

for in Section 5 of this Act. After such approval and upon receipt of such plat by the Clerk of the Circuit Court every such plat shall be firmly fixed in a well bound book to be kept by the Clerk of the Court for the purpose of recording plats and for the recording of which the clerk shall receive such fee as he shall determine to be fair and reasonable.

Whoever, being the owner or agent of the owner of any land located within a subdivision, transfers or sells 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 Commission and recorded or filed in the office of the Clerk of the Circuit Court of the County in which the property is located, shall forfeit and pay to the District Council a penalty of \$100 for each lot or parcel so transferred or 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 District Council may enjoin such transfer of sale or agreement by action for injunction brought in any court of equity jurisdiction or may recover the said penalty by a civil action in any court of competent jurisdiction.

Every plat or plan of any subdivision of land into streets, avenues, alleys, lots and blocks shall be prepared upon paper or cloth of such size and character, with such notations, information and markings as the Commission may, by rule, prescribe, and every subdivision of land as above set forth shall have such permanent markers, bound stones or stations as the said Commission shall by general or special rule prescribe, which shall be shown and designated on the plat thereof. The said Commission and the County Surveyor of the county wherein the land lies shall be furnished with copies of said plat when approved.

Every subdivision of land within the District shall conform, as nearly as may by said Commission be deemed practicable, to the general plan for the development of the District. The said Commission is authorized to require to be preserved on any plat a continuity of width, name, parking, building line with relation to its general plan.

The Commission is hereby given authority to establish grades for all streets, roads and sidewalks within the District, including state highways, county roads and streets, alleys and sidewalks within incorporated towns. Until such grade is established by said Commission, no grading of a permanent nature shall be made, and any such unauthorized grading by any state, municipal or county officer