

# AGENDA

## RILEY COUNTY PLANNING BOARD/ BOARD OF ZONING APPEALS

Monday, July 13, 2015  
7:30 p.m.

Commission Meeting Room  
Courthouse Plaza East

---

---

(Procedure: Open joint meeting of the Riley County Planning Board/Board of Zoning Appeals.)

### I. OPEN PUBLIC COMMENTS

### II. CONSENT AGENDA

1. Consider the minutes of the June 8, 2015 meeting.
2. Consider the Report of Fees for the month of June 2015.

(Procedure: Adjourn the joint meeting of the Riley County Planning Board/Board of Zoning Appeals and due to no agenda items for the Board of Zoning Appeals, convene as the Riley County Planning Board.)

### III. GENERAL AGENDA - RILEY COUNTY BOARD OF ZONING APPEALS

1. No agenda items.

### IV. GENERAL AGENDA - RILEY COUNTY PLANNING BOARD

1. Public Hearing at the request of Rodney Dugan, petitioner, and Shon Taylor, owner, to receive a **Residential Use Designator - Extraneous Farmstead and plat** a tract of land into one (1) lot in Sherman Township, Section 17, Township 8 South, Range 6 East, in Riley County, Kansas. **ACTION NEEDED: Approve/deny a Residential Use Designator - Extraneous Farmstead and approve/deny Concurrent Plat of Shon Addition.**
2. Update on Big Blue Floodplain Management Plan.
3. Update on accessory building regulation amendments.

(Procedure: Adourn the Riley County Planning Board meeting.)

## MINUTES

### RILEY COUNTY PLANNING BOARD/ BOARD OF ZONING APPEALS

**Monday, June 8, 2015  
7:30 pm**

**Courthouse Plaza East  
Commission Meeting Room  
115 North 4<sup>th</sup> Street**

Members Present: Lorn Clement, Chairman  
Dr. Tom Taul, Vice-Chair  
Diane Hoobler  
Julie Henton  
John Wienck

Members Absent: None

Staff Present: Bob Isaac – Planner and Lisa Daily - Administrative Assistant

Others Present: Jack Scheidt, Russell Peterson and Linda Morse

---

#### **OPEN PUBLIC COMMENTS**

Russell Peterson stated he lives near Randolph and has noticed over the years that a lot of housing has developed a long Tuttle Creek Boulevard and now on Highway 24, particularly north of Riley. He said a majority of the driveways access the highway. He suggested for properties that have multiple road accesses that the driveways be directed to township roads for safety reasons.

#### **CONSENT AGENDA**

The minutes of the May 11, 2015 meeting were presented and approved. The Report of Fees for the month of May (\$2,751.00) were presented and approved.

Diane Hoobler moved to adjourn the joint meeting of the Riley County Planning Board/Board of Zoning Appeals and convene as the Board of Zoning Appeals.

John Wienck seconded. Carried 5-0.

#### **BOARD OF ZONING APPEALS**

##### **AT&T Mobility – Conditional Use**

Lorn Clement opened the public hearing at the request AT&T Mobility, petitioner and Russell & Theresa Peterson Trust, owner, to amend Conditional Use Authorization (#08-05) for an existing 250-foot self-supporting communications tower to allow for the installation of parabolic dish type antennas.

Bob Isaac presented the request. Mr. Isaac described the history, location and physical characteristics of the subject property. He said the proposed parabolic dish antenna will be installed approximately 135 feet from the base of the tower. Mr. Isaac said the Applicant wishes to modify the language of condition #5 of the existing Conditional Use Authorization to allow for parabolic dishes. Staff recommended approval of the request with the conditions as listed in the staff report.

Tom Taul asked for clarification of the number of antennas already on the tower.

Lorn Clement stated the eight-foot diameter maximum is pretty amazing in terms of wind load and asked what will be the actual size of the proposed antenna be.

Bob Isaac replied that it would be an 8' diameter parabolic dish.

Jack Scheidt, representative for the Applicant, replied in regard to the size, that a structural analysis was completed. He said that the tower has the capacity to carry the proposed antenna and is one of the reasons for placement of the dish as low as possible. He said the proposed antenna will be facing north, away from the road. He said that the installation of the dish antenna will allow AT&T to move forward with LTE technology.

Julie Henton moved to close the public hearing. John Wienck seconded. Carried 5-0

Tom Taul moved to approve the request to amend Conditional Use Authorization (#08-05) for an existing 250-foot self-supporting communications tower to allow for the installation of parabolic dish type antennas with the conditions and reasons stated in the staff report.

Diane Hoobler seconded. Carried 5-0.

John Wienck moved to adjourn the Board of Zoning Appeals meeting and convene as the Riley County Planning Board. Julie Henton seconded. Carried 5-0.

## **RILEY COUNTY PLANNING BOARD**

### **Big Blue Floodplain Management Plan update**

Bob Isaac stated staff has received a copy of the draft plan and will begin the review process.

### **Accessory building regulation amendments update**

Bob Isaac reported that Staff has started collecting zoning regulations from several counties inside and outside of the state. He said that staff has identified different strategies of handling accessory structures and uses, of which are being used to formulate regulation that is tailored to the needs of Riley County. He said when that the regulation amendments are completed, they will be brought before the Board for feedback.

