

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

RECEIVED

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PUBLIC WORKS

Date Application Submitted: July 9, 2015

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): Ryan Eggen & Subini Annamma

Address of Property Owner: 1547 Hanscom Road
Lawrence, KS 66044

Telephone Number: (720) 841-4252 ryanandsubini@gmail.com

Name of Property Owner(s): Sarah & Dustin Smith

Address of Property Owner: 1543 Hanscom Road
Lawrence, KS 66044

Telephone Number: (785) 218-4967

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

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).

Pedestrian Easement between 1547 and 1543 Hanscom Road.

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

HOA and homeowners have found the pedestrian easement unnecessary to the community. Since the HOA is not planning on building a sidewalk there, the Homeowners would prefer that pedestrians are not walking through their yards. This is also because something has already been stolen from the yard of 1547 since May when the new Homeowners moved into the house. Other pedestrian easements exist and so community still has access to Trail.

- C) Attach a copy of the plat of record of the property, indicating the location of the proposed vacation. **Attached.**
- D) Attach a copy of the **legal description** for the portion of the easement or right-of-way which is to be vacated.

Attached.

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:

Other pedestrian easements exist at 15th and so community still has access to Trail from Hanscom Road. There is an additional pedestrian easement to the south, off of Ward Avenue.

- 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?

No, vacation will not limit access to utilities, as the yard will be accessible from the street.

- 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.



JAMIE SHEW
DOUGLAS COUNTY CLERK

1100 Massachusetts
Lawrence, KS 66044

Phone: 785-832-5267
Fax: 785-832-5192

Marni Penrod
Chief Deputy Clerk

Benjamin Lampe
Deputy Clerk-Elections

July 14, 2015

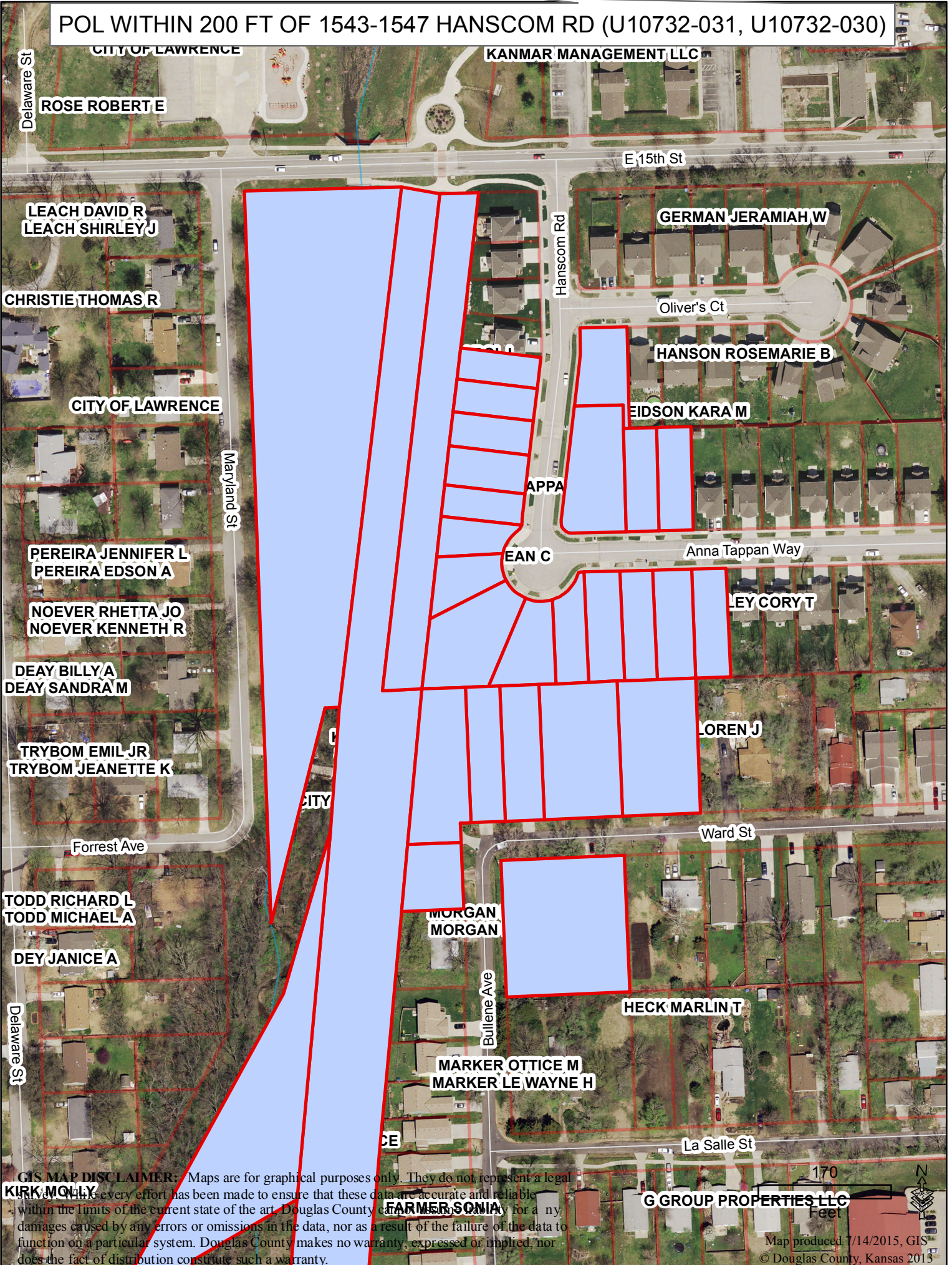
A CERTIFIED PROPERTY OWNERSHIP LIST WITHIN 200 FT OF 1543-1547 HANSCOM RD
(U10732-030, U10732-031). 07/14/2015. REQUESTED BY SUBINI ANNAMMA.

JOHN R NICHOLS
ACCOUNT CLERK
PHONE 785-832-5147
FAX 785-832-5192
EMAIL jnichols @ douglas-county.com

Douglas County Real Estate Division
County Clerks Office. I do hereby certify
The Real Estate Ownership listed hereto,
to be true and accurate.

