



**REQUEST FOR ANNEXATION
Application Form**

Pre-Application Meeting
required minimum 7 days
before submission
Planner JSC
Date 2/8/16
Fee \$0

OWNER INFORMATION

Name(s) D & S Land, LLC
 Contact Dan Watkins
 Address 901 New Hampshire Street, Suite 200
 City Lawrence State KS ZIP 66044
 Phone (785) 843-0181 Fax () _____
 E-mail danwatkins@danwatkinslaw.com Mobile/Pager () _____

APPLICANT/AGENT INFORMATION

Contact Brian Sturm
 Company Landplan Engineering, PA
 Address 1310 Wakarusa Drive
 City Lawrence State KS ZIP 66049
 Phone (785) 843-7530 Fax (785) 843-2410
 E-mail brians@landplan-pa.com Mobile/Pager (785) 691-8663
 Pre-application Meeting Date February 8, 2016 Planner Jeff Crick

PROPERTY INFORMATION

Project Name Clinton Farms
 Present Zoning District County A Present Land Use vacant / agriculture
 Proposed Land Use medium- and high-density residential
 Legal Description (may be attached) see attached
 Address of Property SW corner of N 1500 Road and the SLT
 Total Site Area 159.67 acres
 Number and Description of Existing Improvements or Structures 1 detached single-family house and 1 barn



ADDITIONAL INFORMATION

Is the property currently served by:

City water service	YES	NO
City sanitary sewer service	YES	NO
Rural water district water service	YES	NO

If yes, please describe the rural water district facilities

RWD #1 has a 4" waterline running east and west underneath N1500 Road.

If the property is currently served by rural water district service, state law requires that the City pay the RWD for RWD facilities serving the property upon annexation. City policy requires that this cost be paid by the annexation applicant.

Does the property currently abut City of Lawrence boundaries? **YES** NO

Is the annexation request contingent upon rezoning or other land use regulatory decisions? If yes, please describe. **YES** NO

The applicant is submitting concurrent to this request two (2) rezoning requests.

Please describe the existing structures or improvements on the property.

The property features a ±1,400 SF detached single-family house and a ±2,000 SF barn.

Reason for Request:

This annexation request, in conjunction with two (2) concurrent rezoning requests proposes development of medium and high density residential land uses at this location. The subject property is located within Service Area 3a and 3b of the UGA. This annexation request is consistent with **Annexation Policy #1**, listed on page 4-5 of **Horizon 2020**, which states "Lawrence will actively seek voluntary annexation of land within the UGA as development is proposed." This request is also consistent with many of the **Growth Management Goals and Policies** listed in **Horizon 2020**. Among them are **Policy 1.1d** "Priority should be given to developments proposed in conformance with adopted plans for infrastructure extensions"; **Policy 1.3.1a** "Identify areas of adequate size to accommodate residential subdivisions in order to facilitate well-planned, orderly development (including phased development) with coordination of public services and facilities"; and **Policy 1.4b** "Proposed developments based on planned growth areas will be given priority over proposals inconsistent with utility plans."



SIGNATURE

I/We, the undersigned am/are the **(owner(s)), (duly authorized agent), (Circle One)** of the
 aforementioned property. By execution of my/our signature, I/we do hereby officially Request
 Annexation by the City of Lawrence as indicated above.

Signature(s): *Kevin [unclear]* Date 4/11/16

_____ Date _____

_____ Date _____

STAFF USE ONLY

Application No. _____

Date Received _____

Planning Commission Date _____

Fee \$ _____



**PETITION AND CONSENT TO
 ANNEXATION INTO THE
 CITY OF LAWRENCE, KANSAS**

To: The Governing Body of the City of Lawrence, Kansas:

The undersigned owners of record of the following described tract of real property hereby petition the Governing Body of the City of Lawrence, Kansas (the "City") to annex such land to the City pursuant to the laws of the State of Kansas. The land to be annexed is legally described in Attachment A, which is attached to this petition and incorporated by reference as if fully set forth herein.

Such land lies adjacent to public right-of-way which touches the City of Lawrence, Kansas boundary line.

The undersigned further warrants and guarantees that they are the only owners of record of the tract of property described in Attachment A. The petition and consent to annexation shall only be valid at such time as the property described is within 1000' of municipal (City) water utility line, and shall be binding upon all successors in title, assigns, and heirs.

Property Owner of Record: **D & S Land, LLC**

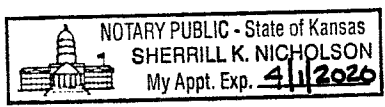
Property Owner signature: _____
(Handwritten signature)

Address of Owner: **843 N 1500 Road**

STATE OF KANSAS)
 COUNTY OF DOUGLAS)

The foregoing petition and consent to annexation was acknowledged before me this 28th day of March, 2016, by Don F. Hazlett and affixed my official seal on the day and year last above written.

