



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:

Street Addresses:

Applicant Information

Name:

Street Address:

City:

State:

Zip:

Phone:

E-mail:

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:

Street Address:

City:

State:

Zip:

Phone:

E-mail:

Contact owner about application Yes or No

SURVEYOR INFORMATION (if applicable)

Name:

Agency Name:

Street Address:

City:

State:

Zip:

Phone:

E-mail:

State of Washington Professional Land Surveyor Registration No.:

Name of Registered:

Expiration Date:

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 ½" 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

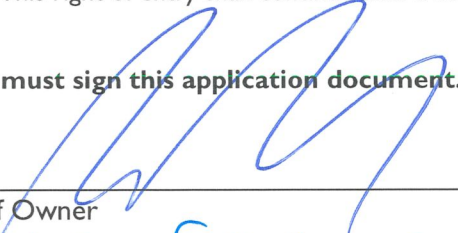
1. Submit all required hard copies to the Development Services Center (2nd floor, Puyallup City Hall, 333 S. Meridian)
2. Once reviewed by City staff, the applicant (and the owner and surveyor if indicated) will be emailed with any required corrections to the proposed lot combination.
3. If corrections 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.



Signature of Owner
Date October 12, 2023
DAVID SCHEIBLE

Print Name

Signature of Owner
Date _____


Print Name

Signature of Owner
Date _____

Print Name

Signature of Owner
Date _____

Print Name



Signature of Applicant (if different from above)
Date October 12, 2023
Jason Hubbell, P.E.

Print Name

Return to:
(applicant or contract purchaser)
Barghausen Consulting Engineers, Inc.
18215 72nd Ave. S
Kent, WA 98032

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" See Page 4

Parcel "B" See Page 4

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 Page 5

IN WITNESS WHEREOF, said parties hereto have caused this instrument to be executed this ____ day of _____, _____.

STATE OF WASHINGTON TEXAS }
} ss.

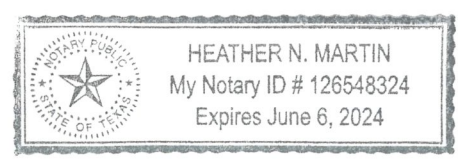
COUNTY OF ~~PIERCE~~ DALLAS

I certify that I know or have satisfactory evidence that DAVID SCHEIBLE 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 13 day of SEPT, 2023

[Signature]
Signature
HEATHER N. MARTIN
Print Name

June 6 2024
Title
My Appointment Expires



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:

Prior to recording with Pierce County, please make the following changes:
— As stated in the lot combination application, the eliminated boundary lines shall be shown as a dashed line and remaining boundary lines as solid lines on the “revised property layout”. Please include those changes prior to recording with the County.

Signature	Planning Technician	11/8/2023
Ashley Ramirez		Date
		Development and Permitting Services
Printed Name	Title	Department
253-770-0330	aramirez@puyallupwa.gov	
Phone	Email	

SURVEY INFORMATION

HORIZONTAL DATUM:

NAD 83/11

PER WSDOT PUBLISHED MONUMENTS. WSDOT CONTROL POINT "GP 27512-100" WAS HELD FOR POSITION, AND A LINE BETWEEN SAID POINT "GP 27512-100" AND CONTROL POINT "GP27512-18AZ" WAS HELD FOR ROTATION, BEING SOUTH 38°23'07" WEST.

DATE OF SURVEY:

THIS SURVEY REPRESENTS VISIBLE PHYSICAL IMPROVEMENTS AND SITE CONDITIONS EXISTING ON JULY 6, 2022. ALL SURVEY CONTROL INDICATED AS "FOUND" WAS RECOVERED FOR THIS PROJECT IN JULY OF 2022.

