

NOTICE OF DECISION

Case File:	T2-2022-15420	Permit:	Lot of Record Verification
Applicants:	Lars Granstrom	Owners:	Lars Granstrom
Location:	28745 SE Division Drive, Troutdale	Map, Tax lot:	1S4E07BD -00500
	Tax Account #: R994070220	Property ID #:	R341536
Base Zone:	Exclusive Farm Use (EFU)		
Overlays:	Significant Environmental Concern for Water Resources (SEC-wr)		
Proposal Summary:	The applicant is requesting a Lot of Record Verification for the above property. A Lot of Record Verification determines that a property was lawfully established in compliance with zoning and land division laws at the time of its creation or reconfiguration and the County's aggregation requirements. The applicant does not propose any development as part of this application; therefore, Significant Environmental Concern permits are not necessary at this time.		

Determination: The subject property known as 1S4E07BD -00500 is not presently a Lot of Record, as the subject property was reconfigured. An area of land was divided out of the subject property that was not lawfully created.

This decision is final at the close of the appeal period, unless appealed. The deadline for filing an appeal is Wednesday, June 29, 2022 at 4:00 pm.

Opportunity to Review the Record: The complete case file, including the Planning Director Decision containing Findings, Conclusions, Conditions of Approval, and all evidence associated with this application is available for review by contacting Rithy Khut, Staff Planner at 503-988-0176 or at rithy.khut@multco.us. Copies of all documents are available at the rate of \$0.40/per page.

Opportunity to Appeal: An appeal requires a \$250.00 fee and must state the specific legal grounds on which it is based. To obtain appeal forms or information on the procedure, contact the Land Use Planning office at 1600 SE 190th Avenue (Phone: 503-988-3043). This decision is not appealable to the Land Use Board of Appeals until all local appeals are exhausted.

Issued by:

By: _____
Rithy Khut, Planner

For: Carol Johnson, AICP
Planning Director

Date: Wednesday, June 15, 2022

Vicinity Map



Applicable Approval Criteria:

The applicable approval criteria are listed below:

Multnomah County Code (MCC): General Provisions: MCC 39.1515 Code Compliance and Applications, MCC 39.2000 Definitions

Lot of Record: MCC 39.3005 Lot of Record – Generally, MCC 39.3070 Lot of Record – Exclusive Farm Use (EFU)

Copies of the referenced Multnomah County Code sections are available by contacting our office at (503) 988-3043 or by visiting our website at <https://multco.us/landuse/zoning-codes/> under the link: **Chapter 39 - Zoning Code.**

Notice to Mortgagee, Lien Holder, Vendor, or Seller:

ORS Chapter 215 requires that if you receive this notice it must be promptly forwarded to the purchaser.

Findings of Fact

FINDINGS: Written findings are contained herein. The Multnomah County Code (MCC) criteria and Comprehensive Plan Policies are in **bold** font. Staff analysis and comments are identified as ‘**Staff:**’ and address the applicable criteria. Staff comments may include a conclusionary statement in *italic*.

1.0 Project Description:

Staff: The applicant requests a Lot of Record Verification for the property identified as 28745 SE Division Drive, Troutdale also known as 1S4E07BD -00500 (“subject property”). The application does not propose any new development at this time.

Through the Lot of Record Verification process, the County reviews the creation or reconfiguration of each parcel, lot, or unit of land involved in the request. The County then verifies that the creation or reconfiguration of the parcel, lot, or unit of land satisfied all applicable zoning laws and all applicable land division laws in effect on the date of its creation or reconfiguration. In the Exclusive Farm Use (EFU) zone, the County also considers adjacent ownership on February 20, 1990 in determining whether a parcel, lot, or unit of land is a Lot of Record on its own. If the parcel, lot, or unit of land met all applicable zoning laws, applicable land division laws, and meets the aggregation requirements, it may be determined to be a Lot of Record.

2.0 Property Description & History:

Staff: The subject property is located in the northwest corner at the intersection of SE Division Drive and SE 287th Ave in unincorporated east Multnomah County in the area known as the West of Sandy River Rural Plan Area. The subject property is zoned Exclusive Farm Use (EFU) and is approximately 17.45 acres in size. The property has a Significant Environmental Concern for Water Resources (SEC-wr) overlay on the property. The SEC-wr covers a portion of the eastern part of property. Aerial photo review from 2021 shows the presence of eight (8) buildings or structures on the subject property (Exhibit B.3).

