

Lot Combination



**Development and
Permitting Services**
333 S. Meridian
Puyallup, WA 98371
253-864-4165
www.cityofpuyallup.org

Application Fees

2 Lots: \$130.00
3+ Lots: \$240.00

This application is for the request to combine two or more legal lots of record into either a single lot of record, not to exceed the original number of lots. A lot combination can only remove existing lot lines and cannot be used to move lot lines. Please be aware that these lots will not be able to be subdivided again, except through a short plat process. Once the lot combination has been approved by the City it must be recorded with the Pierce County Auditor in order to be finalized.

Submittal Instructions

- 1 Create an account on <https://permits.puyallupwa.gov/Portal>
- 2 Select "Apply for Planning Permit"
- 3 Select "Lot Combination" from drop down list. Fill out all sections of the online form and upload all required documents. Note: Failure to upload all the required documents will delay the processing of your application.

Owner Information 1

Name: CRP/VDC Freeman Logistics Owner, LLC

Street Address: 11411 NE 124th Street, Suite 190

City: Kirkland State: WA Zip Code: 98034

Phone: 425-968-5115 E-mail: TLitz@vectorrecorp.com

Owner Information 2

Name: N/A

Street Address: _____

City: _____ State: _____ Zip Code: _____

Phone: _____ E-mail: _____

Owner Information 3

Name: N/A

Street Address: _____

City: _____ State: _____ Zip Code: _____

Phone: _____ E-mail: _____

Applicant / Agent Information

☐ Same as owner

Name: Holly Chester - Lanktree Land Surveying, Inc

Street Address: 25510 74th Avenue S

City: Kent State: WA Zip Code: 98032

Phone: 253-653-6423 x 102 E-mail: hchester@lanktreeland.com

Site Information

Parcel Number(s): 042020-1039, -1066, -5016, -1052, -1034, -1040, -5017 & 042017-4075

Property Address(es): 2303 Freeman Rd N & 4801, 4815, 4823, 4827 Freeman Rd E & 1801, 1809, 1817 22nd Ave NW

Nature of Request (be specific):

Removal of lot lines between eight properties under common ownership

Surveyor Information *(if applicable)*

Name: Trevor Lanktree - Lanktree Land Surveying, Inc

Street Address: 25510 74th Avenue S

City: Kent State: WA Zip Code: 98032

Phone: 253-653-6423 E-mail: tlanktree@lanktreeland.com

State of Washington Professional Land Surveyor Registration No. UBI #603 213 049 PLS#3076
Name of Registered: Lanktree Land Surveying Inc Expiration Date: 06/30/2025

Contact surveyor about application? ☒ Yes ☐ No

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. Once approved, City staff will sign the City approval page of this application.
2. The applicant will be notified via email and/or phone that the lot combination and signed approval are ready to be picked up at the Development Services Center permit counter.
3. **Requirement for Recording:** Applicant to 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).
4. **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).

Submittal Checklist


- ☒ 1. Completed and Signed Application Form
- ☒ 2. 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.

3. Drawing of Existing & Revised Properties:

- 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
- Legal descriptions (existing and revised)
- 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.

-  4. (optional) 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.

Certification

I hereby state that I am the applicant 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 its 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.

Signature of Owner: _____ Date _____

Signature of Applicant: _____ Date: 02/06/2025
(or authorized agent)

A handwritten signature in black ink, appearing to be 'HSA', is written over the signature line for the applicant.

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 "D": 042020-1039

Parcel "E": 042020-1066

Parcel "G": 042020-5016

Parcel "H": 042020-1052

Parcel "I": 042020-1034

Parcel "J": 042020-1040

Parcel "K": 042020-5017

Parcel "M": 042017-4075

Please see attached Legal Descriptions.

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:

Please see attached Legal Description

Property Owner Signature

Date

Property Owner Signature

Date

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

STATE OF WASHINGTON

}

COUNTY OF PIERCE

}

ss.

