

How Four (4) or Fewer Parcels Were Legally Created

Prior to August 27, 1937

- Recorded Deed or Contract of Sale (4 or fewer)

August 27, 1937 to August 3, 1943 (CH 670)

- Recorded Deed or Contract of Sale (4 or fewer)
- Record of Survey shall be filed whereby 1) any parcel or parcels of land which contain less than 5 acres and which abut upon dedicated streets or highways, and in which street opening or widening, in the dividing thereof into lots or parcels, is not required by the governing body, and where the lot design meets its approval, and 2) any parcel or parcels of land divided into lots or parcels, each of a net area if 2 ½ acres or more, a tentative map of which has been submitted to the governing body and has been approved by it as to street alignment and widths, drainage provisions and lot design; in either case there shall be filed a Record of Survey map pursuant to on then provisions of Chapter 506, Statutes 1933 and any amendments thereto. [This paragraph applies to exceptions to the filing of a Final Map when creating 5 or more parcels within one year.](#)

Note: The Record of Survey in and of itself did not create parcels. The purpose of the requirement was to assure that a survey be performed before deeding the property.

August 4, 1943 to July 16, 1955 (CH 668, CH 128, CH 259, CH 1100)

- Recorded Deed or Contract of Sale (4 or fewer)
- Record of Survey shall be filed whereby 1) any parcel or parcels of land which contain less than 5 acres and which abut upon dedicated streets or highways, and in which street opening or widening, in the dividing thereof into lots or parcels, is not required by the governing body, and where the lot design meets its approval, and 2) any parcel or parcels of land divided into lots or parcels, each of a net area if 1 acre or more, a tentative map of which has been submitted to the governing body and has been approved by it as to street alignment and widths, drainage provisions and lot design; in either case there shall be filed a Record of Survey map pursuant to on then provisions of Chapter 15, Division 3 of the code. [This paragraph applies to exceptions to the filing of a Final Map when creating 5 or more parcels within one year.](#)

Note: The Record of Survey in and of itself did not create parcels. The purpose of the requirement was to assure that a survey be performed before deeding the property.

July 17, 1955 to July 26, 1955 ([CH 1013](#))

- Recorded Deed or Contract of Sale ([4 or fewer](#))
- Record of Survey shall be filed whereby 1) any parcel or parcels of land which contain less than 5 acres and which abut upon dedicated streets or highways, and in which street opening or widening, in the dividing thereof into lots or parcels, is not required by the governing body, and where the lot design meets its approval, a 2) any parcel or parcels of land divided into lots or parcels, each of a net area if 1 acre or more, a tentative map of which has been submitted to the governing body and has been approved by it as to street alignment and widths, drainage provisions and lot design; in either case there shall be filed a Record of Survey map pursuant to on then provisions of Chapter 15, Division 3 of the code and conveyances may be made of lots or parcels shown on such map by lot or block number, initial, or such other designation as may be shown on such map. [This paragraph applies to exceptions to the filing of a Final Map when creating 5 or more parcels within one year.](#)

Note: The Record of Survey in and of itself did not create parcels. The purpose of the requirement was to assure that a survey be performed before deeding the property.

***** LOCAL ORDINANCE BEGINS TO REGULATE THE CREATION OF 4 OR FEWER PARCELS *****

July 27, 1955 to September 13, 1955 ([Ord. 791](#)) **Plat required except where:**

- Each parcel resulting therefrom contains an area of more than 5 acres, or
- Division by Court Decree, or
- Division by Intestate (not having a will), or
- Division by Testamentary Disposition (bequeathed by will)

- A recorded Deed was required to follow the dividing action to complete the division as the plat did not create parcels by itself

September 14, 1955 to August 13, 1957 ([Ord. 796](#), [Ord. 834](#), [Ord. 926](#)) ([Amends Ord. 791](#)) **Plat required except where:**

- Each parcel resulting therefrom contains an area of more than 5 acres, or
- Division by Court Decree, or
- Division by Intestate (not having a will), or

- Division by Testamentary Disposition (bequeathed by will)
- A division of land shall be deemed to have been completed when a deed has been recorded in the office of the County Recorder, or when a map showing a division of land has been filed or recorded in the office of the County Recorder, or when any other document showing a division of land has been either recorded or filed in the office of the County Recorder, or made a public record by any other method

August 14, 1957 to October 14, 1958 (Ord. 898, Ord. 955) (Amends Ord. 786)

Plat required except where:

- Every parcel created contains an area of more than 5 acres and in which the reservation of an easement for a street or the opening of a street is not required by the Board of Supervisors, in which case a Record of Survey may be filed.

