ROCKFORD TOWNSHIP

SUBDIVISION ORDINANCE

2026-1

SECTION TWO

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DESIGN STANDARDS

200.0 BLOCKS

200.1 Block Length - In general, intersecting streets and roads, determining block length, shall be provided at such intervals as to serve cross-traffic adequately and to meet existing streets and roads. Where no existing plats control, the blocks in residential subdivisions shall normally not exceed thirteen hundred twenty (1,320) feet in length, except where topography or other conditions justify a departure from this maximum. In blocks longer than eight hundred (800) feet, pedestrian ways and/or easements through the block may be required near the center of the block. Blocks for business or industrial use should normally not exceed six hundred (600) feet in length.

200.2 Block Width □ The width of the block shall be sufficient to allow two (2) tiers of lots. Blocks intended or business or industrial use shall be of such width as to be considered most suitable for their respective use, including adequate space for off-street parking and deliveries.

201.0 LOTS

201.1 The minimum lot area, lot width, and lot depth shall conform to the requirements of the Zoning District in which the plat is situated as required by the Rockford Township Zoning Ordinance.

201.2 Comer lots for residential use shall have additional width to permit appropriate building setback from both roads as required by the Rockford Township Zoning Ordinance.

201.3 Side lines of lots shall be approximately at right angles to road or street lines or radial to curved road or street lines.

201.4 Double frontage lots shall be avoided except where lots back on a highway or other arterial road, or where topographic or other conditions render subdividing otherwise unreasonable. Such double frontage lots shall have an additional depth of at least ten (10) feet in order to allow space for screen planting along the back lot line.

201.5 Every lot must have the minimum required frontage on a public dedicate road or street other than an alley, except in Planned Unit Developments. On curvilinear streets, the required frontage may be measured at the building setback line.

202.0 ROADS, HIGHWAYS, STREETS AND ALLEYS

202.1 The arrangements of highways shall conform as nearly as possible to the Rockford Township Comprehensive Plan. Except for cul-de-sacs, roads and streets normally shall connect with roads and streets already dedicated in adjoining or adjacent subdivisions, or provide for future connections to adjoining unsubdivided tracts, or shall be a reasonable projection of roads in the nearest subdivided tracts. The arrangement of highways shall be considered in their relation to the reasonable circulation of traffic, to topographic conditions, to runoff storm water, to public convenience and safety, and in their appropriate relation in the proposed uses of the area to be served.

202.2 Local roads and streets should be so planned as to discourage their use by non-local traffic. Dead-end streets and roads shall be prohibited, but cul-de-sacs or approved "Tee" will be permitted where topography or other conditions justify their use. Permanent cul-de-sacs shall not be longer than one thousand five hundred (1,500) feet, including a terminal tum-around which shall be provided at the closed end, with an outside bituminous edge radius of at least sixty (60) feet and a right-of-way radius of not less than eighty (80) feet or an approved "Tee".

202.3 Where the plat to be submitted includes only part of the tract owned or intended for development by the subdivider, a tentative plan of a proposed future street and road system for the unsubdivided portion shall be prepared and submitted by the subdivider.

202.4 When a tract is subdivided into larger than normal building lots or parcels, such lots or parcels shall be so arranged as to permit the logical openings of future roads and appropriate resubdivision, with provision for adequate utility connections for such subdivision.

202.5 Under normal conditions, roads shall be designed so as to intersect as nearly as possible at right angles, except where topography or other conditions justify variations. Under normal conditions, the minimum angle of intersection of roads shall be eighty (80) degrees. Road intersection jogs with an offset of less than two hundred (200) feet shall be avoided.

202.6 Wherever the proposed subdivision contains or is adjacent to the right-of-way of a County, State or Federal highway, provision shall be made for a marginal access street or road approximately parallel and adjacent to the boundary of such right-of-way, or for a road at a distance suitable for the appropriate use of land between such road and right-of-way. Such distance shall be determined with due consideration for the minimum distance required for approach connections to future grade separations, or for lot depths. In platted subdivisions, individual lots will have no direct access to any County, State or Federal Highway.