JOINPIN	SYSICALACRE	owner1	owner2	owner3	address	city	sta zip	plate	PID	Quickrefid	situs
103-06-0-10-11-018.00-0		2.52925625 CITY OF LAWRENCE			PO BOX 708	LAWRENCE	KS 66044	U09645	023-103-06-0-10-11-018.00-0	R21774	901 E 15TH ST
103-06-0-10-11-019.00-0		4.97898980 CITY OF LAWRENCE			PO BOX 708	LAWRENCE	KS 66044	U11778-4A10	023-103-06-0-10-11-019.00-0	R316166	
103-06-0-10-01-001.00-0		0.72501477 CITY OF LAWRENCE			PO BOX 708	LAWRENCE	KS 66044	U10732	023-103-06-0-10-01-001.00-0	R21490	0 E 15TH ST
103-06-0-10-01-001.28-0		0.15115234 HANSCOM-TAPPAN ADDITION INC			PO BOX 442628	LAWRENCE	KS 66044	U10732-017	023-103-06-0-10-01-001.28-0	R21508	903 OLIVER'S CT
103-06-0-10-01-001.45-0		0.09483122 ST AMBROSE REALTY LLC	ROTHBRUST FLORIAN K		722 STURBRIDGE CT	LAWRENCE	KS 66049	U10732-024	023-103-06-0-10-01-001.45-0	R21517	1519 HANSCOM RD
103-06-0-10-01-001.46-0		0.09957292 REETZ TERESA A TRUSTEE	REETZ STEPHEN D TRUSTEE		1523 HANSCOM RD	LAWRENCE	KS 66044	U10732-025	023-103-06-0-10-01-001.46-0	R21518	1523 HANSCOM RD
103-06-0-10-01-001.29-0		0.27392592 HANSCOM-TAPPAN ADDITION INC			PO BOX 442628	LAWRENCE	KS 66044	U10732-018	023-103-06-0-10-01-001.29-0	R21509	0 HANSCOM RD
103-06-0-10-01-001.47-0		0.10431462 REECE KEITH A III	YEAGER REECE ELIZABETH A		1527 HANSCOM RD	LAWRENCE	KS 66044	U10732-026	023-103-06-0-10-01-001.47-0	R21519	1527 HANSCOM RD
103-06-0-10-01-001.31-0		0.13346887 ISSA MOHAMADI			920 ANNA TAPPAN WAY	LAWRENCE	KS 66044	U10732-018B	023-103-06-0-10-01-001.31-0	R21511	920 ANNA TAPPAN WAY
103-06-0-10-01-001.30-0		0.12747111 PEOPLES CHRISTOPHER S			916 ANNA TAPPAN WAY	LAWRENCE	KS 66049	U10732-018C	023-103-06-0-10-01-001.30-0	R21510	916 ANNA TAPPAN WAY
103-06-0-10-01-001.48-0		0.11853856 STEWART MELISSA F	WATSON KEVIN R		925 E 14TH ST STE H1	LAWRENCE	KS 66044	U10732-027	023-103-06-0-10-01-001.48-0	R21520	1531 HANSCOM RD
103-06-0-10-01-001.49-0		0.09581858 WROTEN DAVID P			1535 HANSCOM RD	LAWRENCE	KS 66044	U10732-028	023-103-06-0-10-01-001.49-0	R21521	1535 HANSCOM RD
103-06-0-10-01-001.50-0		0.09507228 GREEN TROY A	GREEN CATHERINE R		1539 HANSCOM RD	LAWRENCE	KS 66044	U10732-029	023-103-06-0-10-01-001.50-0	R21522	1539 HANSCOM RD
103-06-0-10-01-001.51-0		0.11482737 SMITH DUSTIN	SMITH SARAH D		1543 HANSCOM RD	LAWRENCE	KS 66044	U10732-030	023-103-06-0-10-01-001.51-0	R21523	1543 HANSCOM RD
103-06-0-10-01-001.58-0		0.14090335 GREGORY ROBERT M	ROLL-GREGORY ASHLEE G		923 ANNA TAPPAN WAY	LAWRENCE	KS 66044	U10732-033F	023-103-06-0-10-01-001.58-0	R21530	923 ANNA TAPPAN WAY
103-06-0-10-01-001.57-0		0.16064149 EVERHART SEAN C			919 ANNA TAPPAN WAY	LAWRENCE	KS 66044	U10732-033G	023-103-06-0-10-01-001.57-0	R21529	919 ANNA TAPPAN WAY
103-06-0-10-01-001.56-0		0.13537101 HENSON CHAD A			915 ANNE TAPPAN WAY	LAWRENCE	KS 66044	U10732-033H	023-103-06-0-10-01-001.56-0	R21528	915 ANNA TAPPAN WAY
103-06-0-10-01-001.55-0		0.14898724 HENLEY CAROL A			911 ANNA TAPPAN WAY	LAWRENCE	KS 66044	U10732-033I	023-103-06-0-10-01-001.55-0	R21527	911 ANNA TAPPAN WAY
103-06-0-10-01-001.54-0		0.11831631 SHEPHARD HAROLD C			519 ELM ST	LAWRENCE	KS 66044	U10732-033	023-103-06-0-10-01-001.54-0	R21526	907 ANNA TAPPAN WAY
103-06-0-10-01-001.52-0		0.26999311 ANNAMMA SUBINI A	EGGEN RYAN G		1547 HANSCOM RD	LAWRENCE	KS 66044	U10732-031	023-103-06-0-10-01-001.52-0	R21524	1547 HANSCOM RD
103-06-0-10-01-001.53-0		0.15071924 SHEPHARD HAROLD C			519 ELM ST	LAWRENCE	KS 66044	U10732-032	023-103-06-0-10-01-001.53-0	R21525	903 ANNA TAPPAN WAY
103-06-0-10-01-006.00-0		0.39745335 FLORES SEAN M	FLORES ALETHA		914 WARD AVE	LAWRENCE	KS 66044	U10743A	023-103-06-0-10-01-006.00-0	R21543	914 WARD ST
103-06-0-10-01-007.00-0		0.39710121 KLEINMANN MATTHEW	SHASTRY SANGEETA		906 WARD ST	LAWRENCE	KS 66044	U10745	023-103-06-0-10-01-007.00-0	R21544	906 WARD ST
103-06-0-10-01-008.01-0		0.19866810 HELWEG MICHAEL	HELWEG LAURA		908 WARD AVE	LAWRENCE	KS 66044	U10747	023-103-06-0-10-01-008.01-0	R21545	908 WARD ST
103-06-0-10-01-008.02-0		0.17496531 OMOHUNDRO AIMEE			900 WARD AVE	LAWRENCE	KS 66044	U10748	023-103-06-0-10-01-008.02-0	R21546	900 WARD ST
103-06-0-10-01-009.00-0		0.30811715 TENANTS TO HOMEOWNERS INC		C/O CANNISTRA LORRAINE F	1601 BULLENE AVE	LAWRENCE	KS 66044	U10749	023-103-06-0-10-01-009.00-0	R21547	1601 BULLENE AVE
103-06-0-10-11-016.21-0		3.71459660 CITY OF LAWRENCE			PO BOX 708	LAWRENCE	KS 66044	U10994-038	023-103-06-0-10-11-016.21-0	R21752	
103-06-0-10-17-001.01-0		0.14540620 HATFIELD KENDRA E			1603 BULLENE AVE	LAWRENCE	KS 66044	U10890A01	023-103-06-0-10-17-001.01-0	R21820	1603 BULLENE AVE
103-06-0-10-18-005.00-0		0.63475762 MORGAN ROBERT L	MORGAN DEBRA G		907 WARD ST	LAWRENCE	KS 66044	U10763A	023-103-06-0-10-18-005.00-0	R21828	907 WARD ST

POL WITHIN 200 FT OF 1543-1547 HANSCOM RD (U10732-031, U10732-030)



GIS MAP DISCLAIMER: Maps are for graphical purposes only. They do not represent a legal description. 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 be held liable 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 a particular system. Douglas County makes no warranty, expressed or implied, nor does the fact of distribution constitute such a warranty.

