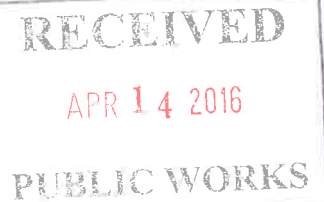
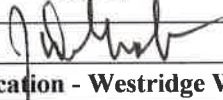




Site Planning & Land Development
Civil Engineering, Design & Consulting



LETTER OF TRANSMITTAL

Date: April 14, 2016
To: Carolyn Hicks
City of Lawrence Public Works
6 East 6th Street
Lawrence, Kansas 66044
From: J. Dean Grob 
RE: Easement Vacation - Westridge Wash, Lube and Auto Sales

We are sending you

☒ Attached ☐ Under separate cover ☐ Via _____

the following:

☐ Change Order ☒ Drawings ☐ Prints ☐ [] _____
☐ Samples ☐ Specifications ☒ Submittals

Copies	Date	Description
<u>1</u>	<u>4/14/16</u>	<u>Application for Vacation of Easement & Fee Check</u>
<u>1</u>	<u>4/14/16</u>	<u>Raco-Westridge Addition Plat</u>
<u>1</u>	<u>4/14/16</u>	<u>Legal Description of Easement Vacation & Exhibit</u>
<u>1</u>	<u>4/14/16</u>	<u>CD with digital copies of documents</u>

These are transmitted:

☒ for your review and comment ☐ for your use ☐ for your approval
☐ as requested ☐ for quotation ☐ no exceptions taken
☐ copies for distribution ☐ return

Comments

Carolyn,
Please let me know if you need anything else.

Thanks, Dean

cc:

Owner

**Application for the Vacation of
Public Right of Way or Easement
City of Lawrence, Kansas**

Date Application Submitted: April 14, 2016

Procedures for Vacation Application:

1. **Complete Vacation Application Form, including legal description.**
2. **Provide ownership list from Douglas County Clerk's Office for property owners within 200 feet of proposed vacation.**
3. **For vacation requests that are not initiated by City staff or the City Commission, please provide a check made payable to "City of Lawrence, Kansas" in the amount of \$200.00. This check should accompany the completed application, and is non-refundable. The application fee covers staff work and publication costs for the notices.**

Section 1. Property Owner Information. Provide information on property owner(s) adjoining proposed vacation requesting the vacation:

Name of Property Owner(s): Westridge Lawrence, LLC
Address of Property Owner: 2114 Marvonne
Lawrence, Kansas 66047
Telephone Number: 785 842-7406

If the owner is represented by a third party (engineer, architect, attorney) who will serve as the applicant's representative, provide contact information:

J. Dean Grob, Grob Engineering Services, LLC 785 856-1900

Owner: Don Greenfield 785 691-7650

Section 2. Background Information.

- A) Describe the **legal description** of the proposed vacation. What is proposed to be vacated? (e.g. Right-of-way, utility easement, drainage easement).

A cross-access/utility easement was dedicated in a previous plat but never used. Replatting split the property and the access was blocked by a dumpster and privacy fence.

Easement shown on "Raco-Westridge Addition" Plat

Legal description of area to be vacated provided on separate document

- B) Describe the purpose or reason for seeking the proposed vacation:

The owner desires to remove an existing building and construct a new building where the easement is located.

- C) Attach a copy of the plat of record of the property, indicating the location of the proposed vacation.

- D) Attach a copy of the **legal description** for the portion of the easement or right-of-way which is to be vacated.

Section 3. City Staff Review. The following items will be reviewed by City staff in the Public Works, Utilities and Planning Departments, as applicable.

- A)** Will the proposed vacation impair access to a public street by any adjoining property owners? Yes or No, explain:

No. The access easement/utility easement is present not used and most likely will never be used.

- B)** Are utilities currently located in the easement or right-of-way?

Water	Yes or <u>No</u>
Sanitary Sewer	Yes or <u>No</u>
Stormsewer	Yes or <u>No</u>
Gas	Yes or <u>No</u>
Electric	Yes or <u>No</u>
Telephone	Yes or <u>No</u>
Cable	Yes or <u>No</u>

- C)** Will the proposed vacation impair the ability of utilities to deliver services to the adjoining property and surrounding area?