PROCEDURE NARRATIVE:

THIS IS A FIELD TRAVERSE SURVEY. TOPCON GT AND TOPCON HYPER HR GPS AND A DELL TABLET DATA COLLECTOR WERE USED TO MEASURE THE ANGULAR AND DISTANCE RELATIONSHIPS BETWEEN THE CONTROLLING MONUMENTATION AS SHOWN. CLOSURE RATIOS OF THE TRAVERSE MET OR EXCEEDED THOSE SPECIFIED IN W.A.C. 332-130-090. ALL INSTRUMENTS AND EQUIPMENT HAVE BEEN MAINTAINED IN ADJUSTMENT ACCORDING TO MANUFACTURERS' SPECIFICATIONS AND USED BY APPROPRIATELY TRAINED PERSONNEL.

SURVEYOR'S NOTES:

- ALL DISTANCES SHOWN HEREON ARE GROUND MEASUREMENTS IN U.S. SURVEY FEET.

- THE BOUNDARY CORNERS AND LINES DEPICTED ON THIS MAP REPRESENT DEED LINES ONLY, AND DON'T PURPORT TO SHOW OWNERSHIP LINES THAT MAY OTHERWISE BE DETERMINED BY A COURT OF LAW. NO GUARANTEE OF OWNERSHIP IS EXPRESSED OR IMPLIED.

BOUNDARY NARRATIVE:

DURING THE COURSE OF THIS SURVEY THERE WAS A NOTICEABLE DIFFERENCE BETWEEN FOUND EVIDENCE AND THE SENIOR CALLS AND DIMENSIONS IN THE LEGAL DESCRIPTION. ACCORDING TO THE LEGAL DESCRIPTION, THE COMMON BOUNDARY OF TITLE PARCEL C AND THE RAILROAD IS BASED ON AN OFFSET FROM BURLINGTON NORTHERN'S MAIN TRACK. THE RECORD OF SURVEY FILED UNDER AFN. 8901300346 APPEARS TO SHOW THE AS-BUILT MAIN TRACK 63' FROM THE MONUMENTED CENTERLINE OF PIONEER WAY. THIS SURVEY FOUND THE MAIN TRACK 65.5' - 65.9' FROM THE MONUMENTED CENTERLINE OF PIONEER WAY. IT APPEARS THE TRACK MAY HAVE BEEN RE-ALIGNED DURING MAINTENANCE OF THE RAILROAD, BUT THAT IS UNCONFIRMED. THIS SURVEY AGREES WITH THE RAILROAD LOCATION SHOWN ON AFN. 8901300346 & 200507125011, BOTH SURVEYS SHOW THE SOUTHERLY MOST BUILDING ENCROACHING UPON THE RAILROAD RIGHT OF WAY BY 0.4', WHICH WAS CONFIRMED BY THIS SURVEY. THE IRON PIPE ALONG THE WESTERLY LIMITS OF TITLE PARCEL C WAS HELD TO ESTABLISH THE WEST LINES. SENIOR CALLS IN THE DEED FOR THE PARCEL TO THE WEST (AFN. 201910090363), WOULD MAKE THE JOG IN THE WEST LINE 37.4' INSTEAD OF THE 40' CALLED FOR IN THE SUBJECT PARCEL LEGAL DESCRIPTION. THE FOUND REBAR AT THE NW CORNER OF TITLE PARCEL C, AND THE EXISTING FENCE LINES AGREE WITH THIS POSITION ALONG WITH THE TITLE PARCEL C LEGAL DESCRIPTION CALL OF 8.50' FROM THE SW CORNER TO THE CENTERLINE OF THE NORTHERLY SPUR TRACK, WE MEASURED 8.66'.

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<p>SCALE: HORIZONTAL 1"=200'</p>	<p>For: FORTRESS INVESTMENT GROUP, LLC</p>	<p>JOB NUMBER 22085</p>
<div style="display: flex; align-items: center;"> <p>BARGHAUSEN CONSULTING ENGINEERS, INC. 18215 72ND AVENUE SOUTH KENT, WA 98032 425.251.6222 BARGHAUSEN.COM</p> </div>	<p>Title: LOT COMBINATION</p>	<p>22085L.001.DOC</p>
<p>DESIGNED _____ DRAWN <u>KMA</u> CHECKED <u>RDL</u> APPROVED <u>RDL</u> DATE <u>8/8/2023</u></p>		