Note: The Record of Survey in and of itself did not create parcels. The purpose of the requirement was to assure that a survey be performed before deeding the property.

- A division of land shall be deemed to have been completed when a deed has been recorded in the office of the County Recorder, or when a map showing a division of land has been filed or recorded in the office of the County Recorder, or when any other document showing a division of land has been either recorded or filed in the office of the County Recorder, or made a public record by any other method

October 15, 1958 to March 17, 1959 (Ord. 968) (Amends Ord. 786) Lot Split plat required except where:

Though this Ordinance did not formally repeal or amend Ordinance 791, Ordinance 968 is operative on Ordinance 791 as well by the inclusion of “two or more parcels” in the language of the Ordinance

- Every parcel created contains an area of more than 5 acres and in which the reservation of an easement for a street or the opening of a street is not required by the Board of Supervisors, in which case a Record of Survey may be filed.

Note: The Record of Survey in and of itself did not create parcels. The purpose of the requirement was to assure that a survey be performed before deeding the property.

- A division of land shall be deemed to have been completed when a deed has been recorded in the office of the County Recorder, or when a map showing a division of land has been filed or recorded

in the office of the County Recorder, or when any other document showing a division of land has been either recorded or filed in the office of the County Recorder, or made a public record by any other method

- Approval or conditional approval shall be automatically revoked if the division is not recorded in the Office of the County Recorder within one year of the date of the approval (deed)

March 18, 1959 to September 26, 1961 (Ord. 999, Ord. 1095, Ord. 1121, Ord. 1157, Ord. 1166, Ord. 1188 (Amends Ord. 786) Lot Split plat required except where:

- Every parcel exceeds 20 acres in area, or
- Every parcel is created by lease, contains a net area of 5 acres or more, and is to be devoted exclusively to agricultural purposes, the only requirement of this ordinance shall be the filing with the Planning Department a description or plat describing the exterior boundaries of each and every parcel, provided no building or structure may be erected on any leasehold complying with this paragraph, or
- Every parcel contains a net area of 5 acres or more and the opening of a street is not required for access, the only requirement shall be the filing of a Record of Survey.
- A division of land shall be deemed to have been completed when a deed has been recorded in the office of the County Recorder, or when a map showing a division of land has been filed or recorded in the office of the County Recorder, or when any other document showing a division of land has been either recorded or filed in the office of the County Recorder, or made a public record by any other method
- Any conditional approval or approval shall become automatically null and void unless the lot split plat is recorded in the office of the Recorder of Santa Barbara County within one year of the date of said conditional approval or approval
- Maps which are intended for recordation as a Record of Survey shall also contain the following Certificate: The Division of property as shown hereon has been approved by the Santa Barbara County Lot Split Committee pursuant to Ordinance No. 786, as amended, as Plat No. _____” signed by the Chairman of the Lot Split Committee.

Note: The Record of Survey in and of itself did not create parcels. The purpose of the requirement was to assure that a survey be performed before deeding the property.

September 27, 1961 to October 12, 1965 (Ord. 1228, Ord. 1350, Ord 1358, Ord. 1433, Ord. 1436, Ord. 1445, Ord. 1447, Ord. 1481, Ord. 1564, Ord. 1634, Ord 1674) (Amends Ord. 786) **Lot Split plat required except where:**

- Every parcel exceeds 20 acres in area, or
- Every parcel is created by lease, contains a gross area of 5 acres or more, and is to be devoted exclusively to agricultural purposes, the only requirement of this ordinance shall be the filing with the Planning Department a description or plat describing the exterior boundaries of each and every parcel, provided no building or structure may be erected on any leasehold complying with this paragraph, or
- Every parcel contains a gross area of 5 acres or more and the opening of a street is not required for access, the only requirement shall be the filing of a Record of Survey, or
- Every parcel contains a gross area of 5 acres or more and the opening of a street is required for access, the Board of Supervisors may waive the requirement for dedication and authorize the division by the filing of a Record of Survey

Note: The Record of Survey in and of itself did not create parcels. The purpose of the requirement was to assure that a survey be performed before deeding the property.