Sherrill K. Nicholson Date: March 28, 2016
 Notary Public





"Exhibit A, Annexation Boundary Legal Description"

THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 13 SOUTH, RANGE 19 EAST OF THE SIXTH PRINCIPAL MERIDIAN, DOUGLAS COUNTY, KANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER, THENCE NORTH 88°04'41" EAST, ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER, 2,697.65 FEET TO THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER; THENCE SOUTH 0°16'39" EAST, ALONG THE EAST LINE OF SAID NORTHEAST QUARTER, 2,578.38 FEET TO THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER; THENCE SOUTH 87°28'28" WEST, ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER, 2,671.17 FEET TO THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER; THENCE NORTH 0°52'50" WEST, ALONG THE WEST LINE OF SAID NORTHEAST QUARTER, 2,605.90 FEET TO THE POINT OF BEGINNING. CONTAINS 159.67 ACRES, MORE OR LESS.

KANSAS SECURED TITLE

3110436

314945

Entered in Transfer Record in my office this
8th day of April, A.D. 2005
County Clerk
[Signature]



Trs I, II, III, IV 6-13-19 NW
Trs V, VI, VII, VIII 6-13-19 NE
Trs IX, X, XI, XII 6-13-19 SW
Index Numerical Index
No. 314945 Book 984 Page 3019
State of Kansas, Douglas County, SS.
Recorded in Book 984 Pages: 3019 - 3021
Filed Apr 7, 2005 12:46 PM Fees \$16.00
Register of Deeds
[Signature]

CORPORATION QUIT CLAIM DEED

THE GRANTOR, H-Z, Inc., a Kansas corporation
a corporation duly incorporated and existing under the laws of the State of Kansas, and
having its principal place of business in the State of Kansas,

hereby conveys and quitclaims to D & S Land, LLC, a Kansas limited liability
company,

all the following REAL ESTATE in the County of and the State of KANSAS, to-wit:

See attached Legal

for the sum of one dollar and other good and valuable consideration.

EXCEPT AND SUBJECT TO: Easements, restrictions and assessments of record, and
all the taxes and assessments that may be levied, imposed or become payable
hereafter.

No Real Estate Validation Transfer Questionnaire per KSA 1991 Supp. 79-1437e as
amended (3).

Dated this 7th day of April, A.D. 2005

H-Z, Inc., a Kansas corporation

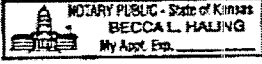
[Signature]
Don F. Hazlett, President

STATE OF KANSAS, COUNTY OF, SS:

The foregoing instrument was acknowledged before me this 7th day of April
A.D. 2005, by Don F. Hazlett, President of H-Z, Inc., a Kansas corporation, on
behalf of the corporation.

[Signature]
Notary Public

7-22-07
appointment expires



Tract I:

The West Half of the Northwest Quarter of Section 6, Township 13 South, Range 19 East of the 6th P.M., in Douglas County, Kansas, LESS those parcels recorded in Dead Book 418, Page 1888, Book 468, Page 1485 and Book 981, Page 2452, in the Office of the Register of Deeds in Douglas County, Kansas.

Tract II:

Commencing at the Northeast corner of the Northwest Quarter of Section 6, Township 13 South, Range 19 East of the 6th P.M.; thence South 00° 46' 13" West along the East line of the Northwest Quarter of said Section 6, 450.00 feet for a point of beginning; thence South 00° 46' 13" West along the East line of the Northwest Quarter of said Section 6, 2170.91 feet to the Southeast corner of the Northwest Quarter of said Section 6; thence South 89° 18' 40" West along the South line of the Northwest Quarter of said Section 6, 1320.08 feet to the Southwest corner of the fractional East One-half of the Northwest Quarter of said Section 6; thence North 00° 45' 10" East along the West line of the fractional East One-half of the Northwest Quarter of said Section 6, 2627.52 feet to the Northwest corner of the fractional East One-half of the Northwest Quarter of said Section 6, thence North 89° 35' 42" East along the North line of the Northwest Quarter of said Section 6, 215.41 feet; thence South 00° 46' 13" West 450.00 feet; thence North 89° 35' 42" East 538.40 feet; thence South 00° 46' 13" West 454.20 feet; thence North 89° 35' 42" East, 330.00 feet; thence North 00° 46' 13" East 454.20 feet; thence North 89° 35' 42" East 236.00 feet to the point of beginning, all in Douglas County, Kansas.

Tract III:

Commencing at the Northeast corner of the Northwest Quarter of Section 6, Township 13 South, Range 19 East of the Sixth Principal Meridian; thence South 89° 35' 42" West along the North line of the Northwest Quarter of said Section 6, 566.00 feet for a point of beginning; thence South 00° 46' 13" West 450.00 feet; thence South 89° 35' 42" West 538.40 feet; thence North 00° 46' 13" East 450.00 feet to the North line of the Northwest Quarter of said Section 6; thence North 89° 35' 42" East along the North line of the Northwest Quarter of said Section 6; 538.40 feet to the point of beginning, all in Douglas County, Kansas.