### **Other discussion:**

Diane Hoobler stated that she recently discovered an advertisement from Prairiewood Retreat and Preserve that it will be opening "HomePlace" later this summer. She said that she had contacted Planning and Development staff and found out that Prairiewood had not obtained a building permit. She said she would really like to see some type of fine be imposed for property owners that do not obtain a building permit. She said that although the building permit fee is doubled if construction commences prior to issuance of a permit, it isn't much of a fine.

Bob Isaac stated that he believes Diane's concern is the actual *use* of advertised "HomePlace".

Diane Hoobler replied it is a commercial use.

Bob Isaac said staff is aware that construction is being done without a permit and the property owner has been notified of the violation.

Diane Hoobler mentioned that Prairiewood is a church.

Bob Isaac explained that Prairiewood refers to their Blue Sage Rhythms (barn) as a religious entity, not so much a church.

Lorn Clement replied that this is how Prairiewood became exempt from zoning regulations.

Diane Hoobler mentioned that Prairiewood didn't get a building permit on another house.

Lorn Clement agreed that staff needs to look into the use and that the Board stands behind Diane Hoobler that this is outrageous.

Diane Hoobler said she understands there is another entity that was on the Agritourism Task Force and is also in violation of zoning regulations.

Several of the Board members wanted to know which entity she was referring to.

Diane Hoobler replied The Lazy T Ranch and she is not sure of the exact nature of the violation but mentioned that staff is working with the property owner, Ron Wilson.

John Wienck said he filed a complaint with Planning & Development on what used to be the RB Outpost. He said they are advertising and holding church services in the building, which is not zoned properly.

Lorn Clement asked if the Board should have a discussion with the County Commissioners.

Diane Hoobler said she intends to visit with Commissioner Ron Wells.

Bob Isaac explained the property John Wienck is referring to is zoned PUD and that being able to hold meetings is a permitted use. He said that PUD does not specify what type of meetings can be held, the number of meetings, or the content of the meetings.

Lorn Clement said he is concerned that the general perception in Riley County is, "just go ahead and do what you want, you aren't going to pay any sufficient fine".

Bob Isaac explained that the evolution of the zoning enforcement process is if the violation is not abated, the case is referred to the County Counselor's Office for possible litigation.

Lorn Clement suggested that staff have a serious discussion about this situation in terms of timing, waiting and prosecutorial discretion. The Board needs to know what the policy from the legal component of our organization really is and if changes need to be made. He suggested possibly having a meeting between the Planning Board/Board of Zoning Appeals and the County Commissioners to discuss legal backup of zoning enforcement.

He said everyone that was discussed or referred to is well known in the community, so this is serious.

Julie Henton moved to adjourned. John Wienck seconded. Carried 5-0.

The meeting was adjourned at 8:05 P.M.



**RILEY COUNTY  
PLANNING & DEVELOPMENT**

**REPORT OF FEES**

---

**June 2015**

<u>DATE</u>	<u>NAME</u>	<u>AMOUNT</u>
06-01-2015	Woodworth, Building Permit #15-0030	\$ 150.00
06-01-2015	Mohammed, Building Permit #15-0031	150.00
06-01-2015	Trickey, 2 – State water testing kits	20.00
06-02-2015	Slaymaker, Vacation – easement	300.00
06-03-2015	Connet, Repair Permit	75.00
06-03-2015	MacMillan, Water Screening Report	12.00
06-05-2015	Hargrave, Well Permit	75.00
06-08-2015	Pottawatomie Co, 10 – Water Screening Reports	100.00
06-08-2015	Doering, Water Screening Report	21.00
06-08-2015	Stadel, Water Screening Report	12.00
06-08-2015	SMH, Residential Use Designator, Plat & Utility	410.00
06-10-2015	Witcher, Environmental Site Evaluation	100.00
06-11-2015	Aylward, Building Permit #15-0032	300.00
06-11-2015	Katzenmeier, Building Permit #15-0034	300.00
06-12-2015	Altwegg, Water Screening Report	10.00
06-15-2015	MacMillan, Water Screening Report	8.00
06-16-2015	Dunn, Repair Permit	75.00
06-16-2015	I Wienck, Water Screen Report	10.00
06-17-2015	Thayer, Repair Permit	75.00
06-17-2015	Altwegg, 3 - Water Screen Reports	34.00
06-17-2015	Mertz, Water Screening Report	12.00
06-18-2015	Carpenter, Building Permit #15-0036	225.00
06-18-2015	Hammond, Water Screening Report	10.00
06-19-2015	Fief, Profile test and Water Screening Report	166.00
06-19-2015	I Wienck, Water Screening Report	10.00
06-19-2015	J Wienck, Water Screening Report	10.00
06-19-2015	Bohn, Environmental Site Evaluation	100.00
06-22-2015	Mertz, Water Screening Report	14.00
06-22-2015	Gordon, Repair Permit	75.00
06-24-2015	K-Construction, Building Permit #15-0037	150.00
06-24-2015	Moore, Residential Use Designator, Plat & Utility	410.00
06-24-2015	Eyestone, Environmental Site Evaluation	100.00
06-25-2015	Woodworth, Building Permit #15-0038	150.00
06-26-2015	Richter, 2 – Water Screening Reports	30.00
06-29-2015	Altwegg, Water Screening Report	8.00
06-29-2015	Woodworth, Repair Permit	75.00

06-29-2015	Gardner, Water Screening Report	10.00
06-29-2015	Eaton, Environmental Site Evaluation	100.00
06-30-2015	Butler, Environmental Site Evaluation	100.00
06-30-2015	Bratu, BP #15-0039 & 15-0040, FDP #15-003 & 15-004	275.00
06/30/2015	DBCAAC, Building Permit #15-0041	150.00