- A division of land shall be deemed to have been completed when a deed has been recorded in the office of the County Recorder, or when a map showing a division of land has been filed or recorded in the office of the County Recorder, or when any other document showing a division of land has been either recorded or filed in the office of the County Recorder, or made a public record by any other method
- Any conditional approval or approval shall become automatically null and void unless the lot split plat is recorded in the office of the Recorder of Santa Barbara County within one year of the date of said conditional approval or approval
- Maps which are intended for recordation as a Record of Survey shall also contain the following Certificate: The Division of property as shown hereon has been approved by the Santa Barbara County Lot Split Committee pursuant to Ordinance No. 786, as amended, as Plat No. _____” signed by the Chairman of the Lot Split Committee

- Any lot or parcel created by a Record of Survey recorded prior to July 27, 1955 shall be recognized as a valid lot or parcel

October 13, 1965 to January 15, 1966 (Ord. 1683) (Amends All Subdivision Ordinances) Lot Split plat required except where:

- Land dedicated for Public or Private Cemetery, or
- Division by Testamentary Disposition (bequeathed by will), or
- Every parcel is 40 acres or more in area
- Where a lot or parcel of land is shown on a Record of Survey or deed or contract of sale recorded in the office of the County Recorder prior to July 27, 1955, no lot split or subdivision shall be required to establish such lot or parcel as a separate and valid lot or parcel, provided no such lot shall be considered to be an approved building site unless it conforms to the requirements of the applicable zoning ordinance
- A division of land shall be deemed to have been completed when a deed has been recorded in the office of the County Recorder, or when a map showing a division of land has been filed or recorded in the office of the County Recorder, or when any other document showing a division of land has been either recorded or filed in the office of the County Recorder, or made a public record by any other method
- Any conditional approval or approval shall become automatically null and void unless the lot split plat is recorded in the office of the Recorder of Santa Barbara County within one year of the date of said conditional approval or approval
- Maps which are intended for recordation as a Record of Survey shall also contain the following Certificate: The Division of property as shown hereon has been approved by the Santa Barbara County Lot Split Committee pursuant to Ordinance No. 786, as amended, as Plat No. _____” signed by the Chairman of the Lot Split Committee
- Any lot or parcel created by a Record of Survey recorded prior to July 27, 1955 shall be recognized as a valid lot or parcel

January 16, 1966 to May 31, 1966 (Ord. 1703) (Amends Ord. 786)

- Parcel Map required for all divisions within one year of approval

June 1, 1966 to February 21, 1967 (Ord. 1722, Ord. 1751) (Repeals Ord. 786 and Ord. 1703) Parcel Map required except where:

- Land dedicated for Public or Private Cemetery, or

- Division by Testamentary Disposition, or
- Conveyance of land for Public Utility purposes, or
- Every parcel created is 40 acres or more

- Where a lot or parcel of land was divided by a Record of Survey or deed or contract of sale recorded in the office of the County Recorder prior to July 27, 1955, or by the filing of a subdivision map or lot split plat or parcel map in the office of the County Recorder, or by a lease made prior to July 27, 1955, which lot or parcel conformed to all Subdivision and Zoning Ordinance requirements when created, no lot split or subdivision shall be required to establish such lot or parcel as a separate and valid lot or parcel; provided no such lot shall be considered an approved building site unless it conforms to the requirements of the applicable zoning ordinance when a building permit is applied for.

- Parcel Map shall be filed with the County Recorder within one year unless a time extension is granted as provided for by State Law

February 22, 1967 to June 30, 1967 (Ord. 1770) (Amends Subdivision Ordinance) Parcel Map required except where:

- Land dedicated for Public or Private Cemetery, or
- Division by Testamentary Disposition, or
- Conveyance of land for Public Utility purposes, or
- Every parcel created is 40 acres or more

- Where a lot or parcel of land was divided by a Record of Survey or deed or contract of sale recorded in the office of the County Recorder prior to July 27, 1955, or by the filing of a subdivision map or lot split plat or parcel map in the office of the County Recorder, or by a lease made prior to July 27, 1955, which lot or parcel conformed to all Subdivision and Zoning Ordinance requirements when created, no lot split or subdivision shall be required to establish such lot or parcel as a separate and valid lot or parcel; provided no such lot shall be considered an approved building site unless it conforms to the requirements of the applicable zoning ordinance when a building permit is applied for.

- Following approval of a Lot Split Plat, a Parcel Map shall be recorded except that a Record of Survey may be filed of the new lot or lots being created are less than 10 acres in gross area where one new lot does exceed 10 acres in gross area.

Note: The Record of Survey in and of itself did not create parcels. The purpose of the requirement was to assure that a survey be performed before deeding the property.

