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AUDITOR, Pierce County, WASHINGTON

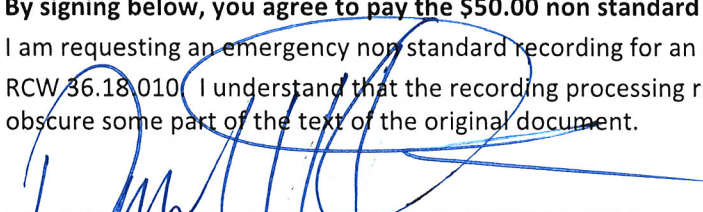
Name & Return Address:

AHBL, Inc.

2215 N. 30th St. Suite 300

Tacoma, WA 98403

**Washington State Recorder's Cover Sheet** (RCW 65.04) Please print legibly or type information.

<b>Document Title(s)</b> Declaration of Lot Combination
<b>Grantor(s)</b> State of Washington  ____ Additional Names on Page ____ of Document
<b>Grantee(s)</b> State of Washington  ____ Additional Names on Page ____ of Document
<b>Legal Description</b> (Abbreviated: i.e., lot, block & subdivision name or number OR section/township/range and quarter/quarter section) NE AND SE 1/4 OF SE 1/4, SEC. 3, TWP. 19N, RGE. 04 E, W.M. AND THE NW AND SW 1/4 OF SW 1/4, SEC. 2, TWP. 19N, RGE. 04 E, W.M.  Complete Legal Description on Page <u>6</u> of Document
<b>Auditor's Reference Number(s)</b> 202209305001
<b>Assessor's Property Tax Parcel/Account Number(s)</b> 0419034013, 0419034018, 0419023011, 0419023012, 0419023013
<b>Non Standard Fee \$50.00</b> <b>By signing below, you agree to pay the \$50.00 non standard fee.</b> I am requesting an emergency non standard recording for an additional fee as provided in RCW 36.18.010. I understand that the recording processing requirements may cover up or otherwise obscure some part of the text of the original document.  _____ <b>Signature of Party Requesting Non Standard Recording</b> NOTE: Do not sign above or pay additional \$50.00 fee if document meets margin/formatting requirements.  The Auditor/Recorder will rely on the information provided on this cover sheet. Staff will not read the document to verify the accuracy or completeness of the indexing information provided herein.



# Lot Combination

## CITY OF PUYALLUP

Development Services  
333 S. Meridian  
Puyallup, WA 98371  
Phone: 253-864-4165  
www.cityofpuyallup.org

### Submittal Checklist:

- 2 Copies of completed application form
- 2 Copies of drawing showing existing and revised property lines
- 2 Copies of declaration of lot combination

### Is ownership of properties being transferred?

- If Yes: 2 Copies of deeds, deeds of trust, or mortgage releases
- If No: no deeds or mortgage releases needed

### Application Fee

2 Lots.....\$130  
3+ Lots.....\$240

Please see page 2 for detailed submittal requirements

Rev 1/2020

This application is for combining two or more legal lots of record into a either a single lot of record or into multiple new lots of record, not to exceed the original number of lots. This application is only to be used to remove existing lot lines. This application is not for moving lot lines. Once complete, these lots will not be able to be divided except through a short plat process. Please note that incomplete application packets may cause a delay in reviewing your application. Once the lot combination has been approved by the City it must be recorded with the Pierce County Auditor in order to be finalized. If you have any questions, please contact the Planning Division at (253) 864-4165 ext 3 or Planning@ci.puyallup.wa.us.

## Application Information

### Site Information

Parcel Numbers: 0419034013, 0419034018, 0419023011 0419023012, 0419023013

Street Addresses: 1601 39TH AVE SE, PUYALLUP, WA 98374

### Applicant Information

Name: AHBL

Street Address: 2215 N 30TH ST, STE 200

City: TACOMA

State: WA

Zip: 98403

Phone: 253-383-2422

E-mail: DFOLLANSBEE@AHBL.COM

### Owner Information

Name:

Street Address:

City:

State:

Zip:

Phone:

E-mail:

Contact owner about application  Yes or  No

### Owner Information 2 (if additional owners attach another sheet)

Name: State of Washington

Street Address: 9401 Farwest Drive SW

City: Tacoma

State: WA

Zip: 98498

Phone: 253-964-6729

E-mail: rlim@pierce.ctc.edu

Contact owner about application  Yes or  No

### SURVEYOR INFORMATION (if applicable)

Name: DAVID FOLLANSBEE

Agency Name: AHBL

Street Address: 2215 N 30TH ST, STE 200

City: TACOMA

State: WA

Zip: 98403

Phone: 253-383-2422

E-mail: DFOLLANSBEE@AHBL.COM

State of Washington Professional Land Surveyor Registration No.: 45161

Name of Registered: DAVID FOLLANSBEE

Expiration Date: APRIL 10, 2023

Contact Surveyor about application  Yes or  No

# SUBMITTAL REQUIREMENTS

## Declaration of Lot Combination

The 'Declaration of Lot Combination' form on pg. 5-6 of this application must be filled out and included with this application. This 'Declaration of Lot Combination' must be recorded with the Pierce County Auditor once the city has approved it. The following elements are required to be included in the declaration:

- The Declaration of Lot Combination document must contain the complete and accurate legal descriptions (including any recorded easements along with the parcel number(s) of the Existing/Original. When completed, the document must contain the Notarized acknowledgements and signatures of ALL involved parties; Declaration of Lot Combination must be clearly filled in with dark ink printing or typing. The document must have exact State required margins as follows: 3" Top Margin, 1" on each Side and Bottom of the page (your return address can be within the 3" top margin). All other sheets must have 1" margins on both sides.
- An accurate map of the Existing/Original and the Revised/Combined parcels (see requirement 2 below for more detailed instructions, see pg. 7 for an example map)
- Deeds, deeds of trust, or mortgage releases if ownership is being transferred; Once combined, the combined parcel(s) must have the same undivided ownership.

## DRAWING OF EXISTING & REVISED PROPERTY

A legible, scaled drawing shall be prepared showing the existing and revised property boundaries. The drawing shall not exceed 8 1/2" X 14" in size. A clear one (1) inch margin shall be left on all four (4) sides of the drawing. See attached sample page 7.

The drawing shall include:

- Existing boundary lines (prior to combination) as a heavy solid line
- Eliminated boundary lines as a dashed line, remaining boundary lines as heavy solid lines
- The existing/original lots must be labeled 'Lot 1', 'Lot 2', and so on
- The proposed lot(s) must be labeled 'New Lot 1', 'New Lot 2', and so on
- Tracts must be labeled 'Tract A', 'Tract B', and so on
- North arrow
- Scale
- Date
- Assessor's Parcel Numbers
- Property owner's name and address
- Location of adjoining streets and alleys and their names
- All buildings
- All access drives
- All easements
- Distance from all property lines to all buildings (after combination)
- property dimensions, including square footage of the newly created lot(s)

The drawing shall also be prepared in a format that is acceptable for recording by the Pierce County Auditor.

An official survey by a licensed surveyor is not required for approval of a lot combination. However, applicants may wish to obtain a title report and have the declaration reviewed by a licensed land surveyor and/or title officer to ensure that all deeds, legal descriptions, and maps are correct and accurate. The accuracy of the Declaration and the associated deeds is the responsibility of the applicant. The City of Puyallup assumes no liability for any errors or complications that arise there from. Applicant is advised, prior to submittal, to research any potential deed restrictions, covenants, private agreements (include HOA agreements), etc. which may preclude the subject site from being combined. These agreements and restrictions are not reviewed nor enforced by the City of Puyallup. They may be enforced by other private parties and resolving the issues prior to submittal will save you time and money later in the process.

# APPROVAL CRITERIA

Lot combinations shall not be approved, if approval would result in one or more of the following:

- Create any additional lot, tract, parcel, site or division;
- Result in a lot, tract, parcel, site or division which contains increased density or insufficient area or dimension to meet the minimum requirements for area and dimension as set forth in the land use and health codes and regulations, except as permitted in accordance with the nonconforming lots of record provisions set forth in PMC 19.12.080;
- Result in an increase or creation of a non-conformity to the current Puyallup Municipal Code (such as exceeding the number of dwelling units allowed per lot).
- Diminish or impair drainage, water supply, existing sanitary sewage disposal, and access or easement for vehicles, utilities, and fire protection for any lot, tract, parcel, site or division;
- Diminish any easement or deprive any parcel of access or utilities, unless alternate easements, access or utilities can be satisfactorily provided;
- Replat or vacate a plat or short subdivision, this includes recombining all of the lots within a previously platted area.
- Amend the conditions of approval for previously platted property;
- Includes property currently not annexed to the city; or
- Extend or increase the use of city utilities previously granted under an approved pre-annexation utility extension agreement.
- Create a lot that has a divided ownership (where each owner owns only a portion of the lot, not the whole lot).

## REVIEW PROCEDURES

1. Submit all required hard copies to the Development Services Center (2<sup>nd</sup> floor, Puyallup City Hall, 333 S. Meridian)
2. Once reviewed by City staff, the applicant (and the owner and surveyor if indicated) will be emailed with any required corrections to the proposed lot combination.
3. If corrections are required, resubmit the revised application to the Development Services Center.
4. Once approved, City staff will sign the City approval page of this application.
5. The applicant will be notified via email and phone that the lot combination and signed approval are ready to be picked up at the Development Services Center
6. **REQUIREMENT FOR RECORDING:** Take the signed application packet, declaration of lot combination, and lot combination map exhibit to the Pierce County Auditor's office for recordation. All approved lot combinations shall be recorded with the Pierce County auditor following approval by the city and compliance with Pierce County requirements (Ord. 2591 § 2, 1999).
7. **EXPIRATION:** An approved lot combination or consolidation shall be recorded within 30 days of city approval, or the lot combination or consolidation shall be null and void. (Ord. 2591 § 2, 1999).

# CERTIFICATION

I hereby state that I am the owner or authorized agent listed above, and certify that all information contained above and in exhibits attached hereto is true and correct to the best of my knowledge and belief and is submitted for consideration by the City of Puyallup, pursuant to the provision of the Puyallup Municipal Code. It is understood that the processing of this application may require additional supporting evidence, data or statements.