**TOTAL**

**\$4,417.00**

**DEPOSITS MADE:**

06-01-2015	\$ 20.00
06-03-2015	87.00
06-08-2015	21.00
06-11-2015	300.00
06-12-2015	1607.00
06-17-2015	12.00
06-18-2015	10.00
06-19-2015	713.00
06-26-2015	929.00
06-29-2015	10.00
06-30-2015	558.00
07-01-2015	150.00

**TOTAL**

**\$4,417.00**

Permit #	App Date	Ownr	Type of Bldg	Use of Bldg	Const Cost	Amnt Paid	Property Address	City & Zp
15-0030	06/01/2015	Joey Woodworth	Storage (ag related)	Air gas for welding	\$2,211.00	\$150.00	15200 Walnut Creek Rd	Randolph (66554)
15-0031	06/01/2015	Wazir & Noemi Mohammed	Garage (attached)	Vehicle storage	\$150.00	\$150.00	12261 Walnut Creek Rd	Leonardville (66449)
15-0032	06/03/2015	Thomas R Place Trust	Barn	Diary goat barn	\$500,000.00	\$0.00	5535 Tuttle Creek Blvd	Manhattan (66502)
15-0033	06/11/2015	James P & Gwen A Aylward	Miscellaneous	Inground swimming pool	\$40,000.00	\$300.00	3100 Oak Shores	Manhattan (66503)
15-0034	06/11/2015	Kail Katzenmeier	Addition (residential)	Relocating existing bedrooms	\$33,000.00	\$300.00	1083 Wildcat Creek Rd	Manhattan (66503)
15-0035	06/12/2015	Greg Fief	Storage (ag related)	Ag equipment storage-orchard	\$75,000.00	\$0.00	9321 Barton Rd	Leonardville (66449)
15-0036	06/16/2015	Chris Darah	Commercial	Convenience store	\$200,000.00	\$225.00	1132 Pillsbury Rd	Manhattan (66502)
15-0037	06/24/2015	Keith & Sue Ann Wright	Garage (detached)	Tractor, ATV & garden storage	\$39,002.00	\$150.00	6002 Tuttle Terr	Manhattan (66503)
15-0038	06/25/2015	Joey Woodworth	House (site built)	Residential dwelling	\$125,000.00	\$150.00	15400 Walnut Creek Rd	Randolph (66554)
15-0039	06/30/2015	Ion & Jamie Bratu	House (residential design)	House w/attached garage	\$20,000.00	\$150.00	2121 Priboth Rd	Manhattan (66502)
15-0040	06/30/2015	Ion & Jamie Bratu	Storage (residential)	Shop	\$10,000.00	\$50.00	2121 Priboth Rd	Manhattan (66502)
15-0041	06/30/2015	DBCAAC Trust	Barn	Tractor, mower & equipment	\$22,000.00	\$150.00	17500 Ober Rd	Randolph (66554)



# PLANNING & DEVELOPMENT

## STAFF REPORT

### Platting & Residential Use Designator

---

**PETITION:** (#15-08) Residential Use Designator - Extraneous Farmstead  
(#15-09) Plat

**APPLICANT:** Rodney Dugan  
14151 Walsburg Rd  
Leonardville, KS 66449

**PROPERTY OWNER:** Shon Taylor  
10211 Country Rd  
Leonardville, KS 66449

**CONTRACT PURCHASER:** Rodney Dugan  
14151 Walsburg Rd  
Leonardville, KS 66449

**REPRESENTATIVE:** Jeffrey Hancock  
SMH Consultants  
2017 Vanesta Pl, Ste 110  
Manhattan, KS 66503

**TYPE OF REQUEST:** Receive a Residential Use Designator - Extraneous Farmstead for a tract of land and plat said tract into a single lot

**SIZE OF TRACT:** The subject site is approximately 8.45 acres.

**LOCATION:** The request is generally located approximately ¼ mile north of Sherman Road, on the west side of Country Road; Section 17, Township 8 South, Range 6 East; Sherman Township.

**JURISDICTION:** This application is subject to the requirements of the Riley County Subdivision Regulations.

---



**BACKGROUND:** The subject site is an approximately 8.45-acre portion of an approximately 78-acre parent tract. The site is developed with a single family dwelling (built around 1991) with two outbuildings. The owner stated that he wishes to sell the homestead to the applicant. Rather than requesting to rezone the subject property to a single-family residential zoning designation, he is seeking approval by the Board to receive a residential use designator - extraneous farmstead and plat the farmstead into a single lot.

**DESCRIPTION:**

Physical site characteristics: (see background)

General character of the area: The general character of the area is very rural, with a mix of agricultural activities, primarily cropland and pasture.



Figure 1 - Looking west from Country Road.

**SUITABILITY OF ZONING:**

Zoning History: The subject site is currently zoned “AG” (Agricultural District) and has been zoned as such since at least 1974 (Countywide Zoning Conversion Process). The applicant is not proposing a change in the zoning of the parcel.

<b>SURROUNDING ZONING/LAND USE</b>		
	<b>ADJACENT ZONING</b>	<b>LAND USE</b>
<b>NORTH</b>	“AG” (Agricultural District)	crops
<b>SOUTH</b>	“AG” (Agricultural District)	crops
<b>EAST</b>	“AG” (Agricultural District)	crops
<b>WEST</b>	“AG” (Agricultural District)	crops

**POTENTIAL IMPACT:**

**Public Facilities and Services:**

Streets and bridges: The subject property has direct access and abuts Country Road, a gravel two-lane township road. No new entrances are being proposed with this request.