202.7 Reserved.

202.8 Dedication of half streets or roads will not be approved, except where it is essential to the reasonable development of the subdivision and in conformity with the other requirements of these regulations, where it is found that it will be practical to require the dedication of the other half when the adjoining

property is subdivided, or where it becomes necessary to acquire the remaining half by condemnation so that it may be improved in the public interest.

202.9 For all public ways hereafter dedicated and accepted, the minimum right-of-way widths for streets, roads and highways shall be as shown in the Rockford Township Comprehensive Plan, and where not shown therein, the minimum right-of-way width for streets, roads, highways, alleys or pedestrian ways included in any subdivision shall not be less than the minimum dimensions for each classification as follows:

Major Intercity and Regional Highways

Major Intercity Highway ..... 150 feet

Arterial Highways

Principal Arterial Highway ..... 130 feet
Minor Arterial Highway ..... 100 feet
Collector Roads..... 80 feet
Local Streets and Roads..... 66 feet
Marginal Service Access Roads..... 50 feet
Alley ..... 20 feet
Pedestrian Way ..... 10 feet

Where the existing or anticipated traffic on major and minor arterial highways warrants greater widths of right-of-way, these shall be required. Right-of-way widths for major intercity highways shall also meet standards established by the Minnesota State Highway Department. Where any platted subdivision abuts a public road including a township road, right-of-way dedication from centerline of public road shall be provided in compliance with above schedule but in no case shall said dedication be less than fifty (50) feet.

(No exclusion of roads wholly within subdivision.)

202.10 Minor street access to existing highways shall not be permitted at intervals of less than six hundred (600) feet.

202.11 Road and Highway Grades □ The grades in all streets, roads, highways and alleys in any subdivision shall not be greater than the maximum grades for each classification as follows:

Arterial Highways

Local Streets and Roads ..... 8 percent
Alley ..... 8 percent

In addition, there shall be a minimum grade on all roads and highways of not less than six-tenths (6/10) of one (1) percent.

202.12 Road and Highway Alignments - The horizontal and vertical alignment standards on all roads, highways and streets shall be as follows:

A. Horizontal --- radii of center line:

Major Intercity Highways

Major Intercity Expressway ..... (as required by the
Major Intercity Highways ..... Minnesota State
Transportation Dept.)

Arterial Highways

Principal Arterial Highways..... (as required by the
Minor Arterial Highways ..... MN Transportation Dept.)
Local Streets and Roads ..... (as required for the design speed)

There shall be a tangent between all reverse curves of a length in relation to the radii of the curves so as to provide for a smooth flow of traffic.

B. Vertical --- all changes in street grades shall be connected by vertical parabolic curves of such length as follows:

Major Intercity Highways ..... (as required by MnDOT)

Arterial Highways ..... (as required for the design speed)
Local Streets and Roads..... (as required for the design speed)

202.13 Subdivision road cross section requirements:

A. Width

1. All roads shall be subgraded to thirty-two feet minimum.
2. The paved surface shall be 24 feet wide.
3. The roadway cross section shall be in conformance with the Rockford Township standard specifications.

B. Structure of Roads

1. Roads shall be constructed to a 9 Ton standard based on the underlying soils as determined by a geotechnical evaluation.
2. The geotechnical evaluation shall be prepared by a licensed geotechnical engineer and the findings shall be submitted in a geotechnical report.
3. Pavement design shall be based on MnDOT Design procedures.

C. Ditches

1. Side slope shall be a minimum 4 to 1.
2. Ditch bottom shall have a width minimum of 4 feet.
3. Ditch depth shall be two and one half (2.5) feet from shoulder at minimum.

202.14 All proposed public streets or roads shall be offered for dedication as public right-of-way. Private street or roads shall not be permitted except upon approval as part of a Planned Unit Development or in other instances when specifically recommended by the Township Planning Commission.

203.0 EASEMENTS

Shall not be used for road purposes. Ingress and egress easements of any type shall not be construed as public roads.