RIGHT OF ENTRY: By signing this application the applicant grants unto the City and it's agents the right to enter upon the premises for purpose of conducting all necessary inspection to determine compliance with applicable laws, codes and regulations. This right of entry shall continue until a certificate of occupancy is issued for the property.

All owners must sign this application document. If more signature lines are needed, attach an additional page.

RA Lim 10/25/2022  
Signature of Owner Date  
R. Augustus Lim  
Print Name

\_\_\_\_\_  
Signature of Owner Date

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Signature of Owner Date

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Signature of Owner Date

\_\_\_\_\_  
Print Name

David Follansbee August 9, 2022  
Signature of Applicant (if different from above) Date

David Follansbee, PLS  
Print Name

Return to:  
(applicant or contract purchaser)

AHBL

2215 N 30TH ST, STE 200

TACOMA, WA 98403

DECLARATION OF LOT COMBINATION

Whereas, the parties executing this document are the owners of the following described properties in Pierce County, Washington, to wit:

Parcel "A" 0419034013, 0419034018, 0419023011, 0419023012, 0419023013

Parcel "B"

WHEREAS, the following described properties have boundaries as shown on the attached Legal Description Exhibit Map; and  
Whereas, the Revised Code of Washington Section 58.17.040(6) has provisions to allow for adjusting boundary lines between contiguous properties;

NOW THEREFORE, in consideration of the mutual benefits to the foregoing described properties, the parties do for themselves, their heirs, and assigns, revise the boundary lines of each parcel, with the boundaries to be as shown on the attached Legal Description Exhibit Map, and described as follows:

SEE LEGAL DESCRIPTION ON NEXT PAGE.

IN WITNESS WHEREOF, said parties hereto have caused this instrument to be executed this 25<sup>th</sup> day of OCTOBER, 2022.

R. Augustus Lim, R. A. Lim, Facilities Director,  
STATE OF WASHINGTON } ss. Pierce College

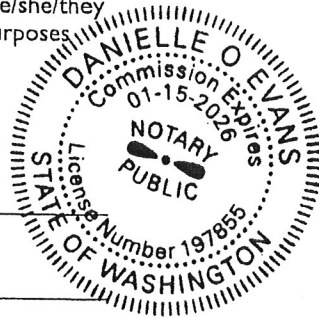
COUNTY OF PIERCE }

I certify that I know or have satisfactory evidence that R. Augustus Lim is/are the person(s) acknowledged that he/she/they signed this instrument and acknowledged it to be his/her/their free and voluntary act for the uses and purposes mentioned in the instrument.

DATED this 25<sup>th</sup> day of October, 2022

Danielle O. Evans  
Signature  
Danielle Evans  
Print Name

Executive Assistant  
Title  
1/15/26  
My Appointment Expires



DECLARATION OF LOT COMBINATION

Whereas, the parties executing this document are the owners of the following described properties in Pierce County, Washington, to wit:

Affected parcels: 0419034013, 0419034018, 0419023011, 0419023012, 0419023013

WHEREAS, the following described properties have boundaries as shown on the attached Legal Description Exhibit Map; and

Whereas, the Revised Code of Washington Section 58.17.040(6) has provisions to allow for adjusting boundary lines between contiguous properties;

NOW THEREFORE, in consideration of the mutual benefits to the foregoing described properties, the parties do for themselves, their heirs, and assigns, revise the boundary lines of each parcel, with the boundaries to be as shown on the attached Legal Description Exhibit Map, and described as follows:

TOTAL PARCEL LESS WETLAND PARCEL

THAT PORTION OF THE SOUTHWEST QUARTER OF SECTION 2 AND OF THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 19 NORTH, RANGE 4 EAST, WILLAMETTE MERIDIAN, PIERCE COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST LINE OF SAID SECTION 3, SAID POINT BEARS NORTH 00°13'37" EAST 60.10 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION 3 AND IS ALSO THE NORTH MARGIN OF 112TH STREET EAST (39TH AVENUE SE); THENCE ALONG SAID NORTH MARGIN NORTH 86°30'40" WEST 1015.14 FEET TO THE EAST LINE OF THE PARCEL OF LAND DESCRIBED IN PIERCE COUNTY AUDITOR'S NUMBER 2362554; THENCE NORTH 00°13'59" EAST 1758.59 FEET; THENCE NORTH 45°03'08" EAST 722.96 FEET TO THE WESTERLY MARGIN OF WILDWOOD PARK DRIVE (SCHOOL ROAD EAST), AS CONVEYED TO PIERCE COUNTY BY INSTRUMENT RECORDED UNDER AUDITOR'S NO. 3125764 AND 2135764; THENCE ALONG SAID WESTERLY MARGIN THE FOLLOWING COURSE: SOUTH 08°28'11" EAST 195.80 FEET TO THE BEGINNING OF A CURVE, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 331.56 FEET; THENCE ALONG THE ARC OF SAID CURVE, PASSING THROUGH A CENTRAL ANGLE OF 79°33'34" A DISTANCE OF 460.40 FEET; THENCE SOUTH 88°01'45" EAST 289.96 FEET TO THE BEGINNING OF A CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 760.23 FEET; THENCE ALONG THE ARC OF SAID CURVE, PASSING THROUGH A CENTRAL ANGLE OF 82°42'29" A DISTANCE OF 1097.41 FEET; THENCE SOUTH 05°19'16" EAST 19.70 FEET TO THE BEGINNING OF A CURVE, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 848.57 FEET; THENCE ALONG THE ARC OF SAID CURVE, PASSING THROUGH A CENTRAL ANGLE OF 22°18'00" A DISTANCE OF 330.27 FEET; THENCE SOUTH 27°37'16" EAST 106.86 FEET; THENCE SOUTH 62°34'14" WEST 37.70 FEET; THENCE SOUTH 37°57'43" WEST 64.30 FEET; THENCE SOUTH 65°18'15" WEST 74.47 FEET; THENCE SOUTH 12°29'28" WEST 53.54 FEET; THENCE SOUTH 64°36'58" WEST 64.85 FEET; THENCE SOUTH 49°35'52" WEST 94.92 FEET; THENCE SOUTH 23°59'34" WEST 126.39 FEET; THENCE SOUTH 21°03'12" WEST 264.77 FEET; THENCE SOUTH 09°30'04" WEST 146.09 FEET TO SAID NORTH MARGIN OF 112TH STREET EAST; THENCE ALONG SAID MARGIN NORTH 88°31'34" WEST 610.67 FEET TO EAST LINE OF SAID SECTION 3; THENCE NORTH 00°13'37" EAST 5.09 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

WETLAND PARCEL

THAT PORTION OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 19 NORTH, RANGE 4 EAST, WILLAMETTE MERIDIAN, PIERCE COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE WEST LINE OF SAID SECTION 2, SAID POINT BEARS NORTH  $00^{\circ}13'37''$  EAST 55.01 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 2 AND IS ALSO THE NORTH MARGIN OF 112TH STREET EAST (39TH AVENUE SE); THENCE ALONG SAID NORTH MARGIN SOUTH  $88^{\circ}31'34''$  EAST 610.67 FEET TO THE POINT OF BEGINNING; THENCE NORTH  $09^{\circ}30'04''$  WEST 146.09 FEET; THENCE NORTH  $21^{\circ}03'12''$  EAST 264.77 FEET; THENCE NORTH  $23^{\circ}59'34''$  EAST 126.39 FEET; THENCE NORTH  $49^{\circ}35'52''$  EAST 94.92 FEET; THENCE NORTH  $64^{\circ}36'58''$  EAST 64.85 FEET; THENCE NORTH  $12^{\circ}29'28''$  EAST 53.54 FEET; THENCE NORTH  $65^{\circ}18'15''$  EAST 74.47 FEET; THENCE NORTH  $37^{\circ}57'43''$  EAST 64.30 FEET; THENCE NORTH  $62^{\circ}34'14''$  EAST 37.70 FEET TO A POINT OF THE WESTERLY MARGIN OF WILDWOOD PARK DRIVE (SCHOOL ROAD EAST); THENCE SOUTH  $27^{\circ}37'16''$  EAST ALONG SAID WESTERLY MARGIN A DISTANCE OF 51.87 FEET TO THE BEGINNING OF A CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 920.34 FEET; THENCE ALONG THE ARC OF SAID CURVE, PASSING THROUGH A CENTRAL ANGLE OF  $29^{\circ}05'30''$  A DISTANCE OF 467.30 FEET; THENCE SOUTH  $01^{\circ}28'14''$  WEST 259.81 FEET TO THE SAID NORTH MARGIN OF 112TH STREET EAST; THENCE ALONG SAID NORTH MARGIN NORTH  $88^{\circ}31'34''$  WEST 470.95 FEET; THENCE SOUTH  $10^{\circ}42'07''$  WEST 5.07 FEET; THENCE NORTH  $88^{\circ}31'34''$  WEST 55.77 FEET TO THE POINT OF BEGINNING.

SUBJECT TO AND TOGETHER WITH ALL EASEMENTS OF RECORD.



