

# Petition for Vacation of a County Road

IN THE MATTER OF THE PETITION OF

**Brett & Angela Nicholson**

and others for the Vacation of

**Portion of 40th ST SE**

(Road Name or Number)

PETITION

TO THE SNOHOMISH COUNTY COUNCIL OF SNOHOMISH COUNTY, WASHINGTON

We, the undersigned freeholders of Snohomish County, State of Washington do petition that the following described County Road be vacated:

(FILL IN EXACT LEGAL DESCRIPTION OF PORTION OF ROAD TO BE VACATED)

PREPARED BY A PROFESSIONAL LAND SURVEYOR OR PROFESSIONAL ENGINEER

**Legal Description Attached as Exhibit A**

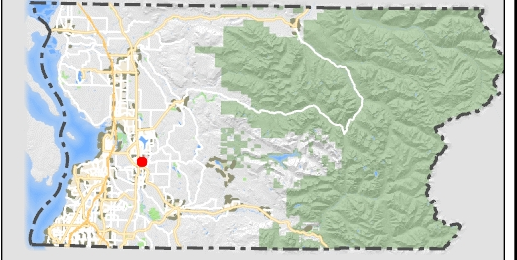
PREPARER'S STAMP & SIGNATURE

the whole distance being about **89 feet** ~~miles~~ and **2,669** total square footage.

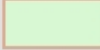
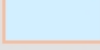
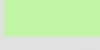
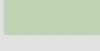
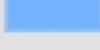
Your petitioners respectfully represent and allege that the road is useless as a part of the general road system and the public will be benefited by its vacation, and that all of your petitioners are freeholders residing in the County in the vicinity of the road; and therefore the petitioners request the vacation of the road, as provided by law.



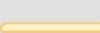
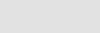




## Legend

-  Parcel
-  Recent Sales 2024
-  Recent Sales 2023
-  Recent Sales 2022
-  City Boundary
-  County Park
-  National Forest
-  Water

## Street Types

-  Interstate
-  State Route
-  Local Road

0 225 451 Feet

11/8/2024



All maps, data, and information set forth herein ("Data"), are for illustrative purposes only and are not to be considered an official citation to, or representation of, the Snohomish County Code. Amendments and updates to the Data, together with other applicable County Code provisions, may apply which are not depicted herein. Snohomish County makes no representation or warranty concerning the content, accuracy, currency, completeness or quality of the Data contained herein and expressly disclaims any warranty of merchantability or fitness for any particular purpose. All persons accessing or otherwise using this Data assume all responsibility for use thereof and agree to hold Snohomish County harmless from and against any damages, loss, claim or liability arising out of any error, defect or omission contained within said Data. Washington State Law, Ch. 42.56 RCW, prohibits state and local agencies from providing access to lists of individuals intended for use for commercial purposes and, thus, no commercial use may be made of any Data comprising lists of individuals contained herein.