203.1 An easement for utilities at least ten (10) feet wide along the side line and/or rear line of lots where necessary shall be provided for a continuous right-of-way at least twenty (20) feet in width. If necessary for the extension of main water and sewer lines or similar utilities, easements of greater width may be required along lot lines or across lots.

203.2 Utility easements shall connect with easements established in adjoining properties. These easements, when approved, shall not thereafter be changed without the approval of the Rockford Township Board, by Ordinance, upon recommendation of the Planning Commission.

203.3 Additional easements for pole guys should be provided at the outside of turns. Where possible, lot lines shall be arranged to bisect the exterior angle so that pole guys will fall along side lot lines.

203.4 Where a subdivision contains or is traversed by:

- **a.** a watercourse
- **b.** drainage way
- **c.** channel
- **d.** lake
- **e.** stream
- **f.** drainage field tile

One of the following shall be provided at the discretion of the Planning Commission:

- **a.** a storm water easement
- **b.** drainage right-of-way
- **c.** park dedication

These should conform with the lines of such water course along with such further width as will be adequate to provide for property storm drainage of the area. The minimum width of such easement shall be twenty (20) feet, however, additional width shall be provided as necessary to contain the stormwater as determined by the Town Engineer.

204.0 PUBLIC SITES AND OPEN SPACES

204.1 In subdividing land or re-subdividing an existing plat, due consideration shall be given to the subdivider and by the Planning Commission upon review, to the dedication or reservation of suitable sites for schools, parks, playgrounds, conservation areas, or other public or semi-public recreational areas or open spaces. Areas so dedicated or reserved shall conform as nearly as possible to the Comprehensive Plan. Whenever the Comprehensive Plan shows the proposed public area partially or completely within a proposed subdivision, the area of said park or recreational area exceeds seven (7) percent of the total area of the subdivision, the preliminary plat of said subdivision shall show the proposed site as reserved and the Township shall have one year from the date of approval of the preliminary plat by the Plamling Commission in which to purchase said land which exceeds the said seven (7) percent of the said total area, or to initiate condemnation proceedings with respect thereto.

204.2 In all subdivision either seven (7) percent of the gross area of the subdivision or ten (10) percent of the raw land value shall be dedicated or paid to the Township for public recreation and parks. The Township Planning Commission and the Rockford Township Board shall determine whether seven (7)

percent of the gross area shall be dedicated or ten (10) percent of the raw land value paid. Said seven (7) percent of the total gross area of the subdivision shall be in addition to any dedication of streets, alleys, and easements. The location of said dedications within the area of the subdivision shall be subject to the approval of the Township Planning Commission and the Rockford Township Town Board. The raw land market value shall be determined by the County Assessor's Office.

205.0 PRELIMINARY PLAT CONTENTS

205.1 Contents - The preliminary plat shall contain the following information:

A. Proposed name and type of subdivision; names shall not duplicate or too closely resemble names of existing subdivisions.

B. Location of boundary lines in relation to a known section, quarter section or quarter-quarter section lines comprising a legal description of the property.

C. Names and addresses of the sub-divider and the designer making the plat, and names and addresses of adjoining property owners within five hundred (500) feet.

D. Graphic scale of plat, not less than one (1) inch to one hundred (100) feet.

E. Date and north point

F. Existing Conditions

1. Location, width and name of each existing or platted street, road or other public open spaces, and permanent buildings, within or two hundred (200) feet adjacent to the proposed subdivision.
2. All existing sewers, water mains, gas mains, culverts, power or communication cables, drainage tiles or other underground installations within the proposed subdivision or two hundred (200) feet adjacent thereto.
3. Waterways, ditches, ponds, marshes, and floodable low lands in a plan which describe the existing conditions.

G. Proposed Development

1. The location and width of proposed streets, roads, alleys, pedestrian ways and easements. Typical road cross-section shall be provided showing grading within the right-of-way, traveled way width, type and thickness of surfacing proposed, base course thickness and type.

