LOT TIE COVENANT/LOT MERGER
APPLICATION AND REQUIREMENTS

The Community Development Department may approve a request to tie two parcels together to be held as one or merge up to four lots, if the action does not (1) reorient a lot or parcel to a new street frontage, or (2) bring a parcel or lot into conflict with the Compton Municipal Code. Up to four lots can be separated. Lots must be contiguous and owned by the same entity, and have been legally subdivided lots prior to the lot merger/tie. Parcels created as a result of a lot tie covenant/lot merger shall conform to the provisions of the Compton Municipal Code. The process takes approximately 8-12 weeks to complete. Please note that recordation costs are borne by applicant(s).

In order to apply for a release of covenant, the following shall be submitted by appointment to the Community Development Department:

1. **COMPLETED APPLICATION FORM (ATTACHED)**
   A signed and notarized completed application form including the property owners name, addresses of the parcels being merged/separated and tax assessor’s ID number for each parcel.

2. **GRANT DEEDS**
   Provide one copy of grant deeds and exhibits for each parcel a part of the application. If the property owner listed on the grant deed(s) is a company or corporation then also provide a copy of the article of incorporation, bylaws or corporate minutes/resolutions to identify corporate officers/signers or partnership agreements to identify partners and authority.

3. **PRELIMINARY TITLE REPORT**
   Provide a copy of the preliminary title report for each property a part of the lot tie/merger application. The preliminary title reports should be no older than 90 days from the time of submittal.

4. **EXHIBIT MAPS**
   Three full size (and 2 reduced sets of existing and proposed parcel maps showing properties to be merged/tied. The Exhibits shall be at least 8 ½ x 11 inches, should be legible and contain the following information:

   The exhibit map shall be prepared by a registered/licensed Land Surveyor and shall be drawn to scale (preferable scales are 1”=10 feet, ¼”=1 foot or another appropriate scale) with a north arrow at the top, left side of the page. It shall be fully dimensioned and show the parcels and parcel lines as they appear before the separation and shall be labeled as “Existing Parcel A”, and as “Existing Parcel B”. It shall also show the parcels as they will
appear after the separation and shall be labeled as “Proposed Parcel A” and “Proposed Parcel B”. Lot numbers shall also be shown.

The plot plan shall also contain the following:

a. Date that the plot plan was prepared.
b. Name and registration/license number of the surveyor.
c. Scale of the plot plan.
d. Zoning of the property.
e. Tax assessor ID number(s) of the property.
f. Location and use of all buildings and structures including garages, sheds, pools and other accessory structures.
g. Distance between all buildings and structures.
h. Distance between all buildings and structures and parcel lines (before and after adjustment).
i. Adjoining public streets, private streets, alleys, private driveways, and easements.
j. Distance to nearest intersection.
k. Topography, drainage, and water flow.
l. Area of each parcel before and after adjustment.
m. Existing water and sewer lines from street to each building.

5. **LEGAL DESCRIPTION AND TRAVERSE CALCULATIONS**
Provide three (3) copies of the new legal description of the merged lot and three (3) copies of the traverse calculations.

6. **CD**
Provide one (1) CD that contains a separate digital copy of each document and set of plans submitted (i.e. application, plans, photos, exhibits, etc.); PDF and/or jpeg are acceptable formats. Make sure to provide a CD sleeve/case and label CD. Additional CD’s will be required with each re-submittal of plans.

7. **APPLICATION FEE**

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<tr>
<th>Description</th>
<th>Amount</th>
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<tbody>
<tr>
<td>Application Fee</td>
<td>$2,898.00</td>
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<tr>
<td>Environmental Exemption Fee</td>
<td>$521.00</td>
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<td>Total Submittal Fee</td>
<td>$3,419.00</td>
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(Made Payable to the City of Compton)
LOT TIE COVENANT/LOT MERGER
APPLICATION FORM

In accordance with Section 66499 of the State Subdivision Map Act, the owner(s) of the parcels described below request permission to tie two parcels together to be held as one or merge up to four lots. In making such a request it is understood that exemption from the Parcel Map regulations does not relieve responsibility from complying with other applicable sections of the Zoning Ordinance, Building Code, or Compton Municipal Code.

PROPERTY INFORMATION:

Total No. Of Properties to Be Tied or Merged: __________

Property 1:
ASSESSOR PARCEL NUMBER: ________________________________________________________
PROPERTY ADDRESS: _______________________________________________________________
SQUARE FOOTAGE (OR ACREAGE) OF PROPERTY 1: ____________________________________

Property 2:
ASSESSOR PARCEL NUMBER: ________________________________________________________
PROPERTY ADDRESS: _______________________________________________________________
SQUARE FOOTAGE (OR ACREAGE) OF PROPERTY 2: ____________________________________

Property 3: □ NOT APPLICABLE
ASSESSOR PARCEL NUMBER: ________________________________________________________
PROPERTY ADDRESS: _______________________________________________________________
SQUARE FOOTAGE (OR ACREAGE) OF PROPERTY 3: ____________________________________

Property 4: □ NOT APPLICABLE
ASSESSOR PARCEL NUMBER: ________________________________________________________
PROPERTY ADDRESS: _______________________________________________________________
SQUARE FOOTAGE (OR ACREAGE) OF PROPERTY 4: ____________________________________

PROPERTY OWNERSHIP INFORMATION:

Owner
Name (s): ________________________________________________________________
______________________________________________________________

Mailing Address: _____________________________________________________________
______________________________________________________________

Phone No.: ____________________________ Email Address: _________________________
AUTHORIZED REPRESENTATIVE INFORMATION: □ NOT APPLICABLE

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Affidavit:

I/We, _____________________________________________

PROPERTY OWNER(s)

(Two Officer’s Signatures Required for Corporation)

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being duly sworn, say that I am/we are/ the owner requesting this □ Lot Tie Covenant or □ Lot Merger and that the statements and information contained in this application are in all respect true and correct to the best of (my/our) knowledge and belief.

(Notary Seal) Mailing Address of Applicant

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Subscribed and sworn to before me this

_____ day of ____________ 20___