No. All properties are built out and other easements allow for providing services to adjacent properties.

- D)** Should the vacation reserve any City rights?

No.

- E)** City staff recommendation for the proposed vacation:

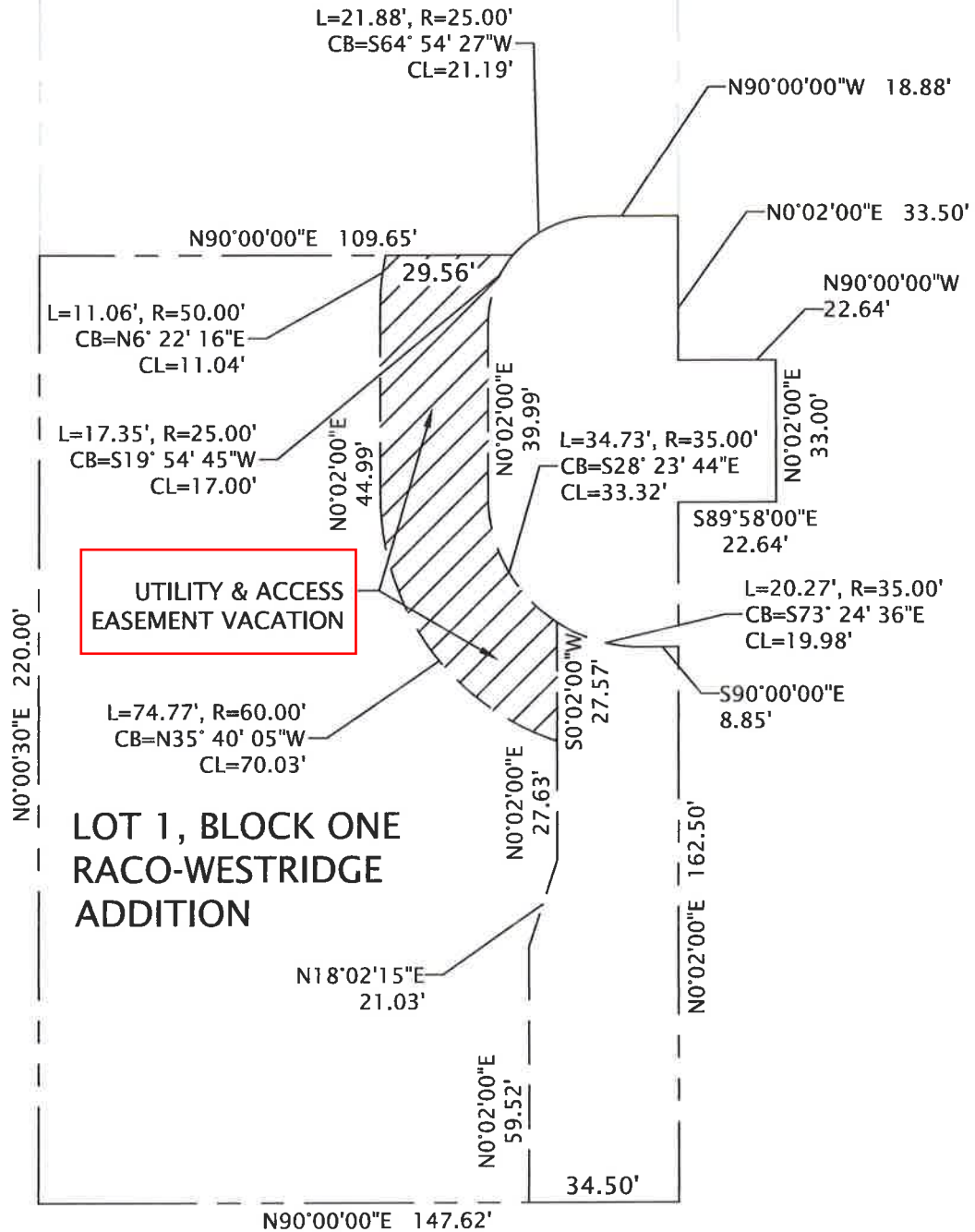
Public Works	_____
Planning	_____
Utilities	_____

Section 4. After City staff approval, the property owner must execute a Petition for Vacation which will be prepared by City staff. Once a petition has been received, notice of the hearing on vacation will be published. The City Commission will consider the proposed vacation at the hearing, and if appropriate, authorize the Mayor to execute the Order of Vacation which vacates the easement or right-of-way.

