

# AGENDA

## RILEY COUNTY PLANNING BOARD/ BOARD OF ZONING APPEALS

Monday, August 10, 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 July 13, 2015 meeting.
2. Consider the Report of Fees for the month of July 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 Stanley E. Moore, petitioner and owner, to receive a **Residential Use Designator - Extraneous Farmstead and plat** a tract of land into one (1) lot in Zeandale Township, Section 16, Township 10 South, Range 9 East, in Riley County, Kansas. **ACTION NEEDED: Approve/deny a Residential Use Designator - Extraneous Farmstead and approve/deny Concurrent Plat of Moore Acres.**
2. Update on Big Blue Floodplain Management Plan.

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

## MINUTES

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

Monday, July 13, 2015  
7:30 pm

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

Members Present: Lorn Clement, Chairman  
Diane Hoobler  
Julie Henton  
John Wienck

Members Absent: Dr. Tom Taul, Vice-Chair

Staff Present: Monty Wedel – Director, Bob Isaac – Planner and Lisa Daily -  
Administrative Assistant

Others Present: Rodney Dugan, Vickey Dugan and Tom Abbott

---

#### **OPEN PUBLIC COMMENTS**

None.

#### **CONSENT AGENDA**

The minutes of the June 8, 2015 meeting were presented and approved. The Report of Fees for the month of May (\$4,417.00) were presented and approved.

Julie Henton moved to adjourn the joint meeting of the Riley County Planning Board/Board of Zoning Appeals and, due to the lack of agenda items for the Board of Zoning Appeals, moved to reconvene as the Riley County Planning Board.

John Wienck seconded. Carried 4-0

#### **RILEY COUNTY PLANNING BOARD**

##### **Dugan – Residential Use Designator – Extraneous Farmstead & Plat**

Lorn Clement opened the 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.

Bob Isaac presented the request. Mr. Isaac described the background, location and physical characteristics of the proposed tract.

Staff recommended approval of the request to receive a Residential Use Designator – Extraneous Farmstead as it was determined that each request meets the minimum requirements of the Riley County Zoning Regulations. Staff also recommended that the Board approve the concurrent plat of Shon Addition, as it was determined to meet all requirements of the Riley County Subdivision Regulations, Zoning Regulations and the Sanitary Code.

Chairman Clement asked if the Applicant wanted to speak.

Rodney Dugan said that Shon Taylor will continue to live in the home and his family will continue to farm the land after the subdivision is approved.

There were no other proponents or opponents in attendance of the meeting.

John Wienck moved to close the public hearing. Julie Henton seconded. Carried 4-0.

Diane Hoobler moved to approve the Residential Use Designator – Extraneous Farmstead for reasons listed in the staff report.

John Wienck seconded. Motion carried 4-0.

John Wienck moved to recommend approval of the concurrent plat of Shon Addition for reasons listed in the staff report.

Diane Hoobler seconded. Motion carried 4-0.

Mr. Isaac announced that the Board of County Commissioners would hear the request to plat the property on July 23, 2015, at 9:50 am, in the County Commission Chambers.

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

Monty Wedel stated staff is currently reviewing the draft plan and once staff is satisfied with the draft, staff will schedule a meeting for the committee and the public to review the draft.

### **Accessory Building Regulation Amendments update**

Monty Wedel stated Commissioner Ron Wells had reviewed the proposed draft amendments and gave his approval to move forward with the public hearing. Ed Behnke, an interested citizen was also comfortable with the changes. Wedel reviewed the proposed amendments in summary form with the board. He said the amendments will define an accessory building, accessory structure, accessory use and modifications were also made to the definition of temporary buildings or structures. He briefly went over changes to the AG, SF, B, C, D and N zones in which accessory building references were either removed or modified.

Mr. Wedel explained that Section 13 was completely rewritten. He said staff found conflicting standards in the density requirements for setbacks and those have been addressed. He suggested exempting commercial and industrial from 3. d. A maximum of two (2) detached accessory structures shall be permitted. Mr. Wedel then explained the newly created Table 1. Maximum Floor Area for Accessory Buildings and a variance option for the square feet.

Tom Abbott said he recently purchased a 15-acre tract with a 1400 square foot home and would like to build a shop. Mr. Abbott said the way the regulations are currently written really doesn't make sense. He stated he appreciates the way staff took charge of the issue and how hard they have worked to resolve it.