KIRK MOULY

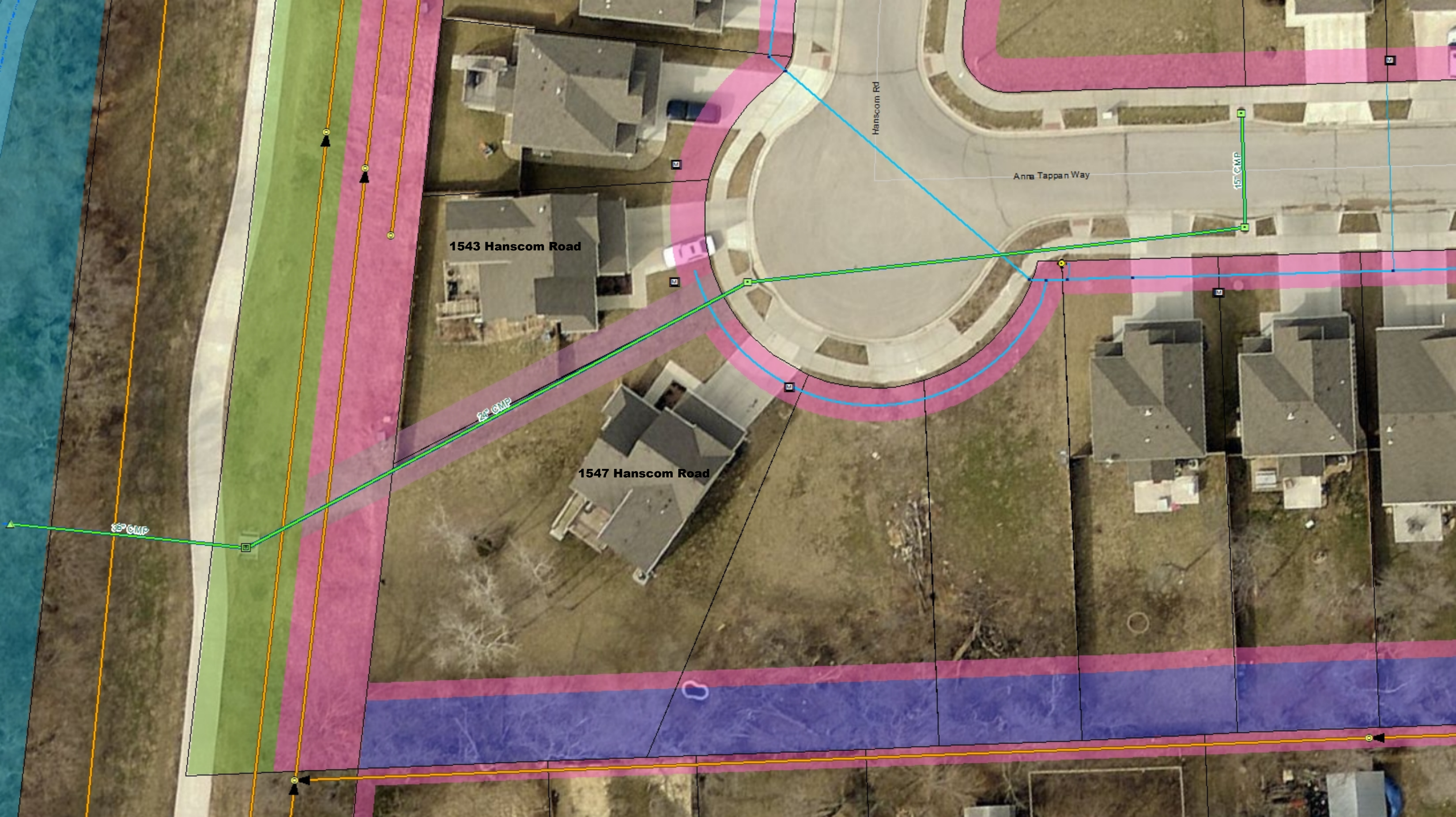
FARMER SONIA

G GROUP PROPERTIES LLC

170

Feet

Map produced 7/14/2015, GIS
© Douglas County, Kansas 2015



1543 Hanscom Road

1547 Hanscom Road

Hanscom Rd

Anne Tappan Way

24" GMP

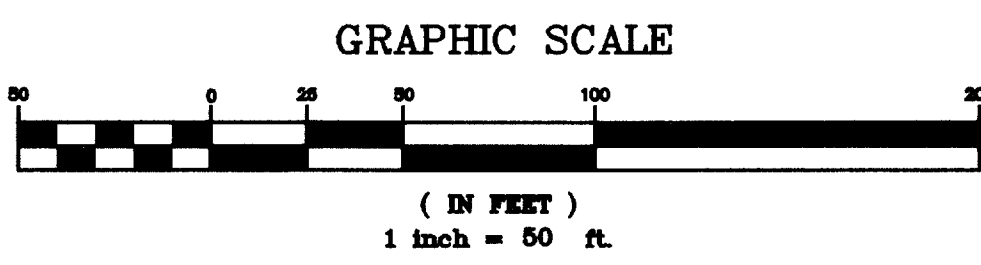
15" GMP

18" GMP

LEGAL DESCRIPTION

A TRACT OF LAND IN THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 13 SOUTH, RANGE 20 EAST OF THE SIXTH PRINCIPAL MERIDIAN, IN THE CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID QUARTER SECTION; THENCE SOUTH 02°22'03" EAST, ALONG THE EAST LINE OF SAID QUARTER SECTION, 346.65 FEET TO THE NORTHEAST CORNER OF THAT TRACT DESCRIBED IN BOOK 377, PAGE 1002, DOUGLAS COUNTY REGISTER OF DEEDS; THENCE SOUTH 88°31'09" WEST, ALONG THE NORTH LINE OF SAID TRACT, 330.04 FEET TO THE NORTHWEST CORNER THEREOF; THENCE SOUTH 02°25'32" EAST, ALONG THE WEST LINE OF SAID TRACT, 132.04 FEET TO THE SOUTHWEST CORNER THEREOF, SAID POINT BEING ON THE NORTH LINE OF THAT TRACT DESCRIBED IN BOOK 954, PAGE 934, DOUGLAS COUNTY REGISTER OF DEEDS; THENCE SOUTH 88°25'21" WEST, ALONG THE NORTH LINE OF SAID TRACT, 165.01 FEET TO THE NORTHWEST CORNER THEREOF; THENCE SOUTH 02°20'48" EAST, ALONG THE WEST LINE OF SAID TRACT, 191.47 FEET TO THE NORTH LINE OF BLOCK 1, HOMEWOOD GARDENS SUBURBAN ADDITION, IN THE CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS; THENCE SOUTH 87°47'49" WEST, ALONG SAID NORTH LINE, 284.26 FEET TO THE CENTERLINE OF THE ABANDONED AT&SF RAILWAY COMPANY RIGHT-OF-WAY; THENCE ALONG SAID CENTERLINE ON AN 11,459.16 FOOT RADIUS CURVE TO THE RIGHT WITH A 149.42 FOOT CHORD BEARING NORTH 06°12'20" EAST, AN ARC DISTANCE OF 149.42 FEET, THENCE NORTH 06°34'45" EAST, ALONG SAID CENTERLINE, 530.80 FEET TO THE NORTH LINE OF SAID QUARTER SECTION; THENCE NORTH 88°29'36" EAST, ALONG SAID NORTH LINE, 674.45 FEET TO THE POINT OF BEGINNING. CONTAINS 8.018 ACRES, MORE OR LESS.



MONUMENTATION

- FOUND MONUMENT (ORIGIN UNKNOWN UNLESS OTHERWISE NOTED)
- ⊙ FOUND MONUMENT PLACED IN CONCRETE (ORIGIN UNKNOWN UNLESS OTHERWISE NOTED)
- 1/2" X 24" BAR W/CAP "PLS 610" SET IN CONCRETE

NOTE: 1/2" X 24" BAR W/CAP "PLS 610" TO BE SET AT ALL INTERIOR LOT CORNERS WITHIN 12 MONTHS OF RECORDING OF THIS PLAT, AND ACCORDING TO SEC. 21-302.2 OF THE CITY OF LAWRENCE SUBDIVISION REGULATIONS.

NOTES

STREET TREES SHALL BE PROVIDED IN ACCORDANCE WITH THE MASTER STREET TREE PLAN FILED WITH THE REGISTER OF DEEDS, BOOK 984, PAGE 2.12.2.

