

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 licensed professional 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 licensed professional 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 licensed professional 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](#); [2012 Acts, ch 1009, §1](#)

Referred to in [§354.4A, 542B.2](#)