

Exhibit F
Subdivision Ordinance

16.06.030 Applicability

Every division of land for the purpose of development, lease, sale, gift, transfer of Ownership, or other conveyance and every adjustment of property lines shall proceed in compliance with this Chapter. The Subdivision and Short Subdivision provisions of this Chapter shall not apply to:

- A. Cemeteries. Any cemetery or burial plot, while used for that purpose;
- B. Boundary Line Adjustments. A division made by adjusting boundary lines between platted or unplatted Lots or both, which does not create any additional Lot, Tract, Parcel, site or division, nor create any Lot, Tract, Parcel, site or division which contains insufficient area and dimension to meet the minimum requirements for width and area for a building site. Boundary Line Adjustments are subject to the applicable provisions -of this Chapter;
- C. Large Lot Segregation. Any Boundary Line Adjustment or division of land into Parcels each of which equals 1/64 of a section, or equals or exceeds ten (10) acres if the land, is not capable of description as a fraction of a section of land. Provided that, in the case of a Zone classification requiring a minimum Lot Area greater than ten (10) acres, each Parcel must comply with the Lot Area requirements of that classification. For purposes of computing the size of any Parcel for a large Lot segregation, the size of any Parcel which borders on a street and road shall be expanded to include the area which would be bounded by the center line of the road or street and the side Lot lines of the Parcel running perpendicular to such center line;
- D. Condemnation. Division of land due to condemnation, or sale under threat thereof, by an agency or division of government vested with the power of condemnation;
- E. Tax Lots Created by Public Right-of-Way Separation. Tax Lots created prior to June 5, 2006 as a result of a Public Right-of-Way Separation. In addition, portions of tax Lots physically separated by public rights-of-way and having frontage on a public right-of-way prior to December 1, 1998 are also permitted to create new tax Lots through Public Right-of-Way Separation one time without otherwise complying with this Chapter. The provisions of this Chapter do apply to any further separations or boundary adjustments;
- F. Testamentary Divisions. Any division made by testamentary provision or the laws of descent. Any development on Lots created by this means must comply with all applicable development regulations;
- G. Existing Legal Lots. The development, sale, lease, transfer, gift, or other conveyance of Existing legally created Tracts, Lots, or Parcels acquired by any Owner as separate Parcels, and having separate and distinct legal descriptions;
- H. Existing Illegal Lots. Any division of land, created prior to August 10, 1970, in violation of County requirements;
- I. Innocent Purchaser. Any Lot, Tract, Parcel, site or division of land, created prior to January 1, 1985, the Owner of which demonstrates, by notarized affidavit, that he or

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she is an innocent purchaser for value and had no actual or constructive notice of the violation;

- J. Lot Combinations and Boundary Line Correction. Any adjustment of boundary lines that meets the criteria set forth in ICC 16.06.080; and
- K. A division for the purpose of leasing land for Facilities Providing Personal Wireless Services while used for that purpose.
- L. A division of land into lots or tracts of less than three acres that is recorded in accordance with chapter 58.09 RCW and is used or to be used for the purpose of establishing a site for construction and operation of consumer-owned or investor-owned electric utility facilities. For purposes of this subsection, "electric utility facilities" means unstaffed facilities, except for the presence of security personnel, that are used for or in connection with or to facilitate the transmission, distribution, sale, or furnishing of electricity including, but not limited to, electric power substations. This subsection does not exempt a division of land from the zoning and permitting laws and regulations of cities, towns, counties, and municipal corporations. Furthermore, this subsection only applies to electric utility facilities that will be placed into service to meet the electrical needs of a utility's existing and new customers. New customers are defined as electric service locations not already in existence as of the date that electric utility facilities subject to the provisions of this subsection are planned and constructed.