2. The location and character of all proposed public utility lines, including sewers (storm and sanitary), water, gas, and power lines.

3. Layout, numbers or letters and approximate dimensions of lots and the number of each block.

4. Location and size of proposed parks, playgrounds, churches, school sites, or other special uses of land to be considered for dedication to public use, or to be reserved by deed of covenant for the use of all property owners in the subdivision and any conditions of such dedication or reservation.

5. Building setback lines with dimensions.

6. Indication of any lots on which a use other than residential is proposed by the subdivider.

7. The zoning district, if any, on and adjacent to the tract.

H. Vicinity Sketch, at a legible scale, to show the relation of the plat to its surroundings and an air photo at an approximate scale of 1" = 1000' of the area to be platted and one mile in each direction from the plat.

I. Where lots to be platted are larger in area than 20,000 square feet or greater than one hundred fifty (150) feet in width at the building setback line, public sewer and water facilities are unavailable, and the plat is within one (1) mile of a municipality in Wright County, a preliminary re-subdivision plan shall be prepared and submitted, showing a feasible method by which large lots may be re-subdivided in the future for higher density development in the event that public sewer and water facilities become available. The location of the principal structure on each lot shall be shown and building permits will only be issued for those structures which allow for economically feasible re-subdivision.

J. Existing topography, as determined necessary by the Township Zoning Administrator, including date of survey, with contour intervals of not less than two (2) feet, related to United States Geological Survey datum; also the location of water courses, ravines, bridges, lakes, marshes, wooded areas, rock outcroppings, approximate acreage, and other such features as may be pertinent to the subdivision.

K. 1.Two (2) copies of profiles for each proposed street and road, showing existing grades and proposed approximate grades and gradients on the center line.

2. Bridges shall be shown.

3. A complete drainage plan shall be provided showing culvert locations with culvert sizes no less than fifteen (15) inches in diameter.

4. All culverts shown in approaches to County and township roads will be provided by the developer. Approaches to individual lots shall meet the frontage roads on a positive grade

5. All ditches and slopes shall be seeded and other erosion control measures and devices provided where necessary as specified by the Township Highway Engineer.

L. Proposed surface drainage diagrams for lots in the form of arrows, proposed contours or other appropriate method.

206.2 SUPPLEMENTARY REQUIREMENTS

Upon request of the Planning Commission, supplementary information shall be submitted; such supplementary information may include soil tests and rep011s, as specified by the Township Engineer, by an approved soils laboratory.

207.0 DATA REQUIRED ON FINAL PLATS

The sub-divider shall submit a final plat together with any necessary supplementary information.

207.1 Contents - The final plat, prepared for recording purposes, shall be prepared in accordance with provisions of Minnesota State Statutes, Chapter 505, and as required below:

A. Name of the subdivision shall not duplicate or too closely approximate the name of any existing subdivision.

B. Naming of all streets and thoroughfares to be in accordance with the Wright County street naming system.

C. The words "BLOCK ONE" to be spelled out on plats having only one block.

D. Lettering and numbering shown on the plat to be clear and legible.

E. Scale of the plat to be shown both graphically and in feet per inch.

F. The plat shall indicate which monuments were set and which monuments were found.

G. The basis of the bearings shown on the plat shall be given.

H. The boundaries of the plat shall be labeled as they are recited in the description.

I. Lines of different weight should be used on the exterior and the interior lines.

J. All plats are to be of one standard size, 20 inches by 30 inches.

207.2 CERTIFICATION REQUIRED ON FINAL PLATS:

All signatures on each plat shall be written with black ink (not ball point).

A. Notarized certification by owner and by any mortgage holder of record of the adoption of the plat and the dedication of streets and other public areas and easements.

Statement dedicating streets, utility and drainage easements, and other public areas to be worded as follows: "... hereby donate and dedicate to the public for public use forever the streets, roads, alleys, drives, utility and drainage easements, and other public areas as shown on the plat.

