

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

RECEIVED

FEB 03 2017

PUBLIC WORKS

Date Application Submitted: 1-31-17

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. 400 ft provided.
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): Dward Moore
Address of Property Owner: 1600 Carmel Drive
Telephone Number: 785-856-0206

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

Tim Hazlett 9645 Luckman Rd
816-825-0313 Lenexa KS 66219
THazlett@ADDCOKC.com

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).

Brandon Woods ADD NO 2 LT 1
Electrical Easement has no known electrical wiring, propose to
move/reduce easement approx. 10'

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

Proposed Screen Room addition encroaches on easement.
North East Corner of room covers 85 ft² of the easement.
No Electrical Service is located in this easement - verified by
USFC Line locate. At a minimum, we would like to vacate the portion
our proposed room sits on.

- 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:

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

Water	Yes or No
Sanitary Sewer	Yes or No
Stormsewer	Yes or No
Gas	Yes or No
Electric	Yes or No
Telephone	Yes or No
Cable	Yes or No

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

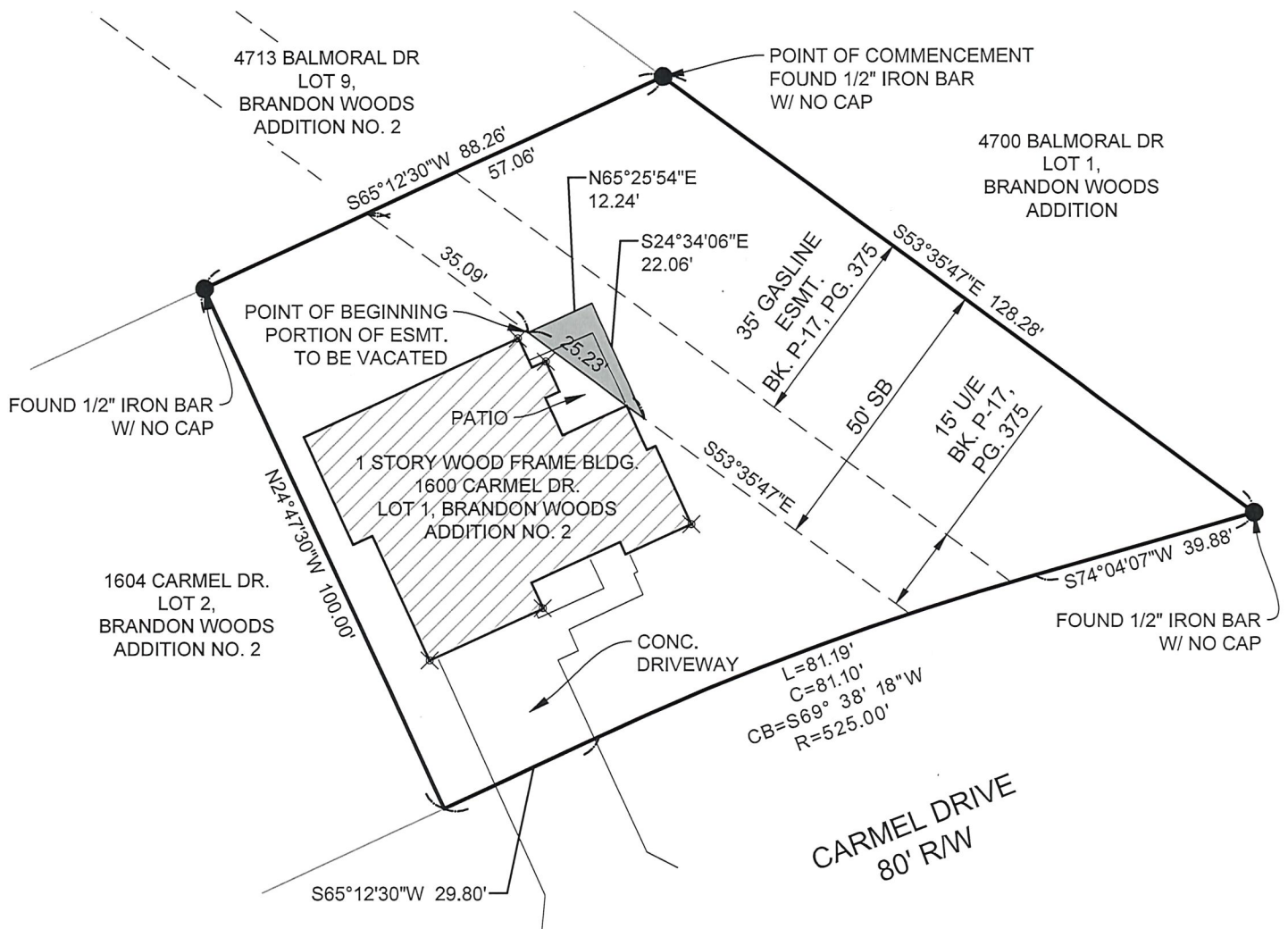
- D)** Should the vacation reserve any City rights?