There have been previous land use/building permit associated with the subject property:

Land Use / Building Permit #	Date Approved	Decision	Description
PRE 8-92	March 10, 1992	Approved	Single-family dwelling with a farm management plan
	April 10, 1992	Approved	New single-family dwelling associated with PRE 8-92

3.0 Public Comment:

Staff: Staff mailed a notice of application and invitation to comment on the proposed application to the required parties pursuant to MCC 39.1105, as Exhibited in C.2. Staff did not receive any public comments during the 14-day comment period.

4.0 Code Compliance and Applications Criteria:

4.1 § 39.1515 CODE COMPLIANCE AND APPLICATIONS.

Except as provided in subsection (A), the County shall not make a land use decision approving development, including land divisions and property line adjustments, or issue a building permit for any property that is not in full compliance with all applicable provisions of the Multnomah County Zoning Code and/or any permit approvals previously issued by the County.

(A) A permit or other approval, including building permit applications, may be authorized if:

- (1) It results in the property coming into full compliance with all applicable provisions of the Multnomah County Zoning Code. This includes sequencing of permits or other approvals as part of a voluntary compliance agreement; or**
- (2) It is necessary to protect public safety; or**
- (3) It is for work related to and within a valid easement over, on or under an affected property.**

(B) For the purposes of this section, Public Safety means the actions authorized by the permit would cause abatement of conditions found to exist on the property that endanger the life, health, personal property, or safety of the residents or public. Examples of that situation include but are not limited to issuance of permits to replace faulty electrical wiring; repair or install furnace equipment; roof repairs; replace or repair compromised utility infrastructure for water, sewer, fuel, or power; and actions necessary to stop earth slope failures.

Staff: This standard provides that the County shall not make a land use decision approving development for a property that is not in full compliance with County Code or previously issued County approvals, except in the following instances: approval will result in the property coming into full compliance, approval is necessary to protect public safety, or the approval is for work related to or within a valid easement.

This standard was originally codified in the Zoning Code chapter related to land use application procedures and, by its terms, expressly applies to the application review process. Although now codified in the enforcement Part of the Zoning Code as a result of the more recent code consolidation project, the language and intent was not changed during that project and remains applicable to the application review process and not to the post-permit-approval enforcement process.

Importantly, a finding of satisfaction of this standard does not mean that a property is in full compliance with the Zoning Code and all prior permit approvals (and, accordingly, does not preclude future enforcement actions relating to uses and structures existing at the time the finding is made). Instead, a finding of satisfaction of this standard simply means that there is not substantial evidence in the record affirmatively establishing one or more specific instances of noncompliance. As such, an applicant has no initial burden to establish that all elements of the subject property are in full compliance with the Zoning Code and all previously approved permits; instead, in the event of evidence indicating or establishing one or more specific instances of noncompliance on the subject property, the applicant bears the burden to either rebut that evidence or demonstrate satisfaction of one of the exceptions in MCC 39.1515.

Staff identified multiple buildings and/or structures that have not been reviewed by the County. The County does not have evidence that eight (8) buildings/structures were authorized, through a land use permit, in this location. Staff described these issues to applicant in a Letter associated with land use case #BP-2022-15755, dated for June 1, 2022 (Exhibit B.5).

However, as noted in Section 1.0 above, this application is a request for a Lot of Record Verification, which does not require the County to approve development, a land division, a property line adjustment, or a building permit. While the County is able to make a land use decision on this Lot of Record Verification, this Code Compliance issue is still outstanding, if the applicant or property owner requests the County to approve development, a land division, a property line adjustment, or a building permit in the future. *This criterion is not applicable.*

5.0 Lot of Record Criteria:

5.1 § 39.3005- LOT OF RECORD – GENERALLY.

(A) An area of land is a “Lot of Record” if it meets the standards in Subsection (B) of this Section and meets the standards set forth in this Part for the Zoning District in which the area of land is located.