EASEMENT VACATION LEGAL DESCRIPTION

A PORTION OF LOT 1, BLOCK ONE, RACO-WESTRIDGE ADDITION, IN THE CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS, NOW DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 1, THENCE SOUTH 90°00'00" WEST ALONG THE SOUTH LINE OF SAID LOT 1, 34.50 FEET; THENCE NORTH 00°02'00" EAST, 59.52 FEET; THENCE NORTH 18°02'15" EAST, 21.03 FEET; THENCE NORTH 00°02'00" EAST, 27.63 FEET, TO THE POINT OF BEGINNING; THENCE ON A 60.00 FOOT RADIUS CURVE TO THE RIGHT WITH A 70.03 FOOT CHORD BEARING NORTH 35°40'05" WEST, AN ARC DISTANCE OF 74.77 FEET; THENCE NORTH 00°02'00" EAST, 44.99 FEET; THENCE ON A 50.00 FOOT RADIUS CURVE TO THE RIGHT WITH A 11.04 FOOT CHORD BEARING NORTH 06°22'16" EAST, AN ARC DISTANCE OF 11.06 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 1; THENCE NORTH 90°00'00" EAST ALONG THE NORTH LINE OF SAID LOT 1, 29.56 FEET; THENCE ON A 25.00 FOOT RADIUS CURVE TO THE LEFT WITH A 17.00 FOOT CHORD BEARING SOUTH 19°54'45" WEST, AN ARC DISTANCE OF 17.35 FEET; THENCE SOUTH 00°02'00" WEST, 39.99 FEET; THENCE ON A 35.00 FOOT RADIUS CURVE TO THE LEFT WITH A 33.32 FOOT CHORD BEARING SOUTH 28°23'44" EAST, AN ARC DISTANCE OF 34.73 FEET; THENCE SOUTH 00°02'00" WEST, 27.57 FEET TO THE POINT OF BEGINNING. THE ABOVE CONTAINS 0.064 ACRES, MORE OR LESS, ALL IN DOUGLAS COUNTY, KANSAS,



SCALE: 1" = 40'



DATE: 4-12-16

GES

GROB
ENGINEERING
SERVICES, LLC

Site Planning & Land Development
Civil Engineering, Design & Consulting

3210 Mesa Way, Suite A * Lawrence, Kansas 66049
Phone 785 856-1900 * Fax 785 856-1901
www.grobengineering.com

WESTRIDGE WASH, LUBE & AUTO SALES

3530 W. 6TH STREET - LAWRENCE, KANSAS

UTILITY & ACCESS EASEMENT VACATION EXHIBIT

A PORTION OF LOT 1, WESTRIDGE NUMBER SIX SUBDIVISION, DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 1; THENCE NORTH 00°00'30" EAST, ALONG THE WEST LINE OF SAID LOT 1, 220.00 FEET; THENCE NORTH 90°00'00" EAST, 109.65 FEET; THENCE ON A NONTANGENT 25.00 FOOT RADIUS CURVE TO THE RIGHT, WITH A 21.21 FOOT CHORD BEARING NORTH 64°53'45" EAST, AN ARC DISTANCE OF 21.91 FEET; THENCE NORTH 00°00'00" EAST, 18.88 FEET TO THE EAST LINE OF SAID LOT 1; THENCE SOUTH 00°02'00" WEST, ALONG SAID EAST LINE, 23.50 FEET; THENCE NORTH 00°02'00" EAST, ALONG SAID EAST LINE, 3.64 FEET; THENCE SOUTH 00°02'00" WEST, ALONG SAID EAST LINE, 33.35 FEET; THENCE SOUTH 00°00'00" WEST, ALONG SAID EAST LINE, 22.64 FEET; THENCE SOUTH 00°02'00" WEST, ALONG SAID EAST LINE, 162.50 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1; THENCE SOUTH 00°00'00" WEST, ALONG THE SOUTH LINE OF SAID LOT 1, 147.64 FEET TO THE POINT OF BEGINNING. CONTAINS 0.789 ACRE, MORE OR LESS.