Water and sewer: The subject property is served by an on-site wastewater lagoon and private water well.

Fire: Riley County Fire District #1 will serve the site. The nearest County Fire Station is the University Park Fire Station (#10), located at 7412 Redbud Drive. The subject site is located within five road miles of a fire station and thus, has an ISO rating of 9.

Effect on public facilities and services: It is not anticipated that the proposed plat or residential use designation will have an adverse impact on public facilities and/or services.

**CONFORMANCE TO THE LAND USE PLAN:**

**Goals, Objectives and Policies**

Goal for residential:

*To allow for the development of a diversity of housing types, sizes and price levels to meet the changing needs of all county residents.*

Objective R4: Allow for adequate amounts of single family housing in suitable locations throughout the county.

Policies:

R4.2 Roads serving residential developments should safely accommodate anticipated traffic.

**Future Land Use Map**

According to the Future Land Use Map North (Figure 11.2) found in the Plan, the subject property is located outside of a designated growth area.

**The Land Evaluation/Site Assessment (LESA) Score**

Due to the type and nature of the request, a LESA was not generated.

**Hardship on the landowner**

The Applicant submitted has not indicated a hardship as a reason for the request.

Staff analysis: Due to the character of the existing development and the criteria set forth in the zoning regulations for a Residential Use Designator - Extraneous Farmstead, it is not anticipated that the request will cause conflicts; thus, the request is consistent with the Plan.

**RILEY COUNTY ZONING REGULATIONS:**

The zoning regulations describe Residential Use Designator -Extraneous Farmstead. The conditions for approval are as follows:

1. The site to be divided from the existing agricultural operation should be the minimum required to accommodate the existing residence and any outbuildings or to accommodate a site that is logically separated from the existing agricultural operation. Conversion of existing productive agricultural land should be avoided.
2. The site shall be large enough to meet sanitary code minimum requirements.
3. A residential use designator for an extraneous farmstead is limited to one per original parent agricultural tract.
4. The site must be platted and must meet all requirements for a plat, including adequate public road access as specified in the subdivision regulations. The platted lot may not be further subdivided unless approved through the standard platting/rezoning process.
5. An Agricultural Protection Easement (APE), as specified in Section 21A, shall be filed with the plat.

Staff analysis: The request is consistent with the above criteria.

**COMMENTS AND CONCERNS:**

ENVIRONMENTAL HEALTH: The Environmental Health staff has reviewed this plat and found it is in compliance with the Riley County Sanitary Code.

COUNTY ENGINEER: The County Engineer has reviewed the request and stated there were no concerns with the request.

**STAFF RECOMMENDATIONS:**

Staff recommends that the Board approve the request to receive a Residential Use Designator – Extraneous Farmstead, as it has been determined that it meets the minimum requirements of the Riley County Zoning Regulations. Staff also recommends that the Planning Board approve the concurrent plat of Shon Addition, as it has been determined that all requirements of the Riley County Subdivision Regulations, Zoning Regulations and Sanitary Code have been met.

**ACTION NEEDED FOR RESIDENTIAL USE DESIGNATOR:**

A. Motion to approve the request to receive a Residential Use Designator–Extraneous Farmstead, as it has been determined that it meets the minimum requirements of the Riley County Zoning Regulations.

OR

B. Motion to deny the request to receive a Residential Use Designator–Extraneous Farmstead, as it has been determined that it does not meet the minimum requirements of the Riley County Zoning Regulations.

**ACTION NEEDED FOR PLAT:**

A. Motion to approve the concurrent plat of Shon Addition, as it has been determined that it meets the requirements of the Riley County Subdivision Regulations.

OR

B. Motion to deny the concurrent plat of Shon Addition, as it has been determined that it does not meet the requirements of the Riley County Subdivision Regulations.

**ATTACHMENTS:**

- Vicinity/site map
- Surrounding zoning map
- Zoning map
- Preliminary Plat map
- Final Plat

