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Electronically Recorded

Pierce County, WA CPENNYP

03/27/2025 12:39 PM

Pages: 7

Fee: \$409.50

Name & Return Address:

Lanktree Land Surveying, Inc

25510 74th Avenue S

Kent, WA 98032

Washington State Recorder's Cover Sheet (RCW 65.04) Please print legibly or type information.**Document Title(s)** Declaration of Lot Combination**Grantor(s)** CRP/VDC Freeman Logistics Owner, LLC

____ Additional Names on Page ____ of Document

Grantee(s) CRP/VDC Freeman Logistics Owner, LLC

____ Additional Names on Page ____ of Document

Legal Description

(Abbreviated: i.e., lot, block & subdivision name or number OR section/township/range and quarter/quarter section)

Complete Legal Description on Page 4 & 5 of Document**Auditor's Reference Number(s)****Assessor's Property Tax Parcel/Account Number(s)**

042020-1042, 042020-1101, 042020-1027, 042020-5003, 042020-1045, 042020-1036, 042020-5004

Non Standard Fee \$50.00**By signing below, you agree to pay the \$50.00 non standard fee.**

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.

Signature of Party Requesting Non Standard Recording

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.

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" – 042020-1042	Parcel "B" – 042020-1101 Parcel	"C" – 042020-1027
Parcel "F" – 042020-5003	Parcel "L" – 042020-1045 Parcel	"N" – 042020-1036
Parcel "O" – 042020-5004	<i>Please see attached Legal Descriptions.</i>	

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 New Lot 1 Legal Description.

Tyler Lizenberger Authorized Signatory for March 19, 2025
 Property Owner Signature CRP/VDC Freeman Logistics Owner, LLC Date

 Property Owner Signature Date

IN WITNESS WHEREOF, said parties hereto have caused this instrument to be executed this 19 day of March, 2025.

STATE OF WASHINGTON }
 } ss.
 COUNTY OF PIERCE }

MAXWELL CORDELL
 Notary Public
 State of Washington
 License Number 22030497
 My Commission Expires
 September 07, 2026

I certify that I know or have satisfactory evidence that Tyler Lizenberger
 Authorized Signatory 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 19 day of March, 2025

Maxwell Cordell Notary Public
 Signature Title

Maxwell Cordell 9/7/2026
 Print Name My Appointment Expires

Updated 9/13/2024

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:

Please record the approved survey/site plan with Pierce County's Assessor-Treasurer and provide the City of Puyallup with a copy of the recorded document. This document needs to be recorded and a copy emailed to the Project Planner within the next 30 days.

Jillian Hulse-Lew

Digitally signed by Jillian Hulse-Lew
 DN: C=US, E=jhulselew@puyallupwa.gov, CN=Jillian
 Hulse-Lew
 Date: 2025.03.11 16:07:36-07'00'

03/12/2025

Signature

Date

Jillian Hulse-Lew

Assistant Planner

DPS

Printed Name

Title

Department

253-770-3330

jhulselew@puyallupwa.gov

Phone

Email

ORIGINAL LEGAL DESCRIPTIONS**Parcel A (APN: 042020-1042)**

THAT PORTION OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 20 NORTH, RANGE 04 EAST, WILLAMETTE MERIDIAN, PIERCE COUNTY, WASHINGTON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING 601 FEET SOUTH AND 181.79 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 WILLAMETTE MERIDIAN, IN PIERCE COUNTY, WASHINGTON;
 THENCE NORTH 172.0 FEET;
 THENCE EAST 330 FEET;
 THENCE SOUTH 172 FEET;
 THENCE WEST 330 FEET TO POINT OF BEGINNING.

Parcel B (APN: 042020-1101)

THE EAST 322 FEET OF THE WEST 616 FEET OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 20 NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN, IN PIERCE COUNTY, WASHINGTON.

Parcel C (APN: 042020-1027)

THE SOUTH 75 FEET 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.

EXCEPT FREEMAN COUNTY ROAD.

