

202311140590

Electronically Recorded

Pierce County, WA ACLARK1

11/14/2023 2:34 PM

Pages: 9

Fee: \$311.50

Return Address:

Barghausen Consulting Engineers, Inc.
 18215 72nd Ave. S.
 Kent, WA 98032

Please print or type information **WASHINGTON STATE RECORDER'S Cover Sheet** (RCW 65.04)

Document Title(s) (or transactions contained therein): (all areas applicable to your document must be filled in)

1. Declaration of Lot Combination 2. _____
 3. _____ 4. _____

Reference Number(s) of Documents assigned or released:

Additional reference #'s on page _____ of document

Grantor(s) Exactly as name(s) appear on document

1. CREF3 Puyallup Owner, LLC, _____
 2. _____, _____

Additional names on page _____ of document.

Grantee(s) Exactly as name(s) appear on document

1. CREF3 Puyallup Owner, LLC, _____
 2. _____, _____

Additional names on page _____ of document.

Legal description (abbreviated: i.e. lot, block, plat or section, township, range)

PORTIONS OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 20 NORTH,
 RANGE 4 EAST, W.M., IN PIERCE COUNTY, WASHINGTON

Additional legal is on page 4,5,6 of document.

Assessor's Property Tax Parcel/Account Number
 assigned 7845000161, 7845000170, and 0420274126

Assessor Tax # not yet

The Auditor/Recorder will rely on the information provided on this form. The staff will not read the document to verify the accuracy or completeness of the indexing information provided herein.

"I am signing below and paying an additional \$50 recording fee (as provided in RCW 36.18.010 and referred to as an emergency nonstandard document), because this document does not meet margin and formatting requirements. Furthermore, I hereby understand that the recording process may cover up or otherwise obscure some part of the text of the original document as a result of this request."

 Signature of Requesting Party

Note to submitter: Do not sign above nor pay additional \$50 fee if the document meets margin/formatting requirements

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. —

Digitally signed by Ashley Ramirez
DN: cn=Ashley Ramirez, o=City of Puyallup, ou=City of Puyallup, email=aramirez@puyallupwa.gov, c=US
Date: 2023.11.08.15:17:52 -0800

Ashley Ramirez		11/8/2023
Signature	Planning Technician	Date Development and Permitting Services
Ashley Ramirez		
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'.

File:P:\22000s\22085\survey\plots\22085blc01.dwg Date/Time:11/9/2023 11:31 AM KIM ANDERSON