**Prepared by:** Bob Isaac, Planner  
July 6, 2015



## VICINITY AND SITE

Dugan

Residential Use Designator  
#15-08 Extraneous Farmstead

Plat  
#15-09 Shon Addition

17-8-6

### Legend

-  1000' Buffer
-  Site



VICINITY

FORT RILEY





## SITE AND SURROUNDING AREA

Dugan

Residential Use Designator  
#15-08 Extraneous Farmstead

Plat  
#15-09 Shon Addition

17-8-6



# SURROUNDING ZONING

Dugan

Residential Use Designator  
#15-08 Extraneous Farmstead

Plat  
#15-09 Shon Addition

17-8-6

## Legend

 1000' Buffer

 Site

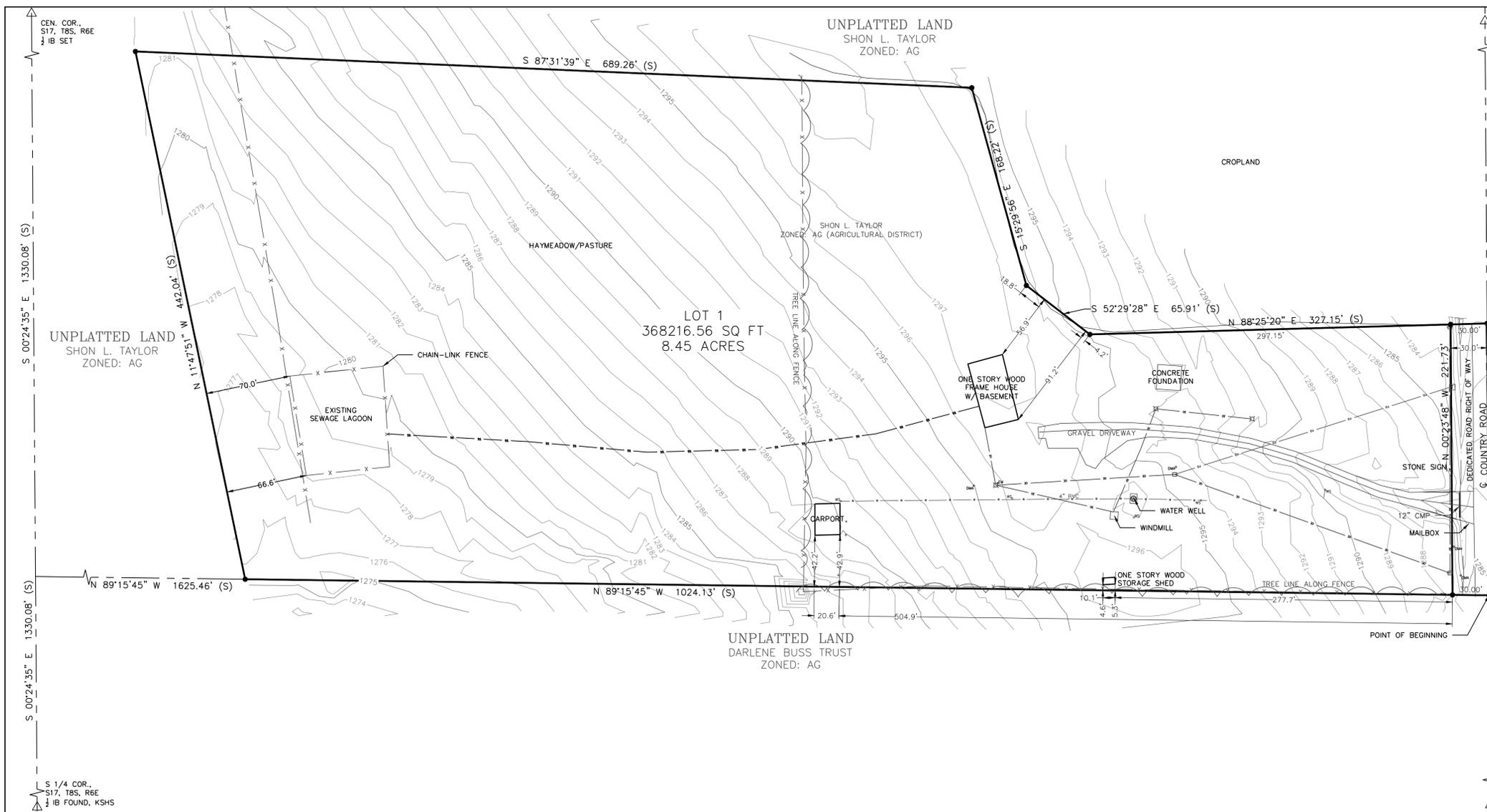
- |  |   |
|--|---|
|  SF-1 Single Family   |  AG Agricultural   |
|  SF-2 Single Family   |  N-1 Noise Hazard  |
|  SF-3 Single Family   |  PUD Planned Unit Dev  |
|  SF-4 Single Family   |  U University  |
|  SF-5 Single Family   |  City Boundaries   |
|  B-1 Two Family       |  Fort Riley  |
|  B-2 Multiple Family  |   |
|  B-3 Mobile Home Park |   |
|  C-1 Neighborhood Bus |   |
|  C-2 Shopping Dist    |  Special Zoning:<br>Conditional Use<br>Designator Lot<br>Special Use<br>Variance |
|  C-3 General Business |   |
|  C-4 Highway Business |   |
|  D-1 Industrial Park  |   |
|  D-2 Light Industrial |   |
|  D-3 Heavy Industrial |   |
|  D-4 Business Park    |   |



AG

Country Rd

Sherman Rd



**LEGEND**

- △ Section Corner
- 1/2"x24" Rebar w/ CLS66 Cap Set
- Assumed Bearing
- Corner Number
- ⊖ Surveyed Distance
- ⊙ Water Well
- ⊕ Water Spigot
- ⊖ Power Pole
- Overhead Electric Line
- Underground Electric Line
- ⊕ Electric Meter
- ⊕ Light Pole
- ⊕ Deadman Anchor
- Fiber Optic
- ⊕ Telephone Pedestal
- Sanitary Sewer Line
- Water Line
- Fence
- 5' Contour
- 1' Contour

**SCALE: 1" = 50'**

**NORTH**

7-8-6	8-8-6	9-8-6
18-8-6	17-8-6	16-8-6
19-8-6	20-8-6	21-8-6

**VICINITY MAP (NOT TO SCALE)**

**NOTE:**  
No gaps or overlaps exist.  
Bearings used for this survey were based on the East line of the Southeast Quarter of Section 17, T8S, R6E being assumed at N 00°23'48" W.

There are no lines of possession that affect this survey.  
Parent Tract is recorded in Book 590, Page 186, Register of Deeds Office, Riley County, Kansas.

If an entrance pipe is required the minimum size shall be calculated in accordance with the Riley County Standards and Specifications. In no case shall the diameter of the pipe be less than 15 inches.

