



KAW VALLEY ENGINEERING

RECEIVED

FEB 13 2018

PUBLIC WORKS

Originating Office: JC KC LX SA EM WH

Letter of Transmittal

TO: City of Lawrence City Hall
6 East 6th Street
Lawrence, KS 66044

Attention: Andy Ensz Date: 02-09-18 Job No.: C17D9206
Tel: 785-832-7812 Ref: Sprint Store
Dept.: Public Works Lawrence, KS

We are sending you Attached
 Shop Drawings Prints
 Copy of Letter Change Order
 Plans Samples Specifications
Information sent via:
 US Mail Fax Courier
 Express [Priority Standard 2-Day]
 Other _____

Copies	Date	No.	Description
1	02-09-18	27923	Check in the amount of \$200.00 - Application Fee
1	02-09-18	2	Easement Vacation Application
1	02-06-18	2	Legal Description
1	02-09-18	3	Property Search
1	09-19-75	1	Recorded Plat of Property

These are transmitted as checked below:
 For Approval Resubmit ___ Copies Return ___ Corrected Prints
 For Your Use _____ Submit ___ Copies for Distrib.
 As Requested Returned For Corrections Prints Returned After Loan To Us
 For Review and Comment For Bids Due (Enter Date) _____

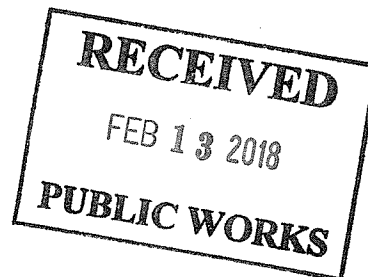
Remarks: If you have any questions or require additional information please do not
hesitate to contact me at (913) 894-5150.

Thank you.

Copy To: _____ Signed: Kyle G. Kippes, P.E./gb

KVETrans 01.15
2319 N. Jackson, PO Box 1304 ▪ Junction City, Kansas 66441 ▪ Tel: 785-762-5040 ▪ Fax: 785-762-7744
8040 N. Oak Trafficway ▪ Kansas City, Missouri 64118 ▪ Tel: 816-468-5858 ▪ Fax: 816-468-6651
14700 West 114th Terrace ▪ Lenexa, Kansas 66215 ▪ Tel: 913-894-5150 ▪ Fax: 913-894-5977
742 Duvall Ave. ▪ Salina, Kansas 67401 ▪ Tel: 785-823-3400 ▪ Fax: 785-823-3411
1104 East 12th Avenue ▪ Emporia, Kansas 66801 ▪ Tel: 620-208-5240
200 N. Emporia Suite 100 ▪ Wichita, Kansas 67202 ▪ Tel: 316-440-4304 ▪ Fax: 316-440-4309

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



Date Application Submitted: February 9, 2018

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): Molior, Inc (contact: Rick Will)
Address of Property Owner: 5150 E. Yale Circle, Suite 400
Denver, Colorado 80222
Telephone Number: 720-529-2993

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

Kaw Valley Engineering, Inc. - Kyle Kippes
14700 W. 114th Terrace
Lenexa, Kansas 66215

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).

The proposed vacation is for a 10' Utility Easement.
See Attached Legal

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

The existing utility easement is for a public sanitary sewer main. The main does not serve any other property and is proposed to be made private with the development of the proposed Sprint Store.

- 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.

DESCRIPTION:

ALL THAT PART OF A 10 FOOT UTILITY EASEMENT SHOWN IN LOT "A", REPLAT OF LOTS 7 AND 8, SOUTHWEST ADDITION NO. 3, A SUBDIVISION LOCATED IN DOUGLAS COUNTY, LAWRENCE, KANSAS, DESCRIBED IN PAGE 13, BOOK 63 AT THE OFFICE OF THE DOUGLAS COUNTY REGISTER OF DEEDS, BEING MORE PARTICULARLY DESCRIBED BY KENNETH J. DEDRICK, WITHOUT BENEFIT OF SURVEY, ON THIS 29TH DAY OF MARCH, 2018, AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT "A"; THENCE SOUTH, (THIS AND ALL FOLLOWING BEARINGS ARE BASED ON SAID REPLAT), ALONG THE EAST LINE OF SAID LOT "A", A DISTANCE OF 12.88 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH, ALONG SAID EAST LINE, A DISTANCE OF 113.21 FEET, TO THE NORTH LINE OF CONDEMNATION DISTRICT COURT CASE NO. 20269; THENCE SOUTH 86° 23" WEST, ALONG SAID NORTH LINE, A DISTANCE OF 10.01 FEET TO THE WEST LINE OF SAID 10 FOOT UTILITY EASEMENT; THENCE NORTH, ALONG THE WEST LINE OF SAID 10 FOOT UTILITY EASEMENT, A DISTANCE OF 113.56 FEET; THENCE NORTH 88° 22' EAST, A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING.

CONTAINS 1,134 SQUARE FEET OR 0.026 ACRES, MORE OR LESS.

SURVEYOR'S CERTIFICATION:

I, KENNETH J. DEDRICK, BEING A DULY REGISTERED AND LICENSED LAND SURVEYOR IN THE STATE OF KANSAS, HEREBY CERTIFY THAT THIS REAL PROPERTY DESCRIPTION WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND IS CORRECT TO THE BEST OF MY BELIEF AND KNOWLEDGE.



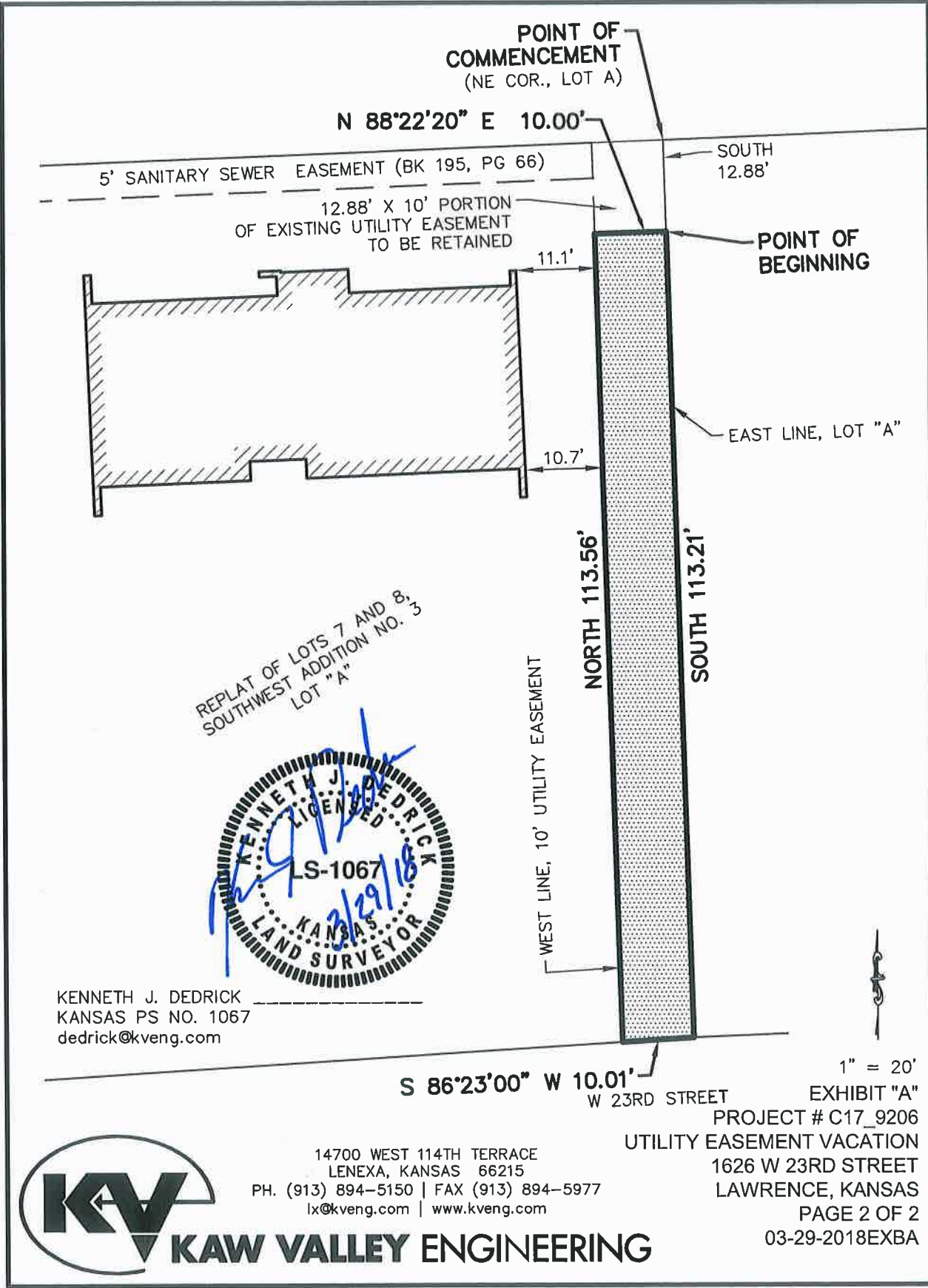
KENNETH J. DEDRICK _____
KANSAS PS NO. 1067
dedrick@kveng.com



