



**REQUEST FOR ANNEXATION
Application Form**

Pre-Application Meeting
required minimum 7 days
before submission
Planner BP
Date 5/15/2018
Fee _____

OWNER INFORMATION

Name(s) DFC Company of Lawrence, L.C.
Contact _____
Address PO Box 906
City Lawrence State KS ZIP 66044
Phone (____) _____ Fax (____) _____
E-mail _____ Mobile/Pager (____) _____

APPLICANT/AGENT INFORMATION

Contact David Hamby, P.E., CFM
Company BG Consultants, Inc.
Address 1405 Wakarusa Drive
City Lawrence State KS ZIP 66049
Phone (785) 749-4474 Fax (____) _____
E-mail david.hamby@bgcons.com Mobile/Pager (785) 331-5938
Pre-application Meeting Date May 15, 2018 Planner BP

PROPERTY INFORMATION

Project Name N/A
Present Zoning District County R-1 Present Land Use Undeveloped
Proposed Land Use Residential (RS10)
Legal Description (*may be attached*) See attached.
Address of Property N/A
Total Site Area 34.2 acres
Number and Description of Existing Improvements or Structures Undeveloped
Is property served by a fire district or is adjacent to a fire district? Yes



ADDITIONAL INFORMATION

Is the property currently served by:

City water service	YES	NO
City sanitary sewer service	YES	
Rural water district water service	YES	

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

Contingent upon approval of rezoning request.

Please describe the existing structures or improvements on the property.

Undeveloped

Reason for Request:

Applicant wishes to develop the property.

Land Description:

A parcel of land in the Northeast and Northwest Quarters of Section 22, Township 12 South, Range 19 East of the 6th P.M., in Douglas County, Kansas more particularly described as follows:

Beginning at the center of said Section; thence North 89°35'27" West, along the South line of said Northwest Quarter Section, 1988.75 feet; thence North 00°27'07" East, 375.00 feet; thence South 89°35'27" East, 664.78 feet; thence North 00°14'30" East, 549.00 feet; thence South 89°35'27" East, 1348.17 feet; thence South 02°00'18" West, 112.92 feet; thence South 31°42'23" East, 86.56 feet; thence South 12°30'20" West, 319.68 feet to a point on the East line of said Northwest Quarter Section; thence South 00°14'30" West, 425.23 feet to the point of beginning.



Date Recorded: 5/13/2015 9:31:26 AM
[ELECTRONICALLY FILED]

Commerce Title
140363

Warranty Deed
Statutory Form

North Stephens, L.C.

a Kansas limited liability company

Convey(s) and Warrant(s) to

DFC Company of Lawrence, L.C.

a Kansas limited liability company

ALL OF THE FOLLOWING DESCRIBED REAL ESTATE LOCATED IN DOUGLAS COUNTY, KANSAS:

EXHIBIT 'A', attached

SUBJECT TO: Easements, restrictions and reservations of record, if any.
FOR THE SUM OF: One Dollar and other valuable consideration.

Dated: 1 / 14 / 15

North Stephens, L.C.

By: Robert L. Stephens, Managing Member

STATE OF KANSAS, DOUGLAS COUNTY, ss:

The foregoing instrument was acknowledged before me this 14th day of January, 2015, by Robert L. Stephens, Managing Member of North Stephens, L.C, a Kansas limited liability company, on behalf of said company.

My appointment expires:
12/31/16



Notary Public

EXHIBIT 'A'

A parcel of land in the Northeast and Northwest Quarters of Section 22, Township 12 South, Range 19 East of the 6th P.M., in Douglas County, Kansas more particularly described as follows:

A portion of Tract III (from Warranty Deed, Book 655, Page 1404) more particularly described as follows:

Commencing at the Center of said Section; thence North $00^{\circ}14'30''$ East, along the West line of said Northeast Quarter, 425.23 feet to the point of beginning, said point being 25.00 feet North of the Southwest corner of Lot 9, Block Two, Stonegate III Addition, a subdivision in the City of Lawrence, Kansas; thence continuing North $00^{\circ}14'30''$ East, along said West line 723.44 feet to a point on the South right-of-way line of Hill Song Drive; thence South $82^{\circ}18'18''$ East, along said South right-of-way line, 32.64 feet to the Northwest corner of Lot 1, Block Two of said subdivision; thence South $02^{\circ}00'18''$ West, along the West property line of Lots 1 through 4 of said Block Two, 333.53 feet to the Northwest corner of Lot 5 of said Block Two; thence South $31^{\circ}42'23''$ East, along the West property line of Lot 5 of said Block Two, 86.56 feet to the Northwest corner of Lot 6 of said Block Two; thence South $12^{\circ}30'20''$ West, along the West property line of Lots 6 through 9, 319.68 feet to the point of beginning.

