

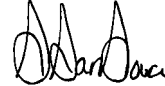


**CITY OF CHEHALIS**

**PETITION FOR RIGHT-OF-WAY VACATION**

PETITION CONTACT Name: **Samantha San Souci/Fuller Designs**  
 Address: **1101 Kresky Ave**  
**Centralia, Wa 98531**  
 Phone: **360-807-4420**

We the undersigned property owner(s) with land abutting the public right-of-way in Chehalis, identified in the legal description below, do hereby petition the city to vacate said right-of-way in accordance with the city's Standard Operating Procedure for Vacation and do agree to compensate the city for the vacated land, as provided in RCW 35.79.030.

Property Address	Property Owner(s)	
	Print	Sign
<b>1176 SE Washington Ave Adams Ave ROW</b>	<b>Tom and Cara Nicholas</b>	 <b>For Tom and Cara Nicholas</b>
<b>1176 SE Washington Ave 12th St ROW</b>	<b>Tom and Cara Nicholas</b>	 <b>For Tom and Cara Nicholas</b>
<b>1176 SE Washington Ave Alley ROW</b>	<b>Tom and Cara Nicholas</b>	 <b>For Tom and Cara Nicholas</b>

Legal description of right-of-way to be vacated, as prepared by licensed land surveyor or other qualified professional:

**Please see attached Documents**

Total area of right-of-way to be vacated: **31,872** square feet **or less**

Total properties petitioning for vacation:  **5**  Total properties abutting right-of-way to be vacated:  **7** 

Ratio of properties petitioning vs. total properties:  **5/7** 

(Note: A minimum 2/3 ratio of abutting property owners must petition for vacation before it will be considered.)

**Attach map of right-of-way being petitioned for vacation and surrounding area, including identification of all streets, alleys, and abutting property owners.**

Please submit this completed petition with attachments to:

Development Review Committee

(Attach additional sheets if necessary)

1321 S. Market Blvd.  
 Chehalis, WA 98532  
 phone 360.345.2229

date received  <b>June 3, 2021</b>
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5/31/2021

Re: City of Chehalis Community Development  
City of Chehalis Public Works  
1321 S Market Blvd.  
Chehalis, WA 98532

RE: Washington Street  
Project: Multi-Family Development  
Parcel #: #005853001000, #00549000000, 00549001000, #005492002000,  
#005604192001

City of Chehalis Staff,

Please accept this narrative, attached applications, as well as supporting documentation for petition to vacate 3 separate ROW's on the parcel #'s listed above.

### **Existing Conditions**

This project consists of 4 undeveloped parcels and 1 previously developed parcel and is in the City of Chehalis. The previously developed parcel is now vacant and the buildings have been removed.

There are currently 3 undeveloped ROW's that exist on these parcels:

- 1..Adams Ave. from 11<sup>th</sup> Street to 12<sup>th</sup> Street.
2. 12<sup>th</sup> Street from Washington Ave to Adams Ave.
3. An undeveloped alley way from 11<sup>th</sup> Street to 12<sup>th</sup> Street.

The 12<sup>th</sup> Street ROW has a main sewer line running down it and an adjacent neighbor at 227 SE Prospect is using the Adams Ave ROW for driveway access.

### **Vacate Petition**

Our clients, Tom and Cara Nicholas, are submitting a petition for vacate of the three ROW's listed above. We are proposing that of these vacate requests, easements will be established on 12<sup>th</sup> street and Adams Ave. to accommodate the entities listed below.

1. A 20 ft wide easement stretching from the lot line between parcel #005491001000 and parcel #005492002000 to the far edge of driveway gravel be established on Adams Ave to accommodate driveway access for the neighboring property at 227 SE Prospect St.
2. A full easement for the 12<sup>th</sup> St ROW to accommodate sewer line access to the City of Chehalis.

During the pre-submission conference it was requested that our surveyor research the legal lot lines for 227 Prospect St. to determine to whom the rights to the Adams Ave. ROW belonged. Please find attached documentation showing that the full rights to purchase this ROW belong to Tom and Cara Nicholas.

Thank you for accepting this Petition to Vacate. Feel free to call or email if you have any questions.

Sincerely,

A handwritten signature in blue ink that reads "A Fuller". The signature is fluid and cursive, with the first name "A" being particularly prominent.