14700 WEST 114TH TERRACE
LENEXA, KANSAS 66215
PH. (913) 894-5150 | FAX (913) 894-5977
lx@kveng.com | www.kveng.com

KAW VALLEY ENGINEERING

EXHIBIT "A"
PROJECT # C17_9206
UTILITY EASEMENT VACATION
1626 W 23RD STREET
LAWRENCE, KANSAS
PAGE 1 OF 2
03-29-2018EXBA



REPLAT OF LOTS 7 AND 8-1/2
SOUTHWEST ADDITION NO.
LOT "A"



KENNETH J. DEDRICK
KANSAS PS NO. 1067
dedrick@kveng.com

S 86°23'00" W 10.01'
W 23RD STREET

1" = 20'
EXHIBIT "A"

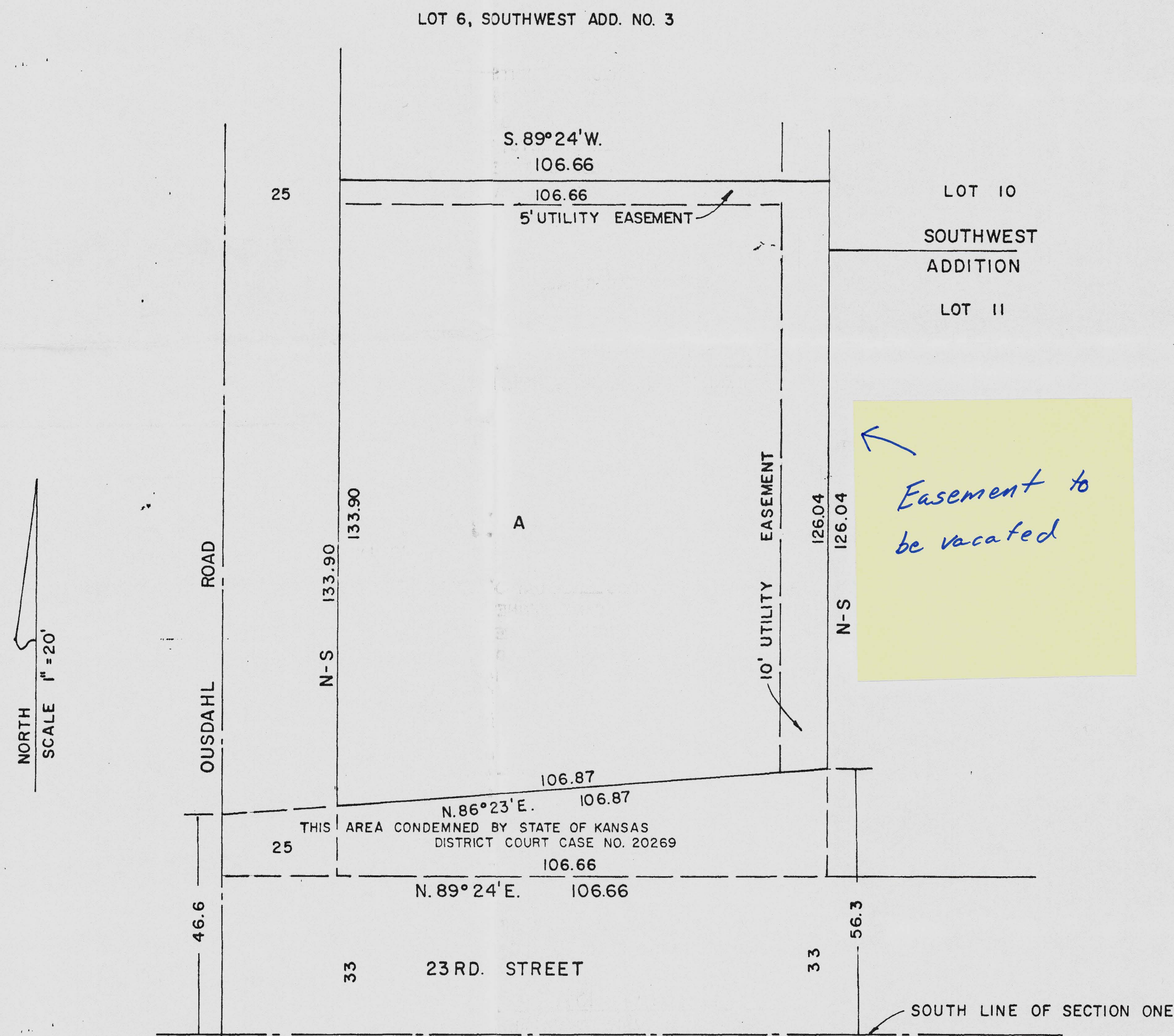
PROJECT # C17_9206
UTILITY EASEMENT VACATION
1626 W 23RD STREET
LAWRENCE, KANSAS



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PAGE 2 OF 2
03-29-2018EXBA



DESCRIPTION

THIS IS A SURVEY AND REPLAT OF LOTS 7 AND 8, SOUTHWEST ADDITION NUMBER THREE, AN ADDITION IN THE CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS. SAID ADDITION LYING IN THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 1, TOWNSHIP 13 SOUTH, RANGE 19 EAST OF THE 6TH. PRINCIPAL MERIDIAN. LESS TRACT CONDEMNED BY THE STATE OF KANSAS IN DISTRICT COURT CASE NO. 20269. CONTAINS 0.318 ACRES, MORE OR LESS.

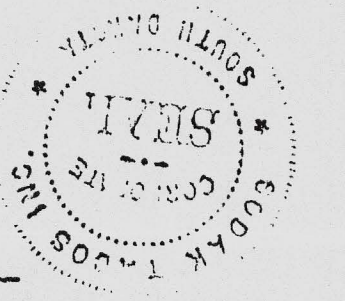
DEDICATION

BE IT KNOWN TO ALL MEN BY THESE PRESENTS THAT WE THE UNDERSIGNED, OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND, HAVE HAD CAUSE FOR THE SAME TO BE RESURVEYED AND REPLATTED UNDER THE NAME OF "REPLAT OF LOTS 7 AND 8, SOUTHWEST ADDITION NO. 3," AND HAVE CAUSED THE SAME TO BE PLATTED INTO A LOT AND STREET AS SHOWN BY THIS PLAT AND FULLY DEFINED ON THIS PLAT. ALL STREETS, 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 UTILITY COMPANIES TO ENTER UPON, CONSTRUCT AND MAINTAIN UTILITIES UPON, OVER AND UNDER THOSE AREAS OUTLINED ON THIS PLAT AS UTILITY EASEMENT

SODAK TACOS INC.