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 NAD83-MODIFIED STATE PLANE COORDINATES. (KANSAS NORTH ZONE)

ERROR OF CLOSURE = 1 : 1,219,687

NO ACCESS SHALL BE PROVIDED ONTO 15TH STREET FOR LOTS 9-16, BLOCK ONE AND LOT 1, BLOCK TWO.

NO ACCESS SHALL BE PROVIDED ONTO HASKELL AVENUE FOR LOTS 7-9, BLOCK ONE.

REFER TO THE FINAL DEVELOPMENT PLAN OF HANSCOM-TAPPAN I PRD FOR THE OWNERSHIP, USE, AND MAINTENANCE OF TRACTS A-D.

DEDICATION

BE IT KNOWN TO ALL MEN 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 "HANSCOM-TAPPAN ADDITION" AND HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS AND STREETS AS SHOWN AND FULLY DEFINED ON THIS 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 UTILITY COMPANIES TO ENTER UPON, CONSTRUCT AND MAINTAIN UTILITIES UPON, OVER, AND UNDER THOSE AREAS OUTLINED ON THIS PLAT AS "UTILITY EASEMENT" OR "U/E," "DRAINAGE EASEMENT" OR "D/E," AND "PEDESTRIAN EASEMENT" OR "P/E."

Allen Belot
ALLEN BELOT
PARNELL INVESTORS, LLC

Tim Keller
TIM KELLER
PARNELL INVESTORS, LLC

ACKNOWLEDGEMENT

STATE OF KANSAS
COUNTY OF DOUGLAS

Rusty Thomas
RUSTY THOMAS
Notary Public - State of Kansas
My Appl. Expires 9/8/2008

BE IT REMEMBERED THAT ON THIS 18th DAY OF March, 2005, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, CAME ALLEN BELOT, PARNELL INVESTORS, LLC, 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.

Allen Belot 9/5/2008
NOTARY PUBLIC MY COMMISSION EXPIRES

ACKNOWLEDGEMENT

STATE OF KANSAS
COUNTY OF DOUGLAS

Rusty Thomas
RUSTY THOMAS
Notary Public - State of Kansas
My Appl. Expires 9/8/2008

BE IT REMEMBERED THAT ON THIS 18th DAY OF March, 2005, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, CAME TIM KELLER, PARNELL INVESTORS, LLC, 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.

Tim Keller 9/5/2008
NOTARY PUBLIC MY COMMISSION EXPIRES

ENDORSEMENTS

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

RIGHTS-OF-WAY AND EASEMENTS
ACCEPTED BY
CITY COMMISSION
LAWRENCE, KANSAS

John Haase 1/26/05
CHAIR JOHN HAASE DATE

Mike Rundle 2/15/04
MAYOR MIKE RUNDLE DATE

Frank S. Reeb 3/1
CITY CLERK FRANK S. REEB DATE

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

Michael D. Kelly March 22, 2005
MICHAEL D. KELLY, P.L.S. #869
DOUGLAS COUNTY SURVEYOR

FILING RECORD 314756

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 5th DAY OF April, 2005, AND IS DULY RECORDED AT 10:09 AM PM, IN PLAT BOOK 217, PAGE 810.