BE IT KNOWN TO ALMEN THAT I (WE), THE UNDERSIGNED OWNER(S) OF THE ABOVE DESCRIBED TRACT OF LAND, HAVE HAD CAUSE FOR THE SAME TO BE SURVEYED AND PLATTED UNDER THE NAME OF "TRACO-WESTRIDGE ADDITION" AND HAVE CAUSED THE SAME TO BE PLATTED AND RECORDED IN THE PUBLIC RECORDS OF THE COUNTY OF LOS ANGELES, CALIFORNIA, AS SHOWN ON FLOWING FROM THE PLAT. ALL STREETS, DRIVES, ROADS, ETC. SHOWN ON THIS PLAT AND NOT HERETOFORE DEDICATED TO PUBLIC USE ARE HEREBY SO DEDICATED. AN EASEMENT IS HEREBY GRANTED TO THE CITY OF LAWRENCE AND PUBLIC UTILITIES COMMISSION, OVER AND UNDER THOSE AREAS OUTLINED ON THIS PLAT AS "UTILITY EASEMENT" OR "U/E" AND "DRAINAGE EASEMENT" OR "D/E."

RODGER W. HENRY, PRESIDENT
RODGER W. HENRY ENTERPRISES, INC.

STATE OF KANSAS
COUNTY OF DOUGLAS

BE IT REMEMBERED THAT ON THIS 8TH DAY OF Sept., 2004, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, IN AND FOR SAND COUNTY AND STATE, CAME RODGER W. HENRY, PRESIDENT, RODGER W. HENRY ENTERPRISES, INC. WHO IS (ARE) PERSONALLY KNOWN TO ME TO BE THE SAME PERSON(S) WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGE THE EXECUTION OF THE SAME.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY SEAL
ON THE DAY AND YEAR LAST WRITTEN ABOVE.

NOTARY PUBLIC SAFARI HAVES Nov. 20, 2005
MY COMMISSION EXPIRES

APPROVED BY
LAWRENCE-DOUGLAS COUNTY
PLANNING COMMISSION
DOUGLAS COUNTY, KANSAS

CHAIR JOHN HAASE

REVIEWED IN COMPLIANCE
WITH K.S.A. 58-2005.

Michael D. Kelly Aug. 30, 2004
MICHAEL D. KELLY, P.L.S. #889
DOUGLAS COUNTY SURVEYOR

RIGHTS-OF-WAY AND EASEMENTS

ACCEPTED BY
CITY COMMISSION
LAWRENCE, KANSAS

1 Mike Rundle 9/1
MAYOR MIKE RUNDLE DATE
John R. R. R.
CITY CLERK FRANK S. REED DATE

STATE OF KANSAS
COUNTY OF DOUGLAS

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE OFFICE OF THE DOUGLAS COUNTY REGISTER OF DEEDS ON THIS 2th DAY OF October 2004, AND IS DULY RECORDED AT 3:15 AM/PM IN PLAT BOOK P.13 PAGE Five.

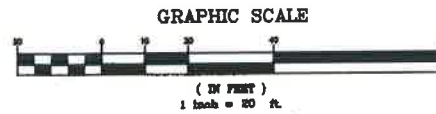
Kay Pesnell
REGISTER OF DEEDS
KAY PESNELL

I HEREBY CERTIFY THAT THE PLATTED AREA AND THE LOCATION MAP SHOWN
HEREON ARE THE TRUE AND ACCURATE RESULTS OF A FIELD SURVEY
PERFORMED UNDER MY DIRECT SUPERVISION IN THE MONTH OF APRIL, 2004
AND THAT THE PLAT IS A CLOSED TRAVERSE.

