

DECLARATION OF LOT COMBINATION RECORDING FORM

10/19/06

The City may require additional information as needed. If you have any questions concerning your application submittal, please visit or call Development Services (425-452-6800) between 8 a.m. and 4 p.m., Monday through Friday (Wednesday, 10 to 4). Assistance for the hearing impaired: Dial 711 (Telecommunications Relay Service).

DLC Plan

Prepare a plan on 8 ½" x 11" paper drawn to scale showing the lot lines to be deleted. Prepare a vicinity map on 8 ½" x 11 A paper showing the project site and the surrounding properties and streets within a minimum 600 feet of the site. Submit 2 copies of each with your application.

DLC Recording Form

Prepare a draft Declaration of Lot Combination using the following sample on 8 ½" X 11" paper and submit 2 copies with your application. **The return address only is allowed within the required 3" top margin of the first page. The left hand margin of the first page must be a minimum of 1".** The Survey and Land Use sections will review it for accuracy. When we have approved the form, you will prepare the final, obtain notarized signatures, and submit the recording fees.

Sample Declaration

When Recorded Return To:

City of Bellevue
Dept. of Planning & Community Development
450 110th Ave NE
Bellevue, WA 98004

Attention: **Planner Name**, Land Use Division
Permit # _____

Declaration of Lot Combination

Grantor: _____
Property Owner (s) referred to herein as the Declarant (s)

Grantee: THE PUBLIC

Legal Description of the Parcels to be Combined (the "Properties"):

insert the abbreviated legal descriptions, reference Exhibit A of this document for full description.

Assessors Property Tax Parcel/Account Numbers: _____

insert the existing numbers

WHEREAS, the Grantors are the owners of two or more parcels of real property described above (***and further described in Exhibit A which is incorporated in this Declaration by reference***): and

WHEREAS, the Declarant (s) desire to develop the Properties as a single parcel.

NOW, THEREFORE, the Declarant (s) hereby affirm, certify, and declare:

1. The Properties are hereby combined and declared to be a single parcel, and the combined "Property" is described as follows:

insert the new legal description or reference as Exhibit B of this document

- 2. The property shall not be further subdivided except in compliance with applicable ordinances of the City of Bellevue or its successor municipal government and the laws of the State of Washington.
- 3. The foregoing amends the Properties to the extent of recombining the parcels only to create the above-described Property.
- 4. All other covenants, restrictions, or provisions pertaining to the Properties shall remain in full force and effect as to the Property as they were originally granted.
- 5. This Declaration of Lot Combination is a covenant running with the properties, binding upon the heirs, successors, and assigns of the undersigned and all those who may claim any interest in the Properties.

APPROVED AS TO FORM:

BY: _____
City of Bellevue, Dept. of Planning & Community Development

BY: _____
City of Bellevue, Survey Division

DATED this ____ day of _____ 20__

Signatures of Declarant (s) add as any lines as property owners

STATE OF WASHINGTON)
) ss.
COUNTY OF KING)

On this day personally appeared before me _____, to me known to be the individuals described in and who executed the foregoing instruments, and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this ____ day of _____ 20__.

Notary Signature

Print Name

Notary Public, in and for the state of Washington,
Residing at _____

My Commission Expires _____