



The Hennepin County platting process and common platting problems

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Hennepin County





Disclaimer

This is a presentation on platting in Hennepin County

- Your county may be different.
- Just because we allow something don't expect to be able to do it anywhere else.
- Just because another county allows something doesn't mean we will do the same.
- If you disagree come talk with us – if we don't reach agreement we should at least understand each others viewpoint.



Our mission

- Plat the world....
- Hair under 20k plats
- 189 in 2016
- Provide consistency how plats look in Hennepin County
- Help private surveyors produce the best plat possible



Metro Parcel Perspective

County/City	Parcel Count	Total EMV	ACRES	ACRES PER PARCEL	EMV PER PARCEL
HENNEPIN	428449	\$132,960,918,294	388265	0.906210246	\$310,330.79
RAMSEY	154189	\$52,301,224,800	108769	0.705426164	\$339,202.05
DAKOTA	135453	\$42,339,667,904	375531	2.772408482	\$312,578.30
MINNEAPOLIS	132280	\$36,451,277,590	64470	0.487375265	\$275,561.52
ANOKA	130953	\$29,868,084,200	285229	2.178105354	\$228,082.47
WASHINGTON	106724	\$31,563,457,700	271002	2.539278356	\$295,748.45
ST PAUL	76258	\$25,830,113,200	35858	0.470220986	\$338,720.05
SCOTT	55800	\$17,458,778,800	236218	4.233292575	\$312,881.34
CARVER	40532	\$13,798,884,500	240672	5.937822965	\$340,444.20



Agenda

- **The plat checking process in Hennepin County**
- **Legal descriptions issues**
- **Graphic issues**
- **Questions**



Factual errors

- Items required by statute.
- Not following the best practices from the *MACS/MSPS Manual of Guidelines for Platting in Minnesota*.
- Not following the *Hennepin County Addendum to said Guidelines*.
- Spelling errors.
- Inconsistencies between various labels, statements, documents, etc.
- Math errors – wrong distance written down or the sum of the lots do not equal the block total.



Opinions -

We try not to impose our opinions but after collectively seeing thousands of plats both good and bad, and because we are human...

- Placement of labels.
- Text size.
- Need for details.
- Scale issues.



