

1) Minor Subdivisions:

- a) Any subdivision of land, of no more than 10 lots 4 lots, may be sold by metes and bounds without the necessity of recording a plat if:
 - i) The proposed lots are all fronted by an improved street.
 - ii) The parcels are not traversed by the mapped lines of a proposed street as shown in the General Plan and does not require the dedication of any land for street or other public purposes; and
 - iii) The subdivision is located in a zoned area.
- b) For subdivision applications for which this exemption applies, an applicant may submit to the Town, in place of a plat, both:
 - i) A record of survey map that illustrates the boundaries of the parcels; and
 - ii) A legal metes-and-bounds description that describes the parcels illustrated by the survey map.
- c) The applicant shall pay any fees required by the Town.
- d) If the Town approves a subdivision application based on a record of survey map and metes-and-bounds description, the applicant shall record the map and description, signed by the Town, with the County Recorder's Office. This shall be done in the same manner as is done for a plat under Section 1208(8)(C), except that the Town shall also provide the notice required in Utah Code §10-9a-611(1).
- e) Notwithstanding other requirements specified in this ordinance, for land owned by the Daggett County Redevelopment Agency (RDA), and transferred to another owner by the RDA, the division and transfer of land may be accomplished by metes and bounds through the recording of an appropriate deed. Notice of the transfer of land must be given to the Town and approval of the division be granted by the Town before the deed is recorded. The RDA shall not be required to provide infrastructure as required elsewhere in this ordinance for divisions accomplished under this section.