## Assessor Map

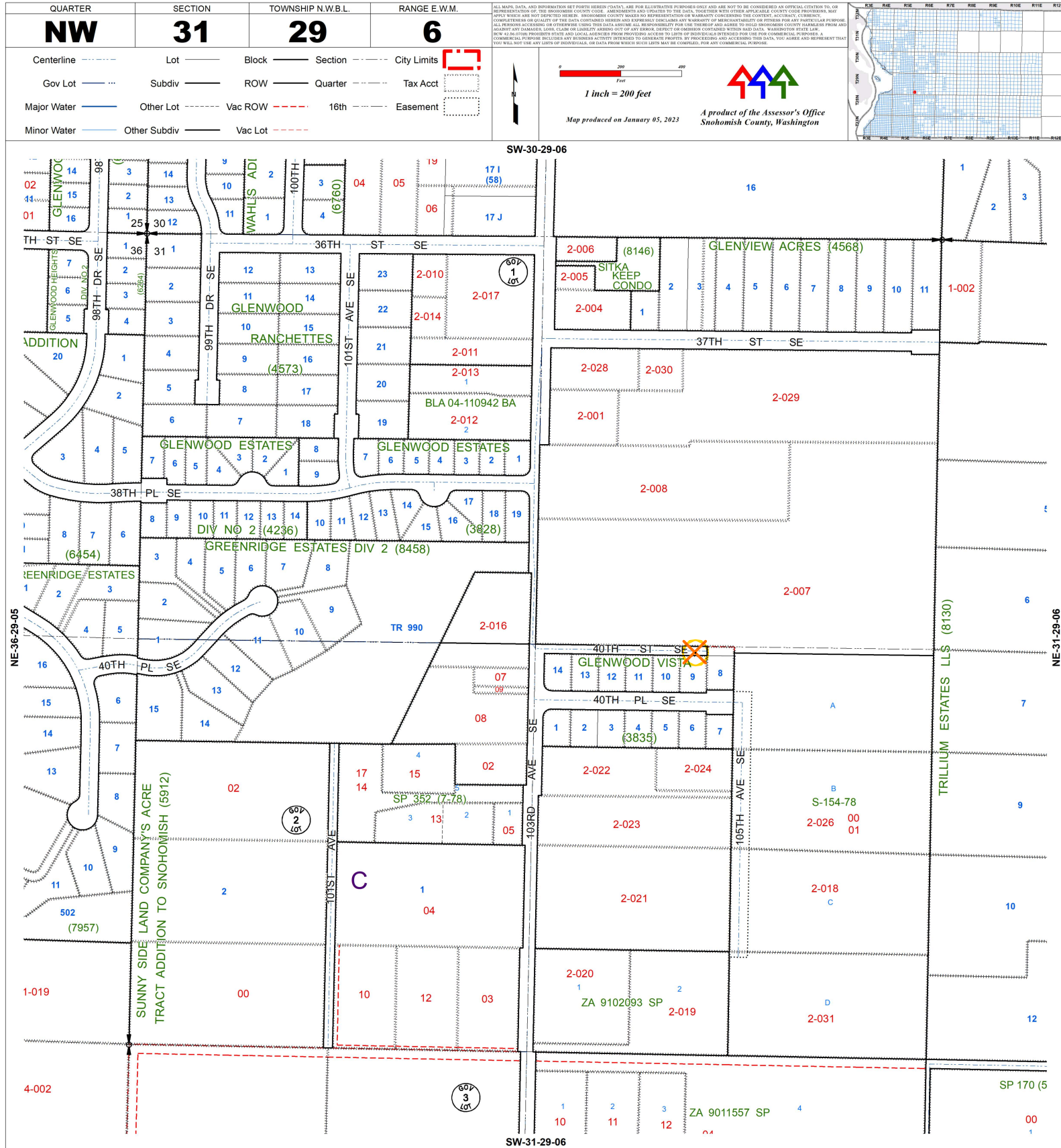
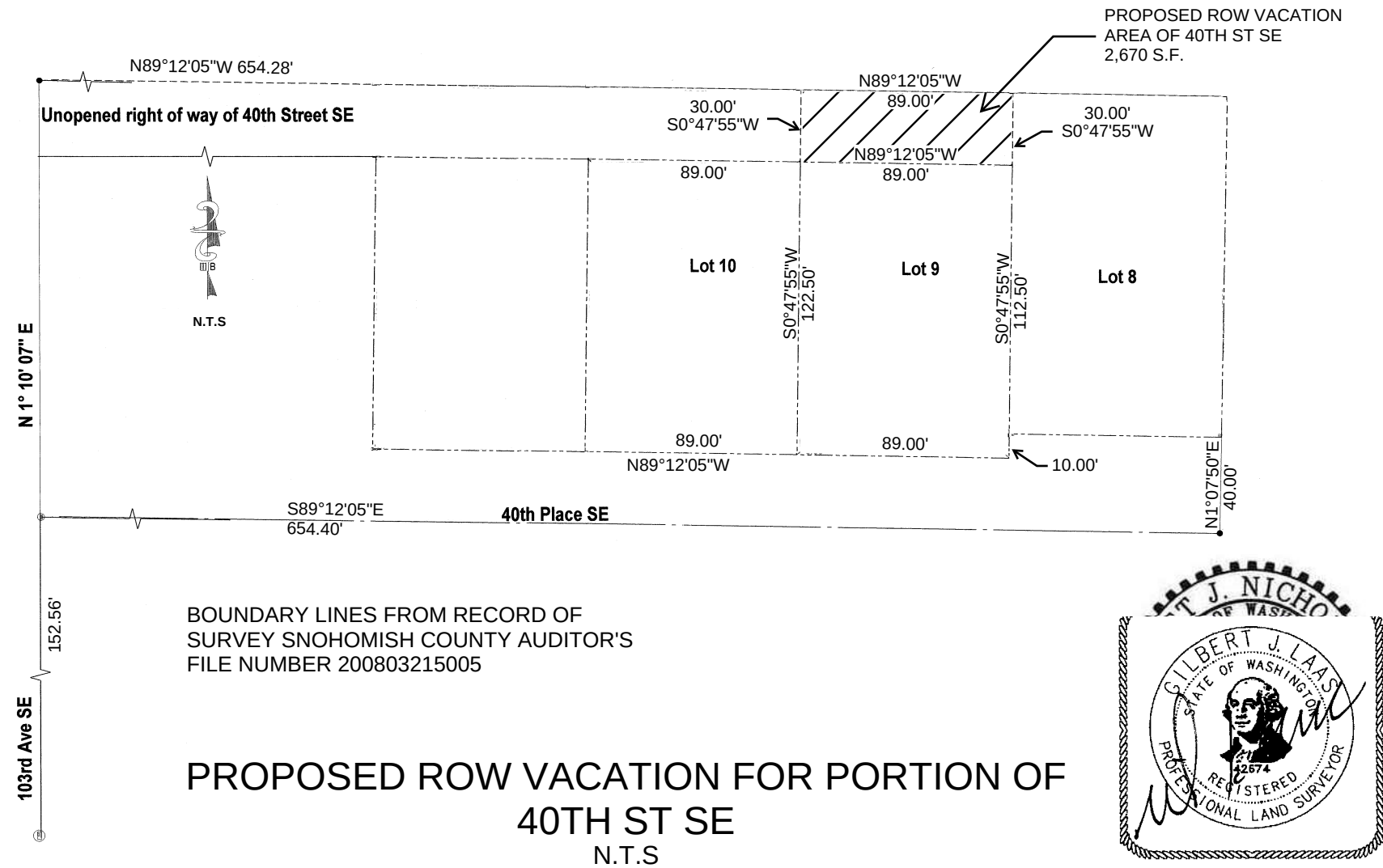