Mr. Wedel said he will not hold a discussion work session with the Manhattan Urban Area Planning Board prior to publishing the notice of public hearing as these amendments primarily apply to the rural areas.

John Wienck moved to direct staff to publish the Notice of Public Hearing and proceed with the public hearings before the two planning boards.

Julie Henton seconded. Passed 4-0

Julie Henton moved to adjourned. Diane Hoobler seconded. Carried 4-0.

The meeting was adjourned at 8:04 P.M.



RILEY COUNTY  
PLANNING & DEVELOPMENT

REPORT OF FEES

---

July 2015

<u>DATE</u>	<u>NAME</u>	<u>AMOUNT</u>
07-01-2015	S&J Daycare, Water Screening Report	\$ 10.00
07-01-2015	David Russell, Water Screening Report	12.00
07-01-2015	Odgers, Water Screening Report	10.00
07-01-2015	Thomas Sign, (2) Sign Permits	100.00
07-01-2015	Hammond, Water Screening Report	8.00
07-01-2015	Bratu, Repair Permit	75.00
07-07-2015	Lally, Building Permit #15-0043	150.00
07-08-2015	Branting, Repair Permit	75.00
07-09-2015	Westervelt, Vacation	300.00
07-10-2015	Carter, Water Screening Report	10.00
07-15-2015	Soder, Repair Permit	75.00
07-20-2015	Bowen, Building Permit #15-0044	300.00
07-20-2015	Klocke, Well Permit	75.00
07-20-2015	Parks, Building Permit #15-0045	150.00
07-20-2015	MHK, Water Screening Report	14.00
07-21-2015	Butler, Building Permit #15-0046	150.00
07-21-2015	Gardner, Water Screen Report	10.00
07-22-2015	Schwerdt, Environmental Site Evaluation	100.00
07-23-2015	Tim's Backhoe (4) Repair Permits	300.00
07-24-2015	L&L Trenching, Repair Permit	75.00
07-24-2015	Thomas, Water Screening Report	10.00
07-27-2015	Yordy, Building Permit #15-0047	150.00
07-28-2015	Westervelt, Building Permit #15-0049	225.00

**TOTAL** **\$2,384.00**

**DEPOSITS MADE:**

07-01-2015	\$ 18.00
07-08-2015	75.00
07-10-2015	657.00
07-24-2015	1249.00
07-28-2015	225.00
07-31-2015	160.00
<b>TOTAL</b>	<b>\$2,384.00</b>



# PLANNING & DEVELOPMENT

## STAFF REPORT

### Platting & Residential Use Designator

---

**PETITION:** (#15-10) Residential Use Designator - Extraneous Farmstead  
(#15-11) Plat

**APPLICANT:** Stanley E. Moore  
3200 Daniels Dr  
Manhattan, KS 66502

**PROPERTY OWNER:** Stanley E. Moore  
3200 Daniels Dr  
Manhattan, KS 66502

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

**SIZE OF TRACT:** The subject site is approximately 2 acres.

**LOCATION:** The request is generally located approximately ¼ mile east of Tabor Valley Road, on the north side of Kaw Road; Section 16, Township 10 South, Range 9 East; Zeandale Township.

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

---



**BACKGROUND:** The subject site is an approximately 2-acre portion of an approximately 79-acre parent tract. The site is developed with a single family dwelling (built around 1860) with one outbuilding and a few mature trees. The proposed site is located within the 0.2% annual chance floodplain (see Figure 1). The owner stated that he wishes to divide out the homestead from the parent tract into order to suffice terms of an inheritance. 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.