Aaron Fuller, PE  
Fuller Designs  
(360) 807-4420 Office  
[Afuller@fullerdesigns.org](mailto:Afuller@fullerdesigns.org)

Attachments:

Petition to Vacate  
Legal Descriptions with map exhibits  
Letter from Surveyor  
227 SE Prospect SWD  
McCord Phillips Add.  
Aust Manor Add.  
Appraisal

## EXHIBIT

CITY OF CHEHALIS

### ADAMS AVENUE VACATION

#### STREET VACATION AREA:

THAT PORTION OF ADAMS AVENUE ABUTTING LOTS 4, 5, 6 AND 7, BLOCK 3 McCORD AND PHILLIP'S ADDITION TO THE CITY OF CHEHALIS, AS RECORDED IN VOLUME 1 OF PLATS, PAGE 123, RECORDS OF LEWIS COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

**BEGINNING** AT THE MOST EASTERLY CORNER OF SAID LOT 7;  
THENCE N44°52'45"W ALONG THE SOUTHWESTERLY MARGIN OF ADAMS AVENUE A DISTANCE OF 243.74 FEET TO THE MOST EASTERLY CORNER OF SAID LOT 4;  
THENCE N45°07'15"E A DISTANCE OF 60.00 FEET TO THE NORTHEASTERLY BOUNDARY OF THE PLAT OF McCORD AND PHILLIP'S ADDITION TO THE CITY OF CHEHALIS, AS RECORDED IN VOLUME 1 OF PLATS, PAGE 123, RECORDS OF LEWIS COUNTY, WASHINGTON AND THE SOUTHWESTERLY LINE OF THAT PARTICULAR TRACT OF LAND DESCRIBED IN STATUTORY WARRANTY DEED, DATED SEPTEMBER 14TH, 2011, RECORDED UNDER LEWIS COUNTY AUDITOR'S FILE NO. 3368112, ALSO BEING THE NORTHEASTERLY MARGIN OF ADAMS AVENUE;  
THENCE S44°52'45"W ALONG SAID NORTHEASTERLY MARGIN A DISTANCE OF 243.75 FEET TO THE INTERSECTION WITH THE NORTHERLY MARGIN OF TWELFTH STREET, BEING THE MOST EASTERLY CORNER OF THE PLAT OF McCORD AND PHILLIP'S ADDITION TO THE CITY OF CHEHALIS, AS RECORDED IN VOLUME 1 OF PLATS, PAGE 123, RECORDS OF LEWIS COUNTY, WASHINGTON;  
THENCE S45°05'09"W A DISTANCE OF 60.00 FEET TO THE **POINT OF BEGINNING**.