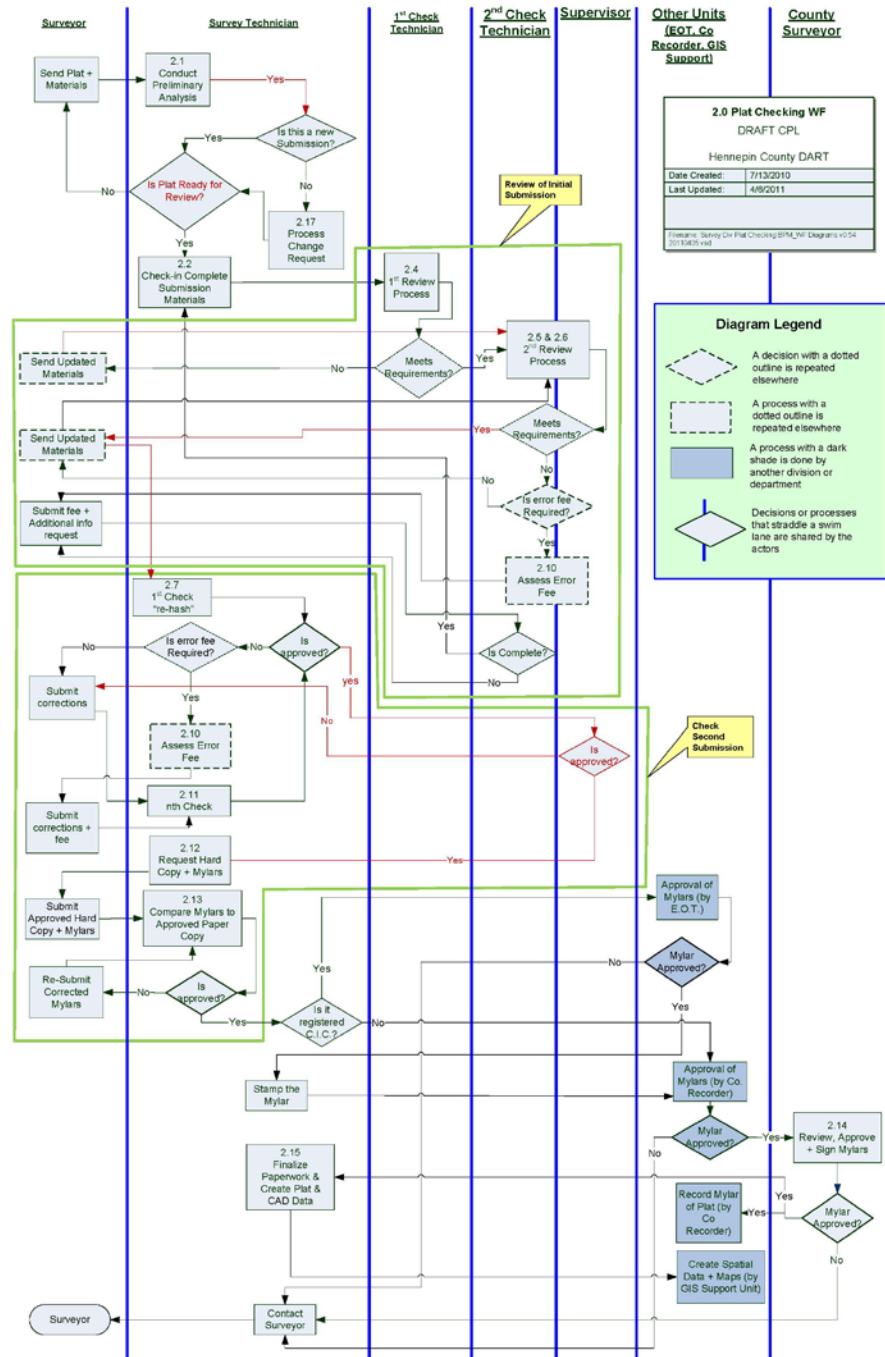
And the middle ground between facts and opinions

- Plat name that may be similar or confusing to other plats in the county.
 - We do not allow multiple uses of an addition number -for example BLACKACRE 3rd ADDITION 2nd ADDITION is unacceptable. Use BLACKACRE 4th ADDITION instead.
 - Hennepin County does not allow a leading number in the plat name.
- Section breakdown that does not follow the six Federal Instructions.
 - It may be allowable but your method must be evident on the plat.
- Labeling that is crowded or missing.
- Statute interpretation – for example existing ROW by document must be vacated or dedicated. 3D plats not allowed.



The plat review process...

- Initial review before material is accepted and placed in queue.
- First technician -
 - Checks the legal description.
 - Checks graphic portions.
 - Draws the plat in CAD and compares the math between points and the plat.
- Second technician -
 - Double checks the legal description and graphics .
- Reviewed by County Surveyor or designee.
- Comments and corrections sent to surveyor.





The description does not match the drawing

- Basic principal of platting – graphically show what the words on the deed says.
- Be sure to include all labels and calls that are in the description.
- When the facts on the ground differ than the words on the deed be sure to include sufficient information so that later users can understand what you did.
- The description may include portion of roads or bodies of water that have to be dealt with.
- If you are not including all of the described land talk with your county surveyor to discuss the ramifications.
 - If Torrens you will need to write a description for the remnant piece – usually easier to plat it.

Labeling calls

“Dimensions and descriptive recitals in the legal description shown on the plat shall be depicted and labeled on the graphic portion of the plat.” Minnesota Statute 505.021 subd. 5

That part of the north 2 acres of the west 3/5th of Government Lot 4, Section 6, Township 117, Range 24, Hennepin County Minnesota lying southerly of a line described as commencing at the intersection of County Road 26, formerly known as Linger Road and the Minnesota and Western Railroad; thence northerly and easterly along the southeasterly right of way of said Minnesota and Western Railroad to the north line of said section and there terminating.



