

prior to the approval thereof and shall have the same force of law and be enforceable in the same manner 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.

SEC. 15. *Be it enacted*, That whoever, being the owner or agent of the owner of any land located within a sub-division, transfers or sells or agrees to sell or negotiates to sell any land by reference to or exhibition of or by other use of a plat of a sub-division, before such plat has been approved by the planning commission shall forfeit and pay a penalty not exceeding \$100 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 transfers or 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.

SEC. 16. *Be it enacted*, That the municipality shall not accept, lay out, open, improve, grade, pave, curb, or light any street, or lay or authorize water mains or sewers or connections to be laid in any street, within any portion of territory for which the planning commission shall have adopted a major street plan, unless such street (a) shall have been accepted or opened as or shall otherwise have received the legal status of a public street prior to the adoption of such plan, or unless such street (b) corresponds with a street shown on the official master plan or with a street on a sub-division plat approved by the planning commission or with a street on a street plat made by and adopted by the commission. The Board of Aldermen may, however, accept any street not shown on or not corresponding with a street on the official master plan or on an approved sub-division plat or an approved street plat, provided the ordinance or other measure accepting such street be first submitted to the municipal planning commission for its approval and, if approved by the commission, be enacted or passed by not less than a majority of the entire membership of Board or, if disapproved by the commission, be enacted or passed by not less than two-thirds of the entire membership of Board. A street