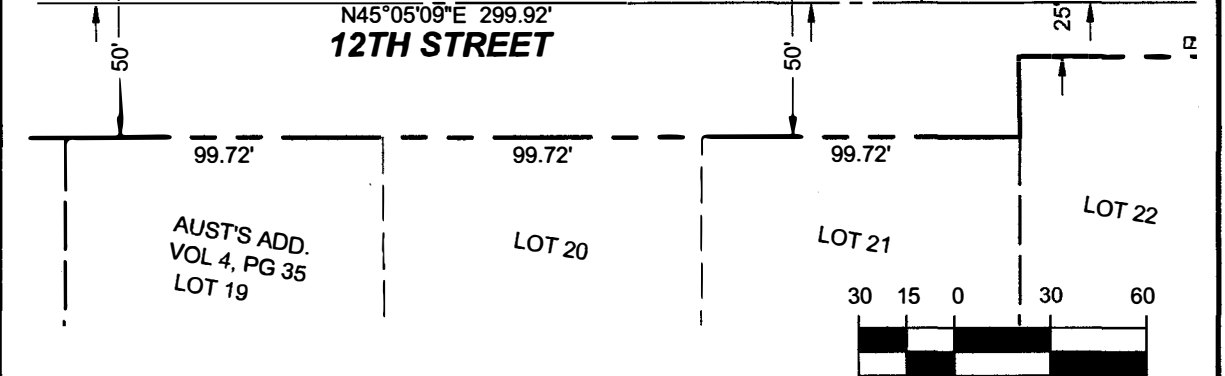
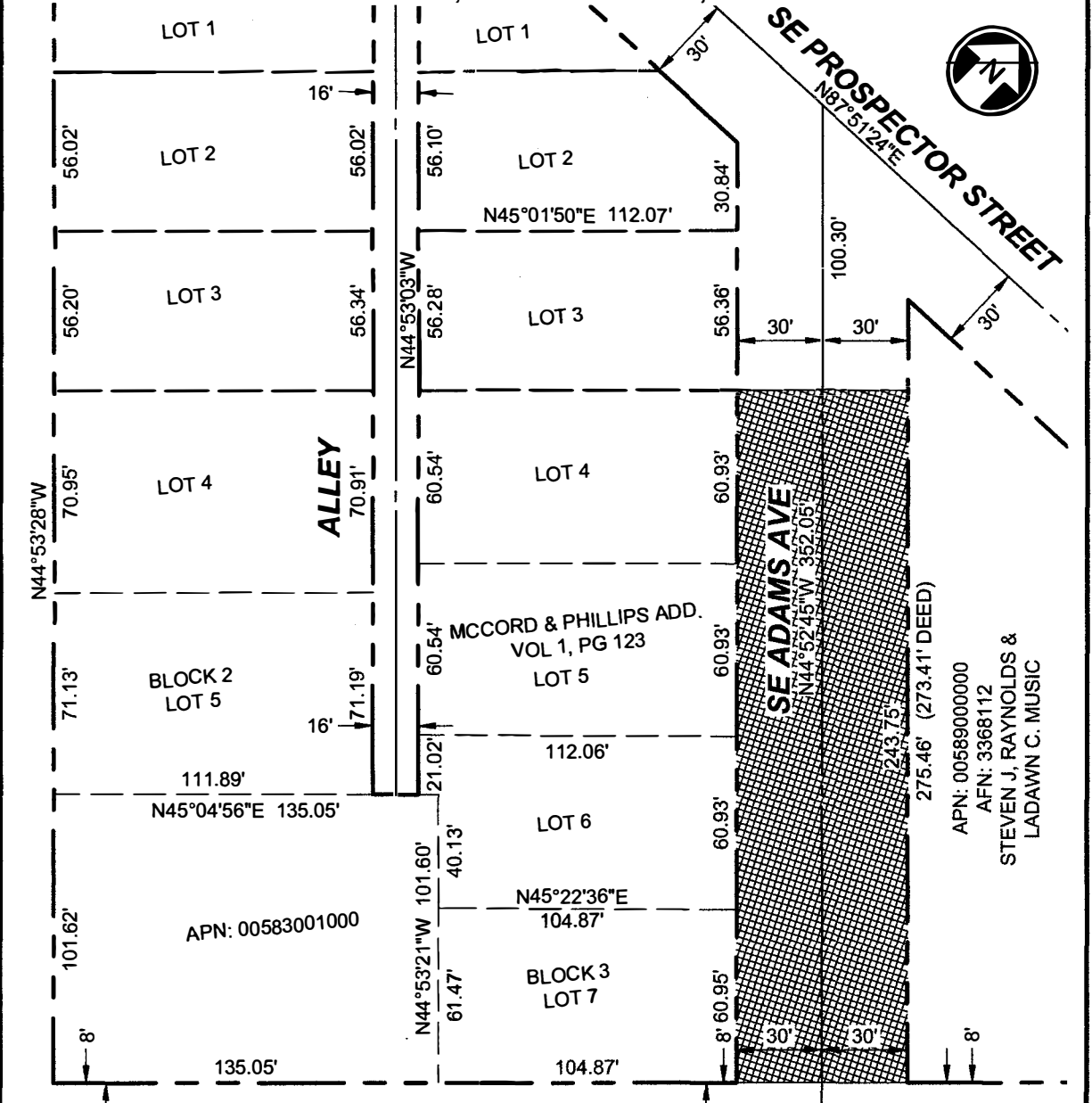
CONTAINING 14,624 SQUARE FEET MORE OR LESS

## Exhibit A

*John W. Goodman* 5/27/2021  
John W. Goodman, PLS 54051

# EXHIBIT SE ADAMS STREET VACATION

PORTION OF THE GOVERNMENT LOT 5  
(NE 1/4 SE 1/4) SEC 32, T 14 N, R 2 W, W.M.  
CITY OF CHEHALIS, LEWIS COUNTY, WASHINGTON



LEGEND	
	SECTION SUBDIVISION LINE
	STREET RIGHT-OF-WAY LINE
	STREET CENTER LINE
	PROPERTY LINE
	PLAT LOT LINE
	STREET VACATION AREA

STREET VACATION AREA AREA: 14,624 S.F.