EXISTING LEGAL DESCRIPTIONS: (PER STATUTORY WARRANTY DEED – AFN. 9504030261)

LOT 1:

THAT PORTION OF BLOCKS 34 TO 37, INCLUSIVE, OF REPLAT OF A PART OF FRANK R. SPINNING’S FIRST ADDITION TO THE TOWN OF PUYALLUP, PIERCE COUNTY, WASHINGTON, ACCORDING TO PLAT RECORDED IN BOOK 6 OF PLATS AT PAGE(S) 91, LYING NORTHERLY OF THE NORTHERN PACIFIC RAILWAY COMPANY RIGHT OF WAY, IN PUYALLUP, PIERCE COUNTY, WASHINGTON.

TOGETHER WITH THE SOUTH 30 FEET OF VACATED PIONEER AVENUE ABUTTING BLOCKS 34 AND 35 AS VACATED BY CITY OF PUYALLUP ORDINANCE NO. 211 RECORDED FEBRUARY 14, 1902 UNDER AUDITOR’S NO. 146161.

LOT 2:

A PARCEL OF LAND SITUATED WITHIN THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 20 NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN, IN PIERCE COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:


BEGINNING AT THE SOUTHEAST CORNER OF BLOCK 33 OF REPLAT OF A PART OF FRANK R. SPINNING’S FIRST ADDITION TO THE TOWN OF PUYALLUP, PIERCE COUNTY, WASHINGTON, ACCORDING TO PLAT RECORDED IN BOOK 6 OF PLATS AT PAGE 91;

THENCE NORTH 00°50’ WEST 28.58 FEET ALONG THE EAST LINE OF SAID BLOCK 33;
 THENCE SOUTH 14°18’45” WEST 27.61 FEET TO A POINT ON THE SOUTH LINE OF SAID BLOCK 33;
 THENCE SOUTH 75°49’ EAST 7.47 FEET ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING, IN PUYALLUP, PIERCE COUNTY, WASHINGTON.

LOT 3:

THAT PORTION OF THE SOUTHEAST OF SECTION 27, TOWNSHIP 20 NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN, IN PIERCE COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SECTION CORNER COMMON TO SECTIONS 26, 27, 34 AND 35, ALL IN SAID TOWNSHIP 20 NORTH, RANGE 4 EAST;
 THENCE NORTHERLY ALONG THE SECTION LINE COMMON TO SAID SECTIONS 26 AND 27, A DISTANCE OF 1578.0 FEET, MORE OR LESS, TO THE POINT OF INTERSECTION WITH A LINE DRAWN PARALLEL WITH AND DISTANT 51.13 FEET NORTHERLY OF, AS MEASURED AT RIGHT ANGLES TO, BURLINGTON NORTHERN RAILROAD COMPANY’S MAIN TRACK CENTERLINE, AS NOW LOCATED AND CONSTRUCTED;
 THENCE NORTHWESTERLY DEFLECTING 74°59 TO THE LEFT FROM SAID SECTION LINE, ALONG SAID LINE LYING 51.13 FEET NORTHERLY OF AND PARALLEL WITH SAID MAIN TRACT CENTERLINE, A DISTANCE OF 493.0 FEET, MORE OR LESS, TO THE POINT OF INTERSECTION WITH THE WEST RIGHT OF WAY LINE OF FIFTEENTH STREET SOUTHEAST, AS NOW LOCATED IN THE CITY OF PUYALLUP, WASHINGTON SAID POINT BEING THE TRUE POINT OF BEGINNING OF THE PARCEL TO BE DESCRIBED;
 THENCE CONTINUING NORTHWESTERLY ALONG SAID PARALLEL LINE, 920.0 FEET, MORE OR LESS, TO THE POINT OF INTERSECTION WITH A LINE DRAWN PARALLEL WITH AND DISTANT 8.50 FEET NORTHERLY OF, AS MEASURED AT RIGHT ANGLES TO, THE MOST NORTHERLY SPUR TRACT OF SAID BURLINGTON NORTHERN RAILROAD COMPANY, AS NOW LOCATED AND CONSTRUCTED;
 THENCE NORTHERLY, PARALLEL WITH THE WEST LINE OF BLOCK 32 OF REPLAT OF A PART OF FRANK R. SPINNING’S FIRST ADDITION TO THE TOWN OF PUYALLUP, ACCORDING TO PLAT RECORDED IN BOOK 6 OF PLATS AT PAGE 91, A DISTANCE OF 148.0 FEET;
 THENCE NORTHWESTERLY, PARALLEL WITH SAID LINE LYING 51.13 FEET NORTHERLY OF SAID RAILROAD COMPANY’S MAIN TRACT CENTERLINE, A DISTANCE OF 40.0 FEET;
 THENCE NORTHERLY, PARALLEL WITH SAID WEST LINE OF BLOCK 32, 106.0 FEET TO THE POINT OF INTERSECTION WITH A LINE DRAWN PARALLEL WITH AND DISTANT 300.0 FEET NORTHERLY OF, AS MEASURED AT RIGHT ANGLES TO, SAID MAIN TRACT CENTERLINE;
 THENCE EASTERLY ALONG SAID PARALLEL LINE, 946.0 FEET, MORE OR LESS, TO THE POINT OF INTERSECTION WITH THE WEST RIGHT OF WAY LINE OF FIFTEENTH STREET SOUTHEAST;
 THENCE SOUTHERLY ALONG SAID WEST RIGHT OF WAY LINE TO THE TRUE POINT OF BEGINNING, IN PIERCE COUNTY, WASHINGTON.

