



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