ASSESSOR NO: N/A DATE: 05/25/2021

OWNER: CITY OF CHEHALIS

BLOCK NO: 3 LOT NOS: 4 - 7

CITY OF CHEHALIS LEWIS COUNTY WASHINGTON

# EXHIBIT

CITY OF CHEHALIS

## 12TH STREET VACATION

STREET VACATION AREA:

THAT PORTION OF TWELFTH STREET ABUTTING LOTS 19, 20 AND 21 AUST'S ADDITION TO THE CITY OF CHEHALIS, AS RECORDED IN VOLUME 4 OF PLATS, PAGE 35 AND LOT 7, BLOCK 3 McCORD AND PHILLIP'S ADDITION TO THE CITY OF CHEHALIS, AS RECORDED IN VOLUME 1 OF PLATS, PAGE 123, RECORDS OF LEWIS COUNTY, WASHINGTON, AND THAT PORTION OF GOVERNMENT LOT 5, SECTION 32, TOWNSHIP 14 NORTH, RANGE 2 WEST, W.M., LEWIS COUNTY WASHINGTON KNOWN AS ASSESSOR'S PARCEL NO. 00583001000, DESCRIBED AS FOLLOWS:

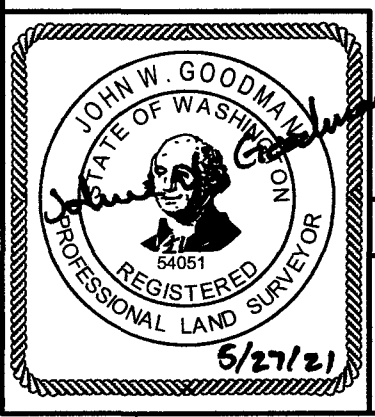
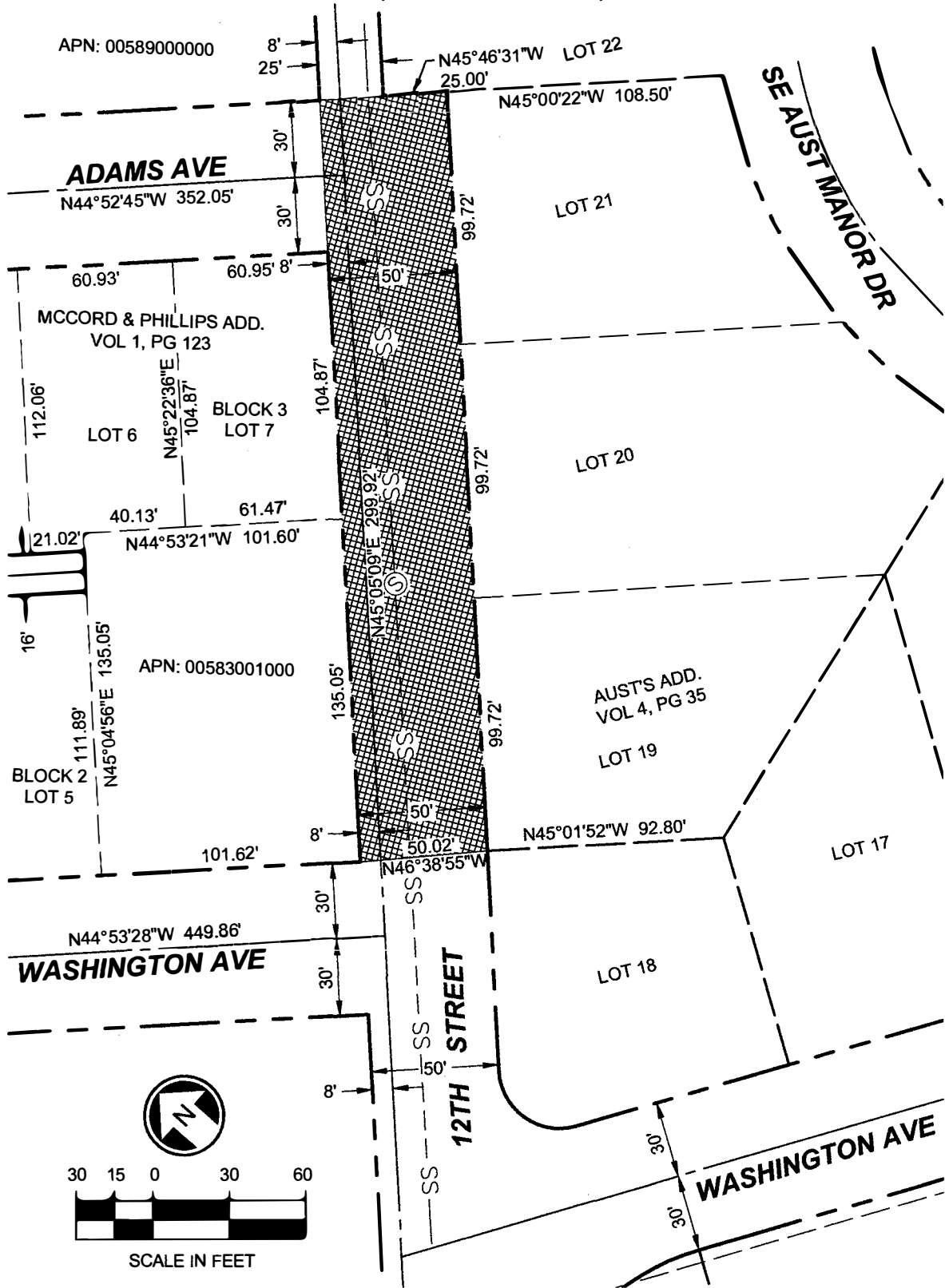
**BEGINNING** AT THE MOST EASTERLY CORNER OF SAID LOT 19, AUST'S ADDITION TO THE CITY OF CHEHALIS, AS RECORDED IN VOLUME 4 OF PLATS, PAGE 35;  
THENCE N45°05'09"E ALONG THE SOUTHERLY MARGIN OF TWELFTH STREET A DISTANCE OF 299.16 FEET TO THE MOST NORTHERLY CORNER OF SAID LOT 21, AUST'S ADDITION TO THE CITY OF CHEHALIS, AS RECORDED IN VOLUME 4 OF PLATS, PAGE 35;  
