

**Section 340.03. DEFINITIONS.** The following terms, as used in this Ordinance, shall have the meanings stated:

1. Attorney - the City Attorney.
2. Block - the enclosed area within the perimeter of roads, property lines or boundaries of the subdivision.
3. Boulevard - the portion of the street right-of-way between the curb line and the property line.
4. Butt Lot - a lot at the end of a block and located between two corner lots,
5. Comprehensive Plan or Policies - a compilation of goals, policy statements, standards, programs, and maps for guiding the physical, social and economic development, both public and private, of the city and its environs, as defined in the Minnesota City Planning Act, and including any unit or part of such plan separately adopted and any amendment to such plan or parts thereof.
6. Contour Map - a map on which irregularities of land surface are shown by lines connecting points of equal elevations. Contour interval is the vertical height between contour lines.
7. Corner Lot - a lot bordered on at least two sides by streets.
8. Development - the act of building structures and/or installing site improvements.
9. Double Frontage Lots - lots which have a front line abutting on one street and a back or rear line abutting on another street.
10. Drainage Course - a water course or indenture for the drainage of surface water.
11. Easement - a grant by an owner of land for a specific use by persons other than the owner.
12. Engineer - The registered engineer employed by the City unless otherwise stated.
13. Final Plat - The final map, drawing or chart on which the sub-divider's plan of subdivision is presented to the Council for approval and which, if approved, will be submitted to the County Recorder.
14. Key Map - a map drawn to comparatively small scale which clearly shows the area proposed to be platted and the areas surrounding it.
15. Lot - a parcel or portion of land in a subdivision or plat of land, separated from other parcels or portions by description as on a subdivision or record of survey map, for the purpose of sale or lease or separate use thereof.
16. Metes and Bounds - a method of property description in which lot boundaries are described by their direction and distance from an easily identifiable point.
17. Minimum Subdivision Design Standards - the guides, principles and specifications for the preparation of subdivision plans indicating among other things, the minimum and maximum dimensions of the various elements set forth in the plan.
18. Natural Waterway - a natural passageway in the surface of the earth so situated and having such a topographical nature that surface water flows through it from other areas before reaching a final ponding area.
19. Owner - an individual, firm, association, syndicate, co-partnership, corporation, trust, or any other legal entity having sufficient proprietary interest in the land sought to be subdivided to commence and maintain proceedings to subdivide the same under these regulations.
20. Pedestrian Way - a public right-of-way across or within a block, to be used by pedestrians.
21. Plat - a map or drawing which graphically delineates the boundary of land parcels for the purpose of identification and record of title. The plat is a recorded legal document and must conform to all Minnesota State laws.
22. Preliminary Plat - the preliminary map, drawing or chart indicating the proposed layout of the subdivision to be submitted to the planning Commission and Council for their consideration.
23. Private Street - A street serving as vehicular access to two or more parcels of land which is not dedicated to the public but is owned by one or more private parties.

24. Protective Covenants - contracts entered into between private parties and constituting a restriction on the use of all private property within a subdivision for the benefit of the property owners, and to provide mutual protection against undesirable aspects of development which would tend to impair stability of land values.
25. Right-of-way - the land covered by a public road or other land dedicated for public use or for certain private use such as land over which a. power line passes.
26. Sketch Plan - a drawing showing the proposed subdivision or property. This plan is not necessarily drawn to scale and exact accuracy is not a requirement.
27. Streets and Alleys.
  - (a) Alley - a minor way which is used primarily for secondary vehicular service access to the back or the side of properties abutting on a street.
  - (b) Collector Street - a street which draws traffic from local streets and conveys it to arterial streets.
  - (c) Cul-de-sac - a minor street with only one outlet and having a turn-around.
  - (d) Frontage Road - A minor street which is parallel and adjacent to a thoroughfare and which provides access to abutting properties and protection from through traffic.
  - (e) Local Street - a street designed to provide vehicular and pedestrian access to the abutting properties and to serve the local needs of a neighborhood.
  - (f) Street - a public right-of-way which affords primary means of access to abutting property, and shall also include avenue, highway, road or way.
28. Street Width - the shortest distance between the lines delineating the right-of-way of a street.
29. Sub-divider - any person commencing proceedings under this Ordinance to effect a subdivision of land.
30. Subdivision - the dividing of any parcel of land. into two or more parcels.
31. Surveyor - a registered surveyor.