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Title Opinion description does not match facts on the ground

- Vacated streets that are not on the title opinion or are described poorly. “That portion of vacated street that would accrue there to”.
- Description on Title Opinion overlaps onto registered property.
- Historical deed used acreage, now using split. For example- W $\frac{1}{2}$ of quarter vs. 80 acres.
- Direction of the concavity of a curve



Title Opinion does not match the historic legal

- Description from sheriff's sale, tax description or other abbreviated descriptions.
- Auditor Subdivision issues- may need to go back to underlying description.
- Scrivener errors in recent deeds –
 - west of line when historic legal all called east of line.
 - North 50 ft. vs. north $\frac{1}{2}$ of 100 ft. lot.
- Adjoiner or other documents may provide evidence what is correct.



Description problems on registered property

- Vacated streets and accretions accruing to registered property must be added to the Certificate of Title by an Examiners Directive before filing. Talk with the Examiner of Title (EOT) about time and method well before you expect to file plat.
- If there is a problem with description it must be corrected by the EOT with an Examiners Directive or Proceedings Subsequent.
 - Common problem is that the description lacks a basis of bearings.
- If Abstract description overlaps Torrens property talk with the county surveyor and EOT for recommendations.



Monuments

“A symbol shall indicate the position of all found and set plat monuments, along with a description of each” Minnesota Statute 505.021 subd. 5

- Describe completely what was found for monuments. Size, type, cap #.
- Tell the world what you set for monuments.
- Symbols on drawing must match legend in size and type.
- If you can not set a monument and will be setting witness corner label appropriately. This includes boundary monuments that fall in a right-of-way.
 - “Plat monuments shall be set at all angle and curve points on the outside boundary lines prior to recording” Minnesota Statute 505.021 subd. 10



Scale

- Don't show 1 inch = xx feet under the bar scale
 - This isn't accurate when reproductions are made.
 - Plats are used by lay people who may assume this is correct in all cases and they don't have the ability to check the info.
- Make sure detail and easement legends are scaled or labeled "no scale".