KENNETH R. CREASEY, PRESIDENT

GARY L. ANDERSON, VICE PRESIDENT



ACKNOWLEDGEMENT

STATE OF _____
COUNTY OF _____

BE IT REMEMBERED THAT ON THIS _____ DAY OF _____, 1975, BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, CAME KENNETH R. CREASEY, PRESIDENT OF SODAK TACOS INC. AND GARY L. ANDERSON, VICE PRESIDENT OF SAID CORPORATION, WHO ARE PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS 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

MY COMMISSION EXPIRES

ENDORSEMENTS

THE PLANNING COMMISSION OF THE CITY OF LAWRENCE, AT ITS MEETING ON THE 22nd DAY OF OCTOBER, 1975, HAS EXAMINED THIS PLAT AND APPROVED THE PLAT FOR FILING IN THE COUNTY RECORDS.

Michael J. Davis
MICHAEL J. DAVIS, CHAIRMAN

THE CITY COMMISSION OF THE CITY OF LAWRENCE, AT ITS MEETING ON THE 11th DAY OF NOVEMBER, 1975, HAS EXAMINED THIS PLAT AND HEREBY ACCEPTS DEDICATION OF RIGHTS OF WAY AND EASEMENTS.

Barkley Clark
BARKLEY CLARK, MAYOR

ATTEST *Vera Mercer*
VERA MERCER, CITY CLERK

CERTIFICATION

I HEREBY CERTIFY THAT THE PLATTED AREA AND THE LOCATION MAP HEREON SHOWN ARE THE TRUE AND ACCURATE RESULTS OF A FIELD SURVEY AND THAT THE PLAT IS A CLOSED TRAVERSE.

Robert E. Chamberlin
ROBERT E. CHAMBERLIN
KANSAS SURVEYOR NO. 185
PLAT PREPARED SEPT. 19, 1975



State of Kansas, Douglas County, ss.
I, _____, County Clerk, do hereby certify that this plat was filed for record on _____, 1975, at _____ o'clock _____ M.

BM. WEST HEADBOLT FIREHYD. NORTHEAST CORNER
23RD AND OUSDAHL. ELEV. 866.85

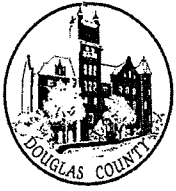
MAR 15 1977
[Signature]
By _____

YOUNG & BROCKWAY, ENG.
715 E. 27TH
LAWRENCE, KANSAS 66044

A FINAL PLAT OF

REPLAT OF LOTS 7 AND 8, SOUTHWEST ADDITION NO. 3

A SUBDIVISION IN THE CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS



JAMIE SHEW
DOUGLAS COUNTY CLERK
1100 Massachusetts
Lawrence, KS 66044

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

February 9, 2018

A CERTIFIED PROPERTY OWNERSHIP LIST WITHIN 200 FT OF 1626 W 23RD ST
(U09970A). 02/09/2018. REQUESTED BY KAW VALLEY ENGINEERING.