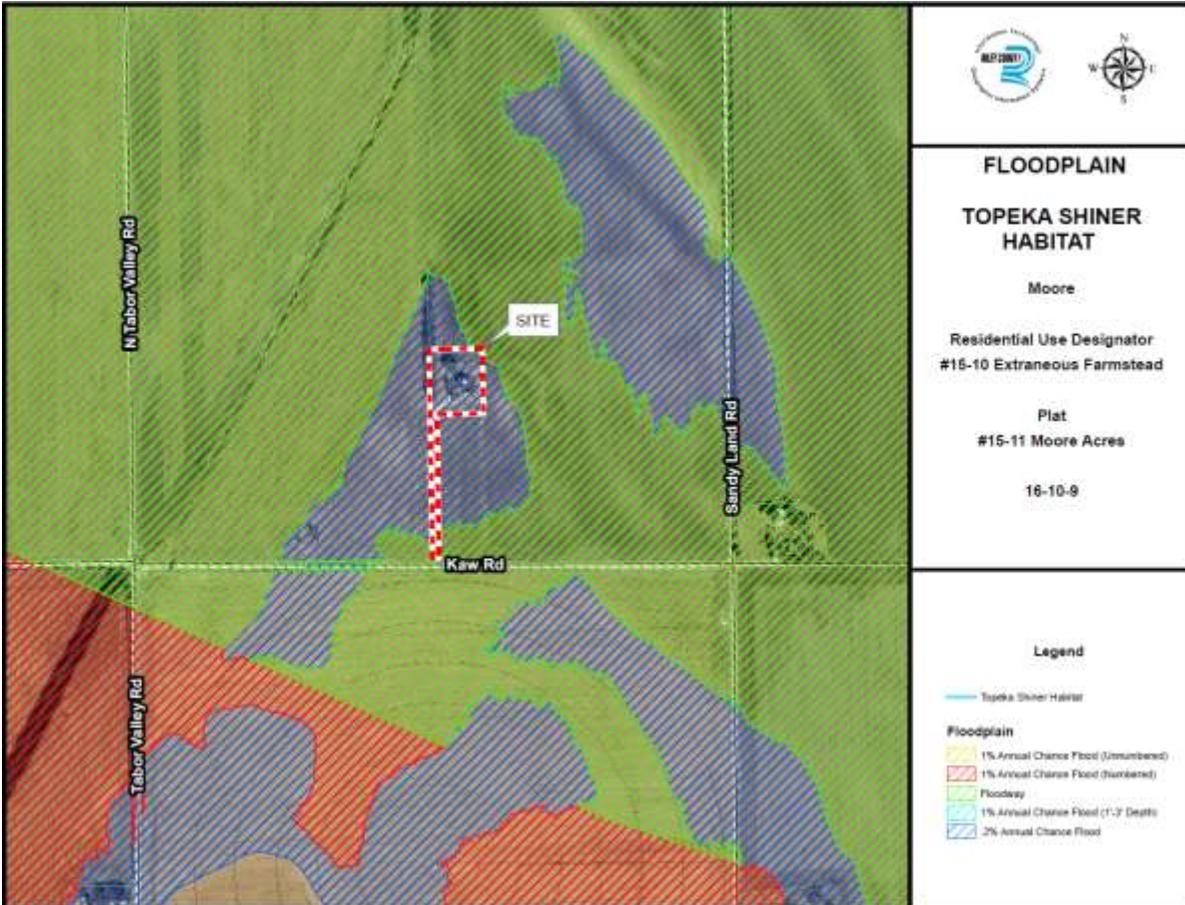


Figure 1. Floodplain

**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.

**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 Kaw 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 a septic system/lateral field and rural water well.

Fire: Riley County Fire District #1 will serve the site. The nearest County Fire Station is the Zeandale Fire Station (#1), located at 955 Tabor Valley Road. 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 the 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.

TOWNSHIP OFFICER: The request was reviewed by Zeandale Township and no comments were submitted.

**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 Moore Acres, 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 Moore Acres 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 Moore Acres 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
- Preliminary Plat map
- Final Plat