- 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.

**LOT 1, BRANDON WOODS ADDITION NO. 2,
IN THE CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS**



LEGAL DESCRIPTION:

THAT PART OF AN EXISTING 15 FEET WIDE PLATTED UTILITY EASEMENT LOCATED IN LOT 1, BRANDON WOODS ADDITION NO. 2, A RECORDED SUBDIVISION IN THE CITY OF LAWRENCE, DOUGLAS COUNTY KANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST NORTHERLY CORNER OF SAID LOT 1, THENCE SOUTH 65 DEGREES 12 MINUTES 30 SECONDS WEST ALONG THE NORTHERLY LINE OF SAID LOT 1, A DISTANCE OF 57.06 FEET TO A POINT ON THE WESTERLY LINE OF SAID 15 FEET WIDE EXISTING UTILITY EASEMENT; THENCE SOUTH 53 DEGREES 35 MINUTES 47 SECONDS EAST ALONG THE WESTERLY LINE OF SAID EASEMENT, BEING 50.00 FEET WEST OF AND PARALLEL WITH THE EASTERLY LINE OF SAID LOT 1, A DISTANCE OF 35.09 FEET TO THE POINT OF BEGINNING OF THE TRACT OF LAND TO BE DESCRIBED HEREIN; THENCE NORTH 65 DEGREES 25 MINUTES 54 SECONDS EAST, A DISTANCE OF 12.24 FEET; THENCE SOUTH 24 DEGREES 34 MINUTES 06 SECONDS EAST, BEING PERPENDICULAR TO THE LAST DESCRIBED COURSE, A DISTANCE OF 22.06 FEET TO A POINT ON THE WESTERLY LINE OF SAID EXISTING 15 FEET WIDE UTILITY EASEMENT; THENCE NORTH 53 DEGREES 35 MINUTES 47 SECONDS WEST, A DISTANCE OF 25.23 FEET TO THE POINT OF BEGINNING; CONTAINING 135 SQUARE FEET OR 0.003 ACRES, MORE OR LESS.

REFERENCE DOCUMENTS:




1. BRANDON WOODS ADDITION NO. 2: PLAT BOOK 15, PAGE 3755 (DOUGLAS COUNTY REGISTER OF DEEDS).

NOTES:

1. BASIS OF BEARINGS: KANSAS STATE PLANE NAD83 NORTH ZONE

LEGEND:

LEGEND:

	PROPERTY LINE
	CONCRETE LINE
	EXISTING EASEMENT
	EASEMENT TO BE VACATED



NORTH
SCALE: 1" = 30'



LANDPLAN ENGINEERING

PREPARED FOR:
BETTERLIVING SUNROOMS
PROJ #: 2017, 1023
DATE: 03.01.2017

Lawrence, KS • Kansas City, MO • The Woodlands, TX
1310 Wakarusa Drive, Suite 100
Lawrence, Kansas 66049
785.843.7530(p) | 785.843.2410(f)
info@landplan-pa.com | www.landplan-pa.com