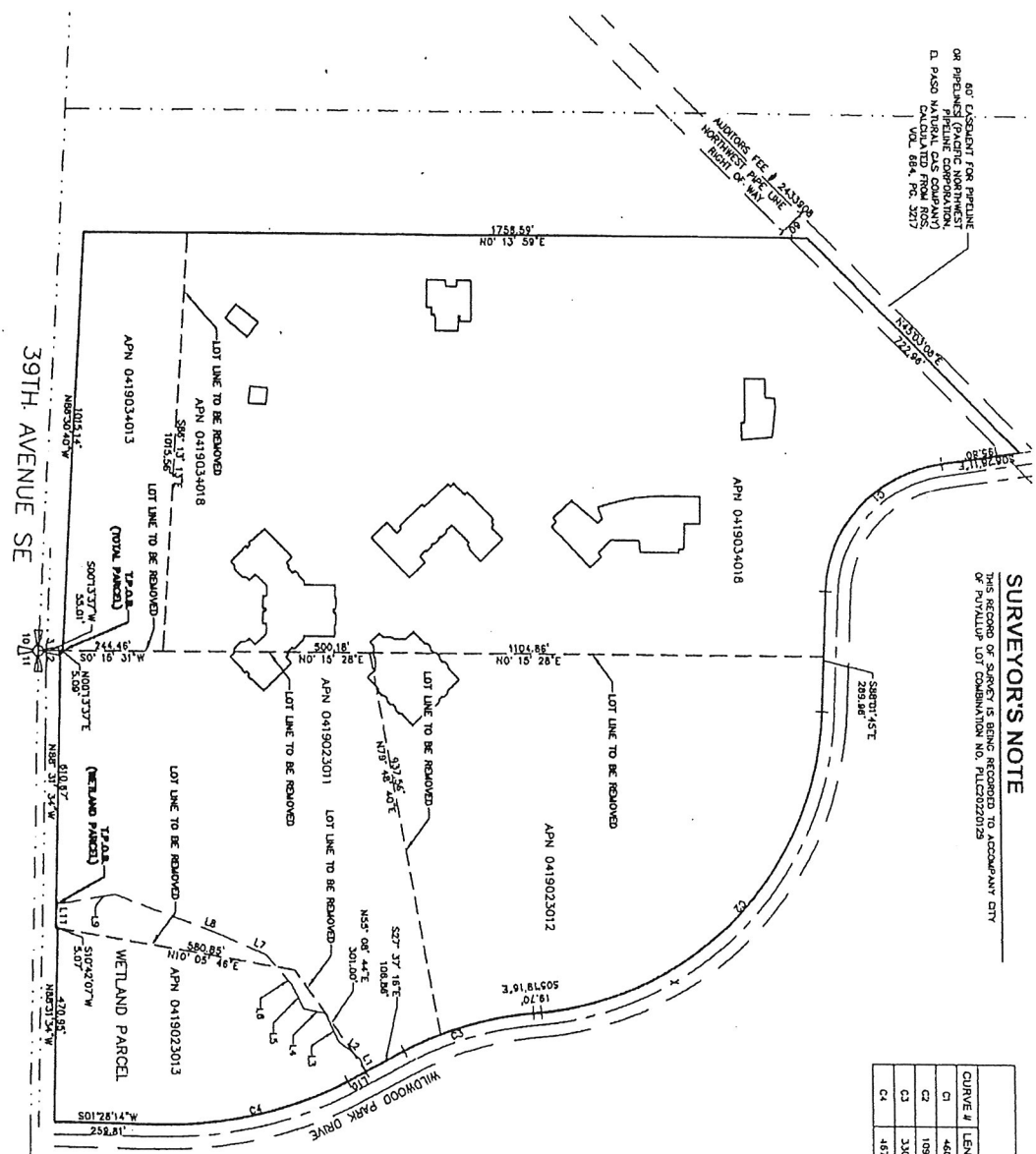
ORIGINAL LOT CONFIGURATION

**RECORD OF SURVEY**  
 A PORTION OF THE NE 1/4 AND SE 1/4 OF SECTION 3,  
 AND THE NW 1/4 AND SW 1/4 OF THE SW 1/4 OF SECTION 2,  
 TOWNSHIP 19 NORTH, RANGE 4 EAST, W.M.,  
 CITY OF PUYALLUP, PIERCE COUNTY, WASHINGTON.

**SURVEYOR'S NOTE**

THIS RECORD OF SURVEY IS BEING RECORDED TO ACCOMPANY CITY  
 OF PUYALLUP LOT COMBINATION NO. PL12C0220725

FOR COUNCIL FOR PERMITS  
 OR PERMITS (PACIFIC NORTHWEST  
 PIPELINE CORPORATION,  
 P.O. BOX 10000,  
 SPOKANE, WA 99207  
 OR P.O. BOX 184,  
 WACARUS, WA 98281



**CURVE TABLE**

CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	460.40	331.56	79°33'34"	S88°14'58"E	424.28
C2	1097.41	760.23	182°42'29"	N44°40'30"W	1004.56
C3	330.37	948.57	22°18'00"	S15°28'16"E	328.19
C4	467.30	920.34	29°05'30"	N13°04'31"W	442.79

**LINE TABLE**

LINE #	LENGTH	DIRECTION
L1	37.70	S62°34'14"W
L2	64.30	S37°57'43"W
L3	74.47	S85°18'15"W
L4	53.54	S12°28'28"W
L5	64.65	S64°36'58"W
L6	94.82	S48°35'52"W
L7	126.39	S23°58'34"W
L8	264.77	S01°03'13"W
L9	146.09	S9°30'04"E
L10	51.87	S27°37'16"E
L11	54.37	N68°31'34"W

**BASIS OF BEARING**

HAD 83/91  
 WASHINGTON STATE PLANE COORDINATE SYSTEM, SOUTH ZONE

**EQUIPMENT USED**

3" TOTAL STATION USING STANDARD FIELD  
 TRAVERSE METHODS FOR CONTROL AND STAKING.