**Prepared by:** Bob Isaac, Planner  
July 29, 2015



## VICINITY AND SITE

**Moore**

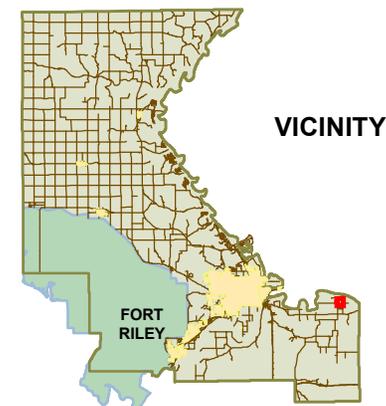
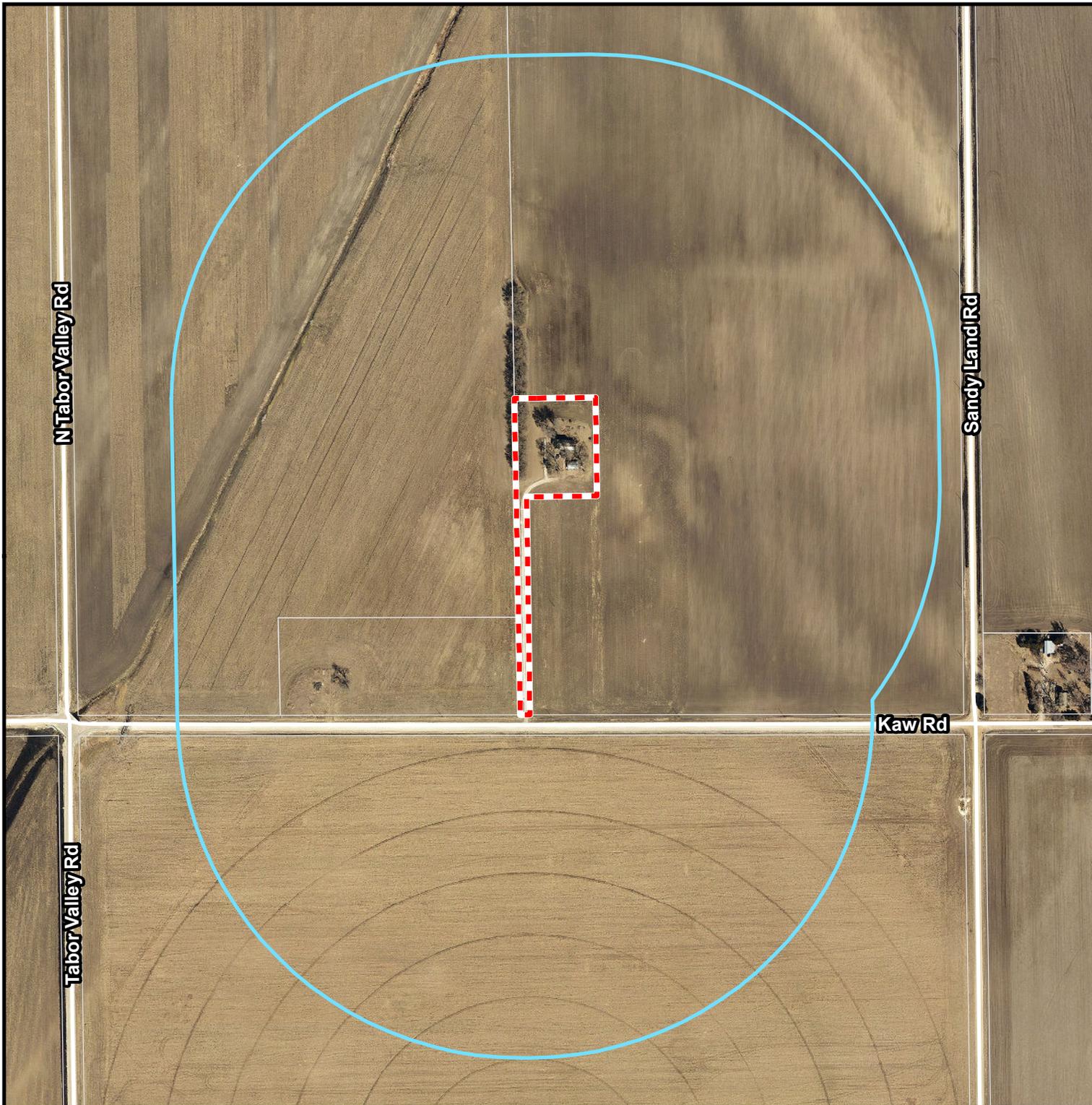
**Residential Use Designator  
#15-10 Extraneous Farmstead**

