10 nor more than \$100 for each month during which compliance is delayed. All forfeitures under this chapter shall be recovered in an action brought in the name of the county.

[1913 c. 101 s. 1] (8243)

505.09 COUNTY BOARD TO CONTROL PLATTING OF LAND. Subdivision 1. The county board of any county shall have power to control and regulate the platting of subdivision of land and the laying out of streets and other public ways without the boundaries of municipalities. The board shall not approve any plat of land lying in any town which has appointed a planning and zoning commission unless and until such zoning commission shall have approved such plat and the laying of streets and other public ways shown thereon, which approval shall be endorsed thereon and signed by the chairman and secretary of such commission.

Subd. 2. The county board may adopt regulations concerning the width of streets and establishment of public parking places with which plats must conform before approval.

[1929 c. 225 s. 1; 1947 c. 185 s. 1; 1949 c. 665 s. 1] (8243-1)

505.10 MAJOR STREET PLAN. In order to exercise the power conferred under sections 505.09 to 505.13, the board of county commissioners shall prepare a comprehensive major street plan of the district involved, which plan shall be designated and adopted as the official major street plan of the areas adjoining the city of Such plan may, from time to time, be amended, extended, or amplified. In the preparation of the major street plan and in the administration of the powers herein conferred, the board of county commissioners may avail itself of the assistance of the city planning commission of the city of the first class adjoining the areas involved.

[1929 c. 225 s. 2] (8243-2)

505.11 BOARD TO MAKE REGULATIONS. In exercising the powers herein conferred the board of county commissioners shall adopt regulations governing the platting of subdivision of lands within the areas designated. Such regulations may provide for the reasonable coordination of location and dimension of streets and boulevards and the location of utilities to be contained therein, the minimum width, depth, and area of lots and the distance of the front building line from the streets in residence neighborhoods, the extent of the grading and drainage of streets to be required as a condition precedent to the approval of plats of subdivisions. No

grades shall be established or required by such regulations which would cause a material damage to the land within the area sought to be subdivided.

[1929 c. 225 s. 3] (8243-3)

505.12 POWERS ADDITIONAL. The powers herein conferred upon the board of county commissioners shall be construed as an addition to existing powers and not as an amendment to or a repeal thereof and shall be supplemental to and shall not set aside the jurisdiction over plats of subdivisions now exercised by the governing bodies of villages and municipalities located in areas within the scope of sections 505.09 to 505.13; provided, that upon the failure of the governing body of such village or municipality and the board of county commissioners to concurrently approve and adopt a plat of subdivision within 60 days of the time or presentation to each respective authority the approval of the board of county commissioners shall be final. The board of county commissioners may extend the time for concurrent approval with respect to individual plats of subdivisions.

[1929 c. 225 s. 4] (8243-4)

505.13 APPLICATION; LIMITATION. Nothing in sections 505.09 to 505.13 shall amend, repeal, or affect Special Laws 1889, Chapter 178.

[1929 c. 225 s. 5] (8243-5)

505.14 NOTICE BY PUBLICATION AND SERVICE UPON MAYOR, VILLAGE PRESIDENT, OR CHAIRMAN OF TOWN BOARD. Upon the application of the owner of land included in any plat, and upon proof that all taxes assessed against such land have been paid, and the notice hereinafter provided for given, the district court may vacate or alter all, or any part, of such plat, and adjudge the title to all streets, alleys, and public grounds to be in the persons entitled thereto; but streets or alleys connecting separate plats or lying between blocks or lots, shall not be vacated between such lots, blocks, or plats as are not also vacated, unless it appears that the street or alley or part thereof sought to be vacated is useless for the purpose for which it was laid out. The petitioner shall cause two weeks' published and posted notice of such application to be given, the last publication to be at least ten days before the term at which it shall be heard; and the petitioner shall also serve personally, or cause to be served personally, notice of such application, at least ten days before the term at which the application shall be heard, upon the mayor of the city, the president of the village, or the chairman of the town board of the town where such land is situated. The court shall hear all persons owning or occupying land that would be affected by the proposed vacation, and if, in the judgment of the court, the same would be damaged, the court may determine the amount of such damage and direct its payment by the applicant before the vacation or alteration shall take effect. A certified copy of the order of the court shall be filed with the county auditor, and recorded by the register of deeds. The district court shall not vacate or alter any street, alley, or public ground dedicated to the public use in or by any such plat in any city, town, or village organized under a charter or special law which provides a method of procedure for the vacation of streets and public grounds by the municipal authorities of such city, town, or village.