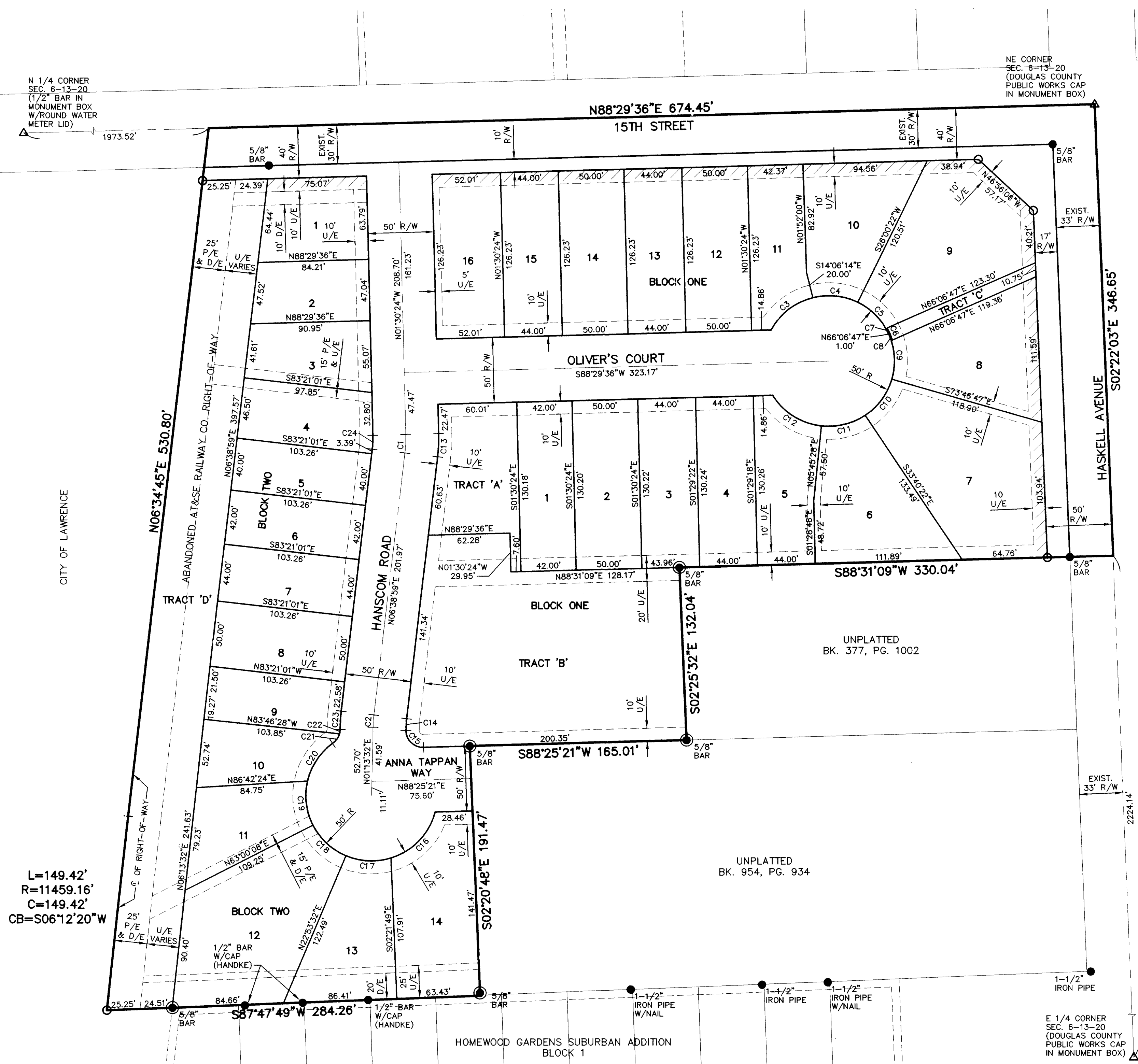
Kay Pennell
REGISTER OF DEEDS
KAY PENNELL

CERTIFICATION

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 DECEMBER, 2004 AND THAT THE PLAT IS A CLOSED TRAVERSE.