<p>SCALE: HORIZONTAL 1"=200'</p>	<p>For: FORTRESS INVESTMENT GROUP, LLC</p>	<p>JOB NUMBER 22085</p>
 <p>BARGHAUSEN CONSULTING ENGINEERS, INC. 18215 72ND AVENUE SOUTH KENT, WA 98032 425.251.6222 BARGHAUSEN.COM</p>	<p>Title: LOT COMBINATION</p>	<p>22085L.001.DOC</p>
		<p>PAGE 3 of 7</p>
<p>DESIGNED _____ DRAWN <u>KMA</u> CHECKED <u>RDI</u> APPROVED <u>RDI</u> DATE <u>11/9/2023</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>11/9/2023</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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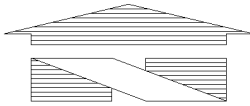
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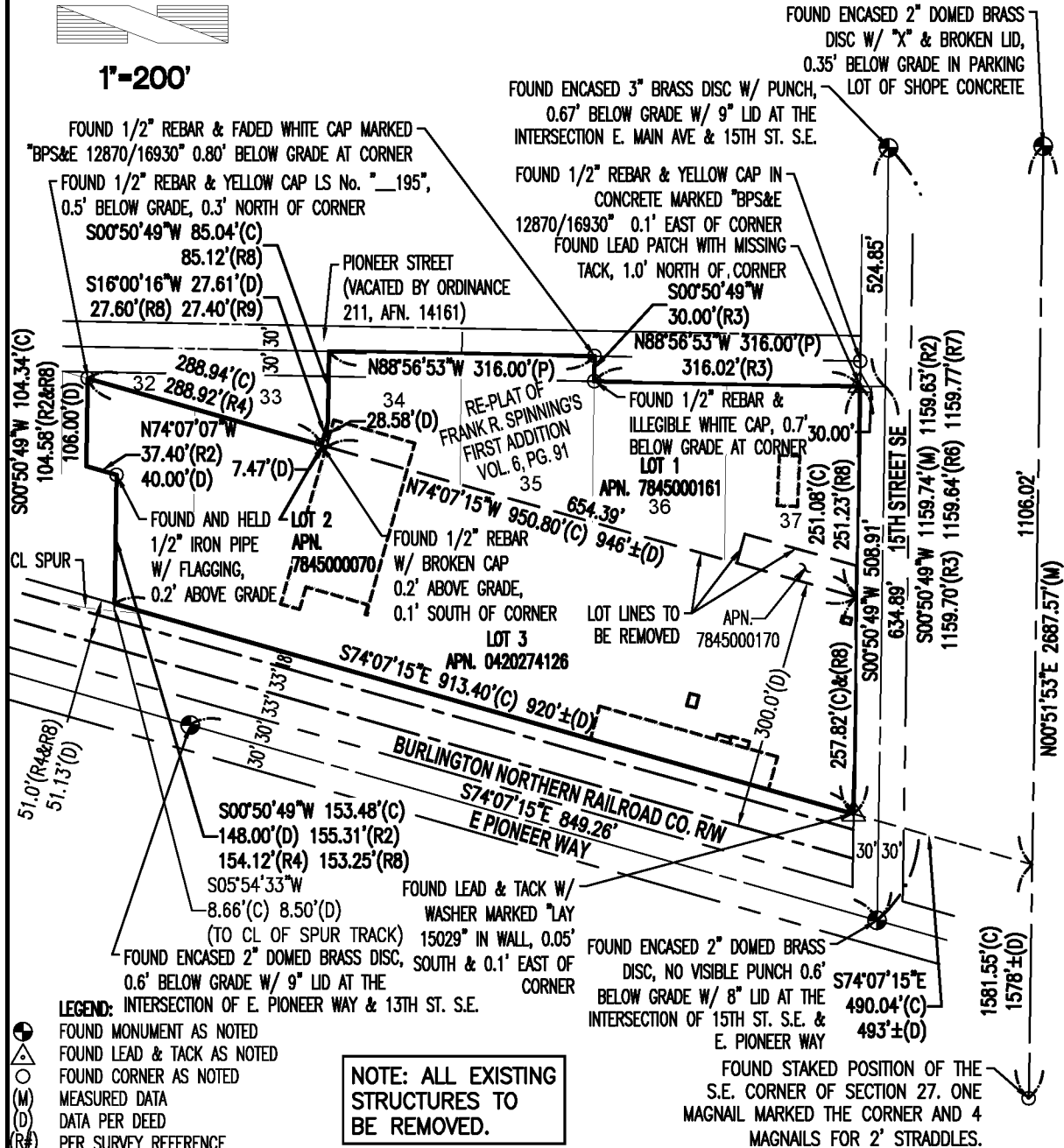
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SCALE: HORIZONTAL 1"=200'	For: FORTRESS INVESTMENT GROUP, LLC	JOB NUMBER 22085
	Title: LOT COMBINATION	22085L.001.DOC PAGE 5 of 7
 BARGHAUSEN CONSULTING ENGINEERS, INC. 18215 72ND AVENUE SOUTH KENT, WA 98032 425.251.6222 BARGHAUSEN.COM	DESIGNED _____	DRAWN <u>KMA</u>
CHECKED <u>RDL</u>		APPROVED <u>RDL</u>
DATE <u>11/9/2023</u>		



EXISTING PROPERTY LAYOUT


1"=200'

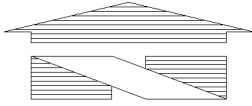


- LEGEND:**
- ⊕ FOUND MONUMENT AS NOTED
 - △ FOUND LEAD & TACK AS NOTED
 - FOUND CORNER AS NOTED
 - (M) MEASURED DATA
 - (D) DATA PER DEED
 - (Rf) PER SURVEY REFERENCE

NOTE: ALL EXISTING STRUCTURES TO BE REMOVED.