**SITE DATA**

PARCELS TO BE COMBINED:  
 APN 0419034018, AREA=560,398 SF  
 APN 0419034016, AREA=1,744,466 SF  
 APN 0419023011, AREA=681,548 SF  
 APN 0419023013, AREA=289,279 SF  
 APN 0419034013, AREA=289,279 SF  
 TOTAL AREA=3,885,190

OWNER: STATE OF WASHINGTON  
 SITE ADDRESS: 1801 38TH AVE SE, PUYALLUP, WA 98074  
 MAILING ADDRESS: 9401 FARMST DR SW, TACOMA, WA 98148



DATE: 5/10/22  
 CHKD. BY: JOB NO.  
 OR: 21029750

**AUDITOR'S CERTIFICATE**  
 I, DAVID FOLAN, A PROFESSIONAL LAND SURVEYOR IN THE  
 STATE OF WASHINGTON, HAVE REVIEWED THE RECORD OF SURVEY  
 AND THE ORIGINAL SURVEY INSTRUMENTS AND FIND THAT THE  
 RECORD OF SURVEY IS IN ACCORDANCE WITH THE  
 REQUIREMENTS OF RCW 91A.02.010 AND 91A.02.020.  
 DAVID FOLAN, PLS. 43818

**SECTION INDEX**

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5	6	7	8

SECTION INDEX

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5	6	7	8

**SURVEYOR'S CERTIFICATE**  
 I, DAVID FOLAN, A PROFESSIONAL LAND SURVEYOR IN THE  
 STATE OF WASHINGTON, HAVE REVIEWED THE RECORD OF SURVEY  
 AND THE ORIGINAL SURVEY INSTRUMENTS AND FIND THAT THE  
 RECORD OF SURVEY IS IN ACCORDANCE WITH THE  
 REQUIREMENTS OF RCW 91A.02.010 AND 91A.02.020.  
 DAVID FOLAN, PLS. 43818



**RHBL**  
 TACOMA - SEATTLE - SPOKANE - TRACIES  
 2215 North 30th Street, Suite 200, Tacoma, WA 98403  
 253.262.2422 TEL 253.262.2577 FAX www.rhbl.com WA8

