



**Lawrence Douglas County
Metropolitan Planning Office**
6 East 6th Street, P.O. Box 708, Lawrence, KS 66044
(785) 832-3150 Fax (785) 832-3160
<http://www.lawrenceplanning.org>

REQUEST FOR ANNEXATION Application Requirements

This checklist has been provided to assist you, the applicant, as you prepare your application. Submission of less information than necessary to adequately review and process your application will delay the review process.

The applicant shall meet with Planning Staff at least seven (7) working days prior to submittal of the application.

Planning Staff will determine the completeness, accuracy, and sufficiency of the application within five (5) working days of submission.

Pre-Application Meeting

The applicant shall meet with Planning Staff at least seven (7) working days prior to submittal of the application.

Pre-submittal 11-23-2009
Target Submission Date 12-8-09, 2009
Fee N/A

During the meeting Planning Staff will assist the applicant to determine if the following items are Required or Not Applicable:

R	NA	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	. Consent to Annexation Form
<input checked="" type="checkbox"/>	<input type="checkbox"/>	. Legal Description of property.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	. Copy of last recorded deed on the property.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	. Map of requested annexation area.
		. Any other information requested by Staff:
<input type="checkbox"/>	<input type="checkbox"/>	_____
<input type="checkbox"/>	<input type="checkbox"/>	_____



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Annexation
**General Preliminary Development Plan
Submittal Requirements**

❖ **Application Form**

- ☐ A complete Application Form.

❖ **Attachments Required**

- ☒ Legal description of property in print and electronic format (MS Word).
- ☒ Consent to Annexation Form
- ☒ Last recorded deed on property.
- ☐ Map of requested annexation area. — *PDS will prepare*
- ☐ Other information requested by staff.

❖ **Other**

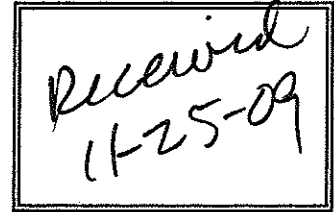
- ☒ Payment of review fee. (Make check payable to the City of Lawrence.)
- ☐ Drawings and data necessary to demonstrate that the proposal is in general conformance with the Comprehensive Plan.



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**REQUEST FOR ANNEXATION
Application Form**



OWNER INFORMATION

Name(s) NATE ANTHONY
Contact _____
Address 1764 E. 1300 RD
City LAWRENCE State KS ZIP 66049
Phone (____) _____ Fax (____) _____
E-mail Nathan@Sunflower.com Mobile/Pager (785) 974-2775

APPLICANT/AGENT INFORMATION

Contact TERRY BEARDEN
Company _____
Address 1764 E. 1300 RD
City LAWRENCE State KS ZIP 66049
Phone (785) 760-4300 Fax (____) _____
E-mail tbearden@SUNFLOWER.COM Mobile/Pager (____) _____
Pre-application Meeting Date _____ Planner _____

PROPERTY INFORMATION

Project Name N. IOWA SEWER PROJECT
Present Zoning District A Present Land Use RS-7
Proposed Land Use SF HOME
Legal Description (may be attached) ATTACHED
Address of Property 1764 E 1300 RD
Total Site Area 105.5 X 412.5
Number and Description of Existing Improvements or Structures 3BR SINGLE FAMILY
RESIDENCE, 2CAR DETACHED GARAGE



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ADDITIONAL INFORMATION

Is the property currently served by:

City water service	<u>YES</u>	<u>NO</u>
City sanitary sewer service	YES	<u>NO</u>
Rural water district water service	YES	<u>NO</u>

If yes, please describe the rural water district facilities

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

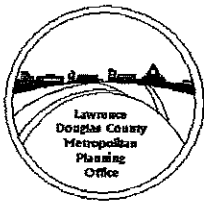
ANNEXATION PROCESS

Please describe the existing structures or improvements on the property.

3 BR SINGLE FAMILY RESIDENCE
2 CAR DETACHED GARAGE

Reason for Request:

A FAILED SEPTIC SYSTEM REQUIRES ME TO
ANNEX INTO CITY LIMITS TO ATTACH TO CITY
SEWER LINE LOCATED ON PROPERTY.



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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 apply for Preliminary Development Plan approval as indicated above.

Signature(s):  Date 11/25/09

_____ Date _____

_____ Date _____

STAFF USE ONLY

Application No. _____

Date Received 11-25-2009

Planning Commission Date _____

Fee \$ _____

Date Fee Paid _____

Rezoning Application No. _____



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**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: NATE ANTHONY

Address of Owner: 1764 E. 1300 RD. LAWRENCE, KS. 66049

Property Owner signature: [Signature]

(If property is owned by married couple, both must sign. If corporate or partnership entity holds title, please note authority to execute petition.)