THENCE N45°46'31"E A DISTANCE OF 50.00 FEET TO THE MOST EASTERLY PLAT CORNER OF McCORD AND PHILLIP'S ADDITION TO THE CITY OF CHEHALIS, AS RECORDED IN VOLUME 1 OF PLATS, PAGE 123, RECORDS OF LEWIS COUNTY, WASHINGTON, BEING INTERSECTION OF THE NORTHEASTERLY MARGIN OF ADAMS AVENUE AND THE NORTHERLY MARGIN OF SAID TWELFTH STREET;  
THENCE S45°05'09"W ALONG THE SOUTHERLY BOUNDARY OF THE PLAT OF McCORD AND PHILLIP'S ADDITION TO THE CITY OF CHEHALIS, AS RECORDED IN VOLUME 1 OF PLATS, PAGE 123, RECORDS OF LEWIS COUNTY, WASHINGTON, BEING NORTHERLY MARGIN OF SAID TWELFTH STREET A DISTANCE OF 164.87 FEET TO THE MOST SOUTHERLY CORNER OF SAID LOT 7, BLOCK 3;  
THENCE CONTINUING S45°05'09"W ALONG THE NORTHERLY MARGIN OF SAID TWELFTH STREET A DISTANCE OF 135.05 FEET;  
THENCE S46°38'55"W A DISTANCE OF 50.02 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 14,974 SQUARE FEET MORE OR LESS

Exhibit A

# EXHIBIT 12TH STREET VACATION

PORTION OF THE GOVERNMENT LOT 5  
(NE 1/4 SE 1/4) SEC 32, T 14 N, R 2 W, W.M.  
CITY OF CHEHALIS, LEWIS COUNTY, WASHINGTON



LEGEND	
	SECTION SUBDIVISION LINE
	STREET RIGHT-OF-WAY LINE
	STREET CENTER LINE
	PROPERTY LINE
	PLAT LOT LINE
	STREET VACATION AREA

STREET VACATION AREA AREA: 14,974 S.F.