John E. Selk
JOHN E. SELK, P.E., P.L.S. #610
1310 WAKARUSA DRIVE
LAWRENCE, KANSAS 66049
(785) 843-7530

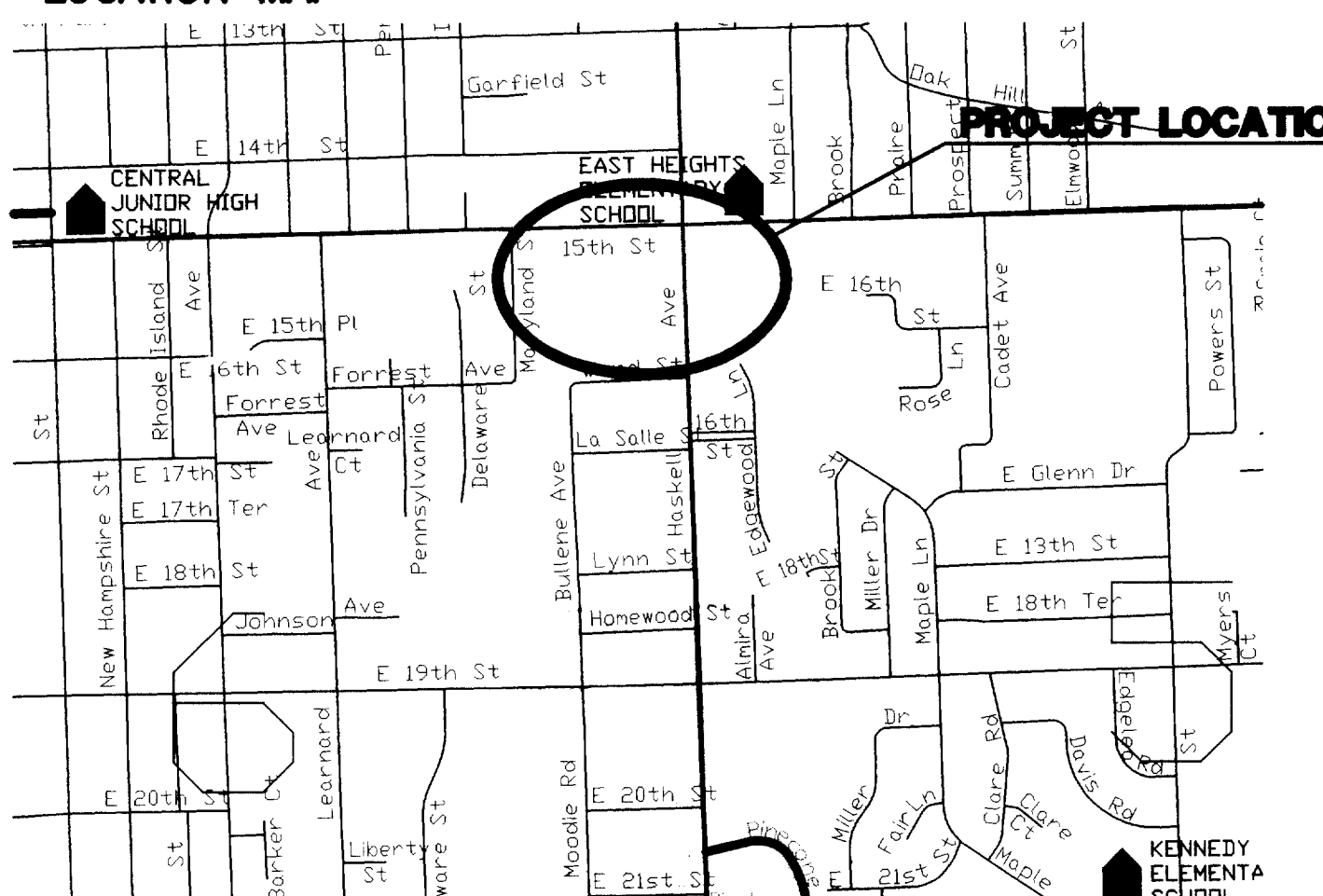
PLAT PREPARED DECEMBER, 2004



BLOCK ONE				BLOCK TWO				
LOT NO.	SO. FT.	ACRES	LOT NO.	SO. FT.	ACRES	LOT NO.	SO. FT.	ACRES
1	5,467	0.125	1	5,080	0.116	1	5,080	0.116
2	6,510	0.149	2	4,120	0.094	2	4,120	0.094
3	5,727	0.131	3	4,539	0.104	3	4,539	0.104
4	5,731	0.131	4	4,698	0.107	4	4,698	0.107
5	6,521	0.145	5	4,130	0.094	5	4,130	0.094
6	8,173	0.187	6	4,336	0.099	6	4,336	0.099
7	12,472	0.296	7	4,543	0.104	7	4,543	0.104
8	7,886	0.181	8	5,162	0.118	8	5,162	0.118
9	10,549	0.242	9	4,175	0.095	9	4,175	0.095
10	6,889	0.158	10	4,141	0.095	10	4,141	0.095
11	5,039	0.115	11	5,000	0.114	11	5,000	0.114
12	6,311	0.144	12	11,758	0.269	12	11,758	0.269
13	5,554	0.127	13	6,565	0.150	13	6,565	0.150
14	6,311	0.144	14	8,190	0.188	14	8,190	0.188
15	5,554	0.127	15	31,354	0.719	15	31,354	0.719
16	6,565	0.150						
TRACT A	6,583	0.151						
TRACT B	29,006	0.665						
TRACT C	1,211	0.027						

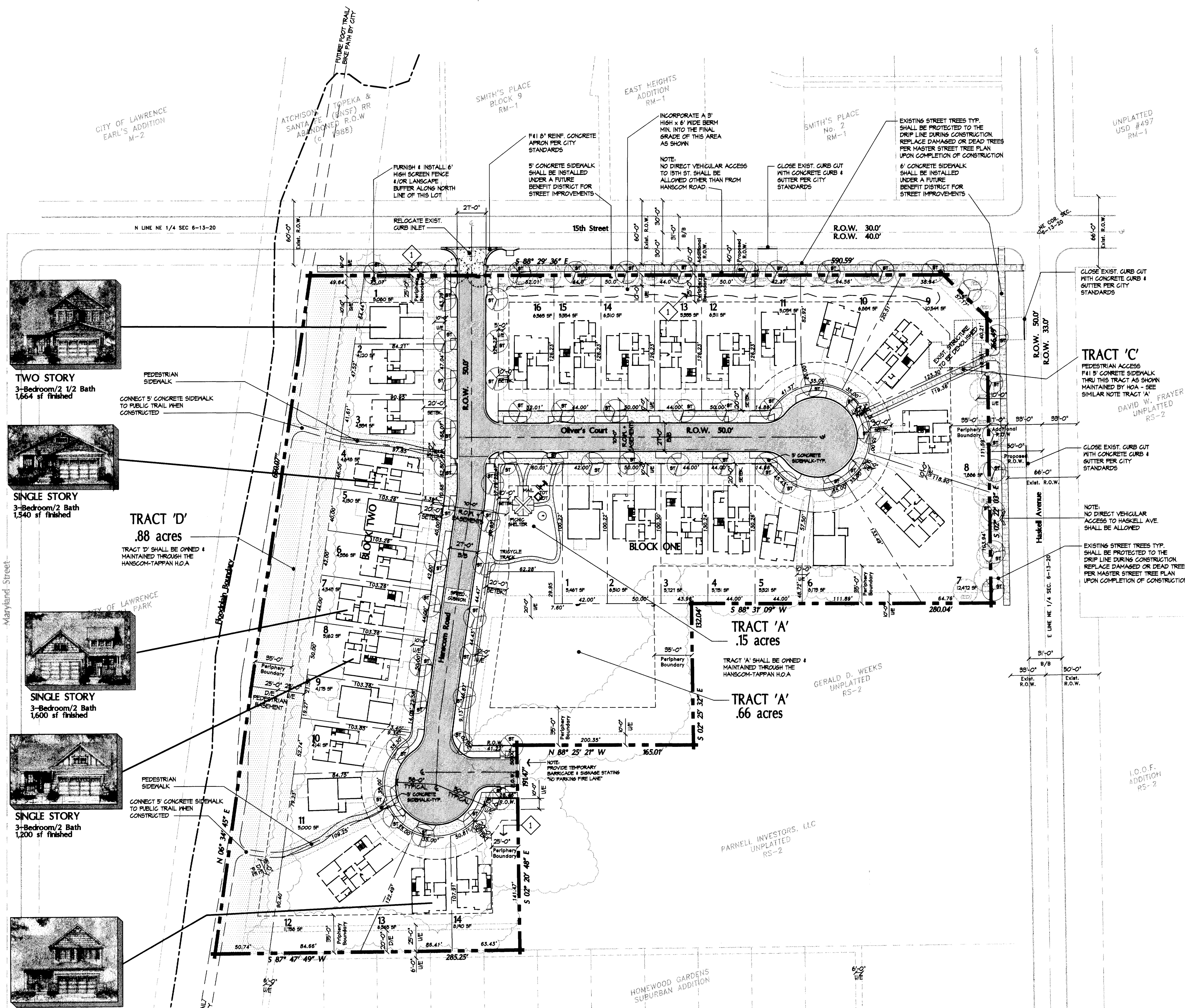
CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD	BEARING
C1	14.24	100.00	14.22	N02°34'18"E
C2	9.47	100.00	9.46	S03°56'16"W
C3	41.37	50.00	40.20	S57°11'41"W
C4	35.00	50.00	34.29	N84°02'56"W
C5	35.00	50.00	34.29	N43°56'25"W
C6	10.02	51.00	10.00	N23°53'13"W
C7	5.01	51.00	5.01	N26°42'00"W
C8	5.01	51.00	5.01	N21°04'25"W
C9	35.00	50.00	34.29	N03°50'00"W
C10	35.00	50.00	34.29	S87°09'40"E
C11	35.00	50.00	34.29	N76°22'51"E
C12	45.43	50.00	43.88	S57°32'10"E
C13	17.79	125.00	17.78	N02°34'18"E
C14	9.13	75.00	9.13	S03°09'39"W
C15	20.70	13.00	18.58	S45°57'10"E
C16	50.81	50.00	48.65	N43°40'32"E
C17	35.00	50.00	34.29	S87°09'40"E
C18	35.00	50.00	34.29	S47°03'10"E
C19	35.00	50.00	34.29	S06°56'39"E
C20	35.30	50.00	34.57	S33°19'58"W
C21	9.35	13.00	9.15	N35°48'33"E
C22	3.40	13.00	3.39	N07°42'35"E
C23	14.05	125.00	14.05	S03°25'44"W
C24	10.68	75.00	10.67	N02°34'18"E