**FLOOD INFORMATION NOTE:**  
Flood Insurance Rate Map, Map Number 20161C0225E, identifies this property as situated in Zone X. Zone X stated as "Areas determined to be outside the 0.2% annual chance floodplain". FIRM effective date: November 19, 2003.

**UNPLATTED LAND DARLENE BUSS TRUST ZONED: AG**

**DESCRIPTION:**  
A tract of land in the Southeast Quarter of Section 17, Township 08 South, Range 06 East of the Sixth Principal Meridian, Riley County, Kansas described as follows:  
Beginning at a point that is N00°23'48"W 1324.58 feet from the Southeast Corner of the Southeast Quarter of said Section 17; said point being the Southeast Corner of the North Half of the Southeast Quarter of said Section 17; thence N89°15'45"W 1024.13 feet along the South Line of the North Half of the Southeast Quarter of said Section 17; thence N11°47'51"W 442.04 feet; thence S87°31'39"E 689.26 feet; thence S15°29'56"E 168.22 feet; thence S52°29'28"E 65.91 feet; thence N88°25'20"E 327.15 feet to the East Line of the Southeast Quarter of said Section 17; thence S00°23'48"E 222.94 feet to the point of beginning, containing 8.45 acres.  
Subject to easements and restrictions of record.

**UTILITY NOTE:**  
Any utility company that locates facilities in any easement shall have the right to prune, remove, eradicate, cut and clear away any trees, limbs, vines and brush on the utility easement now or at any future time and to prune and clear away any trees, limbs, vines and brush on lands adjacent to the utility easement whenever in the utility company's judgment such may interfere with or endanger the construction, operation or maintenance of its facilities, together with the right of ingress to and egress from the utility easement and contiguous land subject to this plat for the purpose of surveying, erecting, constructing, maintaining, inspecting, rebuilding, replacing and with or endangering the construction, operation or maintenance of said facilities.

**OWNER:**  
Shon L. Taylor  
10211 Country Road  
Leonardville, KS 66449

**DEVELOPER:**  
Rodney Dugan  
14151 Walsburg Road  
Leonardville, KS 66449

**SURVEYOR:**  
SMH Consultants, P.A.  
Tim Sloan, President  
2017 Vanesto Place, Suite 110  
Manhattan, KS 66503  
PH: 785-776-0541

**ZONING:**  
EXISTING: AG (AGRICULTURAL DISTRICT)  
PROPOSED: AG (AGRICULTURAL DISTRICT)

**EXISTING USE:** RESIDENTIAL/FARM  
**PROPOSED USE:** RESIDENTIAL

**AG DENSITY:**  
TOTAL ACREAGE = 8.45  
ROW ACREAGE = 0.15  
NET ACREAGE = 8.30  
DWELLING UNITS = 1  
DWELLING UNITS/NET ACREAGE = 1/8.30

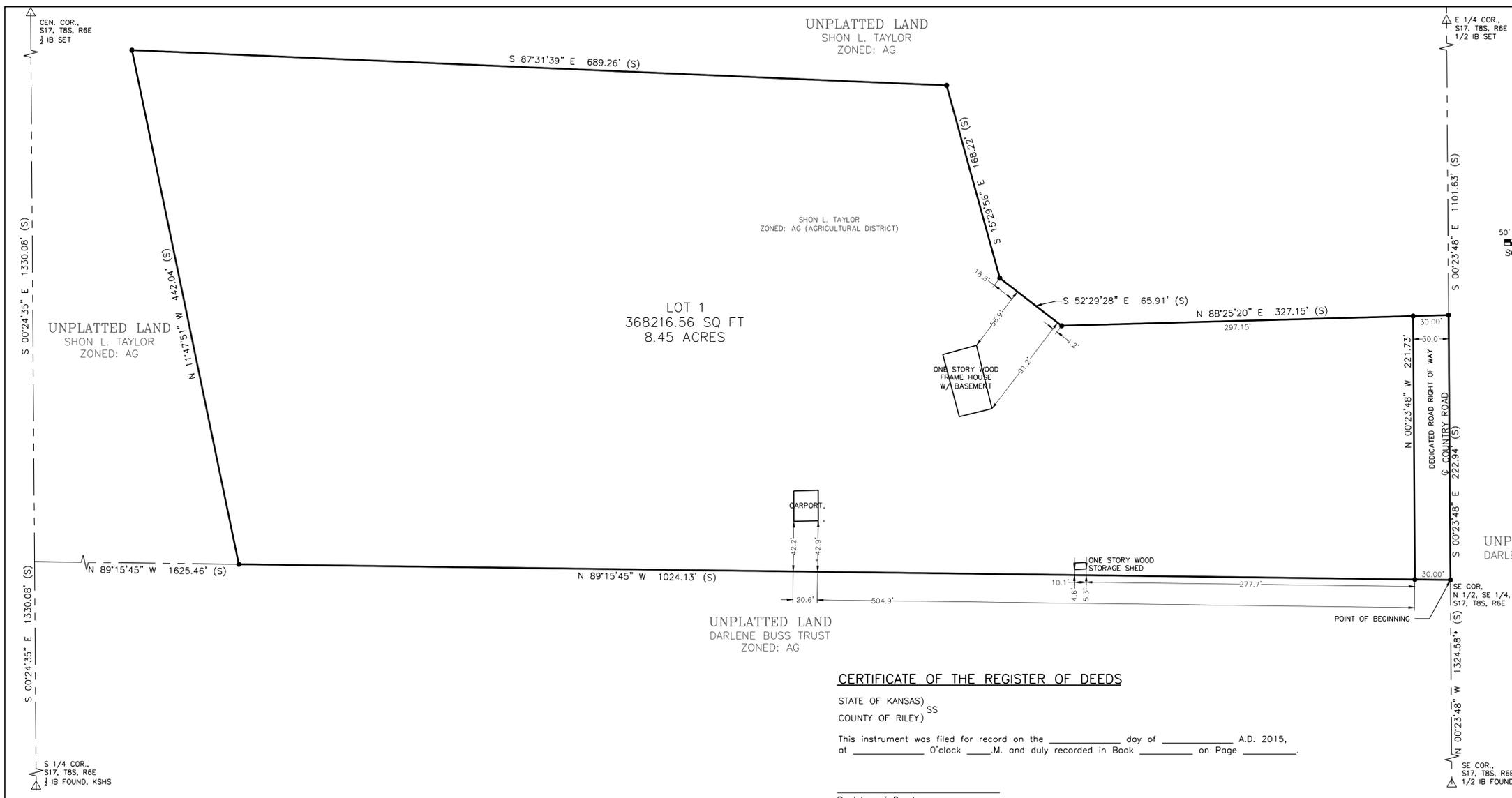
**KANSAS ONE-CALL SYSTEMS, INC.**  
CALL BEFORE YOU DIG - DRILL - BLAST  
800-344-7233 (DIG-SAFE)  
(316) 687-3753 (FAX)  
KANSAS ONE CALL SYSTEM, INC.