}

I certify that I know or have satisfactory evidence that _____
_____ 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 ____ day of _____, _____

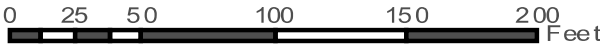
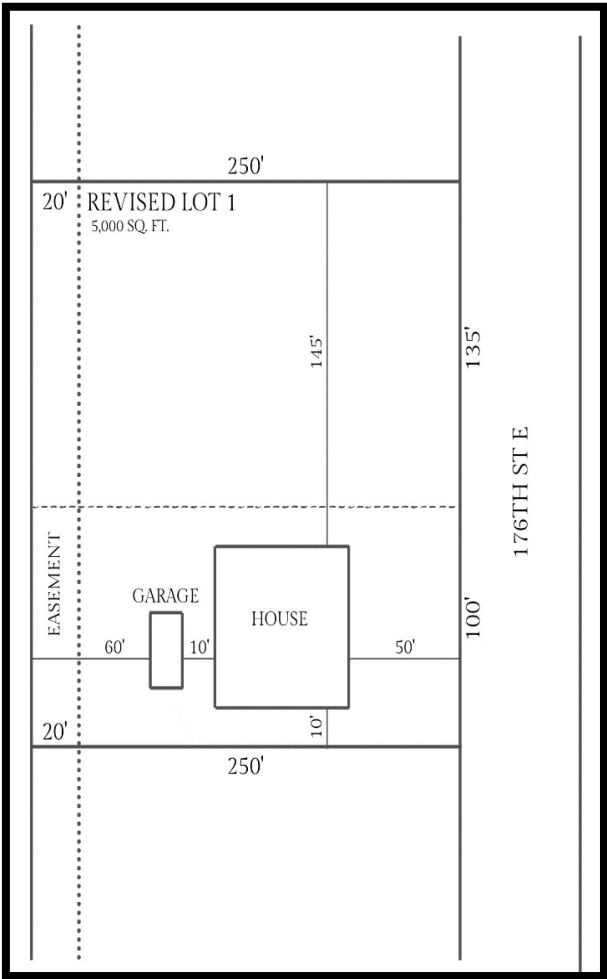
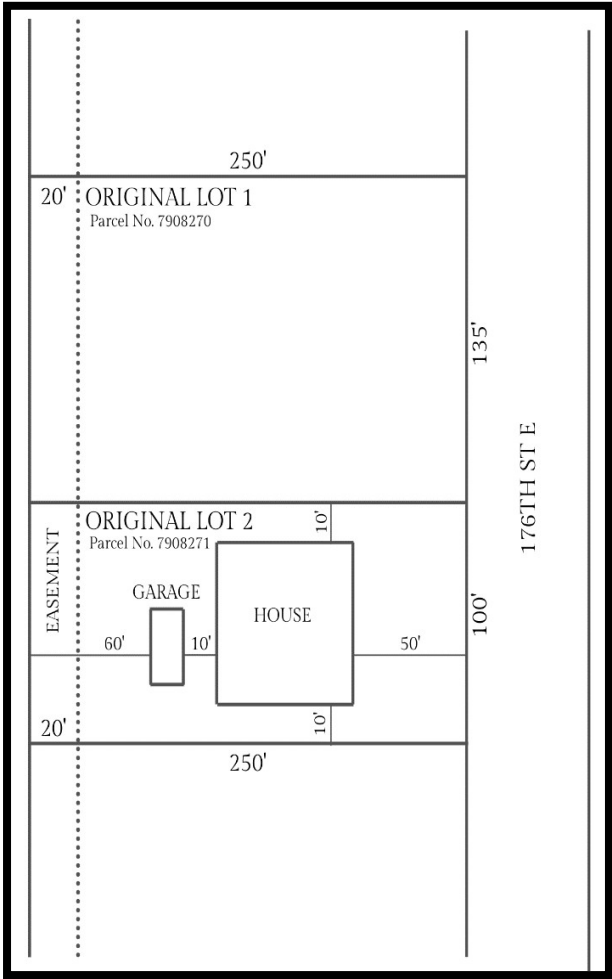
Signature

Title

LOT COMBINATION LEGAL DESCRIPTION &
EXHIBIT MAPS EXAMPLE:

ORIGINAL LOTS

REVISED LOT



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:

Signature

Date

Printed Name

Title

Department

Phone

Email

Original Legal Descriptions

Parcel “D” (APN. 042020-1039):

BEGINNING AT A POINT 15 FEET EAST OF THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 20 NORTH, RANGE 4 EAST OF THE W.M., IN PIERCE COUNTY, WASHINGTON;

THENCE EAST 330 FEET;
THENCE SOUTH 272.06 FEET;
THENCE WEST 330 FEET;
THENCE NORTH 272.06 FEET TO THE POINT OF BEGINNING;

EXCEPT THE SOUTH 100 FEET OF THE WEST 160 FEET THEREOF.