(B) A Lot of Record is a parcel, lot, or a group thereof that, when created or reconfigured, either satisfied all applicable zoning laws and satisfied all applicable land division laws, or complies with the criteria for the creation of new lots or parcels described in MCC 39.9700. Those laws shall include all required zoning and land division review procedures, decisions, and conditions of approval.

(a) “Satisfied all applicable zoning laws” shall mean: the parcel, lot, or group thereof was created and, if applicable, reconfigured in full compliance with all zoning minimum lot size, dimensional standards, and access requirements.

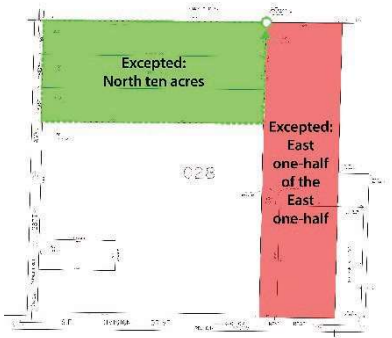
(b) “Satisfied all applicable land division laws” shall mean the parcel or lot was created:

- 1. By a subdivision plat under the applicable subdivision requirements in effect at the time; or**
- 2. By a deed, or a sales contract dated and signed by the parties to the transaction, that was recorded with the Recording Section of the public office responsible for public records prior to October 19, 1978; or**
- 3. By a deed, or a sales contract dated and signed by the parties to the transaction, that was in recordable form prior to October 19, 1978; or**
- 4. By partitioning land under the applicable land partitioning requirements in effect on or after October 19, 1978; and**
- 5. “Satisfied all applicable land division laws” shall also mean that any subsequent boundary reconfiguration completed on or after December 28, 1993 was approved under the property line adjustment provisions of the land division code. (See Date of Creation and Existence for the effect of property line adjustments on qualifying a Lot of Record for the siting of a dwelling in the EFU and CFU districts.)**

Staff: To qualify as a Lot of Record, the subject property, when created or reconfigured, must meet MCC 39.3005(B) of this section and meet the Lot of Record standards set forth in the Exclusive Farm Use (EFU) zoning district. More specifically, section (B) above requires demonstration that the subject property (a) satisfied all applicable zoning laws and (b) satisfied

all applicable land division laws. The Lot of Record standards set forth in the EFU district establish additional requirements unique to the district, which are evaluated in Sections 5.2 of this decision. The findings below analyze whether the Lot of Record provisions in section (B) have been met.

The applicant provided six (6) deeds to support the Lot of Record request (Exhibit A.3 through A.5 and A.7 through A.9). Additional deeds were also obtained from the Division of Assessment, Recording, and Taxation (DART) to support the Lot of Record request (Exhibit B.6 through B.8). The deeds are discussed in chronological order. The earliest deed provided was recorded in 1932 contains a legal description of the entire Southeast quarter of Section 7, 1 South, 4 East excepting the east one-half of the east one-half and the north ten acres (Exhibit B.6).

Exhibit	Instrument	Grantor	Grantee	Recording Date	Staff Graphic
B.9	Quitclaim Deed recorded in Book 179, Pages 231-232 Zoning: N/A	George E. Woodward and Mary Woodard	Ernestine Wilcox and Norman Wilcox	July 12, 1932	

At that time in 1932, there was no zoning applied to the described area of land. The First Interim Zoning Ordinance did not come into effect until May 26, 1953.

Subsequently, a series of conveyances occurred between 1932 and 1992 (Exhibit A.7 through Exhibit A.9). Each of those conveyances is shown as an illustration in the Table below:

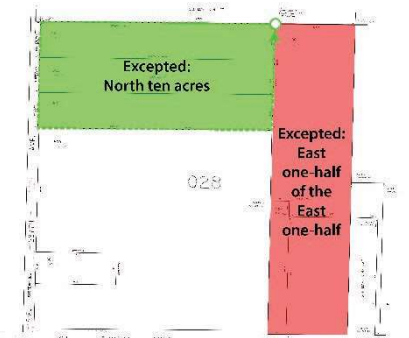
Exhibit	Instrument	Grantor	Grantee	Recording Date	Staff Graphic
A.9	Warranty Deed recorded in Book 1264, Pages 235-236 Zoning: MUA-20	Ernestine Wilcox, by Norman Earl Wilcox, her General Guardian and Conservator	Peter E. von Elten and Karen E. von Elten	May 18, 1978	