STATE OF KANSAS)
COUNTY OF DOUGLAS)

The foregoing petition and consent to annexation was acknowledged before me this 25th day of NOVEMBER, 2009, by and affixed my official seal on the day and year last above written.

[Signature]
Notary Public

Date: 11/25/09



Petition and Consent
7/1/2006

Page 9 of 12

Annexation Request

24-12-19 AD



Douglas County Register of Deeds
Book: 1056 Page: 1359

Receipt #: 401222
Pages Recorded: 1
Ceshier Initials: rec

Authorized By: *[Signature]* Recording Fee: \$8.00

Date Recorded: 11/20/2009 4:21:43 PM



Entered in Transfer Record in my office this
23rd day of Nov., A.D. 20 09

[Signature] County Clerk
tm

Continental Title Company
L0901223

Warranty Deed

This indenture, Made this 19 day of November, 2009, between Terry L. Bearden and Yolanda Bearden, Husband and Wife party (ies) of the first part, Nate Anthony, party (ies) of the second part:

Witnesseth, that the said party of the first part, in Consideration of the sum of TEN Dollars and other valuable considerations, the receipt whereof is hereby acknowledged, does by these presents, grant, bargain, sell and convey unto said parties of the second part, their successors and/or assigns, all of the following described real estate, situated in the County of Douglas and State of Kansas to wit:

Beginning at a point 475.5 feet South of the Northwest corner of the Southwest Quarter of the Northwest Quarter of Section 24, Township 12 South, Range 19 East of the 6th P.M.; thence East 412.5 feet; thence South 105.5 feet; thence West 412.5 feet; thence North 105.5 feet, to the point of beginning, in the City of Lawrence, Douglas County, Kansas.

Subject to easements, reservations, and restrictions, if any of record.

To have and to hold the same, together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in any wise appertaining forever.

And said party of the first part, for itself, and its successors and assigns, does hereby covenant, promise and agree, to and with said party (ies) of the second part, that at the delivery of these presents, it is lawfully seized in its own right of an absolute and indefeasible estate of inheritance, in fee simple, of and in all and singular the able granted and described premises, with the appurtenances; that the same are free, clear, discharged and unencumbered of and from all former and other grants, titles, charges, states, judgments, taxes, assessments and encumbrances, of what nature and kind so ever, and that it will Warrant and Forever Defend the same unto said party(ies) of the second part, his/her/their heirs and assigns, and all and every person or persons whomsoever, lawfully claiming or to claim the same.

In Witness whereof, said party (ies) of the first part has/have hereunto set his/her/their hand(s) the day and year last above written.

[Signature]
Terry L. Bearden

[Signature]
Yolanda Bearden

In the State of Kansas, County of Douglas this 19 day of November, 2009, Before me, the undersigned, a Notary Public in and for said State, came Terry L. Bearden and Yolanda Bearden, Husband and Wife to me known to be the Person(s) described in and who executed the foregoing instrument, and duly acknowledged that he/she/they executed the same as his/her/their free act and deed.

In Witness whereof, said party (ies) of the first part has/have hereunto set his/her/their hand(s) the day and year last above written.

[Signature]
Notary

Commission expires: 9/10/12



BOOK 1056 PAGE 1359

P.O. Box 4715, Topeka, Kansas 66604 - (785) 233-9954
P.O. Box 970, Lawrence, Kansas 66044 - (785) 842-8447

(This does not constitute a boundary survey)

ML-2948

Terry L. Bearden

1764 E 1300 Road, Lawrence, Kansas 66049

NOTE: Schedule B-II, No. 8, (Bk. 187, Pg. 533) and No. 8, (Bk. 224, Pg. 26) are blanket easements with no exact location given. (There is no physical evidence of any utility line over or under the improvements on this property.)



Scale: 1" = 60'

E 1300 Road

I hereby certify that on this 23 day of June, 1999, this certificate was prepared at my direction; that the certificate was prepared for the sole use of the Mortgage Lender, Title Company and/or their agents; that the sketch shown hereon is a true representation of the conditions that were at the time of the inspection; that there is no known encroachment upon the described parcel or adjacent premises except as indicated; that this does not constitute a boundary survey and is subject to any inaccuracies that a subsequent boundary survey may disclose; that no property corners were found but that corner monuments shown were found but not verified; that the information shown on the sketch should not be used to establish any fence, structure or any other future improvements; that the measurements shown on the sketch are based on record or deed information and have not been verified; that this certification does not constitute a warranty to the present or future owners or occupants. This certification is valid only with an original signature in ink and an original seal.

Easements of Record were furnished by: First American Title Ins. Co.

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Community No

990099