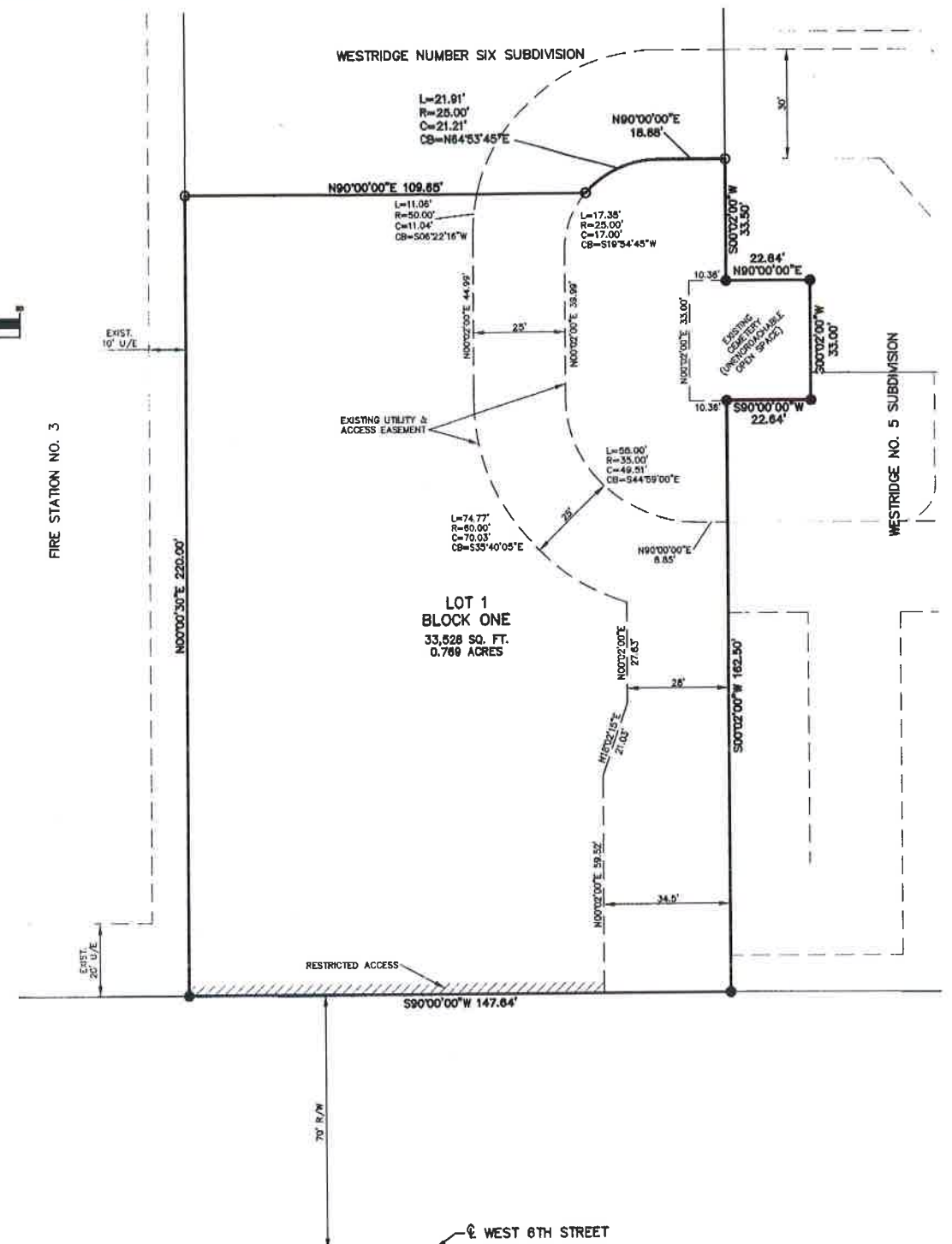
JOHN E. BALE
LICENSED
PL-510
JOHN STANLEY P.S. #610
1310 W. 4TH AVE.
LAWRENCE, KANSAS 66049
(785) 843-7530

PLAT PREPARED JUNE, 2004

● 1/2" BAR W/CAP "PLS 610" FOUND (ORIGINAL SUBDIVISION CORNER)
○ 1/2" X 24" BAR W/CAP "PLS 610" SET



FIRE STATION NO. 3



A street map showing the project location. The map includes labels for 'HAY ROAD', 'THOMAS ROAD', '6th STREET', and 'WOOD PARK'. A black oval highlights a specific building, with a line pointing to it from the text 'PROJECT LOCATION'.

SCALE: 1"=600'

A FINAL PLAT OF RACO-WESTRIDGE ADDITION

A REPLAT OF A PORTION OF LOT 1, WESTRIDGE
NUMBER SIX SUBDIVISION, IN THE CITY OF
LAWRENCE, DOUGLAS COUNTY, KANSAS

SE 1/4, SEC. 27-T12S-R19E

STREET TREES SHALL BE PROVIDED IN ACCORDANCE WITH THE MASTER STREET TREE PLAN FILED WITH THE REGISTER OF DEEDS. BOOK 966, PAGE 594.