Exhibit	Instrument	Grantor	Grantee	Recording Date	Staff Graphic
A.8	<p>Warranty Deed recorded in Book 2238, Pages 1108-1109</p> <p>Zoning: EFU</p>	Peter E. von Elten and Karen E. von Elten	Frank Granstrom and Denise Granstrom	September 20, 1989	
A.7	<p>Book 2511, Pages 1672-1674</p> <p>Zoning: EFU</p>	Peter E. von Elten and Karen E. von Elten	Frank Granstrom and Denise Granstrom	February 26, 1992	

As the property did not change configuration from the 1932 deed, the property continued to meet all applicable zoning requirements.

The next deed was recorded in 1993 that first described what is now known as 1S4E07BD - 0600. A Warranty Deed was recorded in Book 2724, Page 1201-1202 on July 19, 1993 that conveyed a one-acre area of land from the 1992 deed (Exhibit A.5). In 1993, the subject property and the property known now as 1S4E07BD -0600 were zoned Exclusive Farm Use (EFU) per historical County zoning maps (Exhibit B.9).

Exhibit	Instrument	Grantor	Grantee	Recording Date	Staff Graphic
A.9	<p>Warranty Deed recorded in Book 2724, Pages 1201-1202</p> <p>Zoning: EFU</p>	Frank Granstrom and Denise Granstrom	Frank Granstrom and Denise Granstrom	July 19, 1993	

The EFU zone had a minimum lot size requirement 38 acres. It also required a minimum front lot line length of 50 feet, and a requirement of public road frontage or other access deemed safe and convenient (Exhibit B.10). The subject property including the portion of a street if the

street were vacated was reduced from 19.90 acres to 18.82 acres, as measured in Exhibit B.2, has a front lot line length of over 150 feet, and abuts both SE Division Drive and SE 287th Avenue (both public roads). The subject property did not meet the zoning requirements of minimum lot size in the EFU zone in 1993. Therefore, the area of land describing the subject property did not satisfy all applicable zoning laws at the time of its creation.

As subject property was unlawfully created, staff recommends that the described property be consolidated into the property known now as 1S4E07BD -0600 as provided for by MCC 39.9200, Consolidation of Parcels and Lots.

The subject property did not satisfy all applicable zoning laws at the time of its reconfiguration. Staff recommends the subject property and property known now as 1S4E07BD -0600 be consolidated as provided by MCC 39.9200 Consolidation of Parcels and Lots. Upon successful completion of the Lot Consolidation process, the consolidated unit of land will be a Lot of Record.

When the subject property was put into its current configuration, it also needed to demonstrate that it satisfied all applicable land division laws. In 1993, the process to divide a property required the subject property meet the requirements of MCC 39.3005(B)(b). No land use case approving a subdivision of land, a partitioning of land or approving a property line adjustment was provided. Additionally as the deed was recorded in 1993, it does not meet the requirements of recordation prior to October 19, 1978.

The subject property did not satisfy all applicable land division laws at the time of its reconfiguration.

(c) Separate Lots of Record shall be recognized and may be partitioned congruent with an “acknowledged unincorporated community” boundary which intersects a Lot of Record.

1. Partitioning of the Lot of Record along the boundary shall require review and approval under the provisions of the land division part of this Chapter, but not be subject to the minimum area and access requirements of this district.

2. An “acknowledged unincorporated community boundary” is one that has been established pursuant to OAR Chapter 660, Division 22.

Staff: The property contained in tax lot 500 and is subject to this Lot of Record verification is not congruent with an “acknowledged unincorporated community” boundary, which intersects a Lot of Record. Additionally, the applicant is not requesting a partitioning of the Lot of Record along the boundary therefore this criterion is not applicable. *This criterion is not applicable.*

5.2 § 39.3070 LOT OF RECORD – EXCLUSIVE FARM USE (EFU).

(A) In addition to the standards in MCC 39.3005, for the purposes of the EFU district a Lot of Record is either:

(1) A parcel or lot which was not contiguous to any other parcel or lot under the same ownership on February 20, 1990, or

Staff: The assessor’s maps and deeds supplied by the applicant indicate that the tax lot is contiguous and under the same ownership on February 20, 1990 with an adjacent property. As such, subject property is required to meet the requirements of MCC 39.3070(A)(2) below.