ASSESSOR NO: N/A      DATE: 05/25/2021

OWNER: CITY OF CHEHALIS

BLOCK NO: 3      LOT NOS: 7 & 19 - 21

CITY OF CHEHALIS      LEWIS COUNTY      WASHINGTON

## EXHIBIT

CITY OF CHEHALIS  
ALLEY VACATION

ALLEY VACATION AREA:

THAT PORTION OF ADAMS AVENUE ABUTTING LOTS 4, 5 AND 6, BLOCK 3, AND LOTS 4 AND 5, BLOCK 2, McCORD AND PHILLIP'S ADDITION TO THE CITY OF CHEHALIS, AS RECORDED IN VOLUME 1 OF PLATS, PAGE 123, RECORDS OF LEWIS COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

**BEGINNING** AT THE MOST EASTERLY CORNER OF SAID LOT 5, BLOCK 2 AS SURVEYED ON RECORD OF SURVEY RECORDED UNDER LEWIS COUNTY AUDITOR'S FILE NO. 3531692, IN VOLUME 33 OF SURVEYS AT PAGE 138;  
THENCE N44°53'03"W ALONG THE SOUTHWESTERLY MARGIN OF ALLEY ALONG ABUTTING SAID LOTS 5 AND 4 OF BLOCK 2 A DISTANCE OF 142.10 FEET TO THE MOST NORTHERLY CORNER OF SAID LOT 4, BLOCK 2;  
THENCE N45°05'11"E A DISTANCE OF 16.00 FEET TO THE MOST WESTERLY CORNER OF SAID LOT 4, BLOCK 3;  
THENCE S44°53'03"E ALONG THE NORTHEASTERLY MARGIN OF ALLEY ALONG SAID LOTS 4, 5 AND 6, BLOCK 3 A DISTANCE OF 142.10 FEET TO AN ANGLE POINT IN THE SOUTHWESTERLY LOT LINE OF SAID LOT 6, BLOCK 3;  
THENCE S45°04'56"W A DISTANCE OF 16.00 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 2,274 SQUARE FEET MORE OR LESS