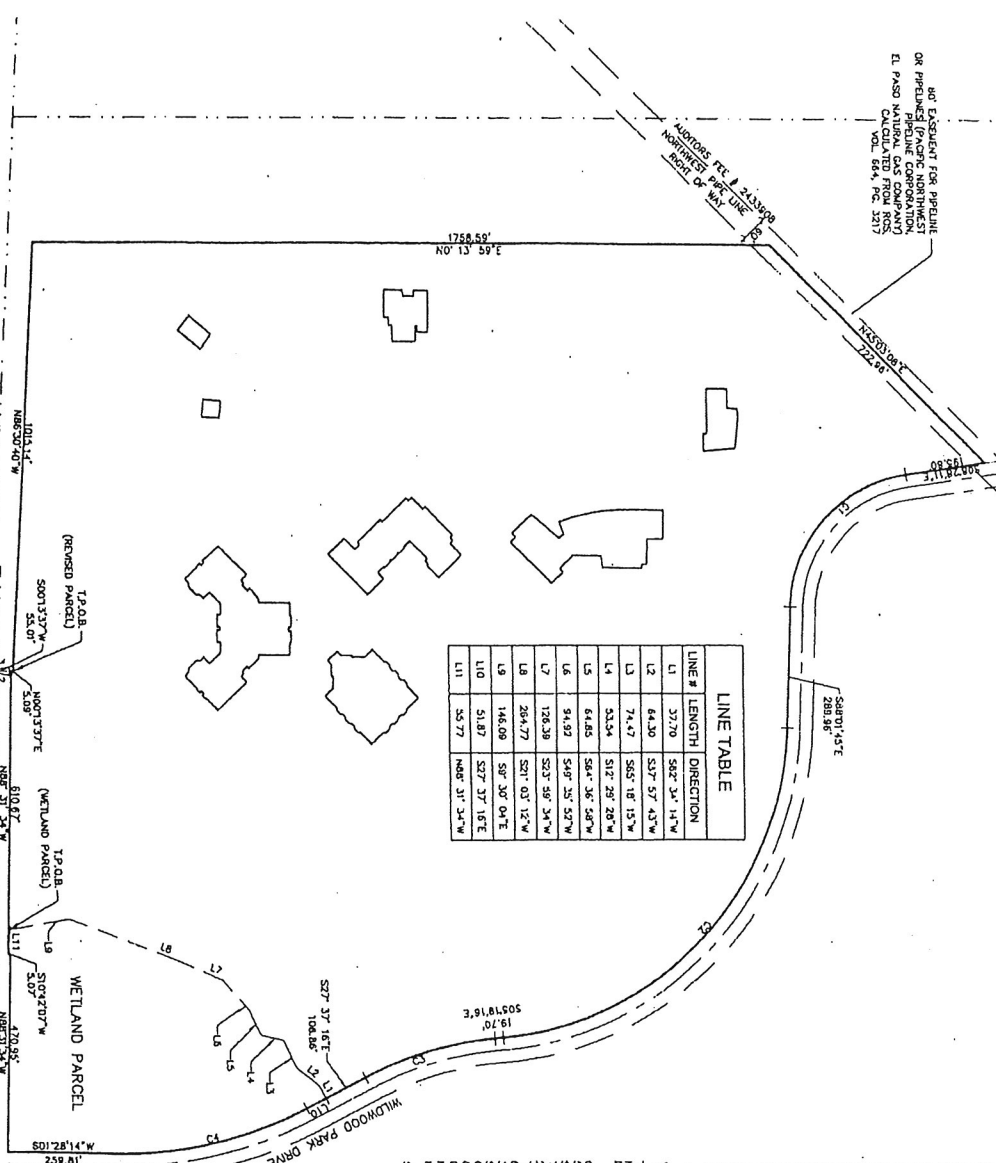
20220930 5001

REVISIED LOT CONFIGURATION

RECORD OF SURVEY  
 A PORTION OF THE NE 1/4 AND SE 1/4 OF THE SE 1/4 OF SECTION 3,  
 AND THE NW 1/4 AND SW 1/4 OF THE SW 1/4 OF SECTION 2,  
 TOWNSHIP 19 NORTH, RANGE 4 EAST, W.M.,  
 CITY OF PUYALLUP, PIERCE COUNTY, WASHINGTON.

TOTAL PARCEL LESS  
 WETLAND PARCEL

LINE #	LENGTH	DIRECTION
L1	37.70	S82° 34' 14" W
L2	64.20	S37° 57' 43" W
L3	74.47	S85° 18' 15" W
L4	53.54	S12° 28' 28" W
L5	64.85	S84° 36' 58" W
L6	94.99	S48° 25' 52" W
L7	128.38	S23° 39' 34" W
L8	294.77	S01° 03' 12" W
L9	148.09	S9° 20' 04" E
L10	51.87	S37° 37' 18" E
L11	55.77	N48° 31' 34" W



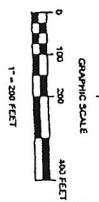
39TH AVENUE SE

SURVEYOR'S NOTE  
 THIS RECORD OF SURVEY IS BEING RECORDED TO A COUNTY CITY  
 OF PUYALLUP LOT COMBINATION NO. P1220220723

CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	468.40	331.56	70° 33' 34"	S48° 14' 50" E	424.29
C2	1097.41	780.23	82° 42' 23"	N44° 40' 30" W	1004.58
C3	230.27	844.27	22° 18' 00"	S16° 28' 16" E	328.19
C4	487.30	920.34	28° 05' 30"	N13° 04' 31" W	462.29

SITE DATA

NEW PARCEL:  
 AREA-3,582,180 SF  
 OWNER- STATE OF WASHINGTON  
 SITE ADDRESS: 1801 39TH AVE SE, PUYALLUP, WA 98374  
 MAILING ADDRESS: 6401 FAIRVIEW DR SW, TACOMA, WA 98498-1819



DWN. BY DATE  
 CD 9/10/22  
 CHKD. BY JOB NO.  
 DF 218027.50



**AHBL**  
 TACOMA - SEATTLE - SPOKANE - TRICITIES  
 2215 North 30th Street, Suite 200 Tacoma, WA 98403  
 253.383.2422 RB 253.383.2572 FAX www.ahbl.com WBS

202209305001

**City of Puyallup Approval**

This proposed lot combination meets or is exempt from subdivision codes. Failure to record this lot combination (if approved below) within 30 days of the date listed below will nullify the approval. The approval of the lot combination shall not be a guarantee that future permits will be granted for any structure or development within a lot affected by the combination or consolidation.

Approved

Approved with Conditions

Denied

Conditions:

---

---

*Gabriel Clark*  
Signature

10/31/2022  
Date

Gabriel Clark  
Printed Name

Planning Tech.  
Title

DPS  
Department

253-770-3330  
Phone

gclark@puyallupwa.gov  
Email



2401 South 35th Street, Room 142  
Tacoma, Washington 98409-7498  
(253) 798-6111 \* FAX (253) 798-3142  
ATLAS (253) 798-3333  
www.piercecountywa.org/atr

**Notice of Segregation/Combination**

ST OF WA  
PIERCE COLLEGE  
9401 FARWEST DR SW  
TACOMA, WA 98498-1919

11/8/2022

**Parcel Number:** 0419034039  
**Situs:** 1601 39TH AVE SE, PIERCE COUNTY, WA

Dear Taxpayer:

A property segregation/combination has been completed resulting in a new parcel(s) of property. The new account information is summarized below. If the name and/or address is incorrect for tax purposes, please notify the office in writing. Please supply the parcel number and legal document number (excise tax affidavit number, auditor fee number, court order numbers, etc.). It is the taxpayer's responsibility to notify their lender of this segregation.

If you have any questions please contact our land segregation department at (253) 798-3299.