- Parcel Map shall be filed with the County Recorder within one year unless a time extension is granted as provided for by State Law

July 1, 1967 to October 11, 1967 (Chapter 21) Parcel Map required except where:

- Land dedicated for Public or Private Cemetery, or
- Division by Testamentary Disposition, or
- Conveyance of land for Public Utility purposes, or
- Every parcel created is 40 acres or more

- Where a lot or parcel of land was divided by a Record of Survey or deed or contract of sale recorded in the office of the County Recorder prior to July 27, 1955, or by the filing of a subdivision map or lot split plat or parcel map in the office of the County Recorder, or by a lease made prior to July 27, 1955, which lot or parcel conformed to all Subdivision and Zoning Ordinance requirements when created, no lot split or subdivision shall be required to establish such lot or parcel as a separate and valid lot or parcel; provided no such lot shall be considered an approved building site unless it conforms to the requirements of the applicable zoning ordinance when a building permit is applied for.

- Following approval of a tentative map or approval from the Subdivision Committee, a Parcel Map shall be recorded within one year unless a time extension is granted as provided for by State Law

October 11, 1967 to March 19, 1972 (Ord. 1832, Ord 1888, Ord 1904, Ord 2076, Ord 2199) (Amends Chapter 21) Parcel Map required except where:

- Land dedicated for Public or Private Cemetery, or
- Division by Testamentary Disposition, or
- Conveyance of land for Public Utility purposes, or
- Every parcel created is 40 acres or more, or
- Any division of land for the purpose of conveyance to a public agency

- Where a lot or parcel of land was divided by a Record of Survey or deed or contract of sale recorded in the office of the County Recorder prior to July 27, 1955, or by the filing of a subdivision map or lot split plat or parcel map in the office of the County Recorder, or by a lease made prior to July 27, 1955, which lot or parcel conformed to all Subdivision and Zoning Ordinance requirements when created, no lot split or subdivision shall be required to establish such lot or parcel as a separate and valid lot or parcel; provided no such lot shall be considered an approved building site

unless it conforms to the requirements of the applicable zoning ordinance when a building permit is applied for.

- Following approval of a tentative map or approval from the Subdivision Committee, a Parcel Map shall be recorded within one year unless a time extension is granted as provided for by State Law

March 20, 1972 to June 21, 1972 (Ord. 2282) (Amends Chapter 21) Parcel Map required except where:

- Land dedicated for Public or Private Cemetery, or
 - Division by Testamentary Disposition, or
 - Conveyance of land for Public Utility purposes, or
 - Every parcel created is 60 acres gross or more, or
 - Any division of land for the purpose of conveyance to a public agency
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- Where a lot or parcel of land was divided by a Record of Survey or deed or contract of sale recorded in the office of the County Recorder prior to July 27, 1955, or by the filing of a subdivision map or lot split plat or parcel map in the office of the County Recorder, or by a lease made prior to July 27, 1955, which lot or parcel conformed to all Subdivision and Zoning Ordinance requirements when created, no lot split or subdivision shall be required to establish such lot or parcel as a separate and valid lot or parcel; provided no such lot shall be considered an approved building site unless it conforms to the requirements of the applicable zoning ordinance when a building permit is applied for.
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- Following approval of a tentative map or approval from the Subdivision Committee, a Parcel Map shall be recorded within one year unless a time extension is granted as provided for by State Law

June 22, 1972 to January 31, 1973 (Ord. 2306, Ord. 2320, Ord. 2380) (Amends Chapter 21) Parcel Map required except where:

- Land dedicated for Public or Private Cemetery, or
- Division by Testamentary Disposition, or
- Conveyance of land for Public Utility purposes, or
- Each parcel created is 60 acres gross or more; provided that 1) a parcel of land was shown as separate parcels, each parcel having a gross area of 40 acres or more or each of which was a quarter-quarter section or larger, on a Record of Survey recorded in the office of the County Recorder before March 20, 1972, and 2) the size of said separate parcels conformed to the zoning regulations applicable to the land on the date of said recording, no lot split or

subdivision shall be required to establish such parcels as separate and valid parcels, or

- Any division of land for the purpose of conveyance to a public agency

Note: The Record of Survey in and of itself did not create parcels. The purpose of the requirement was to assure that a survey be performed before deeding the property.