LOCATION MAP



A FINAL PLAT OF
**HANSCOM-TAPPAN
ADDITION**
A SUBDIVISION IN THE CITY OF LAWRENCE,
DOUGLAS COUNTY, KANSAS

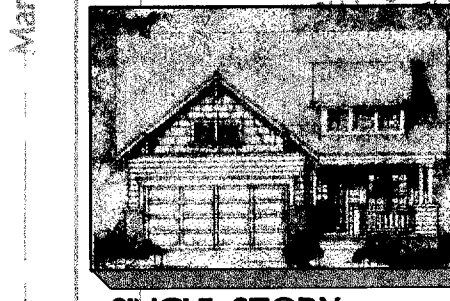
NE 1/4, SEC. 6-T13S-R20E



TWO STORY
3-Bedroom/2 1/2 Bath
1,664 sf finished



SINGLE STORY
3-Bedroom/2 Bath
1,540 sf finished



SINGLE STORY
3-Bedroom/2 Bath
1,600 sf finished



SINGLE STORY
3-Bedroom/2 Bath
1,200 sf finished



TWO STORY
3-Bedroom/2 1/2 Bath
1,775 sf finished

A4 FINAL DEVELOPMENT PLAN / HANSCOM-TAPPAN I PRD
1" = 50.0'

317460

PLANNING COMMISSION CHAIRMAN
J.R. [Signature] 11/26/05

PLANNING COMMISSION SECRETARY
Shirley M. [Signature] 11/26/05

STATE OF KANSAS, DOUGLAS COUNTY, SS.
FILED AND ENTERED IN VOL. 7-17,
PAGE 381-1, AT 10:11 A.M. ON APRIL 5, 2006.
BY: [Signature] COUNTY CLERK DEPUTY

Legal Description
A tract of land in the Northeast Quarter of Section 6, Township 13 South, Range 20 East of the Sixth P.M. in Douglas County, Kansas described as follows:
Lots 1-16, Tracts 'A', & 'C' Block One, Lots 1-14, Tracts 'B' & 'D' Block 2 all in the Hanscom-Tappan Addition, a subdivision in the City of Lawrence, Douglas County, Kansas.

General Development Standards PRD-1

Zoning	PRD-1
Maximum Density	7 du/acre
Lot Area (min.)	4,000 sf
Lot Width (min.)	35'
Lot Depth	80'
Minimum Yards	
Front w/o driveway	15'
Front w/ driveway	20'
Side & Rear	10'
Setback	5'
Stories	3

Site Summary

Existing Land Use: Undeveloped/Single Family Residence
Existing Zoning: RS-2 Single Family Residential Detached
Proposed Zoning: PRD-1/Single Family Residential Detached

Total Area:	8,020 acres	TOTAL LOTS/UNITS PROPOSED:	30
Site-Of-Water:	2,748 acres	TOTAL RESIDENTIAL AREA:	8,714 ACRES
NET RESIDENTIAL:	5,272 acres	PROPOSED DENSITY:	4.47 units/acre
OPEN SPACE REQ'D:	1,054 acres	PROPOSED ZONING PRD-1:	7.00 units/acre allowed
OPEN SPACE PROVIDED:	1,054 acres	AVERAGE LOT SIZE:	0.15 acres (6,450 SF)
TRACT 'A':	0.151 acres	MINIMUM LOT SIZE:	0.09 acres (4,120 SF)
TRACT 'C':	0.827 acres	MAXIMUM LOT SIZE:	0.29 acres (12,472 SF)
TRACT 'D':	0.720 acres		
TRACT 'A':	0.180 acres 1,058 acres		

Landscaping

The following is a list of approved shade trees for installation in this subdivision to comply with the Master Street Tree Plan that has been filed with the Final Plat of the Hanscom-Tappan Addition.

Symbol	Common Name	Genus-Species
ST	Red Oak	Quercus rubra
	Palmetto Ash	Fraxinus pennsylvanica 'Palmetto'
	Alder Maple	Acer glabrum
	Honeylocust	Gleditsia triancanthos 'Skyline'
	Norway Maple	Acer platanoides
	Lilac	Syringa
	Lilac cordata	Tilia cordata

Impervious Surfaces

Impervious Surfaces	Existing	Proposed
Building	1,448 GSF	46,885 GSF
Pavement	2,016 GSF	58,024 GSF
Sub Total:	3,464 GSF	105,909 GSF
Turf	302,886 GSF	201,381 GSF
	306,350 GSF	306,350 GSF

General Notes

- OWNERS: Parnell Investors, LLC, 120 East North Street, Lawrence, KS 66044
- DEVELOPER: Parnell Investors, LLC, 120 East North Street, Lawrence, KS 66044
- CIVIL ENGINEER/SURVEYOR: Langston Engineering, P.A., 1310 Wakarusa Drive, Lawrence, KS 66049
- Topographical Information provided by the Lawrence-Douglas County Planning Office, prepared by Moscoe, Henderson & Strick.
- Construction of public improvements shown shall be provided through private financing.
- Proposed utility locations & sizes are preliminary, and shall be finalized upon submission of public improvements construction documents.
- Public Improvement Plans for the streets & utilities shall be submitted to the Public Works Department for review & approval prior to construction.
Note: Building Permits shall not be issued, without obtaining a variance, until the public improvements described above are complete, inspected and formally accepted by the Department of Public Works.
- All street, sanitary sewers & waterlines shall be public & maintained by the City of Lawrence.
- All concrete curb & gutter shown shall be constructed in accordance with City Standard, except in-fill curb & gutter on Haskell & 15th Streets shall be Type 1.
- Per City Code Section 9-303(B), a storm water pollution prevention plan (SWPP3) must be provided for the work proposed on this project. Construction activity, including soil disturbance or removal of vegetation shall not commence until an approved SWPP3 has been obtained.
Note: An approved SWPP3 plan, dated April 4, 2005 is presently in place for the placement of fill on this site and shall be allowed to continue until the work defined in that document is complete.
- Common ownership & maintenance of Tracts 'A', 'C' & 'D' shall be transferred to a Homeowner's Association to be formed prior to sale of lots.
- Americans with Disabilities Act Compliance
This project has been designed to comply with the ADA Act Accessibility Guidelines for Buildings & Facilities (ADAAG). The Architect has used reasonable professional efforts to interpret & comply with applicable ADAAG requirements as they relate to this document. However, since the requirements of the ADAAG are subject to various and possibly contradictory interpretations, the Architect cannot and does not warrant or guarantee that this document will comply with all interpretations that may occur and revisions may be required to comply with those interpretations.
- Fair Housing Act Compliance
This project has been designed to comply with the requirements of the Fair Housing Accessibility Guidelines for buildings for multifamily buildings covering greater than four units, 24CFR, Chapter 1. The Architect has used reasonable professional efforts to interpret & comply with applicable Fair Housing Accessibility Guidelines requirements as they apply to this document. However, since these requirements are subject to various and possibly contradictory interpretations, the Architect cannot and does not warrant or guarantee that this document will comply with all interpretations that may occur and revisions may be required to comply with those interpretations.