1600 Carmel Drive.



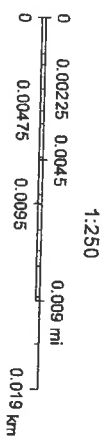
Brandon Woods ADD No 2 LT 1

Douglas County, KS Property Viewer



January 31, 2017

- | | |
|-------------------------|-------------|
| Parcels | Road label |
| Annexation pending | Alley label |
| Municipal boundary | River label |
| Municipal boundary | Lake label |
| Douglas County boundary | |
| Highway label | |



Douglas County, KS GIS
Douglas County, KS, GIS Division, City of Lawrence GIS
Douglas County GIS

DISCLAIMER: This is not a legal survey. This map is to be used for reference purposes only, and no other use or reliance on the same is authorized.



JAMIE SHEW
DOUGLAS COUNTY CLERK
1100 Massachusetts
Lawrence, KS 66044

Marni Penrod-Chief Deputy Clerk
Heather Dill-Deputy Clerk Elections

January 31, 2017

A CERTIFIED PROPERTY OWNERSHIP LIST WITHIN 400 FT OF 1600 CARMEL DR
(U15754FA01). 01/31/2017. REQUESTED BY TIM HAZLETT.

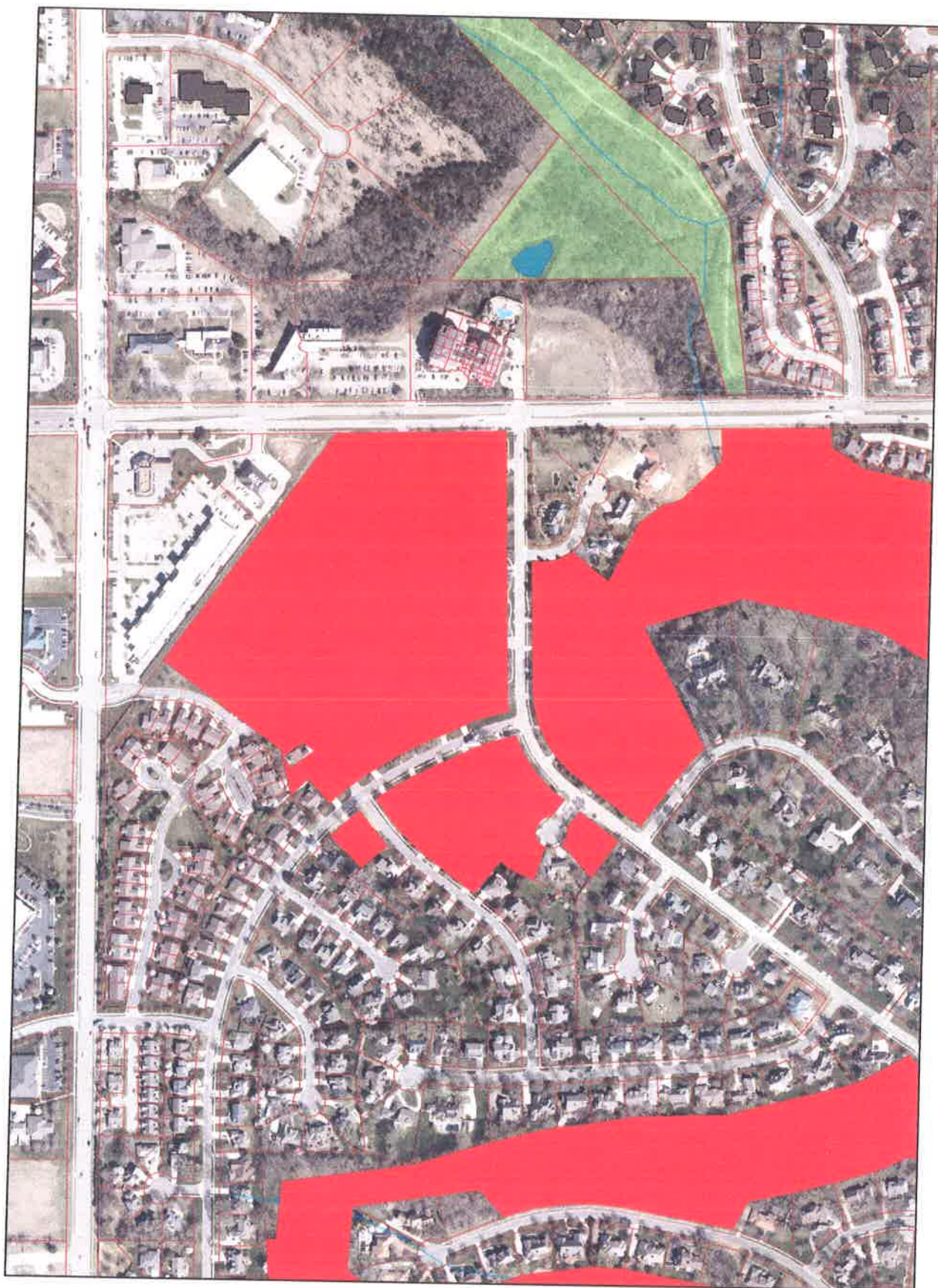
JOHN R. NICHOLS
DOUGLAS COUNTY CLERK'S OFFICE
1100 MASSACHUSETTS ST
LAWRENCE, KS 66044