**Plat  
#15-11 Moore Acres**

**16-10-9**

### Legend

-  1000' Buffer
-  Site



**VICINITY**

**FORT RILEY**



## SURROUNDING ZONING

**Moore**

**Residential Use Designator  
#15-10 Extraneous Farmstead**

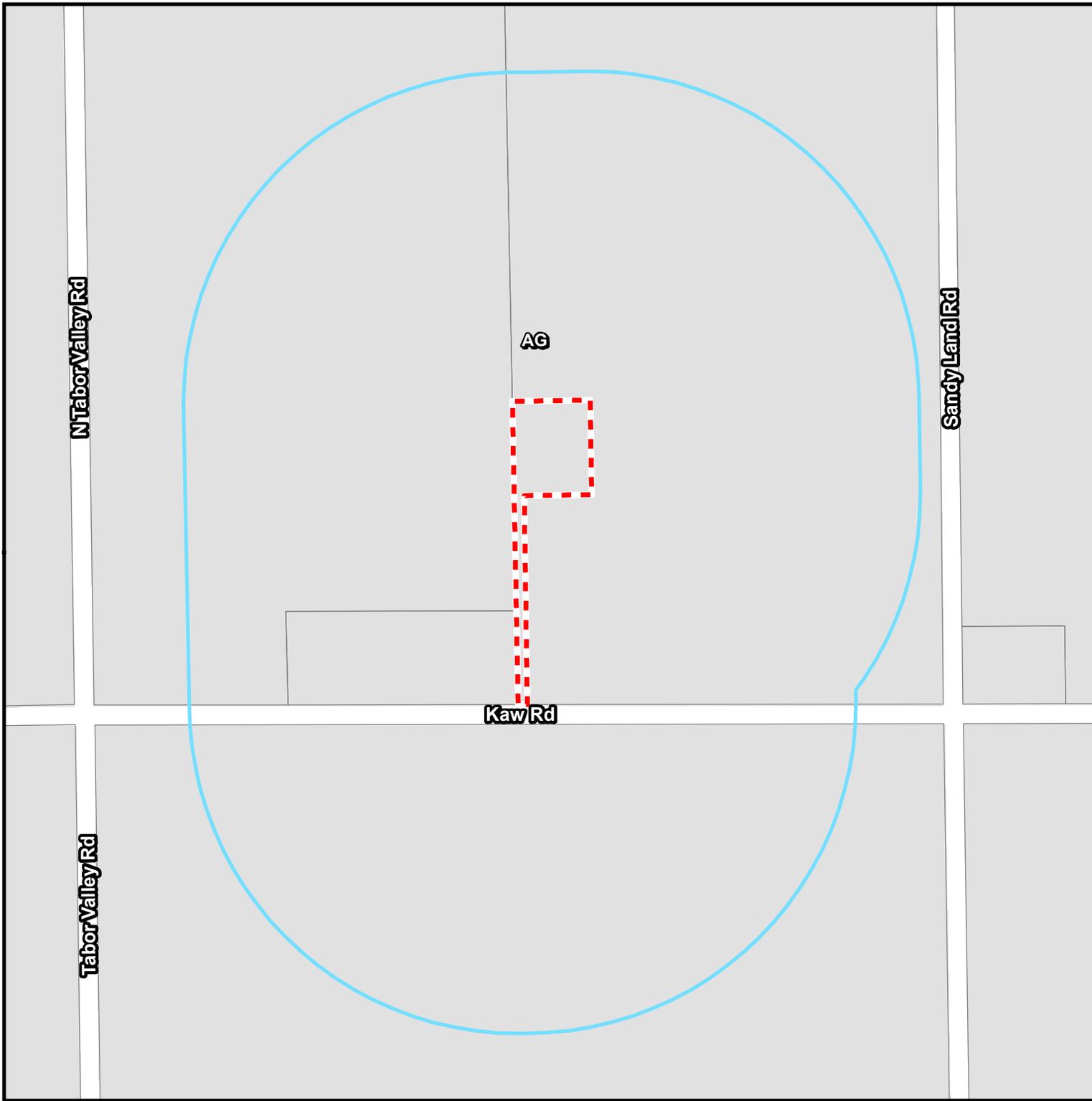
**Plat  
#15-11 Moore Acres**

**16-10-9**

### 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    |   |





# FLOODPLAIN

## TOPEKA SHINER HABITAT

Moore