B. Notarized certification by owner and by a registered land surveyor, to be worded as follows:

"I do hereby certify that I have surveyed and platted the property described in the dedication of this plat as _____ Addition; that this plat is a correct representation of said survey; that all distances are correctly shown on said plat in feet and nearest hundredth of a foot; that all monuments have been correctly placed in the ground as shown on the plat; that the outside boundary lines are correctly designated on the plat; and that there are no wetlands or other public highways to be designated on said plat other than shown thereon."

Surveyor _____

MN Registration No. _____

C. Certification showing that all taxes due on the property have been paid in full:

1. County Auditor:

Certification to be worded: "Taxes paid for all years through year _____ and transfer entered this ____ day of _____,A.D., 20____ "

County Auditor _____

2. County Treasurer:

Certification to be worded: "I hereby certify that taxes payable in the year _____on lands herein described are paid, this _____day of _____A.D., 20_____"

County Treasurer .....

D. Township Planning Commission

To be worded as follows: "The plat of _____ was approved by the Rockford Township Planning Commission at a meeting held this _____ day of _____A.D., 20____ "

Planning Commission Chairman

E. Rockford Township Board

To be worded as follows: "The plat of _____ was accepted and approved by resolution of the Rockford Township Board, at a --,----- meeting of said Board held this ___ day of _____A.D., 20___ "

Rockford Township Chairperson

Rockford Township Clerk

F. Township Surveyor

To be worded as follows: "Examined and recommended for approval this ___ day of ——————• 20___ "

_____

Rockford Township Surveyor

G. Township Engineer:

To be worded as follows: "This plat was recommended for approval this __ day of ——————• 20___ "

Rockford Township Highway Engineer

H. County Recorder:

To be worded as follows: "I hereby certify that the instrument on this plat was filed in this office for record on the __ day of _____ A.D., 20___ , at ___ _

o'clock _.M., and duly recorded in Cabinet No. _____ Document No. _____

Wright County Recorder

207.3 Supplementary Documents and Information may be required as follows:

A. A complete set of street profiles showing grade lines as constructed.

B. Copies of any private restrictions affecting the subdivision or any part thereof.

C. Signature of municipal and township officials when such approval is required by law.

207.4 Filing:

A. Ten (10) copies of the final plat shall be filed with the Planning Commission.

B. One (1) "Official Plat" and two (2) copies on photo mat stock with linen backing along with one (1) copy on linen or mylar reproducible shall be signed and filed as provided by law. Three (3) paper copies shall be signed, one of which shall be sent to the township.

C. One (1) copy of the plat, at a scale of 1" - 200 feet shall be filed with the County Surveyor.

D. At least one (1) print of the final plat shall be deposited with the County Auditor. This print shall contain the calculated square footage of acreage of all lots and out lots shown on the plat.

SECTION THREE

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BASIC IMPROVEMENTS

300.0 GENERAL

300.1 Before a final plat is approved by the Rockford Township Board, the subdivider of the land covered by the said plat shall execute and submit to the Rockford Township Board an agreement, which shall be binding on his or their heirs, personal representatives and assigns, that he will cause no private construction to be made on said plat or file or cause to be filed any application for building permits for such construction until all improvements required under this Ordinance have been made or arranged for in the manner following as respects the highways, roads, or streets to which the lots sought to be constructed have access.

300.2 AGREEMENT AND FINANCIAL GUARANTEE

A. Agreement

1. Prior to the installation of any required improvements and prior to approval of the final plat, the subdivider shall enter into a contract in writing with the Township requiring the subdivider to furnish and contract said improvements at his sole cost and in accordance with plans and specifications and usual contract conditions. The agreement shall require the subdivider to make an escrow deposit or, in lieu thereof, to furnish a performance bond, cash deposit, or irrevocable bank letter of credit acceptable to the Township Attorney, the amount of the deposit or penal amount of the bond to be equal to 150% of the engineer's estimate of

the total cost of the improvements to be furnished under the contract, including the cost of inspection. On request of the subdivider, the contract may provide for completion of part or all of the improvements covered thereby prior to the acceptance of the final plat. In such event, the amount of the deposit or bond may be reduced in a sum equal to the estimated cost of the improvements so completed prior to the acceptance of the final plat. The time for completion of the work and several parts thereof shall be determined by the Township Planning Commission upon recommendation of the engineer after consultation with the subdivider. It shall be reasonable with relation to the work to be done, the seasons of the year, and proper correlation with construction activities in the plat and subdivision.