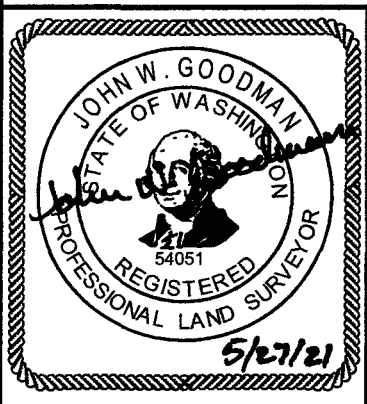
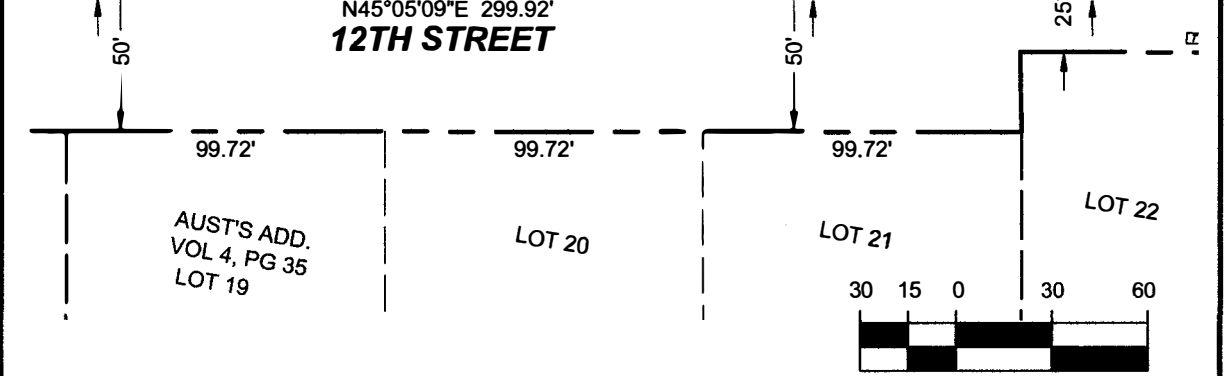
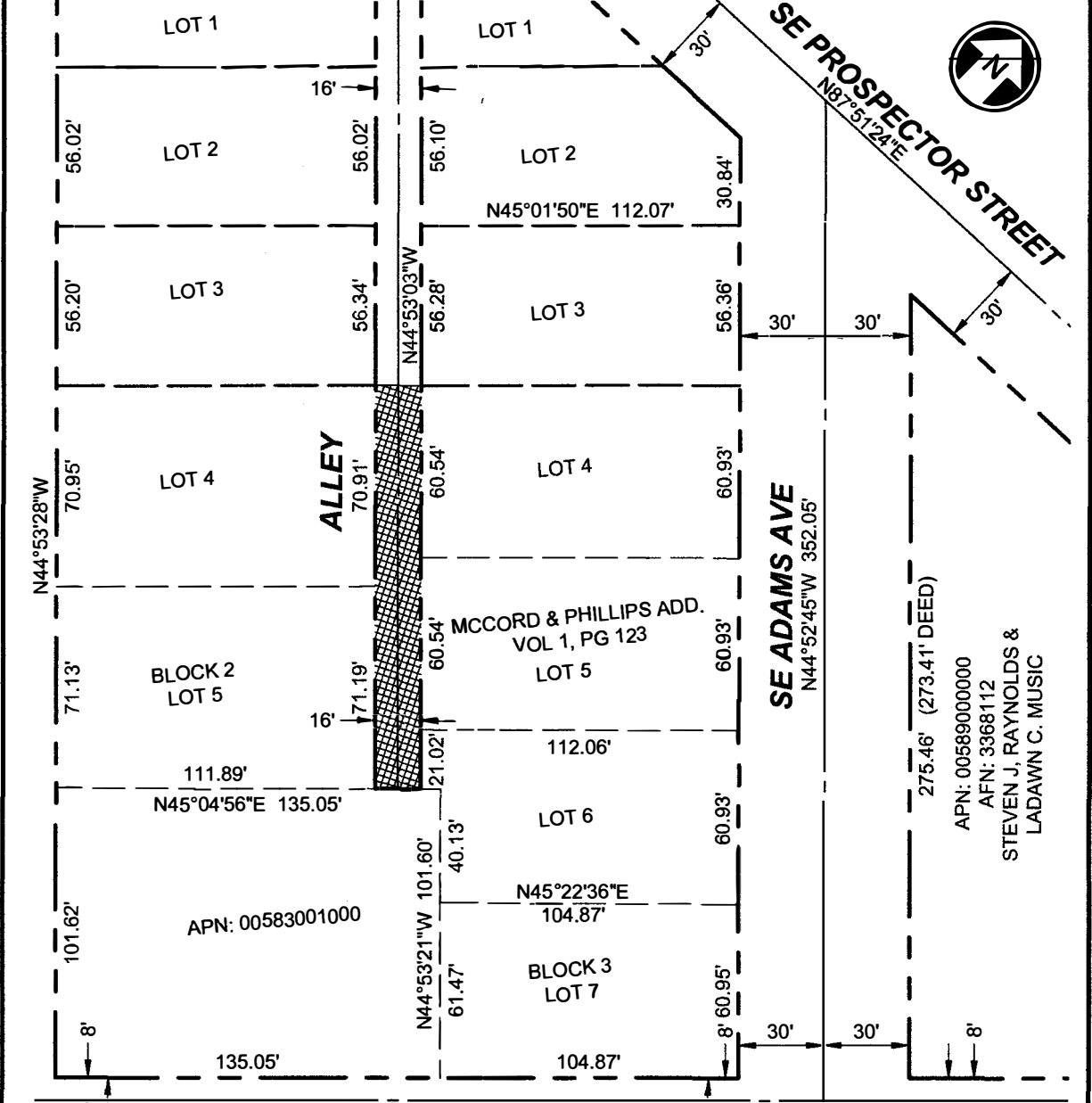
Exhibit A

*John W. Goodman 5/27/2021*  
John W. Goodman, PLS 54051



# EXHIBIT ALLEY VACATION

PORTION OF THE GOVERNMENT LOT 5  
(NE 1/4 SE 1/4) SEC 32, T 14 N, R 2 W, W.M.  
CITY OF CHEHALIS, LEWIS COUNTY, WASHINGTON



- LEGEND**
- SECTION SUBDIVISION LINE
  - STREET RIGHT-OF-WAY LINE
  - STREET CENTER LINE
  - PROPERTY LINE
  - PLAT LOT LINE
  - STREET VACATION AREA

STREET VACATION AREA AREA: 2,274 S.F.

ASSESSOR NO: N/A DATE: 05/25/2021

OWNER: CITY OF CHEHALIS

BLOCK NOS: 2 & 3 LOT NOS: 4, 5, 6

CITY OF CHEHALIS LEWIS COUNTY WASHINGTON

**Exhibit A**