SCALE: HORIZONTAL N/A	For: FORTRESS INVESTMENT GROUP, LLC	JOB NUMBER 22085
 BARGHAUSEN CONSULTING ENGINEERS, INC. 18215 72ND AVENUE SOUTH KENT, WA 98032 425.251.6222 BARGHAUSEN.COM	Title: LOT COMBINATION	22085L.001.DOC PAGE 4 of 7
DESIGNED _____ DRAWN <u>KMA</u> CHECKED <u>RDL</u> APPROVED <u>RDL</u> DATE <u>8/17/2023</u>		

REVISED LEGAL DESCRIPTION:

NEW LOT 1:

COMBINED PARCELS A, B & D, DESCRIBED IN STATUTORY WARRANTY DEED RECORDED UNDER AUDITOR'S FILE NUMBER 9504030261, RECORDS OF PIERCE COUNTY, WASHINGTON.

ALSO KNOWN AS THE FOLLOWING DESCRIBED TRACT OF LAND:

THAT PORTION OF BLOCKS 34 TO 37, INCLUSIVE, OF REPLAT OF A PART OF FRANK R. SPINNING'S FIRST ADDITION TO THE TOWN OF PUYALLUP, PIERCE COUNTY, WASHINGTON, ACCORDING TO PLAT RECORDED IN BOOK 6 OF PLATS AT PAGE(S) 91, LYING NORTHERLY OF THE NORTHERN PACIFIC RAILWAY COMPANY RIGHT OF WAY, IN PUYALLUP, PIERCE COUNTY, WASHINGTON.