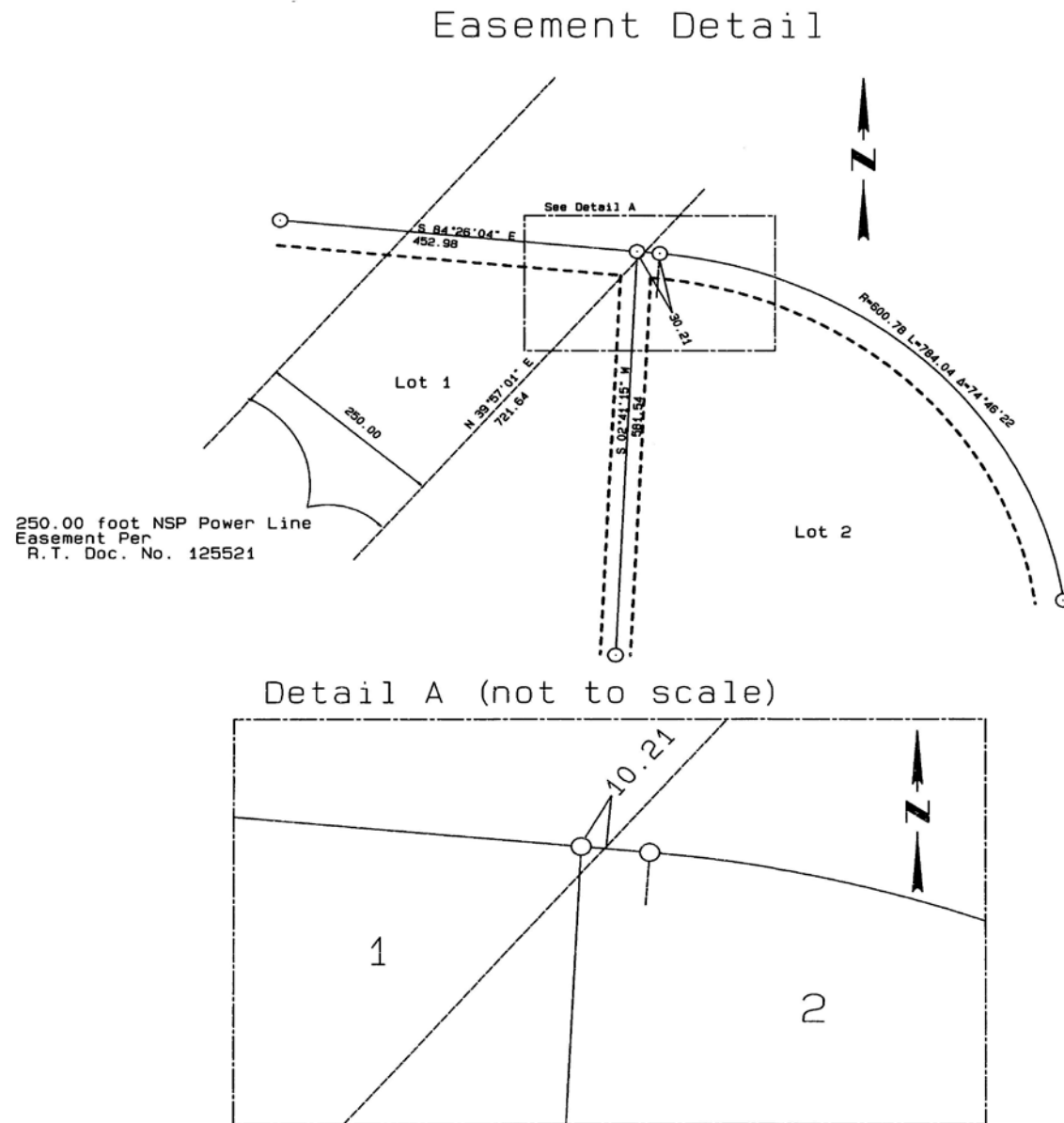
Overviews and Insets

- Overviews show the entire plat with sufficient data for the whole.
- Insets are separate drawings showing a larger area with all of the appropriate mathematics for that area.

Details

- Details show areas that may not be able to be understood at a normal scale
 - Include only the information that will help the reader understand the situation.
 - If needed exaggerate the drawing and add “No Scale”.
 - Include North arrow.