2. No subdivider shall be permitted to start work on any other subdivision without approval of the Township Planning Commission if he has previously defaulted on work or commitments.

B. Financial Guarantee

1. The contract provide for in Section 300.2 shall require the subdivider to make an escrow deposit, or in lieu thereof, furnish a performance bond or irrevocable bank letter of credit. The escrow deposit or performance bond shall conform to the requirements of this regulation.

2. An escrow deposit shall be made with the Township Clerk in a sum equal to 150% of the total cost as estimated by the Township Engineer of all improvements to be furnished and installed by the subdivider pursuant to the contract, which have not been completed prior to the approval of the final plat. The total costs shall include costs of inspection by the Township. The Township shall be entitled to reimburse itself out of said deposit for any cost and expenses incurred by the Township for completion of the work in case of default of the subdivider under said contract, and for any damages sustained on account of any breach thereof Upon completion of the work and the liability, the balance remaining of said deposit shall be refunded to the subdivider.

3. In lieu of making the escrow deposits, the subdivider may furnish an irrevocable bank letter of credit or a performance bond with corporate surety, in a penalty sum equal to 150% of the total cost as estimated by the Township Engineer of all the improvements to be furnished and installed by the subdivider pursuant to the contract, which have not been completed prior to the approval of the final plat. The total cost shall include costs of inspection by the Township. Further, the subdivider shall be responsible for all costs of the Township, including but not limited to attorneys' fees, engineering costs, inspection costs, costs of special meetings and postings, and any other expenses which are incurred by the Township and would not have been incurred but for the development and subdivision undertaken by the sub-divider. The bond shall be approved as to form by the Township Attorney and filed with the Township Clerk.

300.3 No final plat shall be approved by the Rockford Township Board until the Board is satisfied that the improvements described herein, together with the agreements and documents required herein, meet the minimum requirements of all applicable ordinances. Drawings showing all improvements as built shall be filed with the Township Engineer.

300.4 No final plat shall be approved by the Rockford Township Board on land subject to flooding or containing poor drainage facilities and on land which would make adequate drainage of streets, roads,

and lots impossible. However, if the sub-divider agrees to make improvements which will, in the opinion of the Rockford Township Board, make the area suitable for use without interfering with the flow of water under flood conditions, the final plat of the subdivision may be approved.

300.5 All of the required improvements to be installed under the provisions of this Ordinance shall be inspected during the course of the construction by an agent of the Rockford Township Board. All of the inspection costs pursuant thereto shall be paid by the subdivider in the manner prescribed in paragraph - 300.2 above.

301 ROAD AND HIGHWAY IMPROVEMENTS

301.1 The full width of the right-of-way shall be graded, including the subgrade of the areas to be paved, in accordance with standards and specifications for road construction as approved by the Rockford Township Board.

301.2 Unless the Township requests that no paving be provided, all roads to be paved shall be of an overall width in accordance with the standards and specifications for road construction as approved by the Rockford Township Board.

301.4 Curb and gutter shall be constructed as required by the standards and specifications for road construction as approved by the Rockford Township Board.

301.5 Storm sewers, culverts, storm water inlets, and other drainage facilities will be required where they are necessary to insure adequate storm water drainage for the subdivision. Where required, such drainage facilities shall be constructed in accordance with the standards and specifications for road construction as approved by the Rockford Township Board.

301.6 Road signs of the standard design approved by the Rockford Township Board shall be installed at each street or road intersection.

301.7 Access Drive and Access

A. The number and types of access drives onto major streets shall be controlled and limited in the interest of public safety and efficient traffic flow.