The utilities as shown on this drawing were developed from the information available. This is not implied nor intended to be the complete inventory of utilities in this area. It is the clients/contractors responsibility to verify the location of all utilities (whether shown or not) and protect said utilities from any damage.

*Preliminary Plat/Utility Plat*  
**SHON ADDITION**  
*in the Southeast Quarter of Section 17, T8S, R6E, Riley County, Kansas*

**SMH CONSULTANTS**  
2017 Vanesto Place, Suite 110 • Manhattan, Kansas 66503  
(785) 776-0541 • FAX 776-9760 • Email: tim@smhconsultants.com  
Project #1504MN123 DD #98

JUNE 2015



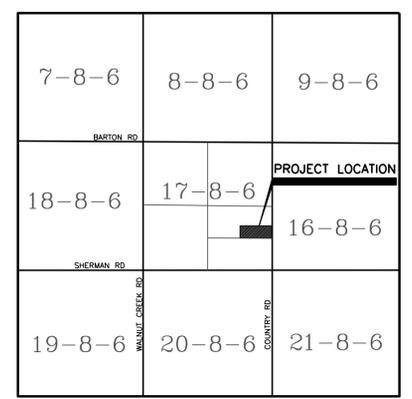
**LEGEND**

- △ Section Corner
- 1/2"x24" Rebar w/ CLS66 Cap Set
- \* Assumed Bearing
- (S) Surveyed Distance

50' 25' 0' 50'

SCALE: 1" = 50'

**NORTH**



VICINITY MAP  
(NOT TO SCALE)

**NOTE:**  
No gaps or overlaps exist.  
Bearings used for this survey were based on the East line of the Southeast Quarter of Section 17, T8S, R6E being assumed at N 00°23'48" W.

There are no lines of possession that affect this survey.  
Parent Tract is recorded in Book 590, Page 186, Register of Deeds Office, Riley County, Kansas.

If an entrance pipe is required the minimum size shall be calculated in accordance with the Riley County Standards and Specifications. In no case shall the diameter of the pipe be less than 15 inches.

**FLOOD INFORMATION NOTE:**  
Flood Insurance Rate Map, Map Number 20161C0225E, identifies this property as situated in Zone X. Zone X stated as "Areas determined to be outside the 0.2% annual chance floodplain". FIRM effective date: November 19, 2003.

**DESCRIPTION:**

A tract of land in the Southeast Quarter of Section 17, Township 08 South, Range 06 East of the Sixth Principal Meridian, Riley County, Kansas described as follows:

Beginning at a point that is N00°23'48"W 1324.58 feet from the Southeast Corner of the Southeast Quarter of said Section 17, said point being the Southeast Corner of the North Half of the Southeast Quarter of said Section 17; thence  
 N89°15'45"W 1024.13 feet along the South Line of the North Half of the Southeast Quarter of said Section 17; thence  
 N11°47'51"W 442.04 feet; thence  
 S87°31'39"E 689.26 feet; thence  
 S15°29'56"E 168.22 feet; thence  
 S52°29'28"E 65.91 feet; thence  
 N88°25'20"E 327.15 feet to the East Line of the Southeast Quarter of said Section 17; thence  
 S00°23'48"E 222.94 feet to the point of beginning, containing 8.45 acres.

Subject to easements and restrictions of record.

**CERTIFICATE OF THE REGISTER OF DEEDS**

STATE OF KANSAS) SS  
 COUNTY OF RILEY) SS

This instrument was filed for record on the \_\_\_\_\_ day of \_\_\_\_\_ A.D. 2015, at \_\_\_\_\_ o'clock \_\_\_\_M. and duly recorded in Book \_\_\_\_\_ on Page \_\_\_\_\_.