Tract IV:

Beginning at the Northeast corner of the Northwest Quarter of Section 6, Township 13 South, Range 19 East of the Sixth Principal Meridian; thence South 00° 46' 13" West along the East line of the Northwest Quarter of said Section 6, 450.00 feet; thence South 89° 35' 42" West 236.00 feet; thence North 00° 46' 13" East 450.00 feet to the North line of the Northwest Quarter of said Section 6; thence North 89° 35' 42" East along the North line of the Northwest Quarter of said Section 6, 236.00 feet to the point of beginning, all in Douglas County, Kansas.

Tract V:

The East One-Half of the Northeast Quarter of Section 6, Township 13 South, Range 19 East of the 6th P.M., in Douglas County, Kansas.

Tract VI:

The West Half of the Northeast Quarter of Section 6, Township 13 South, Range 19 East of the 6th P.M., in Douglas County, Kansas.

Tract VII:

The East Half of the Southwest Fractional Quarter of Section 6, Township 13 South, Range 19 East of the 6th P.M., LESS tract conveyed to the United States of America by Deed recorded in Book 280, Page 118, as follows: Beginning at the Northeast corner of the SE1/4 NE1/4 SE 1/4 SW 1/4 of said Section 6; thence Southerly along the East line of said E1/2 SW1/4 of Section 6 to the Northeast corner of said NE1/4 NW1/4 of Section 7; thence Southerly along the East line of said NE1/4 NW1/4 to the Northeast corner of the South 117.48 acres of the NW1/4 of said Section 7; thence Westerly along the North line of said South 117.48 acres of the NW1/4 to the West line of said NE1/4 NW1/4; thence Northerly along the West line of said NE1/4 NW1/4 to the Southwest corner of said East Half of the SW1/4 of Section 6; thence Northerly along the West line of said East Half of the SW1/4 to the Northwest

corner of the SW1/4 NW1/4 NE1/4 SW1/4 of said Section 6; thence Easterly along the North line of said SW1/4 NW1/4 NE1/4 SW1/4 to the Northeast corner thereof; thence in a Southeasterly direction to the Northwest corner of said SE1/4 NE1/4 SE1/4 SW1/4 of Section 6; thence Easterly along the North line of said SE1/4 NE1/4 SE1/4 SW1/4 to the point of beginning, all in Douglas County, Kansas.

Tract VIII:

That part of the Southwest Fractional Quarter of Section 6, Township 13 South, Range 19 East of the 6th P.M., described as follows: Beginning at the Northeast corner of the Southwest Fractional Quarter of said Section 6; thence West 1481 feet; thence South 20° 13' East 272 feet; thence South 14° 42' East 64 feet; thence South 23° West 66 feet; thence South 85° 49' West 177 feet; thence South 4° 48' West 190 feet; thence South 22° 18' West 160 feet; thence South 06° 12' East 557 feet; thence South 24° 18' West 260 feet; thence South 58° 42' East 400 feet; thence South to the South line of said Southwest Quarter; thence East 80 rods; thence North 160 rods to the point of beginning, LESS the East Half of said Southwest Quarter; and LESS any portion thereof taken by or deeded to the United States of America, in Douglas County, Kansas.

Tract IX:

Beginning at the Southwest corner of the Southwest Quarter of fractional Section 6, Township 13 South, Range 19 East of the Sixth Principal Meridian; thence North 00° 03' 55" West along the West line of the Southwest Quarter of said Section 6, 2645.92 feet to the Northwest corner of the Southwest Quarter of said Section 6; thence North 89° 18' 40" East along the North line of said Southwest Quarter 1165.95 feet; thence South 26° 54' 21" East 271.92 feet; thence South 14° 19' 56" East 64.52 feet; thence South 21° 31' 21" West 65.62 feet; thence South 85° 14' 39" West 177.89 feet; thence South 04° 03' 27" West 189.66 feet; thence South 21° 34' 39" West 150.35 feet; thence South 06° 48' 35" East 356.12 feet to the boundary line of Clinton Reservoir, said line defined as passing in a Southwesterly direction from the Northeast corner of the Southeast Quarter of the Northeast Quarter of the Northwest Quarter of the Southwest Quarter of said Section 6; thence South 18° 33' 28" West 1314.97 feet to the Northeast corner of the Southeast Quarter of the Southwest Quarter of the Southwest Quarter of said Section 6; thence South 62° 24' 33" West 735.50 feet to the point of beginning, all in Douglas County, Kansas, and as surveyed and platted under the name "A Final Plat of Seas Subdivision in Douglas County, Kansas" and recorded in the Office of the Register of Deeds of Douglas County, Kansas, in Plat Book P15, Page 92.