Residential Use Designator  
#15-10 Extraneous Farmstead

Plat  
#15-11 Moore Acres

16-10-9

### Legend

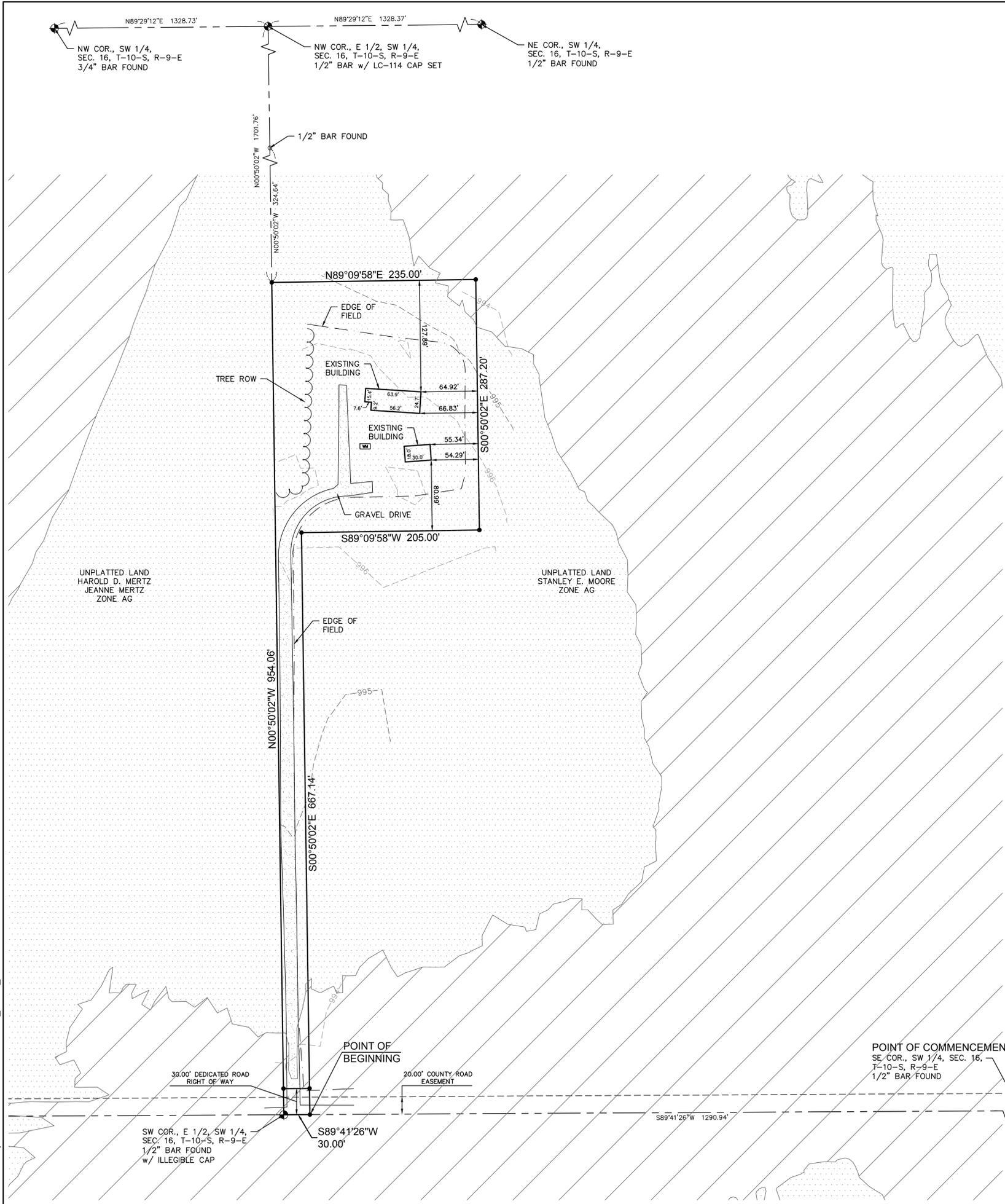
 Topeka Shiner Habitat

#### Floodplain

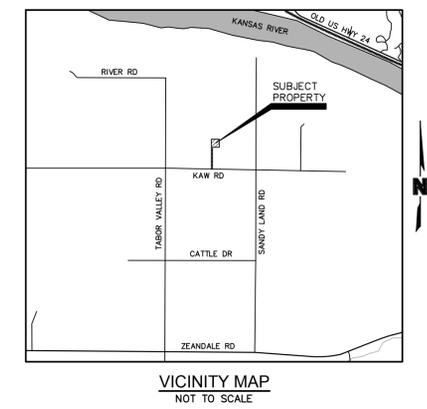
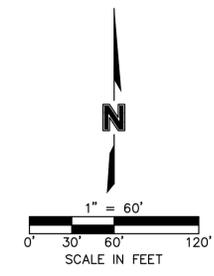
-  1% Annual Chance Flood (Unnumbered)
-  1% Annual Chance Flood (Numbered)
-  Floodway
-  1% Annual Chance Flood (1'-3' Depth)
-  .2% Annual Chance Flood



