



## REQUEST FOR ANNEXATION

### Application Requirements for annexations greater than 10 acres

Application materials must be submitted in both print and electronic format, on disc. If you are unable to provide the materials in electronic format, please contact the Planning Office at 785-832-3150.

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. Incomplete applications will be returned to the applicant.

### Pre-Application Meeting

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

**Pre-submittal Date** August 12, **2010**.

**Planner's Name** Scott McCullough

**Target Submission Date** 9/13/, **2010**.

**Fee:** No fee for annexation requests

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

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



**REQUEST FOR ANNEXATION  
Application Form**

Pre-Application Meeting  
required minimum 7 days  
before submission  
Planner \_\_\_\_\_  
Date \_\_\_\_\_  
Fee \_\_\_\_\_

**OWNER INFORMATION**

Name(s) Venture Properties, Inc.  
 Contact Steve Schwada  
 Address 2601 Dover Square  
 City Lawrence, State KS ZIP 66049  
 Phone (785) 842-4455 Fax (785) 842-2871  
 E-mail sbschwada@sunflower.com Mobile/Pager (785) 766-4111

**APPLICANT/AGENT INFORMATION**

Contact Steve Schwada  
 Company Venture Properties, Inc.  
 Address 2601 Dover Square  
 City Lawrence State KS ZIP 66049  
 Phone (785) 842-4455 Fax (785) 842-2871  
 E-mail sbschwada@sunflower.com Mobile/Pager (785) 766-4111  
 Pre-application Meeting Date August 2010 Planner Scott McCullough

**PROPERTY INFORMATION**

Project Name Venture Business Park - I  
 Present Zoning District A Present Land Use agriculture  
 Proposed Land Use industrial  
 Legal Description (*may be attached*) see attached  
 Address of Property \_\_\_\_\_  
 Total Site Area 51.13 acres more or less  
 Number and Description of Existing Improvements or Structures none



**ADDITIONAL INFORMATION**

Is the property currently served by:

- |                                    |     |                       |    |
|------------------------------------|-----|-----------------------|----|
| City water service                 | YES | <input type="radio"/> | NO |
| City sanitary sewer service        | YES | <input type="radio"/> | NO |
| Rural water district water service | YES | <input type="radio"/> | NO |

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. Annexation is contingent on  YES  NO industrial zoning (IG).

Please describe the existing structures or improvements on the property.

NONE

**Reason for Request:**

This property has recently received a favorable staff review as an industrial site by city and county staff and by a potential user of the site. It is in the urban growth area of Lawrence. It is designated for industrial uses in Horizon 2020 and the K-10/Farmer's Turnpike Plan. It is bounded by the Kansas Turnpike, a future industrial site, the Farmer's Turnpike and Queens Road; providing excellent transportation for an industrial site.

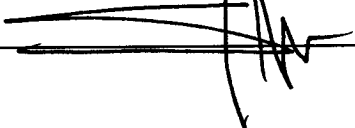


**City of Lawrence  
Douglas County**  
PLANNING & DEVELOPMENT SERVICES

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

**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):  Date 9.13.10  
 \_\_\_\_\_ Date \_\_\_\_\_  
 \_\_\_\_\_ Date \_\_\_\_\_

**STAFF USE ONLY**

Application No. \_\_\_\_\_  
 Date Received \_\_\_\_\_  
 Planning Commission Date \_\_\_\_\_  
 Fee \$ \_\_\_\_\_

**EXHIBIT "A"**

**LEGAL DESCRIPTION**

A tract of land located in the Northeast Quarter (NE¼) of Section Twenty (20), Township Twelve South (T12S), Range Nineteen East (R19E) of the 6th P.M., Douglas County, Kansas, more particularly described as follows: Beginning at the Northeast corner of the Northeast Quarter (NE¼); thence South 0°04'49" West a distance of 820.62 feet, said point being on the East line of the Northeast Quarter (NE¼) and the Northerly right-of-way of the Kansas Turnpike; thence North 89°01'11" West a distance of 1,011.18 feet, said point being on the Northerly right-of-way of the Kansas Turnpike and the beginning of a radial curve to the left having a delta angle of 12°15'51", a radius of 7,789.49 feet and a chord bearing South 84°50'53" West a distance of 1,664.17 feet and an arc length of 1,667.34 feet, said point being on the Northerly right-of-way of the Kansas turnpike and on the West line of the Northeast Quarter (NE¼); thence North 0°13'10" West a distance of 951.56 feet, said point being the Northwest corner of the Northeast Quarter (NE¼); thence North 89°58'27" East a distance of 2,673.27 feet to the point of beginning, containing 51.13 acres more or less, less road right-of-way and easements of record granted to Douglas County and the Kansas Turnpike Authority.



**City of Lawrence**  
**Douglas County**  
 PLANNING & DEVELOPMENT SERVICES

**Lawrence Douglas County**  
**Metropolitan Planning Office**

6 East 6<sup>th</sup> Street, P.O. Box 708,  
 Lawrence, KS 66044  
 (785) 832-3150 Fax (785) 832-3160  
<http://www.lawrenceks.org/pds/>

**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.

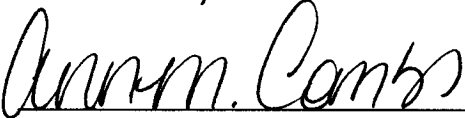
Property Owner of Record: Venture Properties, Inc.