**Legal Description**

Section 03 Township 19 Range 04 Quarter 44 LOT COMB 2022-11-04-0489 THAT POR OF SW OF SEC 2 & OF SE OF SEC 3 DESC AS FOLL BEG AT A PT ON E LI OF SD SEC 3 SD PT BEARS N 00 DEG 13 MIN 37 SEC E 60.1 FT FROM SE COR OF SD SEC 3 & IS ALSO N MAR OF 112TH ST E (39TH AVE SE) TH ALG SD N MAR N 86 DEG 30 MIN 40 SEC W 1015.14 FT TH N 00 DEG 13 MIN 59 SEC E 1758.59 FT TH N 45 DEG 03 MIN 08 SEC E 722.96 FT TH S 08 DEG 28 MIN 11 SEC E 195.8 FT TO BEG OF A CURVE CONCAVE TO NE HAVING A RAD OF 331.56 FT TH ALG ARC OF SD CURVE THRU A C/A OF 79 DEG 33 MIN 34 SEC A DIST OF 460.4 FT TH S 88 DEG 01 MIN 45 SEC E 289.96 FT TO BEG OF A CURVE CONCAVE TO SW HAVING A RAD OF 760.23 FT TH ALG ARC OF SD CURVE THRU A C/A OF 82 DEG 42 MIN 29 SEC A DIST OF 1097.41 FT TH S 05 DEG 19 MIN 16 SEC E 19.7 FT TO BEG OF A CURVE CONCAVE TO NE HAVING A RAD OF 848.57 FT TH ALG ARC OF SD CURVE THRU A C/A OF 22 DEG 18 MIN A DIST OF 330.27 FT TH S 27 DEG 37 MIN 16 SEC E 106.86 FT TH S 62 DEG 34 MIN 14 SEC W 37.7 FT TH S 37 DEG 57 MIN 43 SEC W 64.3 FT TH S 65 DEG 18 MIN 15 SEC W 74.47 FT TH S 12 DEG 29 MIN 28 SEC W 53.54 FT TH S 64 DEG 36 MIN 58 SEC W 64.85 FT TH S 49 DEG 35 MIN 52 SEC W 94.92 FT TH S 23 DEG 59 MIN 34 SEC W 126.39 FT TH S 21 DEG 03 MIN 12 SEC W 264.77 FT TH S 09 DEG 30 MIN 04 SEC E 146.09 FT TH N 88 DEG 31 MIN 34 SEC W 610.67 FT TH N 00 DEG 13 MIN 37 SEC E 5.09 FT TO POB TOG/W FOLL THAT POR OF SW OF SEC 2 DESC AS FOLL COM AT A PT ON W LI OF SD SEC 2 SD PT BEARS N 00 DEG 13 MIN 37 SEC E 55.01 FT FROM SW COR OF SD SEC 2 & IS ALSO N MAR OF 112TH ST E (39TH AVE SE) TH S 88 DEG 31 MIN 34 SEC E 610.67 FT TO POB TH N 09 DEG 30 MIN 04 SEC W 146.09 FT TH N 21 DEG 03 MIN 12 SEC E 264.77 FT TH N 23 DEG 59 MIN 34 SEC E 126.39 FT TH N 49 DEG 35 MIN 52 SEC E 94.92 FT TH N 64 DEG 36 MIN 58 SEC E 64.85 FT TH N 12 DEG 29 MIN 28 SEC E 53.54 FT TH N 65 DEG 18 MIN 15 SEC E 74.47 FT TH N 37 DEG 57 MIN 43 SEC E 64.3 FT TH N 62 DEG 34 MIN 14 SEC E 37.7 FT TH S 27 DEG 37 MIN 16 SEC E 51.87 FT TO BEG OF A CURVE CONCAVE TO SW HAVING A RAD OF 920.34 FT TH ALG ARC OF SD CURVE THRU A C/A OF 29 DEG 05 MIN 30 SEC A DIST OF 467.3 FT TH S 01 DEG 28 MIN 14 SEC W 259.81 FT TH N 88 DEG 31 MIN 34 SEC W 470.95 FT TH S 10 DEG 42 MIN 07 SEC W 5.07 FT TH N 88 DEG 31 MIN 34 SEC W 55.77 FT TO POB EASE OF REC COMB OF 04-19-03-4-013, 4-018, 04-19-02-3-011, 3-012 & 3-013 SEG 2023-0180 11/08/22 JP WORKED ON INTENT

The values listed below are allocated from parent parcel values and may not represent true and fair market value.

APPEALS: You have the right to appeal the Assessor's determination of the allocation of value on your segregated parcels to the Pierce County Board of Equalization. Appeal forms (petitions) are provided by the Board and must be filed within 60 days of the date of this notice. Petitions received after those dates will be denied as not having been timely filed. A copy of this notice must be included in your appeal. For appeal information, contact the Board of Equalization at (253)798-7415.

**Property Values**      2022 values for 2023 taxes

Allocated Taxable Value Regular	0
Allocated Assessed Value	55,939,200
Allocated Land	7,947,100
Allocated Improvement	47,992,100

**Property Characteristics**

Use Code	6840
Unit of Measure	ACRE
Total Size	84.83

EXEMPTION: State of Washington

**MIKE LONERGAN**  
**ASSESSOR-TREASURER**

web: [WWW.CO.PIERCE.WA.US/ATR](http://WWW.CO.PIERCE.WA.US/ATR)  
A.T.L.A.S.: (253) 798-3333  
FAX: (253)798-3142