THE CITY IS HEREBY GRANTED A TEMPORARY RIGHT OF ENTRY TO PLANT THE REQUIRED STREET TREES PURSUANT TO CHAPTER 21, ARTICLE 7, SECTION 21-708a OF THE CITY SUBDIVISION REGULATIONS.

BASIS OF BEARINGS FOR THIS PLAT IS THAT OF THE FINAL PLAT OF "WESTRIDGE NUMBER SIX SUBDIVISION".

ERROR OF CLOSURE = 1 : 161,563.

ACCESS TO THE NORTHERLY PORTION OF LOT 1, WESTRIDGE NUMBER THREE SUBDIVISION. ACROSS THE SOUTHERLY PORTION OF SAID LOT 1 WAS CREATED ACCORDING TO THE TERMS AND PROVISIONS OF AN EASEMENT RECORDED OCTOBER 24, 1980, IN BOOK 345, PAGE 811, AT THE DOUGLAS COUNTY REGISTER OF DEEDS. SAID EASEMENT EXPIRED WHEN THE "ACCESS ROAD" WAS ACTUALLY CONSTRUCTED AND, AT THAT TIME, PERMANENT ACCESS WAS THEREBY ESTABLISHED (AS SHOWN ON THE FINAL PLAT OF WESTRIDGE NUMBER SIX SUBDIVISION).



JAMIE SHEW
DOUGLAS COUNTY CLERK
1100 Massachusetts
Lawrence, KS 66044

Marni Penrod-Chief Deputy Clerk
Benjamin Lampe-Deputy Clerk Elections

March 8, 2016

A CERTIFIED PROPERTY OWNERSHIP LIST WITHIN 200 FT OF 35300 W 6TH ST
(U13860BA). 03/8/2016. REQUESTED BY JOHN BALDWIN OF GROB ENGINEERING.

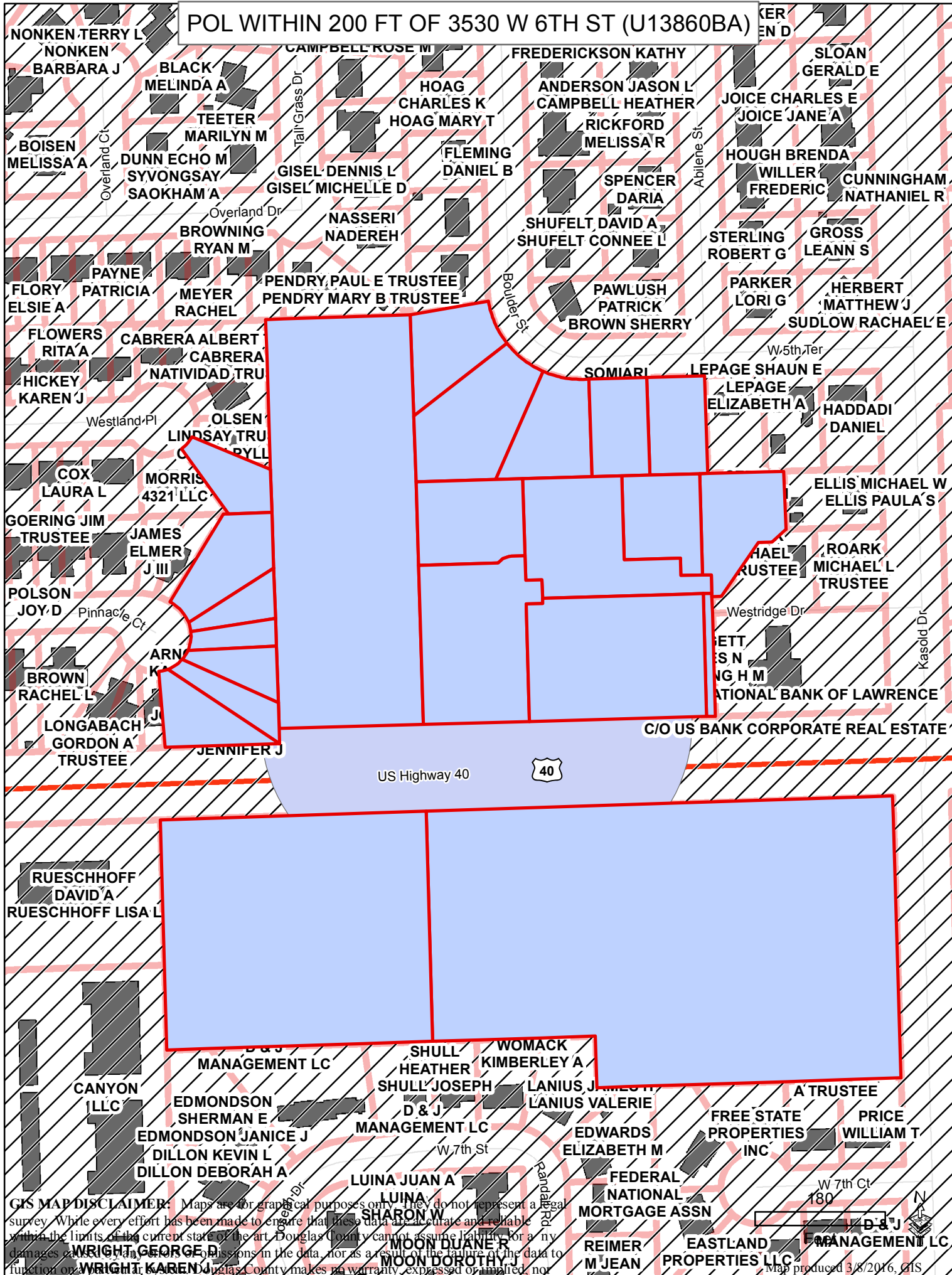
JOHN R. NICHOLS
DOUGLAS COUNTY CLERK'S OFFICE
1100 MASSACHUSETTS ST
LAWRENCE, KS 66044