- Where a lot or parcel of land was divided by a Record of Survey or deed or contract of sale recorded in the office of the County Recorder prior to July 27, 1955, or by the filing of a subdivision map or lot split plat or parcel map in the office of the County Recorder, or by a lease made prior to July 27, 1955, which lot or parcel conformed to all Subdivision and Zoning Ordinance requirements when created, no lot split or subdivision shall be required to establish such lot or parcel as a separate and valid lot or parcel; provided no such lot shall be considered an approved building site unless it conforms to the requirements of the applicable zoning ordinance when a building permit is applied for.
- Parcel Map shall be filed with the County Recorder within one year unless a time extension is granted as provided for by State Law

February 1, 1973 to August 16, 1983 (Ord. 2399, Ord. 2460, Ord. 2465, Ord. 2472, Ord. 2950) (Amends Chapter 21) Parcel Map required except where:

- Land dedicated for Public or Private Cemetery, or
- Division by Testamentary Disposition, or
- Conveyance of land for Public Utility purposes, or
- Each parcel created is 60 acres gross or more; provided that 1) a parcel of land was shown as separate parcels, each parcel having a gross area of 40 acres or more or each of which was a quarter-quarter section or larger, on a Record of Survey recorded in the office of the County Recorder before March 20, 1972, and 2) the size of said separate parcels conformed to the zoning regulations applicable to the land on the date of said recording, no lot split or subdivision shall be required to establish such parcels as separate and valid parcels, or
- Any division of land for the purpose of conveyance to a public agency, or
- Parcel Map waiver for any number of parcels created where each has a gross area of 80 acres or more provided the appropriate advisory agency approves the division. The actual division of land by sale, lease, or financing must be accomplished by recorded

documents in accord with the approved lot split plat or tentative map within 2 years of the date of the approval.

- Where a lot or parcel of land was divided by a Record of Survey or deed or contract of sale recorded in the office of the County Recorder prior to July 27, 1955, or by the filing of a subdivision map or lot split plat or parcel map in the office of the County Recorder, or by a lease made prior to July 27, 1955, which lot or parcel conformed to all Subdivision and Zoning Ordinance requirements when created, no lot split or subdivision shall be required to establish such lot or parcel as a separate and valid lot or parcel; provided no such lot shall be considered an approved building site unless it conforms to the requirements of the applicable zoning ordinance when a building permit is applied for.
- Parcel Map shall be filed with the County Recorder within one year unless a time extension is granted as provided for by State Law

August 17, 1983 to December 19, 2001 ([Ord. 3384](#)) (Amends Chapter 21)
Parcel Map required except where:

- Any land dedicated for cemetery purposes, or
- Creation of Probate Homesteads pursuant to Probate Code §661, or
- Boundary line or exchange agreements to which State Lands Commission of a Local Agency holding a trust grant of tide and submerged lands is a party, or
- Any assessment under Section 2188.7 of the Revenue and Taxation code, or
- Any division or conveyance of land for public utility purposes, or
- Testamentary Disposition, provided the division was accomplished by metes and bounds or by surveyor's description, and further provide that the dispositive instrument was executed by the donor prior to August 18, 1983, or
- Where a parcel of land was shown as separate parcels, each and every one of which was a gross area of 40 acres or more or each was a quarter-quarter section or larger, on a Record of Survey recorded in the office of the County Recorder before March 20, 1972, and the size of such separate parcels conformed to the zoning regulations applicable to the land on the date of such recording, no lot split or subdivision shall be required to establish such parcels as separate and valid parcels, or
- Any division of land for the purpose of conveyance to or from a public entity or governmental agency, unless a showing is made that public policy necessitates a tentative map and parcel or final map, provided that a tentative map and parcel or final map shall be

required to validate any remainder parcels remaining in private ownership following such conveyance.

