

354.2 Definitions.

As used by this chapter, unless the context clearly indicates otherwise:

1. *"Acquisition plat"* means the graphical representation of the division of land or rights in land, created as the result of a conveyance or condemnation for right-of-way purposes by an agency of the government or other persons having the power of eminent domain.
2. *"Aliquot part"* means a fractional part of a section within the United States public land survey system. Only the fractional parts one-half, one-quarter, one-half of one-quarter, or one-quarter of one-quarter shall be considered an aliquot part of a section.
3. *"Auditor's plat"* means a subdivision plat required by either the auditor or the assessor, prepared by a surveyor under the direction of the auditor.
4. *"Book", "list", "record", or "schedule"* kept by a county auditor, assessor, treasurer, recorder, sheriff, or other county officer means the county system as defined in section 445.1.
5. *"Conveyance"* means an instrument filed with a recorder as evidence of the transfer of title to land, including any form of deed or contract.
6. *"Division"* means dividing a tract or parcel of land into two parcels of land by conveyance or for tax purposes. The conveyance of an easement, other than a public highway easement, shall not be considered a division for the purpose of this chapter.
7. *"Forty-acre aliquot part"* means one-quarter of one-quarter of a section.
8. *"Governing body"* means a city council or the board of supervisors, within whose jurisdiction the land is located, which has adopted ordinances regulating the division of land.
9. *"Government lot"* means a tract, within a section, which is normally described by a lot number as represented and identified on the township plat of the United States public land survey system.
10. *"Lot"* means a tract of land represented and identified by number or letter designation on an official plat.
11. *"Metes and bounds description"* means a description of land that uses distances and angles, uses distances and bearings, or describes the boundaries of the parcel by reference to physical features of the land.
12. *"Official plat"* means either an auditor's plat or a subdivision plat that meets the requirements of this chapter and has been filed for record in the offices of the recorder, auditor, and assessor.
13. *"Parcel"* means a part of a tract of land.
14. *"Permanent real estate index number"* means a unique number or combination of numbers assigned to a parcel of land pursuant to section 441.29.
15. *"Plat of survey"* means the graphical representation of a survey of one or more parcels of land, including a complete and accurate description of each parcel within the plat, prepared by a registered land surveyor.
16. *"Proprietor"* means a person who has a recorded interest in land, including a person selling or buying land pursuant to a contract, but excluding persons holding a mortgage, easement, or lien interest.
17. *"Subdivision"* means a tract of land divided into three or more lots.

18. "*Subdivision plat*" means the graphical representation of the subdivision of land, prepared by a registered land surveyor, having a number or letter designation for each lot within the plat and a succinct name or title that is unique for the county where the land is located.

19. "*Surveyor*" means a registered land surveyor who engages in the practice of land surveying pursuant to chapter 542B.

20. "*Tract*" means an aliquot part of a section, a lot within an official plat, or a government lot.

90 Acts, ch 1236, §16

C91, § 409A.2

C93, § 354.2

2000 Acts, ch 1148, §1; 2002 Acts, ch 1119, §200, 201