785-832-5147

jnichols@douglas-county.com

Douglas County Real Estate Division
County Clerk's Office. I do hereby certify
the Property Ownership listed hereto, to be
true and accurate.

POL WITHIN 200 FT OF 3530 W 6TH ST (U13860BA)



GIS MAP DISCLAIMER: Maps are for graphical purposes only. They do not represent a legal survey. While every effort has been made to ensure that these data are accurate and reliable within the limits of the current state of the art, Douglas County cannot assume liability for any damages caused by any errors or omissions in the data, nor as a result of the failure of the data to function on any particular hardware or software. Douglas County makes no warranty, expressed or implied, nor does the fact of distribution constitute such a warranty.

JOINPIN	SYSICALACRE	owner1	owner2	owner3	address	city	sta	zip	plate	PID	Quickrefid	situs
068-27-0-40-13-007.00-0		0.28618506 GERECKE PATRICIA L	GERECKE B KIRK		527 BOULDER ST	LAWRENCE	KS	66049	U13871	023-068-27-0-40-13-007.00-0	R9357	527 BOULDER ST
068-27-0-40-14-067.00-0		2.60536185 CITY OF LAWRENCE			PO BOX 708	LAWRENCE	KS	66044	U13911	023-068-27-0-40-14-067.00-0	R9446	3708 W 6TH ST
068-27-0-40-13-008.00-0		0.48752991 BYERS TIMOTHY S	BYERS LORI K		3527 W 5TH TER	LAWRENCE	KS	66049	U13870	023-068-27-0-40-13-008.00-0	R9358	3527 W 5TH TER
068-27-0-40-13-009.00-0		0.31889275 MCCAULEY MELISSA L			3523 W 5TH TER	LAWRENCE	KS	66049	U13869	023-068-27-0-40-13-009.00-0	R9359	3523 W 5TH TER
068-27-0-40-13-011.00-0		0.24796689 SULLARD JUSTIN S	WHITE AMBER		8871 N HELENA AVE	KANSAS CITY	MO	64154	U13867	023-068-27-0-40-13-011.00-0	R9361	3515 W 5TH TER
068-27-0-40-13-010.00-0		0.24796638 SOMIARI FUBARA A W	BRAIDE AMY		3519 W 5TH TER	LAWRENCE	KS	66049	U13868	023-068-27-0-40-13-010.00-0	R9360	3519 W 5TH TER
068-27-0-40-14-033.00-0		0.17483859 OLSEN LINDSAY TRUSTEE	OLSEN PYLLIS J		4901 W 133RD ST UNIT 205	LEAWOOD	KS	66209	U13927YB	023-068-27-0-40-14-033.00-0	R9411	3703 WESTLAND PL
068-27-0-40-13-018.00-0		0.33523576 SEEK & DECISION LLC			4500 TURNBERRY DR	LAWRENCE	KS	66047	U13861MA01	023-068-27-0-40-13-018.00-0	R9368	3508 WESTRIDGE DR A