Register of Deeds \_\_\_\_\_  
 Deputy \_\_\_\_\_

**APPROVAL OF COUNTY OFFICERS**

STATE OF KANSAS) SS  
 COUNTY OF RILEY) SS

County Engineer \_\_\_\_\_  
 County Counselor \_\_\_\_\_  
 Environmental Health Specialist \_\_\_\_\_

**RILEY COUNTY PLANNING BOARD CERTIFICATE**

STATE OF KANSAS) SS  
 COUNTY OF RILEY) SS

Approved this \_\_\_\_\_ day of \_\_\_\_\_ A.D. 2015.

Riley County Planning Board.

Chairperson \_\_\_\_\_ Member \_\_\_\_\_  
 Member \_\_\_\_\_ Member \_\_\_\_\_  
 Member \_\_\_\_\_

**CERTIFICATE OF THE COUNTY COMMISSION**

STATE OF KANSAS) SS  
 COUNTY OF RILEY) SS

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 2015.  
 Board of Commissioners, Riley County, Kansas.

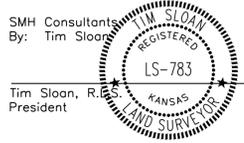
Chairperson \_\_\_\_\_ Commissioner \_\_\_\_\_  
 Commissioner \_\_\_\_\_ Attest: County Clerk \_\_\_\_\_

**SURVEYOR'S CERTIFICATE**

STATE OF KANSAS) SS  
 COUNTY OF RILEY) SS

I, the undersigned, do hereby certify that I am a Registered Land Surveyor in the State of Kansas, with experience and proficiency in land surveying; and that the heretofore described property was surveyed and subdivided by me, or under my supervision, that all subdivision regulations of Riley County, Kansas, have been complied with in the preparation of this plat, and that all the monuments shown herein actually exist and their positions are correctly shown to the best of my knowledge and belief.

Given under my hand and seal at Manhattan, Kansas this \_\_\_\_\_ day of \_\_\_\_\_, A.D., 2015.



**RILEY COUNTY PLAT REVIEW SURVEYOR SIGNATURE BLOCK**

This plat has been reviewed and approved for filing pursuant to and in compliance with K.S.A. 58-2005 and with the requirements of Riley County Resolution No.082913-58. No other warranties are extended or implied.

Approved: \_\_\_\_\_  
 License Number: \_\_\_\_\_ Date: \_\_\_\_\_

**OWNER'S CERTIFICATE**

STATE OF KANSAS) SS  
 COUNTY OF RILEY) SS

This is to certify that the undersigned is/are the owner(s) of the land hereon described on this plat, and that said owner(s) has/have caused the same to be surveyed and subdivided as indicated thereon, for the uses and purposes herein set forth, and does hereby acknowledge and adopt the same under style and title indicated.

All street rights-of-way as shown on this plat are hereby dedicated to the public. Any easements or licenses as shown on this plat, to locate, construct and maintain or authorize the location, construction and maintenance of poles, wires, conduits, water, gas and sewer pipes or required drainage channels or structures upon the area marked for easements on this plat, are hereby granted to the public.

Given under my hand at \_\_\_\_\_, Kansas this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

SHON L. TAYLOR

**NOTARY CERTIFICATE**

STATE OF KANSAS) SS  
 COUNTY OF RILEY) SS

BE IT REMEMBERED, that on this \_\_\_\_\_ day of \_\_\_\_\_ A.D. 2015, before me, the undersigned, a notary public in and for the County and State aforesaid, come \_\_\_\_\_ SHON L. TAYLOR \_\_\_\_\_

personally known to me to be the same persons who executed the foregoing Owner's Certificate, and duly acknowledged their execution of the same.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my notarial seal on the day and year last above written.

Notary Public \_\_\_\_\_  
 My appointment expires: \_\_\_\_\_

**OWNER'S CERTIFICATE**

STATE OF KANSAS) SS  
 COUNTY OF RILEY) SS

This is to certify that the undersigned is/are the owner(s) of the land hereon described on this plat, and that said owner(s) has/have caused the same to be surveyed and subdivided as indicated thereon, for the uses and purposes herein set forth, and does hereby acknowledge and adopt the same under style and title indicated.

All street rights-of-way as shown on this plat are hereby dedicated to the public. Any easements or licenses as shown on this plat, to locate, construct and maintain or authorize the location, construction and maintenance of poles, wires, conduits, water, gas and sewer pipes or required drainage channels or structures upon the area marked for easements on this plat, are hereby granted to the public.

Given under my hand at \_\_\_\_\_, Kansas this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

CANDACE M. TAYLOR

**NOTARY CERTIFICATE**

STATE OF KANSAS) SS  
 COUNTY OF RILEY) SS

BE IT REMEMBERED, that on this \_\_\_\_\_ day of \_\_\_\_\_ A.D. 2015, before me, the undersigned, a notary public in and for the County and State aforesaid, come \_\_\_\_\_ CANDACE M. TAYLOR \_\_\_\_\_

personally known to me to be the same persons who executed the foregoing Owner's Certificate, and duly acknowledged their execution of the same.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my notarial seal on the day and year last above written.

Notary Public \_\_\_\_\_  
 My appointment expires: \_\_\_\_\_

*Final Plat*  
**SHON ADDITION**  
*in the Southeast Quarter of Section 17,  
 T8S, R6E, Riley County, Kansas*

**SMH CONSULTANTS**

2017 Vanesto Place, Suite 110 • Manhattan, Kansas 66503  
 (785) 776-0541 • FAX 776-9760 • Email: tim@smhconsultants.com  
 Project #1504MN123 DD #98

JUNE 2015