(2) A group of contiguous parcels or lots:

- (a) Which were held under the same ownership on February 20, 1990; and**
(b) Which, individually or when considered in combination, shall be aggregated to comply with a minimum lot size of 19 acres, without creating any new lot line.

1. Each Lot of Record proposed to be segregated from the contiguous group of parcels or lots shall be a minimum of 19 acres in area using existing legally created lot lines and shall not result in any remainder individual parcel or lot, or remainder of contiguous combination of parcels or lots, with less than 19 acres in area. See Examples 1 and 2 in this subsection.

2. There shall be an exception to the 19 acre minimum lot size requirement when the entire same ownership grouping of parcels or lots was less than 19 acres in area on February 20, 1990, and then the entire grouping shall be one Lot of Record. See Example 3 in this subsection.

3. Three examples of how parcels and lots shall be aggregated are shown in Figure 1 below with the solid thick line outlining individual Lots of Record:

4. The requirement to aggregate contiguous parcels or lots shall not apply to lots or parcels within exception or urban zones (e.g., MUA-20, RR, RC, SRC, BRC, R-10), but shall apply to contiguous parcels and lots within all farm and forest resource zones (i.e. EFU and CFU), or

Staff: The subject property is approximately 873,813.60 sq. ft. (20.06 acres) and “Parcel II” is approximately 17.45 acres (excluding the portion within the road). The deeds supplied by the applicant indicate that subject property and the property known as tax lot 600 were under the same ownership on February 20, 1990 (Exhibit A.5 and A.7). As indicated by the deeds, the two (2) properties were owned by Frank Granstrom and Denise Granstrom.

Additionally, to ensure that no other contiguous parcels or lots were held in under the same ownership on February 20, 1990, a comparison of ownership data from the surrounding tax lots using taxation data from Multnomah County Division of Assessment, Recording, and Taxation (DART) was done. The comparison is shown below:

State ID#	Alternative Account #	Acres	Tax Roll 1989-1990 Property Owner	Tax Roll 1990-1991 Property Owner
1S4E07BD -00500	R994070220	18.88	Peter E. von Elten and Karen E. von Elten	Frank Granstrom and Denise Granstrom
1S4E07BD -00600	R994070880	N/A	Was a part of 1S4E07BD -00500	Was a part of 1S4E07BD -00500
1S4E07B -00600	R994070070	62.11	Strebin, Emma C	Strebin, Emma C

1S4E07CA -00100	R994070090	33.93	Strebin, Donald R & Strebin, Samuel J & Yost, Donna C & Strebin, Jackie K & Strebin, Katherine A & Strebin, Daniel C & Strebin, Donald R-Le	Strebin, Donald R & Strebin, Samuel J & Yost, Donna C & Strebin, Jackie K & Strebin, Katherine A & Strebin, Daniel C & Strebin, Donald R-Le
1S4E07BD -00100	R994070380	6.72	Sogge, Roger L & Esther S	Sogge, Roger L & Esther S
1S4E07BD -00400	R994070570	3.31	Rowlee, Wesley E & Janet A	Rowlee, Wesley E & Janet A

Based on the review, no contiguous properties were in the same ownership on February 20, 1990 with the subject property. The table above shows the ownership of each of the surrounding properties before and after February 20, 1990. DART records also confirm the deed that shows the two properties that comprise the subject property were owned by Frank Granstrom and Denise Granstrom on February 20, 1990.

As part of the second requirement under MCC 39.3030(A)(2), if the continuous parcels or lots were under the same ownership on February 20, 1990 and were less than 19 acres, they would be required to be aggregated to comply with the minimum lot size of 19 acres. Based on deeds provided by the applicant, the property known as 1S4E07BD -00600 is under 19 acres in size and is aggregated to subject property. Therefore, together, the two properties shall remain as aggregated into one Lot of Record.

The subject property and the property known as 1S4E07BD -00600 shall remain as aggregated in order to comply with the minimum lot size of 19 acres. Together, the two properties are one Lot of Record.

(3) A parcel or lot lawfully created by a partition or a subdivision plat after February 20, 1990.