B. Access drives onto county roads shall require a permit from the Township Engineer. This permit shall be acquired prior to the issuance of any building permits. The Township Engineer shall determine the appropriate location, size, and design of such access drives and may limit the number of access drives in the interest of public safety and efficient traffic flow. The Township Engineer may refer the request for an access drive permit onto a county road to the Planning Commission for their comment.

302.0 SANITARY SEWER AND WATER DISTRIBUTION IMPROVEMENTS

302.1 Sanitary sewers, both public and private, shall be installed as required by standards and specifications as approved by the Rockford Township Board.

302.2 Water facilities, both public and private, including pipe fittings, hydrants, etc., shall be installed as required by standards and specifications as approved by the Rockford Township Board.

303.0 PUBLIC UTILITIES

303.1 All utility lines where feasible, for telephone and electric service, shall be placed in rear line easements when carried on overhead poles.

303.2 Where telephone, electric and/or gas service lines are to be placed underground entirely, conduits or cables shall be placed within easements or dedicated public ways, in such a manner so as not to conflict with other underground services. All drainage and other underground utility installations, which traverse privately owned property, shall be protected by easements.

SECTION FOUR

REGISTERED LAND SURVEYS AND CONVEYANCE BY METES AND BOUNDS

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REGISTERED LAND SURVEYS AND CONYEYANCE BY METES AND BOUNDS

400.0 REGISTEREDLAND SURVEYS

400.1 It is the intention of this Ordinance that all registered land surveys in Rockford Township shall be presented to the Planning Commission in the form of a preliminary plat in accordance with the standards set forth in this Ordinance for preliminary plats and that the Planning Commission shall first approve the arrangements, sizes, and relationship of proposed tracts in such registered land surveys, and that tracts to be used as easements or roads should be so designated. Unless such approvals have been obtained from the Planning Commission, Rockford Township Board and Township Surveyor in accordance with the standards set forth is this Ordinance, building permits will be withheld for buildings on tracts which have been so subdivided by registered land surveys and the Township may refuse to take over tracts as streets or roads, or to improve, repair or maintain any such tracts unless so approved.

401.0 CONVEYANCE BYMETES AND BOUNDS - For Building Development Purposes

401.1 Conveyance by Metes and Bounds of Less than five (5) acres:

A. The regulations established by this section are for the purpose of providing for the reasonable regulation of conveyance by metes and bounds descriptions, thereby promoting greater efficiency in the county offices having responsibilities relating to the conveyance of land and to promote the purpose set forth in Minnesota Statutes, Section 272.19 as amended.

B. No conveyance of land to which the regulations are applicable shall be filed or recorded if the land is described in the conveyance by metes and bounds or by reference to an unapproved registered land survey made after June 4, 1971, or to an unapproved plan made after such regulations have become effective. The foregoing provision does not apply to a conveyance if the land is described:

1. was a separate parcel of record on the date of adoption of subdivision regulations under Sections 394.12 to 394.37 of State Statutes.

2. was the subject of a written agreement to convey entered into prior to such time, or

3. was a separate parcel of not less than five (5) acres and having a width of not less than three hundred (300) feet.

4. has been zoned for residential use and approved by the Rockford Township Board and a Conditional Use Permit approved by the Planning Commission.

C. Building permits shall be withheld for buildings on tracts which have been subdivided and conveyed by the metes and bounds method, except as set out in B. above.

D. The Township may refuse to take over tracts as streets or roads or to improve, repair or maintain any such tracts.

SECTION FIVE

500 VALIDITY

500.0 If any section, sub-section, sentence, clause or phrase of this Ordinance is for any reason held to be invalid, such decision shall not affect the validity of the remaining portions of this Ordinance.

SECTION SIX

EFFECTIVE DATE

600.0 This Ordinance shall be in full force and effect from and after its passage according to law.

Published _____, 2026

Recommended by the Rockford Township Planning Commission by motion dated November 5, 2026

_____
Signed by Rockford Township Planning Commission Chairperson

Approved by the Rockford Town Board: 11/05, 2026

Board Chair

Clerk/Treasurer
Attested