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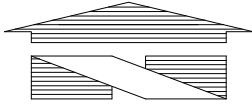
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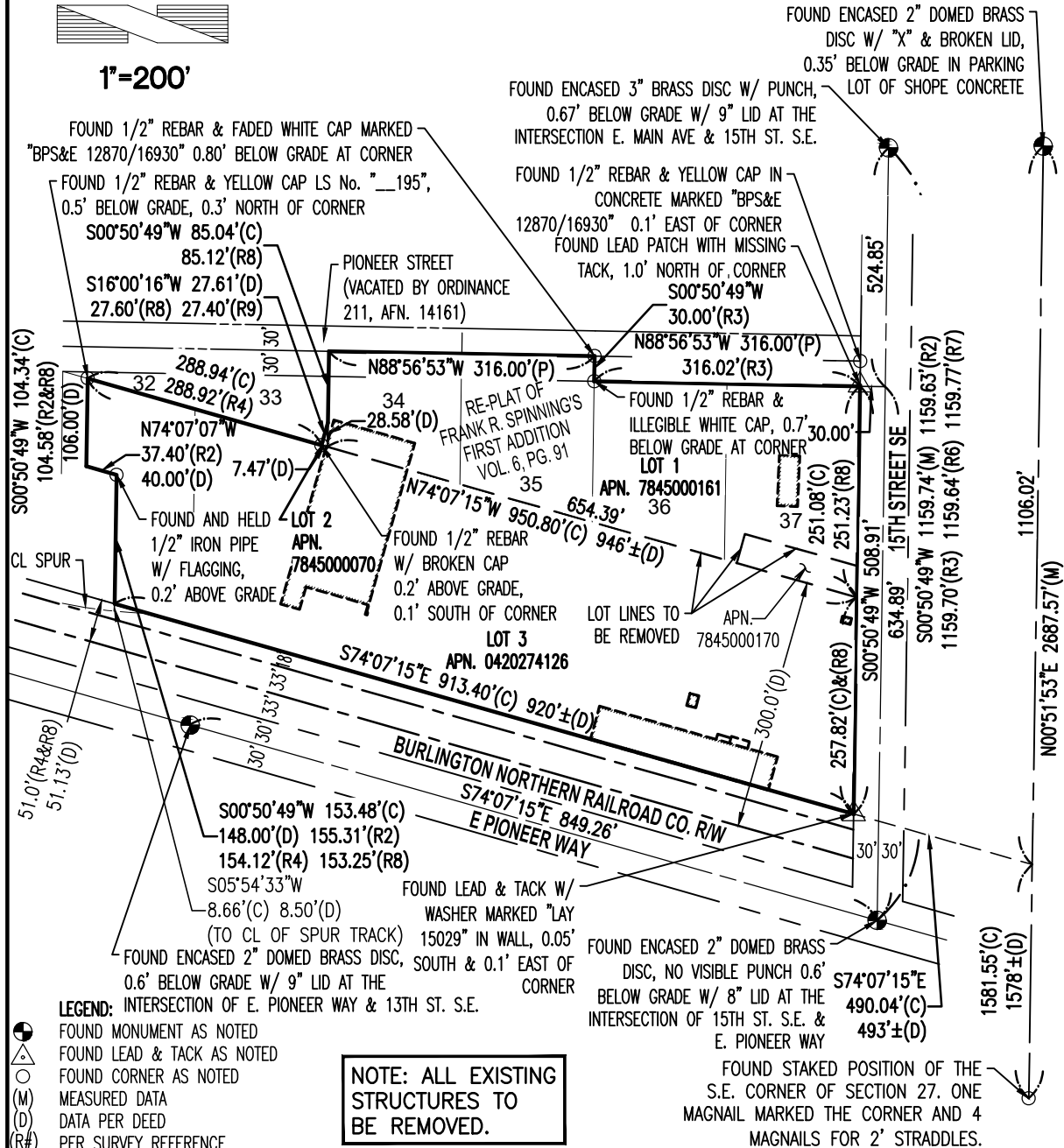
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SCALE: HORIZONTAL 1"=200'	For:	JOB NUMBER
	FORTRESS INVESTMENT GROUP, LLC	22085
 BARGHAUSEN CONSULTING ENGINEERS, INC. 18215 72ND AVENUE SOUTH KENT, WA 98032 425.251.6222 BARGHAUSEN.COM	Title:	22085L.001.DOC
	LOT COMBINATION	PAGE
		5 of 7
DESIGNED _____	DRAWN KMA	CHECKED RDL
APPROVED RDL		DATE 8/17/2023

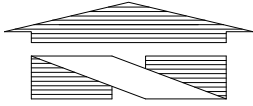


EXISTING PROPERTY LAYOUT

1"=200'