Staff: The subject property was not created by partition or subdivision plat after February 20, 1990; therefore, this criterion is not applicable. *This criterion is not applicable.*

(4) Exception to the standards of (A)(2) above:

(a) Where approval for a “Lot of Exception” or a parcel smaller than 19 acres under the “Lot size for Conditional Uses” provisions has been given by the Hearing Authority and the parcel was subsequently lawfully created, then the parcel shall be a Lot of Record that remains separately transferable, even if the parcel was contiguous to another parcel held in the same ownership on February 20, 1990.

Staff: The subject property was not created through a Lot of Exception application; therefore, this criterion does not apply. *This criterion is not applicable.*

(B) In this district, significant dates and ordinances applicable for verifying zoning compliance may include, but are not limited to, the following:

- (1) July 10, 1958, F-2 zone applied;**
- (2) December 9, 1975, RL-C zone applied, F-2 minimum lot size increased, Ord. 115 & 116;**
- (3) October 6, 1977, MUA-20 and EFU-38 zones applied, Ord. 148 & 149;**
- (4) August 14, 1980, zone change from MUA-20 to EFU-38 for some properties, zone change from EFU-38 to EFU-76 for some properties. Ord. 236 & 238;**
- (5) February 20, 1990, lot of record definition amended, Ord. 643;**
- (6) April 5, 1997, EFU zone repealed and replaced with language in compliance with 1993 Oregon Revised Statutes and 1994 Statewide Planning Goal 3 Oregon Administrative Rules for farmland, Ord. 876;**
- (7) May 16, 2002, Lot of Record section amended, Ord. 982, reenacted by Ord. 997;**

Staff: Subsection (B) states important dates pertinent to zoning changes in Multnomah County. The dates are for informational purposes and not approval criteria.

(C) A Lot of Record which has less than the minimum lot size for new parcels, less than the front lot line minimums required, or which does not meet the access requirements of MCC 39.4260 may be occupied by any allowed use, review use or conditional use when in compliance with the other requirements of this district.

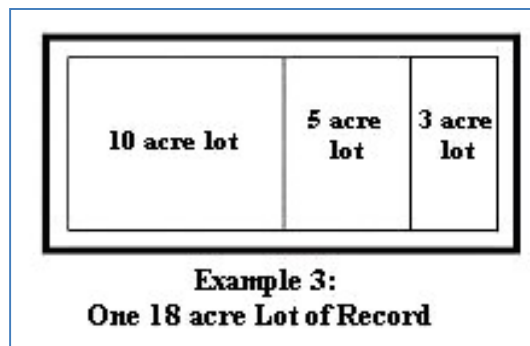
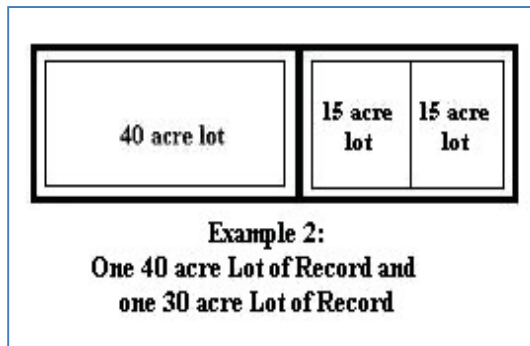
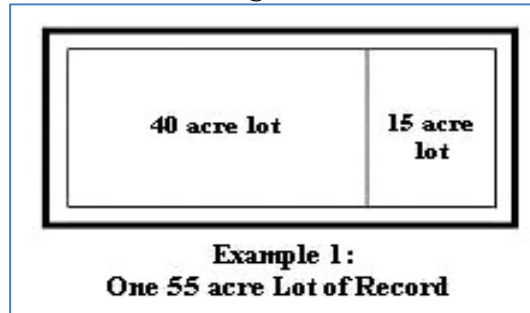
Staff: The subject property is located in the Exclusive Farm Use zoning district. The approximately 17.45-acre property is less than the minimum 80-acre lot size for new parcels. As the subject property is less than the minimum lot size for new parcels or lots, the Lot of Record is subject to subsection (C) above. As such, it may be occupied by any allowed, review, or conditional use when in compliance with the other requirements of the EFU district, if it remains a Lot of Record. However, the applicant is not proposing review of an allowed use, review use, or conditional use; therefore, this requirement is not applicable at this time. *This criterion is not applicable.*

