



# Community Development Department - Planning Division

205 S. Willowbrook Ave., Compton, CA 90220 (310) 605-5532 [www.comptoncity.org](http://www.comptoncity.org)

---

## LOT TIE COVENANT/LOT MERGER (LM) APPLICATION AND REQUIREMENTS

The Community Development Department may approve a request to tie two or more parcels together to be held as one or merge lots or merge up to 4 lots maximum, 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. 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)**

Submit a wet signed and notarized completed lot merger application form. The application should include the property owner names, contact information, site addresses and tax assessor's ID number for each parcel a part of the application.

2. **GRANT DEEDS**

Submit copies of most recently recorded grant deeds and legal description exhibits, if any, for each property that is 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. If the property owner listed on the grant deed(s) is a Trust, then provide the most current Trust information that identifies who can sign the application on behalf of the Trust.*

3. **PRELIMINARY TITLE REPORT**

Submit a copy of the preliminary title report for each parcel a part of the lot merger application. The preliminary title reports should be no older than 90 days from the time of submittal and should specify ownership, legal description and any easements.

4. **EXHIBIT "A" - LEGAL DESCRIPTIONS**

Submit three (3) sets of complete legal descriptions of the parcels **before and after** the lot merger, including assessor parcel numbers (APN), prepared on separate sheets of paper and titled as **EXHIBIT "A"** and "**LOT MERGER (LM) NO. \_\_\_\_\_**" underneath it. Make sure to number the pages (Page # of X) on the bottom of the page. Exhibit "A" shall be signed by the Licensed Land Surveyor/Registered Civil Engineer (licensed prior to 1982) who prepared the exhibits along with their wet stamp/seal and expiration date of license/registration.

5. **EXHIBIT "B" - LOT MERGER MAP**

Submit 3 wet stamped/signed copies of the Lot Merger map shall be drawn to scale and identified as **EXHIBIT 'B'** and provide "**LOT MERGER (LM) NO. \_\_\_\_\_**" underneath it. Exhibit "B" must be signed by the Licensed Land Surveyor/Registered Civil Engineer (licensed prior to 1982) along with their wet

stamp/seal and expiration date of license/registration. Make sure to number the pages (Page # of X) on the bottom of the pages, if multiple sheets. The lot merger map/exhibit must include/address but not limited to the following:

- a. The map must be clear and legible.
- b. The map must be drawn to scale (Engineer's scale), specify scale use and provide north arrow.
- c. The map must be drawn in black ink, drawn on 8 ½" x 11" sheet of paper; unusually large or irregular parcels may be submitted on paper not to exceed 11"x17", but may incur additional recording fees.
- d. Show existing and proposed lot lines.
- e. The parcel(s) and the Lot Merger requested. The existing lot line to be removed shall be shown as a dashed line and labeled "Existing Lot Line To Be Removed". All other property lines shall be shown as solid lines. Use a solid line three times heavier than the next heaviest line on the map for proposed property lines, solid lines for existing lot lines and dash lines for existing lot line to be removed.
- f. The location of the project site in relation to existing street and the distance of the nearest cross-street. (Must be detailed enough to allow someone not familiar with the area to locate the project site.).
- g. The dimensions (bearings/distance and delta/radius/arc length of each boundary of each proposed lot. Show bearings and distances from all parcel lines (record data only).
- h. Adjoining public streets, private streets, alleys, private driveways, and easements.
- i. Distance to nearest intersection.
- j. Area of each parcel before and after adjustment.
- k. Existing and proposed easements must be defined on the plot.
- l. Tax assessor ID number for each property
- m. Address for each parcel, if any.
- n. Number each parcel.
- o. Legend.
- p. Zoning.
- q. Topography, drainage, and water flow.
- r. Date that the exhibit was prepared.
- s. Location and use of all buildings and structures including garages, sheds, pools and other accessory structures.
- t. Existing utility lines and meter locations from the street to each building.
- u. Name, address, and telephone number of the parcel owner.
- v. Name, address, contact phone number, registration/license number and wet seal/stamp and signature of the engineer/land surveyor who prepared the plat and legal description.

**6. TRAVERSE CALCULATIONS**

Submit three (3) copies of the traverse calculations and closures of parcel(s).

**7. USB DRIVE**

Provide one (1) USB drive that contains a separate digital copy of each document and set of plans submitted (i.e. application, grant deed, exhibits, photos, etc.); PDF and/or jpeg are acceptable formats.

**8. APPLICATION FEE**

Application Fee	\$3,515.00
Environmental Exemption Fee	<u>\$632.00</u>
Total Submittal Fee	\$4,147.00 (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/Merged:** \_\_\_\_\_

**Property 1:**

ASSESSOR PARCEL NUMBER: \_\_\_\_\_

PROPERTY ADDRESS: \_\_\_\_\_

SQUARE FOOTAGE (OR ACREAGE) OF PROPERTY 1: \_\_\_\_\_

Property Owner(s): \_\_\_\_\_

**Property 2:**

ASSESSOR PARCEL NUMBER: \_\_\_\_\_

PROPERTY ADDRESS: \_\_\_\_\_

SQUARE FOOTAGE (OR ACREAGE) OF PROPERTY 2: \_\_\_\_\_

Property Owner(s): \_\_\_\_\_

**Property 3:**             **NOT APPLICABLE**

ASSESSOR PARCEL NUMBER: \_\_\_\_\_

PROPERTY ADDRESS: \_\_\_\_\_

SQUARE FOOTAGE (OR ACREAGE) OF PROPERTY 3: \_\_\_\_\_

Property Owner(s): \_\_\_\_\_

**Property 4:**             **NOT APPLICABLE**

ASSESSOR PARCEL NUMBER: \_\_\_\_\_

PROPERTY ADDRESS: \_\_\_\_\_

SQUARE FOOTAGE (OR ACREAGE) OF PROPERTY 4: \_\_\_\_\_

Property Owner(s): \_\_\_\_\_

**Property 5:**

ASSESSOR PARCEL NUMBER: \_\_\_\_\_

PROPERTY ADDRESS: \_\_\_\_\_

SQUARE FOOTAGE (OR ACREAGE) OF PROPERTY 1: \_\_\_\_\_

Property Owner(s): \_\_\_\_\_

**Property 6:**

ASSESSOR PARCEL NUMBER: \_\_\_\_\_

PROPERTY ADDRESS: \_\_\_\_\_

SQUARE FOOTAGE (OR ACREAGE) OF PROPERTY 2: \_\_\_\_\_

Property Owner(s): \_\_\_\_\_

**PROPERTY OWNERSHIP INFORMATION:**

**OWNER**

**NAME (S):** \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Phone No.: \_\_\_\_\_ Email Address: \_\_\_\_\_

**REPRESENTATIVE**

**NAME:** \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Phone No.: \_\_\_\_\_ Email Address: \_\_\_\_\_

---

**OWNER**

**NAME (S):** \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Phone No.: \_\_\_\_\_ Email Address: \_\_\_\_\_

**REPRESENTATIVE**

**NAME:** \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Phone No.: \_\_\_\_\_ Email Address: \_\_\_\_\_

**Affidavit:**

I/We, \_\_\_\_\_  
**PROPERTY OWNER(s)**

*(Two Officer's Signatures Required for Corporation)*

\_\_\_\_\_  
**Printed Name of Owner(s)**

\_\_\_\_\_  
**Signature of Owner(s)**

\_\_\_\_\_  
**Printed Name of Owner(s)**

\_\_\_\_\_  
**Signature of Owner(s)**

*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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Phone No.: \_\_\_\_\_

Subscribed and sworn to before me this  
\_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_\_