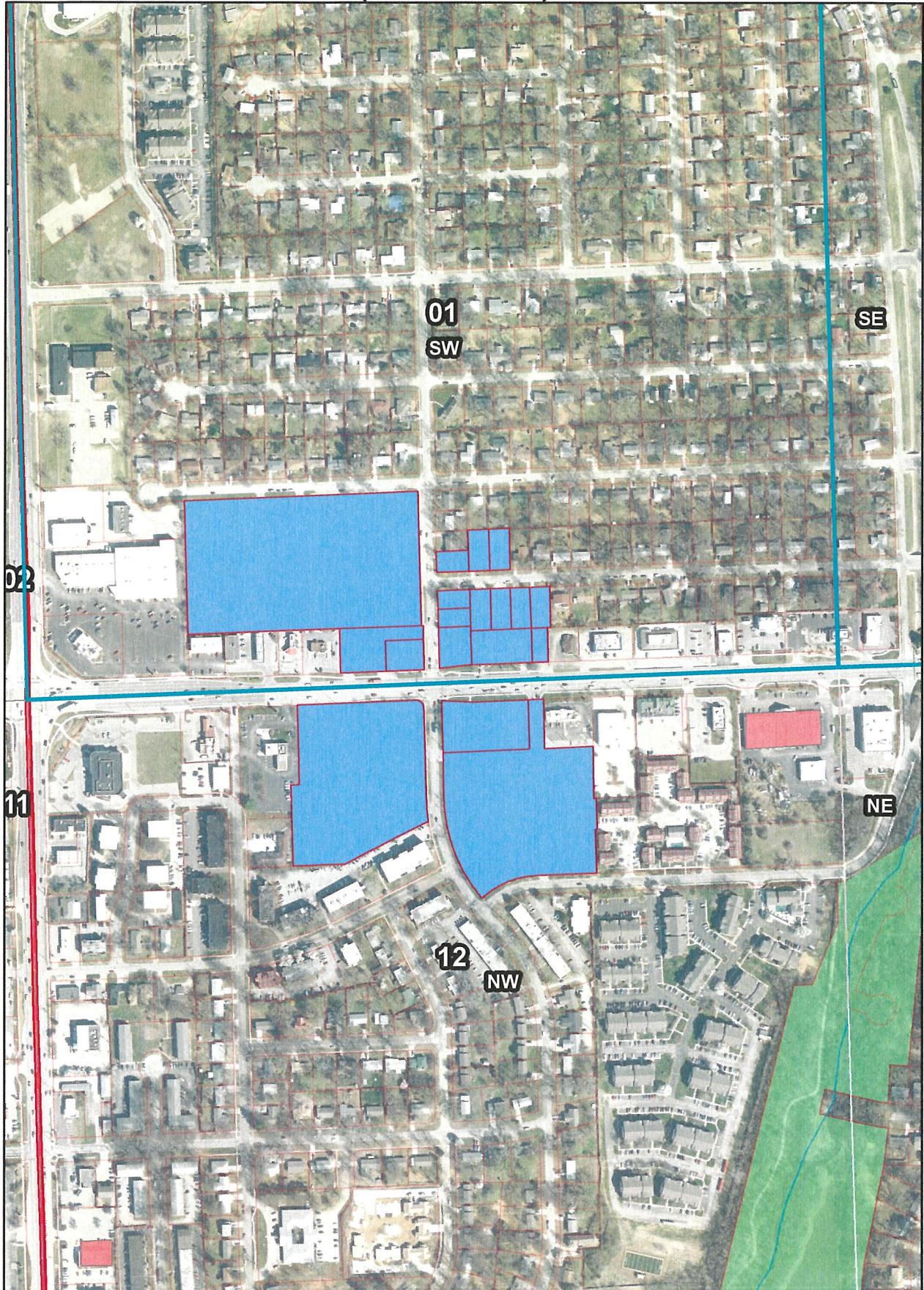
JOHN R. NICHOLS
DOUGLAS COUNTY CLERK'S OFFICE
1100 MASSACHUSETTS ST
LAWRENCE, KS 66044

785-832-5147

jnichols@douglascountyks.org

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 1626 W 23RD ST
(U09970A)