068-27-0-40-13-019.00-0		0.30432298 VAUGHN JANET K TRUSTEE			4701 CARMEL CT	LAWRENCE	KS	66047	U13861NA	023-068-27-0-40-13-019.00-0	R9369	3600 WESTRIDGE DR A
068-27-0-40-13-020.00-0		0.62313599 BOGARD GALE W TRUSTEE			4625 BAUER BROOK CT	LAWRENCE	KS	66049	U13861PA	023-068-27-0-40-13-020.00-0	R9370	3604 WESTRIDGE DR A
068-27-0-40-13-021.00-0		0.38534871 SEEK & DECISION LLC			4500 TURNBERRY DR	LAWRENCE	KS	66047	U13860BB	023-068-27-0-40-13-021.00-0	R9371	3608 WESTRIDGE DR A
068-27-0-40-14-053.00-0		0.27942742 STOPPEL MARILYN J			3704 PINNACLE CT	LAWRENCE	KS	66049	U13919FH	023-068-27-0-40-14-053.00-0	R9431	3704 PINNACLE CT
068-27-0-40-13-022.00-0		0.76718714 WESTRIDGE LAWRENCE LLC			2114 MARVONNE RD	LAWRENCE	KS	66047	U13860BA	023-068-27-0-40-13-022.00-0	R9372	3530 W 6TH ST
068-27-0-40-14-054.00-0		0.11347532 WRIGHTSMAN LAWRENCE S			3000 TRAIL RD	LAWRENCE	KS	66049	U13919FI02	023-068-27-0-40-14-054.00-0	R9432	3702 PINNACLE CT
068-27-0-40-13-024.00-0		0.04685891 BAGGETT JAMES N	ERMELING H M		1347 MASSACHUSETTS ST	LAWRENCE	KS	66044	U13861QC	023-068-27-0-40-13-024.00-0	R9374	0 WESTRIDGE DR
068-27-0-40-13-023.00-0		0.95225814 BAGGETT JAMES N	ERMELING H MARGUERITE		1347 MASSACHUSETTS ST	LAWRENCE	KS	66044	U13861I	023-068-27-0-40-13-023.00-0	R9373	3520 W 6TH ST
068-27-0-40-14-055.00-0		0.08738596 GARCIA LISA E			3700 PINNACLE CT	LAWRENCE	KS	66049	U13919FI01	023-068-27-0-40-14-055.00-0	R9433	3700 PINNACLE CT
068-27-0-40-14-056.00-0		0.13472008 SHAW DEBORAH	SHAW JUSTIN		3701 PINNACLE CT	LAWRENCE	KS	66049	U13919FJ01	023-068-27-0-40-14-056.00-0	R9434	3701 PINNACLE CT
068-27-0-40-14-057.00-0		0.13167445 ARNOLD KAREN J			3703 PINNACLE CT	LAWRENCE	KS	66049	U13919FJ02	023-068-27-0-40-14-057.00-0	R9435	3703 PINNACLE CT
068-27-0-40-14-058.00-0		0.21159367 JONES CHRISTOPHER R	JONES JENNIFER J		3705 PINNACLE CT	LAWRENCE	KS	66049	U13919FK01	023-068-27-0-40-14-058.00-0	R9436	3705 PINNACLE CT
068-34-0-10-03-001.00-0		5.40892055 HIRD ELIZABETH T TRUSTEE			601 KASOLD DR STE D101	LAWRENCE	KS	66049	U15173A01	023-068-34-0-10-03-001.00-0	R11308	601 KASOLD DR
068-34-0-10-05-001.00-0		2.69022569 SPACE SAVER STORAGE 1 LC			PO BOX 906	LAWRENCE	KS	66044	U15174	023-068-34-0-10-05-001.00-0	R11367	3707 W 6TH ST