

and with the same sanctions and penalties and subject to the same power of amendment or repeal as though set out as a part of the zoning ordinance or map of the municipality.

1933, ch. 599, sec. 19.

**28. Penalties for Transferring Lots in Unapproved Subdivisions.** Whoever, being the owner or agent of the owner of any land located within a subdivision, transfers or sells or agrees to sell or negotiate to sell any land by reference to or exhibition of or by other use of a plat of a subdivision, before such plat has been approved by the Planning and Zoning Commission and recorded or filed in the office of the appropriate county clerk, shall forfeit and pay a penalty of one hundred dollars (\$100.00) for each lot or parcel so transferred or sold or agreed or negotiated to be sold; and the description of such lot or parcel by metes and bounds in the instrument of transfer or other document used in the process of selling or transferring shall not exempt the transaction from such penalties or from the remedies herein provided. The municipal corporation may enjoin such transfer or sale or agreement by action for injunction brought in any court of equity jurisdiction or may recover the said penalty by civil action in any court of competent jurisdiction.

1933, ch. 599, sec. 20.

**29. County Clerk's Duties.** A county clerk who files or records a plat of a subdivision without the approval of the Planning Commission as required by law shall be deemed guilty of a misdemeanor and shall be fined not less than one hundred dollars (\$100.00) nor more than five hundred dollars (\$500.00).

1933, ch. 599, sec. 21.

**30. Status of Existing Platting Statutes.** From and after the time when a Planning Commission shall have control over subdivisions as provided in Section 24 of this sub-title, the jurisdiction of the Planning Commission over plats shall be exclusive within the territory under its jurisdiction, and all statutory control over plats or subdivisions of land granted by other statutes shall, in so far as in harmony with the provisions of this sub-title be deemed transferred to the Planning Commission of such municipality.

#### TITLE IV. BUILDINGS IN MAPPED STREETS.

1933, ch. 599, sec. 22.

**31. Reservation of Locations of Mapped Streets for Future Public Acquisition.** Any municipal Planning Commission is empowered, after it shall have adopted a major street plan of the territory within its subdivision jurisdiction or of any major section or district thereof, to make or cause to be made, from time to time, surveys for the exact location of the lines of a street or streets in any portion of such territory and to make a plat of the area or district thus surveyed, showing the land which it