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 400 FT OF 1600 CARMEL DR (U15754FA01)



DOUGLAS COUNTY

KANSAS

[Departments](#) | [FAQ](#) | [Maps](#) | [Contact Us](#)

[Home](#) / [Residents](#) / [Property and Taxes](#) / [Property Search](#)

Property Search Results: Real Property

Please Note: This information is assumed current as of: **1/29/2017**. For more current information, please call the Appraiser's Office: (785) 832-5133.

[New Search](#) | [Modify Search](#) | [Search Results](#) | [Print this Page](#)

- Select Year -

Property Information

[Map this Property](#)
Year: 2016

Pin
Plate/Record Id: U15754FA01

Number: 023-112-04-0-10-06-006.10-0

Owner 1: MOORE DWARD A Jr

Owner 2: MOORE JEANINE G

In-Care-Of: (no record)

Property Address: 1600 CARMEL DR, LAWRENCE, KANSAS

Mailing Address: 1600 CARMEL DR LAWRENCE, KS, 66047

Delinquent Tax: No

Tax Unit: 041

School: USD 497

Sec-Twp-Rng: (no record)

Book: 1125

Page: 4852

Value Information

Class	Appraised			Assessed		
	Land	Improvements	Total*	Land	Improvements	Total
RU	\$44,980	\$188,020	\$233,000	\$5,173	\$21,622	\$26,795

Market or Ag use*Tax Information**

Tax	Special Tax	Total Tax	Taxes Paid	Mill Levy
\$3,463.34	\$0.00	\$3,463.34	\$1,731.67	130.9700

Tax Payment Information

Year	Payment Date	Payment Type	Payment Amount	Print Receipt
2016	11/29/2016	PAYMENT	\$1,731.67	Print Receipt

Please Note: The Accuracy of Payment Information is not Guaranteed. If you have questions regarding payment information, contact the Treasurer's office at (785) 832-5178.

Property Description

BRANDON WOODS ADD NO 2 LT 1 150.7 X 123.2(I)

Legal Description

BRANDON WOODS ADD NO 2 LT 1

[Residents](#) | [Business](#) | [Courts and Law](#) | [Government](#) | [Employment](#) | [Health and Environment](#) | [Recreation](#)
[Departments](#) | [FAQ](#) | [Maps and Directions](#) | [Contact Us](#)

Courthouse: 1100 Massachusetts Street, Lawrence, KS 66044

Judicial and Law Enforcement Center: 111 East 11th Street, Lawrence, KS 66044

Phone: 785-832-5100 | [Contact the Webmaster](#)

[Policies and Procedures](#)

[Employee Login](#) 