[R. L. s. 3369; 1909 c. 503 s. 1; 1917 c. 38 s. 1] (8244)

505.15 CERTAIN PLATS VALIDATED. In all cases where the record owner of real estate in this state has heretofore conveyed the same, or any part thereof, by express reference in the instrument of such conveyance to a plat of such real estate on file in the office of the register of deeds in the county in which such real estate is situated, and a plat so referred to in said conveyance is actually of record in such register's office at the time when such conveyance is made, such record owner and all persons claiming under such record owner, shall be forever estopped from questioning the validity of such plat, notwithstanding that at the time of the execution and record thereof, title to the premises covered thereby, appears of record to have been in the name of a person other than the person who executed such plat as proprietor of the premises covered thereby, and notwithstanding any irregularity or informality in the execution, acceptance, or record of such plat. In all such cases such plat shall be deemed and taken to be valid, confirmed, and legalized in all respects as if actually executed and recorded by the persons who appear of record to have been the owners of the premises covered thereby at the time of the execution and record thereof.

[1905 c. 129 s. 1] (8245)

505.16 TO WHAT PLATS APPLICABLE. Section 505.15 shall apply to all plats heretofore recorded of any townsite and to any addition to any townsite and to any addition to any town, village, or city within the state.

[1905 c. 129 s. 2] (8246)

505.165 PLATS OF LANDS WITHIN ANY TOWN, VILLAGE, OR CITY EXECUTED OR FILED PRIOR TO JANUARY 1, 1915. Subdivision 1. **Correction of error in recorded plats; supplemental plats recorded.** That in all cases where the plats, or what purports to be plats, of any portion of the lands contained within any town, village, or city of this state of additions or subdivisions thereof, which have been executed and filed in an office of any register of deeds previous to January 1st, 1915, fail to identify or correctly describe the land to be so platted or to show correctly upon their face the tract of land intended or purported to be platted thereby, or any such plats are defective by reason of the plat and the description of the land purported to be so platted thereby being inconsistent or incorrect, or there exists a defect in the execution of said plats on the part of the grantors thereof, the governing board or council of the municipality containing land so platted or purported to be so platted may authorize, within six months from the passage of Laws 1947, Chapter 48, referring by the record book and page of such plat or plats in the office of the register of deeds to the plat or plats to be corrected, the making of one or more plats which shall correctly show on the face thereof and by description of the land intended to be platted, which plat or plats may vary from the original plats in description as to lots and blocks to suit the best purpose and secure the best results, and such plat or plats, in a declaration thereon, shall recite such resolution and shall identify each separate tract of land described therein with such tract of land in the purported plat or plats intended to be corrected thereby, and shall be certified by the proper officers of the municipality as to authorization and by an engineer or surveyor as to correctness, and the signatures of such persons shall be acknowledged in like manner as a deed.

Subd. 2. **Recording; prima facie evidence.** Such plat or plats when so certified and acknowledged may be filed in the office of the register of deeds and the declaration therein may be recorded at length in a "Book of Plat Certificates"; and when so filed and recorded such plat or plats and declaration together with the record thereof shall be prima facie evidence in all matters shown or stated therein as to the lands covered thereby.

Subd. 3. **Limitation on application.** This section shall not apply to a city whose charter provides for official supervision of plats by municipal officers, commission or board.

[1947 c 48 s 1, 2, 3]

505.17 CERTAIN PLATS AND CERTIFICATES PRIMA FACIE EVIDENCE. All certificates heretofore made and recorded under the provisions of Laws 1891, Chapter 25, the same being "An act relative to plats of towns and cities in this state and of additions to, and subdivisions thereof and the correction and legalization of the same," or the record of such certificates, together with the plats to which they respectively refer, shall be prima facie evidence in all cases as to the lands covered by these plats.