Parcel “E” (APN. 042020-1066):

THE SOUTH 100 FEET OF THE WEST 160 FEET OF THE FOLLOWING DESCRIBED PROPERTY, IN PIERCE COUNTY, WASHINGTON.

BEGINNING AT A POINT 15 FEET EAST OF THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 20 NORTH, RANGE 4 EAST OF THE W.M., IN PIERCE COUNTY, WASHINGTON;

THENCE EAST 330 FEET;
THENCE SOUTH 272.06 FEET;
THENCE WEST 330 FEET;
THENCE NORTH 272.06 FEET TO THE POINT OF BEGINNING.

Parcel “G” (APN. 042020-5016):

LOT 1, PIERCE COUNTY SHORT PLAT, ACCORDING TO PLAT RECORDED MARCH 23, 1994 UNDER RECORDING NO. 9403231137, IN PIERCE COUNTY, WASHINGTON.

Parcel “H” (APN. 042020-1052):

BEGINNING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 20 NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN, IN PIERCE COUNTY, WASHINGTON;

THENCE SOUTH 340.83 FEET;
THENCE EAST 300 FEET;
THENCE SOUTH 68.17 FEET;

THENCE WEST 300 FEET;
THENCE NORTH 68.17 FEET TO THE POINT OF BEGINNING;

EXCEPT FREEMAN COUNTY ROAD RUNNING ALONG THE WEST LINE THEREOF;

ALSO, COMMENCING 15 FEET EAST AND 272.86 FEET SOUTH OF THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 20 NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN, IN PIERCE COUNTY, WASHINGTON;

THENCE EAST PARALLEL WITH THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION, 330 FEET;

THENCE SOUTH PARALLEL WITH THE CENTER LINE OF FREEMAN COUNTY ROAD 68.17 FEET;

THENCE WEST 142 FEET TO THE TRUE POINT OF BEGINNING;

THENCE NORTH 20 FEET;

THENCE WEST 20 FEET;

THENCE SOUTH 20 FEET;

THENCE EAST 20 FEET TO THE TRUE POINT OF BEGINNING.

Parcel "I" (APN. 042020-1034):

BEGINNING 15 FEET EAST AND 272.66 FEET SOUTH OF THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 20 NORTH, RANGE 4 EAST OF THE W.M., IN PIERCE COUNTY, WASHINGTON;

THENCE EAST PARALLEL WITH THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 20, 330 FEET;

THENCE SOUTH PARALLEL WITH THE CENTER LINE OF FREEMAN COUNTY ROAD, 68.17 FEET;

THENCE WEST 330 FEET TO THE EAST LINE OF SAID ROAD;

THENCE NORTH ALONG SAID EAST LINE 68.17 FEET TO THE POINT OF BEGINNING.

EXCEPT, COMMENCING AT A POINT 142 FEET WEST OF THE SOUTHEAST CORNER OF THE ABOVE DESCRIBED TRACT;

THENCE NORTH 20 FEET;

THENCE WEST 20 FEET;

THENCE SOUTH TO SOUTH LINE OF ABOVE DESCRIBED TRACT;

THENCE EAST ALONG SAID SOUTH LINE TO POINT OF BEGINNING.

Parcel "J" (APN. 042020-1040):

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 20 NORTH, RANGE 4 EAST OF THE W.M., IN PIERCE COUNTY, WASHINGTON;

THENCE EAST 345 FEET TO THE POINT OF BEGINNING;
THENCE SOUTH 408.4 FEET MORE OR LESS TO THE NORTH LINE OF 49TH STREET EAST, AS CONVEYED TO PIERCE COUNTY BY DEED RECORDED UNDER RECORDING NO. 2253329;
THENCE EAST 110.6 FEET;
THENCE NORTH 408.4 FEET MORE OR LESS TO THE NORTH LINE OF SAID SUBDIVISION;
THENCE WEST 110.6 FEET TO THE POINT OF BEGINNING.

EXCEPT ROADS.