Parcel F (APN: 042020-5003)

LOT 1, PIERCE COUNTY SHORT PLAT NO. 8009260306, ACCORDING TO SHORT PLAT RECORDED SEPTEMBER 26, 1980, WHICH IS A RE-RECORD OF PIERCE COUNTY SHORT PLAT 75-171, RECORDED JUNE 5, 1975, RECORDS PIERCE COUNTY, WASHINGTON.

Parcel L (APN: 042020-1045)

BEGINNING 429 FEET SOUTH AND 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
WILLAMETTE MERIDIAN, IN PIERCE COUNTY, WASHINGTON;

RUNNING THENCE SOUTH ALONG THE EAST LINE OF FREEMAN COUNTY ROAD,
172 FEET;

THENCE EAST 167.8 FEET;

THENCE NORTH 172 FEET;

THENCE WEST 166.79 FEET, MORE OR LESS TO THE POINT OF BEGINNING.

Parcel N (APN: 042020-1036)

BEGINNING AT THE NORTHWEST CORNER OF THE SOUTH HALF 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 297.5 FEET;

THENCE EAST 294 FEET;

THENCE NORTH 297.5 FEET;

THENCE WEST 294 FEET TO THE POINT OF BEGINNING;

EXCEPT THE WEST 15 FEET THEREOF FOR COUNTY ROAD.

Parcel O (APN: 042020-5004)

LOT 2, PIERCE COUNTY SHORT PLAT NUMBER 8009260306, ACCORDING TO THE
PLAT THEREOF RECORDED SEPTEMBER 26, 1980, WHICH IS A RE-RECORD OF
PIERCE COUNTY SHORT PLAT NUMBER 75-171, ACCORDING TO THE PLAT
THEREOF RECORDED JUNE 5, 1975, RECORDS OF PIERCE COUNTY, WASHINGTON.

NEW LOT 1 LEGAL DESCRIPTION

THAT PORTION OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 20 NORTH, RANGE 04 EAST, WILLAMETTE MERIDIAN, PIERCE COUNTY, WASHINGTON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SUBDIVISION;
 THENCE SOUTH $89^{\circ}59'31''$ EAST, 15.00 FEET ALONG THE SOUTH LINE OF SAID SUBDIVISION TO THE EASTERLY MARGIN OF RIGHT-OF-WAY OF FREEMAN ROAD EAST AND THE TRUE POINT OF BEGINNING;
 THENCE CONTINUING SOUTH $89^{\circ}59'31''$ EAST, 601.20 FEET ALONG SAID SOUTH LINE TO THE EAST LINE OF THE WEST 616.00 FEET OF SAID SUBDIVISION;
 THENCE NORTH $01^{\circ}28'56''$ EAST, 676.13 FEET ALONG SAID EAST LINE TO THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SUBDIVISION;
 THENCE NORTH $89^{\circ}59'57''$ EAST, 62.51 FEET ALONG SAID SOUTH LINE TO THE EAST LINE OF SAID NORTHWEST QUARTER;
 THENCE NORTH $00^{\circ}58'20''$ EAST, 75.01 FEET ALONG SAID EAST LINE TO THE NORTH LINE OF THE SOUTH 75.00 FEET OF SAID NORTHWEST QUARTER;
 THENCE SOUTH $89^{\circ}59'57''$ WEST, 166.26 FEET ALONG SAID NORTH LINE;
 THENCE NORTH $01^{\circ}28'56''$ EAST, 172.00 FEET TO THE SOUTHERLY MARGIN OF RIGHT-OF-WAY OF 49TH STREET EAST;
 THENCE SOUTH $89^{\circ}59'57''$ WEST, 496.78 FEET ALONG SAID SOUTHERLY MARGIN TO SAID EASTERLY MARGIN;
 THENCE SOUTH $01^{\circ}28'56''$ WEST, 923.05 FEET ALONG SAID EASTERLY MARGIN TO THE TRUE POINT OF BEGINNING.