[1907 c. 53 s. 1] (8246-1)

505.18 MINNESOTA COORDINATE SYSTEM. The system of plane coordinates which has been established by the United States Coast and Geodetic Survey for defining and stating the positions or locations of points on the surface of the earth within the State of Minnesota is hereafter to be known and designated as the "Minnesota Coordinate System."

For the purpose of the use of this system the State is divided into a "North Zone," a "Central Zone," and a "South Zone."

The area now included in the following counties shall constitute the North Zone: Beltrami, Clearwater, Cook, Itasca, Kittson, Koochiching, Lake, Lake of the Woods, Mahnomen, Marshall, Norman, Pennington, Polk, Red Lake, Roseau, and Saint Louis.

The area now included in the following counties shall constitute the Central Zone: Aitkin, Becker, Benton, Carlton, Cass, Chisago, Clay, Crow Wing, Douglas, Grant, Hubbard, Isanti, Kanabec, Mille Lacs, Morrison, Otter Tail, Pine, Pope, Stearns, Stevens, Todd, Traverse, Wadena, and Wilkin.

The area now included in the following counties shall constitute the South Zone: Anoka, Big Stone, Blue Earth, Brown, Carver, Chippewa, Cottonwood, Dakota, Dodge, Faribault, Fillmore, Freeborn, Goodhue, Hennepin, Houston, Jackson, Kandiyohi, Lac qui Parle, Le Sueur, Lincoln, Lyon, McLeod, Martin, Meeker, Mower, Murray, Nicollet, Nobles, Olmsted, Pipestone, Ramsey, Redwood, Renville, Rice, Rock, Scott, Sherburne, Sibley, Steele, Swift, Wabasha, Waseca, Washington, Watonwan, Winona, Wright, and Yellow Medicine.

[1945 c. 165 s. 1]

505.19 NORTH ZONE. As established for use in the North Zone, the Minnesota Coordinate System shall be named, and in any land description in which it is used it shall be designated, the "Minnesota Coordinate System, North Zone."

As established for use in the Central Zone, the Minnesota Coordinate System shall be named, and in any land description in which it is used it shall be designated, the "Minnesota Coordinate System, Central Zone."

As established for use in the South Zone, the Minnesota Coordinate System shall be named, and in any land description in which it is used it shall be designated, the "Minnesota Coordinate System, South Zone."

[1945 c. 165 s. 2]

505.20 X-COORDINATES. The plane coordinates of a point on the earth's surface, to be used in expressing the position or location of such point in the appropriate zone of this system, shall consist of two distances, expressed in feet and decimals of a foot. One of these distances, to be known as the "x-coordinate," shall give the position in an east-and-west direction; the other, to be known as the "y-coordinate," shall give the position in a north-and-south direction. These coordinates shall be made to depend upon and conform to the coordinates, on the Minnesota Coordinate System, of the triangulation and traverse stations of the United States Coast and Geodetic Survey within the State of Minnesota, as those coordinates have been determined by the said Survey.

[1945 c. 165 s. 3]

505.21 REFERENCE TO ZONES. When any tract of land to be defined by a single description extends from one into another of the above coordinate zones, the positions of all points on its boundaries may be referred to either of the two zones, the zone which is used being specifically named in the description.

[1945 c. 165 s. 4]

505.22 DEFINITION OF MINNESOTA COORDINATE SYSTEM. (a) For purposes of more precisely defining the Minnesota Coordinate System, the following definition by the United States Coast and Geodetic Survey is adopted:

The Minnesota Coordinate System, North Zone, is a Lambert conformal projection of the Clarke spheroid of 1866, having standard parallels at north latitudes 47° 02' and 48° 38', along which parallels the scale shall be exact. The origin of coordinates is at the intersection of the meridian 93° 06' west of Greenwich and the parallel 46° 30' north latitude. This origin is given the coordinates: $x = 2,000,000$ feet and $y = 0$ feet.

The Minnesota Coordinate System, Central Zone, is a Lambert conformal projection of the Clarke spheroid of 1866, having standard parallels at north latitudes 45° 37' and 47° 03', along which parallels the scale shall be exact. The origin of coordinates is at the intersection of the meridian 94° 15' west of Greenwich and the parallel 45° 00' north latitude. This origin is given the coordinates: $x = 2,000,000$ feet and $y = 0$ feet.