Parcel “K” (APN. 042020-5017):

LOT 2, PIERCE COUNTY SHORT PLAT, ACCORDING TO PLAT RECORDED MARCH 23, 1994 UNDER RECORDING NO. 9403231137, IN PIERCE COUNTY, WASHINGTON.

Parcel “M” (APN. 042017-4075):

THAT PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 20 NORTH, RANGE 4 EAST, OF THE WILLAMETTE MERIDIAN, IN PIERCE COUNTY, WASHINGTON, LYING SOUTH OF THE EASTERLY LINE OF THE PUGET SOUND ELECTRIC RIGHT-OF-WAY;

EXCEPT THE NORTHERLY 208 FEET;

ALSO EXCEPT THAT PORTION LYING WITHIN ROADS.

New Lot 1 Legal Description

THAT PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE
THE
SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 20 NORTH, RANGE 04 EAST,
WILLAMETTE MERIDIAN AND OF THE NORTHWEST QUARTER OF THE
NORTHEAST
QUARTER OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 20 NORTH,
RANGE 04 EAST, WILLAMETTE MERIDIAN, ALL IN PIERCE COUNTY,
WASHINGTON,
BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF
THE
SOUTHEAST QUARTER OF SAID SECTION 17;

THENCE NORTH 89°59'24" EAST, 15.01 FEET TO THE EASTERLY MARGIN OF
RIGHT-OF-WAY OF FREEMAN ROAD EAST AND THE TRUE POINT OF BEGINNING;

THENCE NORTH 01°35'07" EAST, 457.49 FEET ALONG SAID EASTERLY MARGIN TO
THE SOUTH LINE OF THE NORTH 280.00 FEET OF THE SOUTHWEST QUARTER OF THE
THE
SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 17;

THENCE NORTH 89°59'19" EAST, 293.53 FEET ALONG SAID SOUTH LINE TO THE
EAST LINE OF PUGET SOUND ELECTRIC RIGHT-OF-WAY;

THENCE SOUTH 39°35'36" EAST, 552.86 FEET ALONG SAID EAST LINE TO THE
EAST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE
SOUTHEAST QUARTER OF SAID SECTION 17;

THENCE SOUTH 01°33'36" WEST, 31.24 FEET ALONG SAID EAST LINE TO THE
SOUTHEAST CORNER OF SAID SUBDIVISION;

THENCE SOUTH 00°58'20" WEST, 429.03 FEET ALONG THE EAST LINE OF THE
NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST
QUARTER OF
SAID SECTION 20 TO THE SOUTH LINE OF PIERCE COUNTY SHORT PLAT,
RECORDED UNDER AUDITOR'S FILE NUMBER 9403231137, RECORDS OF PIERCE
COUNTY, WASHINGTON;

THENCE SOUTH 89°59'57" WEST, 110.60 FEET ALONG SAID SOUTH LINE TO AN
ANGLE POINT THEREIN;

THENCE NORTH 01°28'56" EAST, 29.81 FEET ALONG SAID SOUTH LINE TO AN
ANGLE POINT THEREIN;

THENCE SOUTH 89°59'57" WEST, 110.32 FEET ALONG SAID SOUTH LINE TO THE SOUTHWEST CORNER OF SAID SHORT PLAT, BEING A POINT OF THE NORTHERLY MARGIN OF RIGHT-OF-WAY OF 49TH STREET EAST;

THENCE SOUTH 01°28'56" WEST, 9.80 FEET ALONG SAID NORTHERLY MARGIN;

THENCE SOUTH 89°59'57" WEST, 110.60 FEET ALONG SAID NORTHERLY MARGIN;

THENCE NORTH 01°28'56" EAST, 68.17 FEET ALONG SAID NORTHERLY MARGIN;

THENCE SOUTH 89°59'57" WEST, 45.00 FEET ALONG SAID NORTHERLY MARGIN;

THENCE SOUTH 01°28'56" WEST, 68.17 FEET ALONG SAID NORTHERLY MARGIN;

THENCE SOUTH 89°59'57" WEST, 284.99 FEET ALONG SAID NORTHERLY MARGIN TO
SAID EASTERLY MARGIN;

THENCE NORTH 01°28'56" EAST, 409.00 FEET ALONG SAID EASTERLY MARGIN TO THE TRUE POINT OF BEGINNING.