Detail example

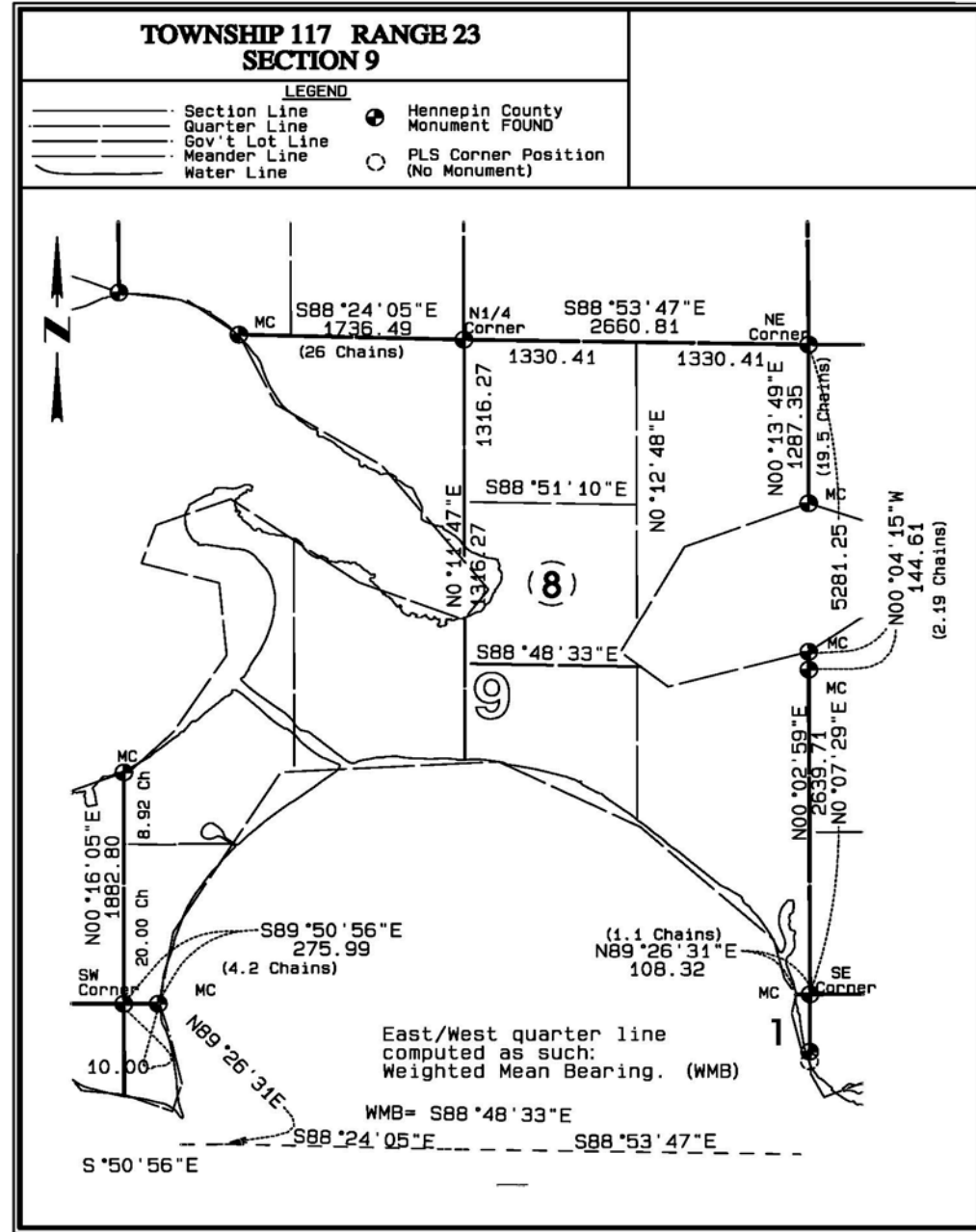




Section Breakdowns

- Breakdowns may be a separate detail or incorporated in the drawing.
- Include enough data that surveyors using your plat can understand what you did, be it a simple split, mean bearing, weighted mean bearing or proration
- Show all monuments necessary to break the sections down. Labeling a line that it is the North Quarter line is insufficient.

Breakdown example



Coordinate System based on Hennepin County Ground NAD 83 1986 Adjustment from 1991 published values



Right of Way issues

- Vacate or dedicate – dashed lines for street easements are not acceptable.
- Comment letters from the state or county when plat adjoins a highway or county road are required. If we do not have the letter that the agency has seen your plat, it is going to be delayed
- Temporary road easements – if the road is terminated by filing the plat don't show the road, if there is other criteria for termination you may need to show it.



Conclusions-

- Make sure those using your plat in the future can understand what you did.
- Label, label, label!
- Most hard copies of your plat will be reproduced as a 11x17 so plan accordingly.
- Check our work, we make mistakes too.

Questions?

- Surveyor.plats@Hennepin.us 612-348-3131
- <http://www.hennepin.us/residents/property/plats>

- Mark.Larsen@Hennepin.us (38 years of service) 612-348-3395
- Gary.Wojahn@Hennepin.us (43 years of service) 612-348-4610
- Stephen.Simpson@Hennepin.us (16 years in surveying) 612-543-3513
- Tim.Eklund@Hennepin.us 612-348-2336



Thank you!

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