

# Ordinance

511600

The Winona County Board of Commissioners, on behalf of the County of Winona, does ordain as follows:

## Section I

This ordinance shall regulate the recording of all deeds and instruments of conveyance for land within the County of Winona as provided by MN Statute 394.25, Subd. 7.

## Section II

This ordinance shall have the following definitions:

1. Metes and Bounds Descriptions- a method used to describe property by reference to distances, angles, direction, objects or a combination of two or more.
2. Platted Lots- tracts where a plat has been recorded with the County Recorder as provided by MN Statute. 505.08.
3. Fractional Section/Quarter, Quarter- a nonstandard quarter, quarter as determined by the original Government Survey.

## Section III

When the ownership of a newly created or redefined parcel or tract of land is transferred by a metes and bounds description, part of a platted lot, or part of a fractional section, the County Recorder must be provided a Certificate of Survey for the land being conveyed. The survey must accompany the transfer document and the survey must be dated within six months of the conveyance.

The Certificate of Survey shall contain the legal description, easements, number of acres in the newly created parcel and be certified and signed by a Minnesota licensed land surveyor. The County Recorder shall record the Certificate of Survey, at no fee. Once recorded, it will be available to County offices and the public.

## Section IV

Every party violating this ordinance is guilty of a misdemeanor as provided by MN Statute 394.37.

If a conveyance does not meet the full requirement of this ordinance the County Recorder shall give notice, by mail, to the parties to the transaction. If compliance is not achieved in 30 calendar days, enforcement shall be the responsibility of the County Sheriff and County Attorney.

Section V

This Ordinance is effective upon adoption. It shall not apply to documents recorded prior to adoption.

Or, the conveyance of a  $\frac{1}{4}$   $\frac{1}{4}$  or a multiple of  $\frac{1}{4}$   $\frac{1}{4}$ .

Or, documents correcting an error in a previously recorded instrument.

Or, an involuntary transfer such as a judgment or foreclosure.

Adopted at Winona, Minnesota this 11th day of July, 2006.

**WINONA COUNTY BOARD OF COMMISSIONERS**

  
Marcia Ward, Vice Chairperson

Attest:

  
Robert F. Reinert  
Clerk/County Administrator

# CERTIFICATE OF RECORDING

State of Minnesota, County of Winona ss

I hereby certify that this instrument was recorded as document number

511600

on July 14, 2006

at 1:30 PM

Fees Paid

\$0.00 No Fee



Robert J. Bambenek  
Winona County Recorder

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