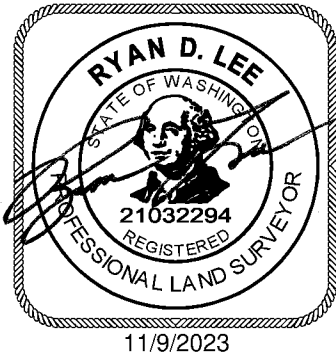
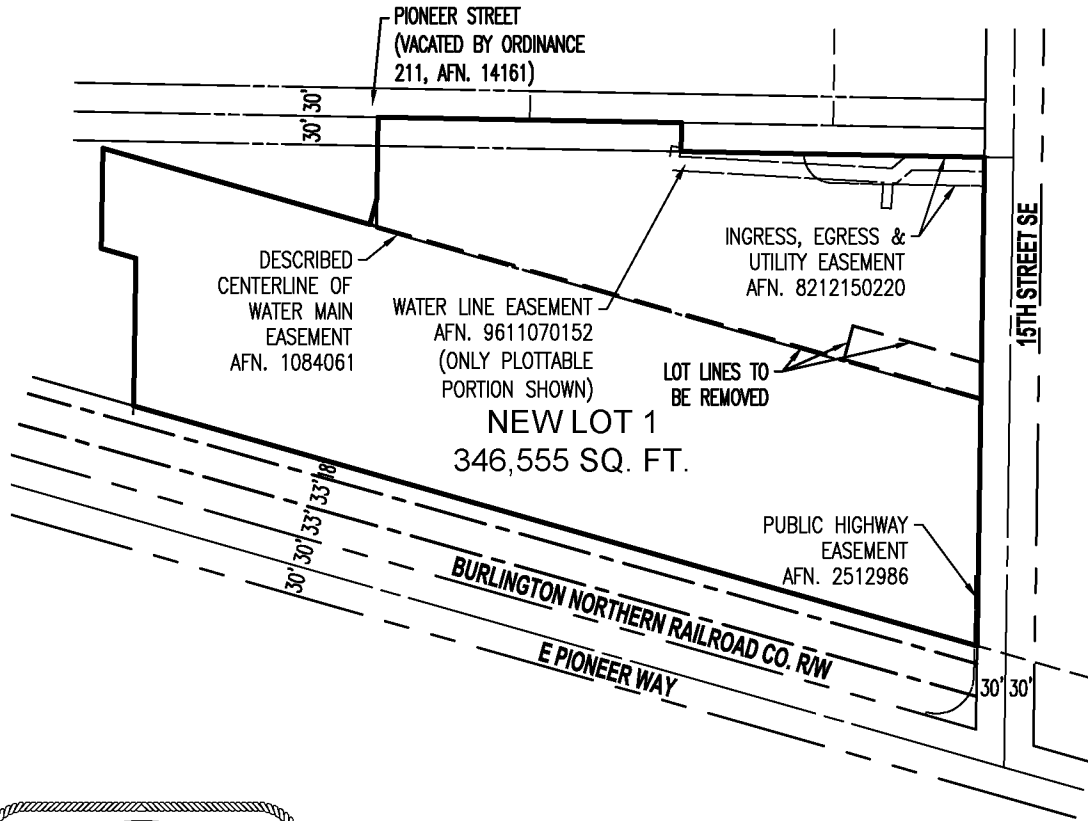
FOUND STAKED POSITION OF THE S.E. CORNER OF SECTION 27. ONE MAGNAIL MARKED THE CORNER AND 4 MAGNAILS FOR 2' STRADDLES.

SCALE: HORIZONTAL 1"=200'  BARGHAUSEN CONSULTING ENGINEERS, INC. 18215 72ND AVENUE SOUTH KENT, WA 98032 425.251.6222 BARGHAUSEN.COM	For: FORTRESS INVESTMENT GROUP, LLC	JOB NUMBER 22085
	Title: LOT COMBINATION	22085L.001.DOC PAGE 6 of 7
DESIGNED _____ DRAWN <u>KMA</u> CHECKED <u>RDL</u> APPROVED <u>RDL</u> DATE <u>11/9/2023</u>		



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

SCALE:
HORIZONTAL 1"=200'



BARGHAUSEN
CONSULTING ENGINEERS, INC.
18215 72ND AVENUE SOUTH
KENT, WA 98032
425.251.6222 BARGHAUSEN.COM

For:
FORTRESS INVESTMENT
GROUP, LLC

Title:
LOT
COMBINATION

JOB NUMBER
22085

22085L.001.DOC

PAGE
7 of **7**

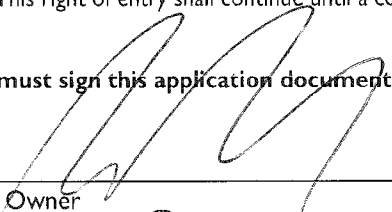
DESIGNED _____ DRAWN KMA CHECKED RDI APPROVED RDI DATE 11/9/2023

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 _____

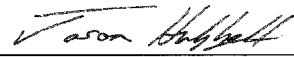
Print Name

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