Address of Owner: 2601 Dover Sq., Lawrence, KS 66049

Property Owner 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 13<sup>th</sup> day of September, 2010, by \_\_\_\_\_ and affixed my official seal on the day and year last above written.

  
 Notary Public

Date: 11-3-13

<b>ANN M. COMBS</b> Notary Public - State of Kansas My Appt. Expires <u>11-3-13</u>
---

121906

Pursuant to K.S.A. 79-1437e, a real estate validation questionnaire is not required due to Exception No. 4

Reserved for Register of Deeds

NU. 121906 ✓  
INDEX \_\_\_\_\_  
NUMERICAL INDEX \_\_\_\_\_  
20-12-19 06

State of Kansas, Douglas County, SS.  
 Filed and Entered in Vol. 587  
 Page 1357 at 2:26 o'clock P M  
 1358  
 SEP - 3 1997  
 By: [Signature] Register of Deeds Deputy  
 gock

Entered in Transfer Record in my office this 4th day of Sept. A.D. 19 97  
Patty James County Clerk  
mw

**KANSAS BUSINESS ORGANIZATION QUITCLAIM DEED**  
(Corporation, General or Limited Partnership, or Limited Liability Company)

On this 1st day of August, 1997,

Terraventure Partnership One, a general partnership, duly organized and existing under the laws of the State of Kansas, and having its principal place of business at 1927 Moodie Road, Lawrence, County of Douglas, State of Kansas

("Grantor"), QUITCLAIMS to

Venture Properties Incorporated, a Kansas corporation

("Grantee"), all of the following-described real estate in Douglas County, Kansas:

(See Exhibit A attached hereto and, by reference, made a part hereof.)

This conveyance is made for the consideration of contribution, without further consideration.

SUBJECT TO: All covenants, restrictions, and easements of record, if any.

**TERRAVENTURE PARTNERSHIP ONE,**  
a Kansas general partnership

By: **CHARTER EQUITIES, INC.**  
a Kansas corporation

By: [Signature]  
John T. Stewart IV, President

By: **VENTURE PROPERTIES INCORPORATED,**  
a Kansas corporation

By: [Signature]  
James Duane Schwada, President

STATE OF KANSAS; COUNTY OF DOUGLAS ) ss:

This instrument was acknowledged before me on 1st day of August, 1997, by James Duane Schwada, President of Venture Properties Inc., a Kansas corporation, and John T. Stewart IV, President of Charter Equities. Inc. a Kansas corporation, on behalf of Terraventure Partnership One, a Kansas general partnership.

**SAUNDRA M. BROWN**  
Notary Public - State of Kansas  
My Appt. Expires

[Signature]  
Notary Public

My appointment expires 07-14-2001

EXHIBIT A

**TRACT ONE:**

A tract of land located in the Northeast Quarter (NE¼) of Section Twenty (20), Township Twelve South (T12S), Range Nineteen East (R19E) of the 6th P.M., Douglas County, Kansas, more particularly described as follows: Beginning at the Northeast corner of the Northeast Quarter (NE¼); thence South 0° 04' 49" West a distance of 820.62 feet, said point being on the East line of the Northeast Quarter (NE¼) and the Northerly right-of-way of the Kansas Turnpike; thence North 89° 01' 11" West a distance of 1,011.18 feet, said point being on the Northerly right-of-way of the Kansas Turnpike and the beginning of a radial curve to the left having a delta angle of 12° 15' 51", a radius of 7,789.49 feet and a chord bearing South 84° 50' 53" West a distance of 1,664.17 feet and an arc length of 1,667.34 feet, said point being on the Northerly right-of-way of the Kansas turnpike and on the West line of the Northeast Quarter (NE¼); thence North 0° 13' 10" West a distance of 951.56 feet, said point being the Northwest corner of the Northeast Quarter (NE¼); thence North 89° 58' 27" East a distance of 2,673.27 feet to the point of beginning, containing 51.13 acres more or less, less Tract number 31-9A, Kansas Turnpike court case number 20,454 containing 0.17 acre, more or less, and being subject to public road right-of-way and easements of record.

**TRACT TWO:**

An undivided 34.18 percent interest in and to a tract of land located in the Northeast Quarter (NE¼) of Section Twenty (20), Township Twelve South (T12S), Range Nineteen East (R19E) of the 6th P.M., Douglas County, Kansas, more particularly described as follows: Beginning at the Southeast corner of the Northeast Quarter (NE¼); thence North 0° 04' 49" East a distance of 1,530.79 feet, said point being on the East line of the Northeast Quarter (NE¼) and the Southerly right-of-way of the Kansas Turnpike; thence North 89° 01' 11" West a distance of 1,015.90 feet, said point being on the Southerly right-of-way of the Kansas Turnpike and the beginning of a radial curve to the left having a delta angle of 12° 42' 48", a radius of 7,489.49 feet and a chord bearing of South 84° 37' 25" West a distance of 1,658.43 feet and arc length of 1,661.84 feet, said point being on the Southerly right-of-way of the Kansas Turnpike and on the West line of the Northeast Quarter (NE¼); thence South 0° 13' 10" East a distance of 1,392.35 feet, said point being the Southwest corner of the Northeast Quarter (NE¼); thence South 89° 59' 26" East a distance of 2,659.40 feet to the point of beginning, containing 92.67 acres more or less, less Tract number 31-9B, Kansas Turnpike court case number 20,454 containing 0.57 acre, more or less, and being subject to public road right-of-way and easements of record.





September 8, 2010