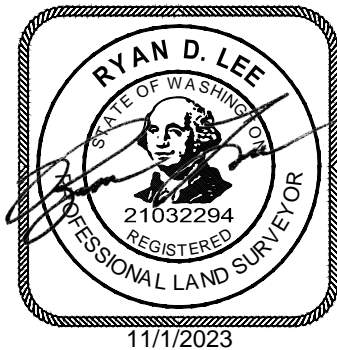
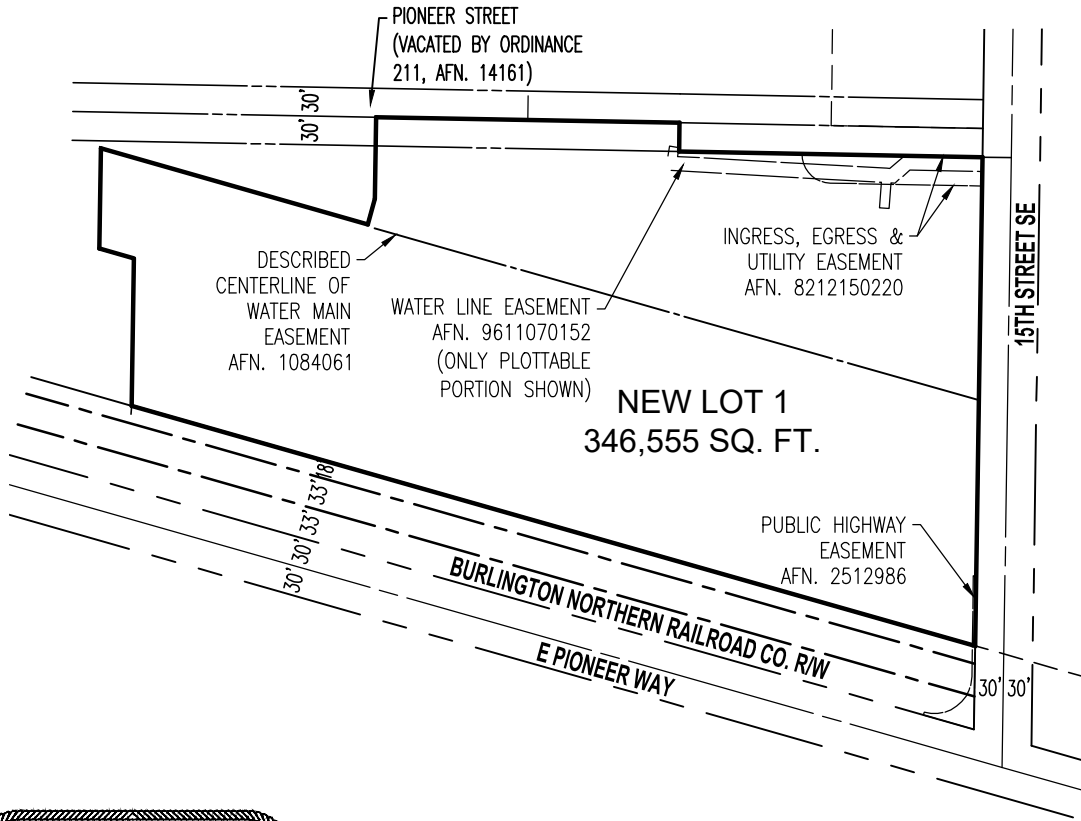


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1"=200'


REVISED PROPERTY LAYOUT



REFERENCE SURVEYS:

1. RE-PLAT OF FRANK R. SPINNING'S FIRST ADDITION - VOL. 6, PG. 91
2. RECORD OF SURVEY - AFN. 8012150275
3. RECORD OF SURVEY - AFN. 8311230397
4. RECORD OF SURVEY - AFN. 8901300346
5. RECORD OF SURVEY - AFN. 9206090520
6. R.O.S. FOR BOUNDARY LINE ADJUSTMENT - AFN. 9311050458
7. RECORD OF SURVEY - AFN. 200107265006
8. RECORD OF SURVEY - AFN. 200507125011
9. RECORD OF SURVEY - AFN. 201309275005
10. RECORD OF SURVEY - AFN. 201411175006

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