Belot/Hartruff Associates, LLC
Architects & Planners
708 W. 9th Street, Suite 205
Lawrence, Kansas 66044
Tel: 785.843.4620 / Fax: 785.843.4642

HANSCOM-TAPPAN PRD
Final Development Plan
15th Street & Haskell Avenue
Lawrence, Kansas

PROJECT # 0416
DATE 12.08.04
DRAWN BY:
CHECKED BY:
REVISIONS: 01.05.05
01.25.05
03.22.05

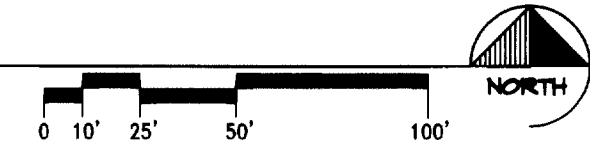
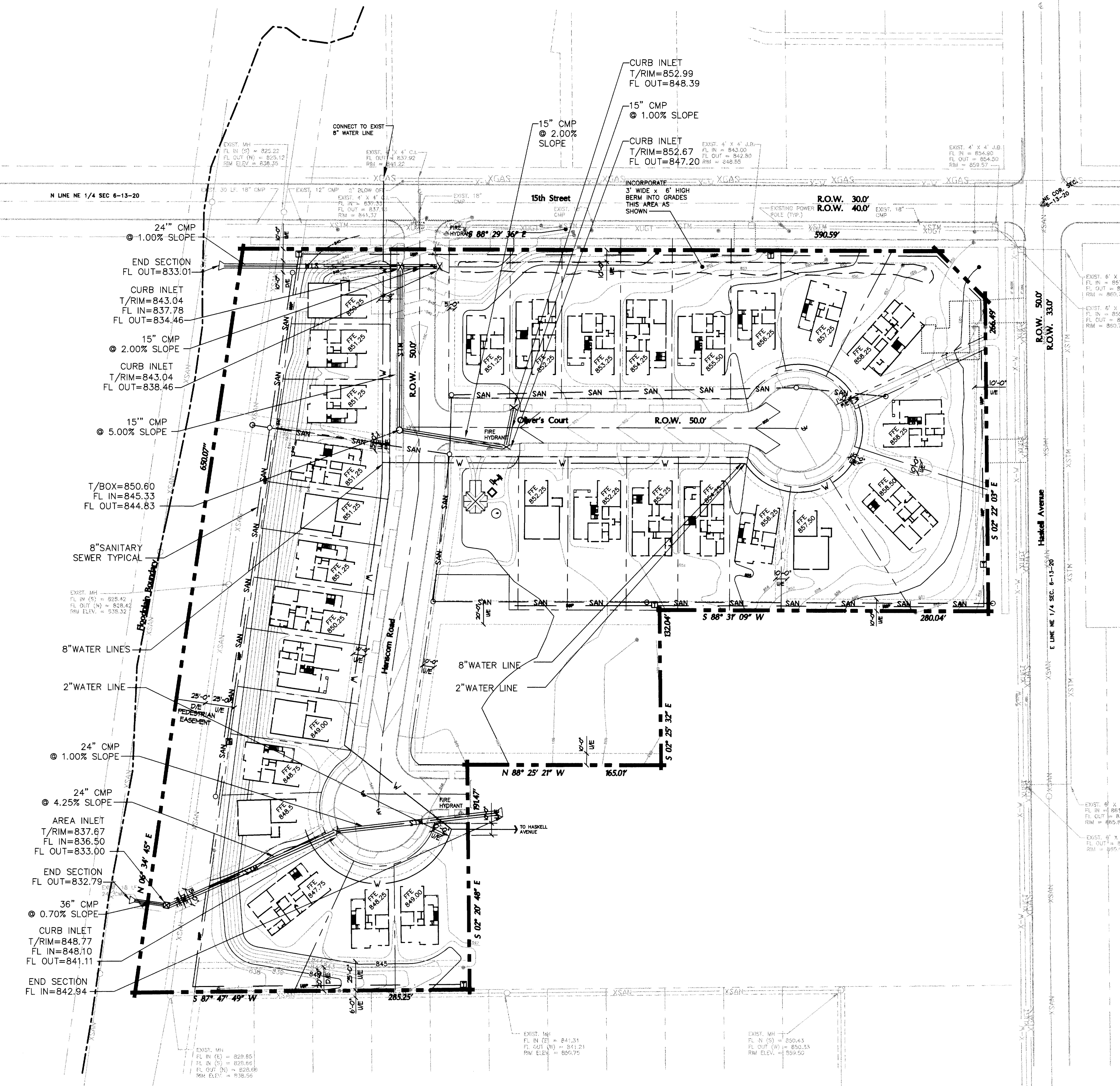
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SITE LAYOUT & LANDSCAPING
HANSCOM-TAPPAN I PRD

Sheet
A010
1 of 2 Sheets

P-17 841

A4 FINAL GRADING PLAN & UTILITY LAYOUT/ HANSCOM-TAPPAN I PRD
A011 1" = 50.0'



Belot/Hartnoff Associates, LLC
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 708 W. 9th Street, Suite 205
 Lawrence, KS 66044
 Tel 785.843.4670 / Fax 843.4842
 801 Main Street, Suite 300
 Lawrence, KS 66027
 Tel 303.673.9304 / Fax 673.9319

HANSCOM-TAPPAN PRD
Final Development Plan
 Formerly Parnell Park I PRD
 15th Street & Haskell Avenue Lawrence, Kansas

PROJECT # 0416
 DATE 12.05.04
 DRAWN BY:
 CHECKED BY:
 REVISIONS: 01.05.05
 01.25.05
 03.22.05

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GRADING & UTILITY LAYOUT
HANSCOM-TAPPAN I PRD

Sheet
A011
 2 of 2 Sheets