- Where a lot or parcel of land was divided by a Record of Survey or deed or contract of sale recorded in the office of the County Recorder prior to July 27, 1955, or by the filing of a subdivision map or lot split plat or parcel map in the office of the County Recorder, or by a lease made prior to July 27, 1955, which lot or parcel conformed to all subdivision and zoning ordinance requirements when created, no lot split or subdivision shall be required to establish such lot or parcel as a separate and valid lot; provide no such lot shall be considered to be an approved building site unless it conforms to the requirements of the applicable zoning ordinance when applicable when application for a building permit is made. When a Record of survey was made, but was not accompanied or followed by a deed, or contract of sale recorded prior o July 27, 1955, or by lease made prior to July 27, 1955, no exemption shall apply unless the lot or parcel conforms to the requirements of the applicable zoning district at the time application for a Certificate of Compliance is made
- Where the creation of a lot or parcel was exempted from the provisions of this article or its predecessor ordinances at the time that such lot or parcel was created, or where a lot or parcel was divided in conformity with this article or then applicable predecessor ordinances, no lot split or subdivision shall be required to establish such lot or parcel as a separate and valid lot or parcel provided that for parcels divided by testamentary disposition. The division must have been accomplished by metes and bounds or surveyor's description and provided further that grants of easements or rights of way shall not be deemed to accomplish a division under such predecessor ordinances
- Where lots or parcels were divided or recombined in compliance with predecessor ordinances under circumstances not requiring the filing of a lot split plat or a tentative parcel map, a Certificate of Compliance may be issued for such divisions or recombination's notwithstanding that a later division or recombination occurred in compliance with predecessor ordinances, under circumstances not requiring the filing of a lot split plat or a tentative parcel map provided that the description of the parcel for which the Certificate of Compliance is sought is consistent with the property description of the most recent recorded deeds or Records of Survey describing or affecting the property. Where such conformity does not exist, a Certificate of Compliance shall be issued only for the latest division or recombination within the period during which a lot split plat or

tentative parcel map was not required to accomplish the division or recombination

December 20, 2001 to Current ([Ord. 4436](#)) (Amends Chapter 21) Parcel Map required except where:

- Any land dedicated or cemetery purposes, or
- Creation of Probate Homesteads pursuant to Probate Code §661, or
- Boundary line or exchange agreements to which State Lands Commission of a Local Agency holding a trust grant of tide and submerged lands is a party, or
- Any assessment under Section 2188.7 of the Revenue and Taxation code, or
- Any division or conveyance of land for public utility purposes, or
- This article shall not apply to any division of land for the purpose of conveyance to or from a governmental agency, public entity, public utility, or for land conveyed to a subsidiary of a public utility for conveyance to that public utility for rights-of-way unless a showing is made in individual cases, upon substantial evidence, that public policy necessitates a tentative map and parcel map, or

- Where a parcel of land was shown as separate parcels, each and every one of which was a gross area of 40 acres or more or each of which was a quarter-quarter section or larger, on a record of survey complying with the provisions of the Land Surveyor's Act, Business and Professions Code Section 8700 *et seq.* recorded in the Office of the County Recorder before March 20, 1972, and the creation of such parcel(s) by record of survey was authorized by law and the size of such separate parcels conformed to the zoning regulations applicable to the land on the date of such recording, no subdivision map shall be required to establish such parcels as separate and valid parcels.

- Where a lot or parcel of land was divided by a record of survey complying with the provisions of the California Government Code Section 66410 *et seq.*, the Land Surveyor's Act, Business and Professions Code Section 8700 *et seq.* and predecessor statutes or by deed or contract of sale recorded in the Office of the County Recorder prior to July 27, 1955, or by filing of a subdivision map or lot split plat or parcel map in the Office of the County Recorder, or by a lease made prior to July 27, 1955, which lot or parcel conformed to all subdivision and zoning ordinance requirements when created, no subdivision shall be required to establish such lot or parcel as a separate and valid lot or parcel pursuant to this article, provided, however, no such lot shall be considered to be an approved building site unless it conforms to the requirements of the

applicable zoning ordinance when application for a building permit is made.

- Where the creation of a lot or parcel was exempted from the provisions of this article or its predecessor ordinances at the time that such lot or parcel was created, or where a lot or parcel was divided in conformity with this article or then applicable predecessor ordinance, no subdivision shall be required to establish such lot or parcel as a separate and valid lot or parcel pursuant to this article provided that for parcels divided by testamentary disposition, the division must have been accomplished by metes and bounds or surveyor's description and provided further that grants of easement or rights of way not consisting of a fee interest shall not be deemed to accomplish a division under such predecessor ordinances.
- Where lots or parcels were divided or recombined in compliance with predecessor ordinances under circumstances not requiring the filing of a lot split plat or a tentative parcel map, a certificate of compliance may be issued for such divisions or recombinations notwithstanding that a later division or recombination occurred in compliance with predecessor ordinances, under circumstances not requiring the filing of a lot split plat or a tentative parcel map provided that the description of the parcel for which the certificate of compliance is sought is consistent with the property description of the most recent recorded deeds or records of survey describing or affecting the property. Where such conformity does not exist, a certificate of compliance shall be issued only for the latest division or recombination within the period during which a lot split plat or tentative parcel map was not required to accomplish the division or recombinations.