Together with Tract IV (from Warranty Deed, Book 655, Page 1404) more particularly described as follows:

Beginning at the center of said Section; thence South $89^{\circ}35'27''$ West, along the South line of said Northwest Quarter Section, 907.00 feet; thence North $00^{\circ}14'30''$ East, 325.00 feet; thence North $57^{\circ}41'44''$ West, 490.39 feet; thence North $00^{\circ}14'30''$ East, 740.00 feet to the North line of the South One-Half of said Northwest Quarter Section; thence South $89^{\circ}35'35''$ East, along said North line, 1322.59 feet to the Northeast corner of said South One-Half; thence South $00^{\circ}14'30''$ West, along the East line of said Northwest Quarter, 1324.16 feet to the point of beginning.

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

Reserved for Register of Deeds

22-12-19 NW



Douglas County Register of Deeds
Book: 1126 Page: 1767-1769

Receipt #: 469256
Pages Recorded: 3
Cashier Initials: rec

Recording Fee: \$28.00
Authorized By *Kay Pearson*

Date Recorded: 7/14/2015 9:17:27 AM



Entered in Transfer Record in my office this
15th day of July, A.D. 20 15
[Signature] County Clerk
MB

KANSAS WARRANTY DEED

On this 30th day of June, 2015,

North Forty, L.C., a Kansas limited liability company,

("Grantor"), CONVEYS AND WARRANTS to

DFC Company of Lawrence, L.C., a Kansas limited liability company,

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

See Exhibit A attached hereto

for the sum of One Dollar (\$1.00) and other valuable consideration.

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

NORTH FORTY, L.C.,
a Kansas limited liability company

By: *[Signature]*
Thomas S. Fritzel, Co-Manager

By: *[Signature]*
Timothy B. Fritzel, Co-Manager

STATE OF Kansas, COUNTY OF Douglas

This instrument was acknowledged before me on this 30th day of June, 2015, by Thomas S. Fritzel, Co-Manager of North Forty, L.C., a Kansas limited liability company, on behalf of said limited liability company.

[Signature]
Notary Public

My appointment expires: 6/25/2017



STATE OF Kansas COUNTY OF Douglas

This instrument was acknowledged before me on this 30th day of June, 2015, by Timothy B. Fritzel, Co-Manager of North Forty, L.C., a Kansas limited liability company, on behalf of said limited liability company.

Anita J. Hon-Wentz
Notary Public

My appointment expires: 6/25/2017



EXHIBIT A

LEGAL DESCRIPTION

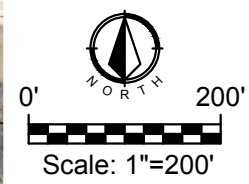
A tract of land in the Northwest Quarter of Section 22, Township 12 South, Range 19 East of the 6th P.M., described as follows:

Beginning at the Northwest corner of the South One-Half of said Quarter Section; thence South 89°35'35" East, along the North line of said South One-Half, 1322.59 feet; thence South 00°14'30" West, 740.00 feet; thence South 57°41'44" East, 490.39 feet; thence South 00°14'30" West, 325.00 feet, to the South line of said South One-Half; thence North 89°35'27" West, along said South line, 1081.75 feet; thence North 00°27'07" East, 662.04 feet; thence North 89°35'31" West, 662.11 feet, to the West line of said South One-Half; thence North 00°31'19" East, along the West line of said South One-Half, 662.03 feet, to the point of beginning, all in Douglas County, Kansas, LESS and EXCEPT the following tract described as follows: Beginning at the Northwest corner of the Southwest Quarter of said Quarter Section; thence South 89°35'35" East, along the North line of the Southwest Quarter of said Quarter Section, 400.00 feet; thence South 00°31'19" West, 662.03 feet; thence North 89°35'31" West, 400.00 feet to the West line of said Quarter Section; thence North 00°31'19" East, along said West line, 662.03 feet to the point of beginning.

Return original recorded deed to:

Mark A. Andersen
Barber Emerson, L.C.
1211 Massachusetts
P.O. Box 667
Lawrence, Kansas 66044

MAP OF REQUESTED ANNEXATION AREA



PARCEL 3
BK. 1126
PG. 1767

PARCEL 2
BK. 1123
PG. 5360

PARCEL 1
BK. 1123
PG. 5360

Hunters Hill Rd

Monterey Way





**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: DFC Company of Lawrence LC

Address of Owner: PO Box 906, Lawrence, KS 66044

Property Owner signature: *Normy* VICE PRESIDENT DFC COMPANY OF LAWRENCE, L.C.
(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 18th day of MAX, 2018, by and affixed my official seal on the day and year last above written.

Anita J. Hon
Notary Public

Date: 5/18/2018