EXHIBIT 3  
Site Plan

S/E 1/4, OF N/W 1/4 OF SEC. 31, TOWNSHIP 29 N., RANGE 6 E., W.M.

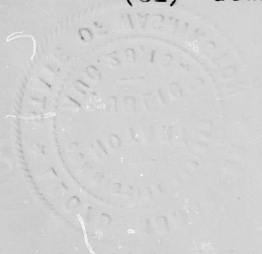


# EXHIBIT 4 pg.1 of 2

## QUIT CLAIM DEED

The Grantor ..... herein ..... J. B. Rumsey .....  
..... for the consideration of - - -One and no/100ths - - - dollars  
and also of benefits to accrue ..... by reason of laying out and establishing a public road through  
..... property, and which is hereafter described, convey ~~g~~ release ~~s~~ and quit-claims...  
to the County of Snohomish, State of Washington, for the use of the public forever, all interest in the following  
described real estate, viz.:

The North Twenty (20) feet of the West Half ( $W\frac{1}{2}$ ) of the Southeast  
quarter ( $SE\frac{1}{4}$ ) of the Northwest Quarter ( $NW\frac{1}{4}$ ) of Section Thirty-one  
(31) Township twenty-nine (29) North Range Six (6) EWM.



31-29-6  
313/562

situated in the County of Snohomish, State of Washington. Said Grantor..... do ~~es~~ hereby waive..... and  
relinquish..... all claims of damage caused or arising by reason of the laying out and establishing of a public  
road upon the property herein conveyed.

Dated this ..... 19th ..... day of ..... March ..... A. D., 1942

J. B. Rumsey  
Bernice H. Rumsey



CONTAINED BY

STATE OF WASHINGTON  
COUNTY OF Snohomish ss.

On this 20th day of March, 1942, before me, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally came J.B. Rumsey and Bernice H Rumsey to me known to be the individual A described in and who executed the within instrument and acknowledged to me that they signed and sealed the same as their free and voluntary act and deed for the uses and purposes therein mentioned.

Witness my hand and official seal the day and year first above written.

Notary Public in and for the State of Washington, residing at Everett Wash.

254266 Sur. No. 2/06

S/-29-C

QUIT-CLAIM DEED

FROM J.B. Rumsey

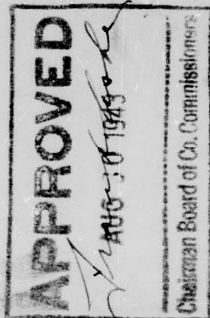
TO Bernice H Rumsey

COUNTY OF SNOHOMISH

Right of way

Dated Mar 19, 1942

COMMISSIONERS' APPROVAL



FILED FOR RECORD AT REQUEST OF

J. E. Dyer

On the 20th day of March, 1942, at 313 minutes past Deeds M., and 562 of Deeds, Notarized in Voluntary Records of Snohomish County, Washington.

Auditor

Deputy

By Harry J. Felt

Dist # 3

~~30B~~  
~~577S~~  
~~663T~~  


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~~507P~~

## 68-1559 K.A.S. RUSKIN FISHER &amp; ASSOCIATES, INC., EVERETT, WASHINGTON

# EXHIBIT 6

## APPRAISED VALUE CALCULATION PER SCC 13.100.085 (1)

### **Property Owner:**

Brett & Angela Nicholson

(1) Tax parcel #: 00383500000900

### **Given Information:**

2024 Market Land Value = 27,500

Size (gross) = 0.25

Area to be vacated = 1,780 (10 x 89 = 890 / 2,670 – 890 = 1,780)

1 acre = 43,560 sq ft

### **Formula:**

Size (gross) 0.25 x 1 acre 43, 560 = 10,890

### **Market Land Value**

2024 Land Market Value \$27,500 / size & 1 acre total 10,890 = 2.53

2.53 x 1,780 = \$ 4,503.40

50% = \$2,251.70

**Total \$2,251.70**