JOINPIN	SYSCALACRES	owner1	owner2	owner3	address	city	state	zip	plate	PID	Quickrefid	situs
111-01-0-30-12-008.00-0	7.73513608	UNIFIED SCHOOL DIST #497			110 MCDONALD DR	LAWRENCE	KS	66044	U11248	023-111-01-0-30-12-008.00-0	R25921	2201 OUSDAHL RD
111-01-0-30-14-024.00-0	0.20538188	1618 W 22ND TERR LLC			1170 NUUANA AVE #38034	HONOLULU	HI	96837	U09902	023-111-01-0-30-14-024.00-0	R25976	1618 W 22ND TER
111-01-0-30-14-023.00-0	0.21429902	K SQUARED LLC			9928 ENSLEY PL	LEAWOOD	KS	66206	U09901	023-111-01-0-30-14-023.00-0	R25975	1622 W 22ND TER
111-01-0-30-14-022.00-0	0.16741478	1630 W 22ND TERR LLC			1170 NUUANA AVE #38034	HONOLULU	HI	96837	U09967	023-111-01-0-30-14-022.00-0	R25974	1630 W 22ND TER
111-01-0-30-15-014.00-0	0.19952503	ROSS DAVID J			1855 E 950 RD	LAWRENCE	KS	66049	U09922	023-111-01-0-30-15-014.00-0	R26007	1609 W 22ND TER
111-01-0-30-15-015.00-0	0.20303146	TSCHUDY WILL B			1090 S WYCKFORD ST	OLATHE	KS	66061	U09923	023-111-01-0-30-15-015.00-0	R26008	1613 W 22ND TER
111-01-0-30-15-016.00-0	0.20141803	SCOTT RILEY P			4517 NICKLAUS DR	LAWRENCE	KS	66047	U09924	023-111-01-0-30-15-016.00-0	R26009	1617 W 22ND TER
111-01-0-30-15-017.00-0	0.21070862	GARBER ENTERPRISES INC			5030 BOB BILLINGS PKWY STE A	LAWRENCE	KS	66049	U09925	023-111-01-0-30-15-017.00-0	R26010	1621 W 22ND TER
111-01-0-30-15-018.00-0	0.14792387	VANZUIDEN MICHAEL R	VANZUIDEN SUSAN R		4016 N 269TH ST	VALLEY	NE	68064	U09968	023-111-01-0-30-15-018.00-0	R26011	1629 W 22ND TER
111-01-0-30-15-019.00-0	0.14792326	KOUNAS NICK D			787 E 1300 RD	LAWRENCE	KS	66046	U09969	023-111-01-0-30-15-019.00-0	R26012	2232 OUSDAHL RD
111-01-0-30-12-006.02-0	0.62885381	WATTS ALAN B TRUSTEE			9330 BALBOA AVE	SAN DIEGO	CA	62123	U11249EB	023-111-01-0-30-12-006.02-0	R25919	1714 W 23RD ST
111-01-0-30-15-020.00-0	0.31811676	CREASEY KENNETH R TRUSTEE			2500 BLACKJACK OAK CT	LAWRENCE	KS	66047	U09970A	023-111-01-0-30-15-020.00-0	R26013	1626 W 23RD ST
111-01-0-30-15-022.00-0	0.13595476	MURPHY D ANN			1309 N 1100 RD	LAWRENCE	KS	66046	U09929	023-111-01-0-30-15-022.00-0	R26015	1610 W 23RD ST
111-01-0-30-15-021.00-0	0.51004692	RUDY PARTNERS LLC			13356 METCALF AVE	OVERLAND PARK	KS	66213	U09926A	023-111-01-0-30-15-021.00-0	R26014	1618 W 23RD ST
111-01-0-30-12-007.00-0	0.28694892	HARVEST PROPERTIES LLC			734 N 1750 RD	LAWRENCE	KS	66049	U11249HA	023-111-01-0-30-12-007.00-0	R25920	1700 W 23RD ST
111-12-0-20-01-006.00-0	4.87827332	2020 LLC			5200 W 94TH TER STE 204	PRAIRIE VILLAGE	KS	66207	U12437C	023-111-12-0-20-01-006.00-0	R28585	1601 W 23RD ST
111-12-0-20-01-007.00-0	1.06970775	DGE KANSAS LC			1208 OAK TREE DR	LAWRENCE	KS	66049	U12437A	023-111-12-0-20-01-007.00-0	R28587	1711 W 23RD ST
111-12-0-20-02-001.00-0	4.78348744	HL LAWRENCE LLC		C/O RYAN LLC	15 W 6TH ST STE 2400	TULSA	OK	74119	U12446A	023-111-12-0-20-02-001.00-0	R28588	1801 W 23RD ST