(D) The following shall not be deemed a Lot of Record:

- (1) An area of land described as a tax lot solely for assessment and taxation purposes;**
- (2) An area of land created by the foreclosure of a security interest;**
- (3) A Mortgage Lot.**
- (4) An area of land created by court decree.**

Staff: As discussed above in section 5.1, the subject property is not an area of land described as a tax lot solely for assessment and taxation purposes, nor is it an area of land created by foreclosure of a security interest, a mortgage Lot, or an area of land created by court decree. *This criterion is met.*

Figure 1



Staff: The Figures above are examples of a group of contiguous parcels or lots as referenced in MCC 39.3070(A)(2)(b)c. The Figures above are for informational purposes.

6.0 Conclusion

Based on the findings and other information provided above, it has been determined that the subject property known as 1S4E07BD -00500 is not presently a Lot of Record, as the subject property was reconfigured. An area of land was divided out of the subject property that was not created by a lawful land division. The subject property is not an individual unit of land, as it did not satisfy all applicable zoning and all applicable land division laws at the time of its reconfiguration.

Staff recommends the subject property and the property known as 1S4E07BD -00600 be consolidated as provided by MCC 39.9200 Consolidation of Parcels and Lots. Upon completion of the Lot Consolidation process, the consolidated unit of land will become a Lot of Record.

7.0 Exhibits

‘A’ Applicant’s Exhibits

‘B’ Staff Exhibits

‘C’ Procedural Exhibits

All other exhibits are available for review in Case File T2-2022-15420 by contacting Rithy Khut, Staff Planner at 503-988-0176 or at rithy.khut@multco.us.

Exhibit #	# of Pages	Description of Exhibit	Date Received / Submitted
A.1	1	General Application Form	01/07/2022
A.2	3	E-mail from applicant clarifying the application request	01/07/2022
A.3	2	Bargain and Sale Deed recorded as 2017-056907 on May 10, 2017	01/07/2022
A.4	2	Bargain and Sale Deed recorded as 2004-236036 on December 29, 2004	01/07/2022
A.5	2	Warranty Deed recorded in Book 2724, Pages 1201-1202 on July 19, 1993	01/07/2022
A.6	4	Partition Plat #1992-23 recorded on February 26, 1992	01/07/2022
A.7	3	Warranty Deed recorded in Book 2511, Pages 1672-1674 on February 26, 1992	01/07/2022
A.8	2	Warranty Deed recorded in Book 2238, Pages 1108-1109 on September 20, 1989	01/07/2022
A.9	2	Warranty Deed recorded in Book 1264, Pages 235-236 on May 18, 1978	01/07/2022
‘B’	#	Staff Exhibits	Date
B.1	2	Division of Assessment, Recording, and Taxation (DART): Property Information for 1S4E07BD -00500 (Alt Acct #R994070220)	01/07/2022
B.2	1	Division of Assessment, Recording, and Taxation (DART): Map with 1S4E07BD -00500 (Alt Acct #R994070220) highlighted	01/31/2022
B.3	1	Aerial Photo taken Summer 2021	01/31/2022
B.4	1	Survey Record #24184 recorded on August 1986	01/31/2022
B.5	4	BP-2022-15755	06/01/2022
B.6	2	Quitclaim Deed recorded in Book 179, Pages 231-232	06/01/2022
B.7	2	Warranty Deed recorded in Book 2748, Page 1786-1787 on September 7, 1993	06/01/2022

B.8	1	Quitclaim Deed recorded as Instrument #98-117149 on July 2, 1998	06/01/2022
B.9	1	Map showing the Zoning from August 14, 1980	06/01/2022
B.10	8	Zoning Code for Exclusive Farm Use zone in effect on February 20, 1990	06/01/2022
‘C’	#	Administration & Procedures	Date
C.1	2	Complete letter (day 1)	02/02/2022
C.2	5	Opportunity to Comment and mailing list	04/25/2022
C.3	4	Administrative Decision and mailing list	06/15/2022
C.4	16	Administrative Decision and mailing list	06/15/2022