The Minnesota Coordinate System, South Zone, is a Lambert conformal projection of the Clarke spheroid of 1866, having standard parallels at north latitudes 43° 47' and 45° 13', along which parallels the scale shall be exact. The origin of coordinates is at the intersection of the meridian 94° 00' west of Greenwich with the parallel 43° 00' north latitude, such origin being given the coordinates: $x = 2,000,000$ feet and $y = 0$ feet.

(b) The position of the Minnesota Coordinate System shall be as marked on the ground by triangulation or traverse stations established in conformity with standards adopted by the United States Coast and Geodetic Survey for first-order and second-order work, whose geodetic positions have been rigidly adjusted on the North American datum of 1927, and whose coordinates have been computed on the system herein defined. Any such station may be used for establishing a survey connection with the Minnesota Coordinate System.

[1945 c. 165 s. 5]

505.23 WHERE COORDINATES RECORDED. No coordinates based on the Minnesota Coordinate System, purporting to define the position of a point on a land boundary, shall be presented to be recorded in any public land records or deed records unless such point is within one-half mile of a triangulation or traverse station established in conformity with the standards prescribed in section 505.25; provided that said one-half mile limitation may be modified by a duly authorized state agency to meet local conditions.

[1945 c. 165 s. 6]

505.24 LIMITATION OF USE. The use of the term "Minnesota Coordinate System" on any map, report of survey, or other document, shall be limited to coordinates based on the Minnesota Coordinate System.

[1945 c. 165 s. 7]

505.25 WHEN USE OF COORDINATES SUPPLEMENTAL. Whenever coordinates based on the Minnesota Coordinate System are used to describe any tract of land which in the same document is also described by reference to any subdivision, line, or corner of the United States public land surveys, the description by coordinates shall be construed as supplemental to the basic description of such subdivision, line, or corner contained in the official plats and field notes filed of record, and in the event of any conflict the description by reference to the subdivision, line, or corner of the United States public land surveys shall prevail over the description by coordinates.

[1945 c. 165 s. 8]

505.26 DESCRIPTION NOT EXCLUSIVE. Nothing contained in sections 505.18 to 505.26 shall require any purchaser or mortgagee to rely on a description, any part of which depends exclusively upon the Minnesota Coordinate System.

[1945 c. 165 s. 9]

505.27 PLATS, CORRECTION OF. Subdivision 1. **Defective for certain reasons; how corrected.** In all cases where the plats, or what purports to be plats, of any portion of the lands contained within any additions to or subdivisions of any town, village or city of this state, which have been executed and filed in an office of any register of deeds previous to January 1, 1915, (1) fail to identify or correctly describe the land to be so platted or to show correctly upon their face the tract of land intended or purported to be platted thereby, or (2) are defective by reason of the plat and the description of the land purported to be so platted thereby being inconsistent or incorrect, or (3) there exists a defect in the execution of said plats on the part of the grantors thereof, the governing board or council of the municipality containing land so platted or purported to be so platted may authorize, within six months from the passage of Laws 1949, Chapter 557, referring by the record book and page of such plat or plats in the office of the register of deeds to the plat or plats to be corrected, the making of one or more plats which shall correctly show on the face thereof and by description of the land intended to be platted, which plat or plats may vary from the original plats in description as to lots and blocks to suit the best purpose and secure the best results. Such plat or plats, in a declaration thereon, shall recite such resolution and shall identify each separate tract of land described therein with such tract of land in the purported plat or plats intended to be corrected thereby, and shall be certified by the proper officers of the municipality as to authorization and by an engineer or surveyor as to correctness, and the signatures of such persons shall be acknowledged in like manner as a deed.

Subd. 2. **Corrected plat to be prima facie evidence.** Such plat or plats when so certified and acknowledged may be filed in the office of the register of deeds and the declaration therein may be recorded at length in a "Book of Plat Certificates"; and when so filed and recorded such plat or plats and declaration together with the record thereof shall be prima facie evidence in all matters shown or stated therein as to the lands covered thereby.

Subd. 3. **Application to certain cities.** This section shall not apply to a city whose charter provides for official supervision of plats by municipal officers, commission or board.

[1949 c 557 s 1]