USER: dkruse  
 DATE: Jul 30, 2015 11:07am  
 F:\PROJECTS\015-1507\40-Design\Survey\SBVA\Preliminary Plat\PLT\_51507.dwg  
 XREFS: V\_XBASE\_51507



- LEGEND**
- ⊕ SECTION CORNER
  - 1/2" BAR FOUND
  - 1/2" REBAR w/ LC-114 CAP SET
  - ⊠ WATER METER
  - 995 --- 1' CONTOUR INTERVAL
  - [Stippled Box] ZONE AE
  - [Hatched Box] ZONE X



**PROJECT BENCHMARK:**  
 VERT. DATUM: NGVD 29  
 DATUM BENCHMARK:  
 ELEVATION: 1014.894  
 MANHATTAN CITY BENCHMARK #0451  
 DISK AT WEST END OF A CONCRETE RETAINING WALL 1.5'  
 NORTH OF MANHATTAN TRAIN DEPOT. 250' EAST OF  
 2ND ST. CENTERLINE AND 95' SOUTH OF YUMA ST.

**LEGAL DESCRIPTION:**  
 A TRACT OF LAND LOCATED IN THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 10 SOUTH, RANGE 9 EAST, OF THE 6TH PRINCIPAL MERIDIAN, RILEY COUNTY, KANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 COMMENCING AT THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER; THENCE ON AN ASSUMED BEARING OF S89°41'26"W ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 1290.94 FEET TO THE POINT OF BEGINNING;  
 THENCE CONTINUING S89°41'26"W ALONG SAID SOUTH LINE, A DISTANCE OF 30.00 FEET TO THE SOUTHWEST CORNER OF SAID EAST HALF;  
 THENCE N00°50'02"W ALONG THE WEST LINE OF SAID EAST HALF, A DISTANCE OF 954.06 FEET;  
 THENCE N89°09'58"E A DISTANCE OF 235.00 FEET;  
 THENCE S00°50'02"E A DISTANCE OF 287.20 FEET;  
 THENCE S89°09'58"W A DISTANCE OF 205.00 FEET;  
 THENCE S00°50'02"E A DISTANCE OF 667.14 FEET TO THE POINT OF BEGINNING.  
 THE ABOVE DESCRIBED TRACT CONTAINS 87,501 SQUARE FEET, 2.009 ACRES, MORE OR LESS. SUBJECT TO EASEMENTS, RESERVATIONS AND RESTRICTIONS NOW OF RECORD.

**FLOOD STATEMENT:**  
 THE SUBJECT PROPERTY IS LOCATED IN "ZONE X - OTHER AREAS" (AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE) AND "ZONE AE" (THE FLOODWAY IS THE CHANNEL OF A STREAM PLUS ANY ADJACENT FLOODPLAIN AREAS THAT MUST BE KEPT FREE OF ENCROACHMENT SO THAT THE 1% ANNUAL CHANCE FLOOD CAN BE CARRIED WITHOUT SUBSTANTIAL INCREASES IN FLOOD HEIGHTS) ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) FOR RILEY COUNTY, KANSAS AND INCORPORATED AREAS; MAP NUMBER 20161C0391G, REVISED DATE MARCH 16, 2015.

**SURVEYOR:**  
 OLSSON ASSOCIATES  
 CHAD WELLER  
 301 S. 4TH ST, SUITE 110  
 MANHATTAN KS 66503  
 PH: 785-539-6900

**OWNER/DEVELOPER:**  
 STAN MOORE  
 3200 DANIELS DR.  
 MANHATTAN, KS 66502

**ZONING:**  
 EXISTING: AGRICULTURAL DISTRICT (AG)  
 PROPOSED: AGRICULTURAL DISTRICT (AG)  
 WITH A RESIDENTIAL USE DESIGNATOR -  
 EXTRANEOUS FARMSTEAD

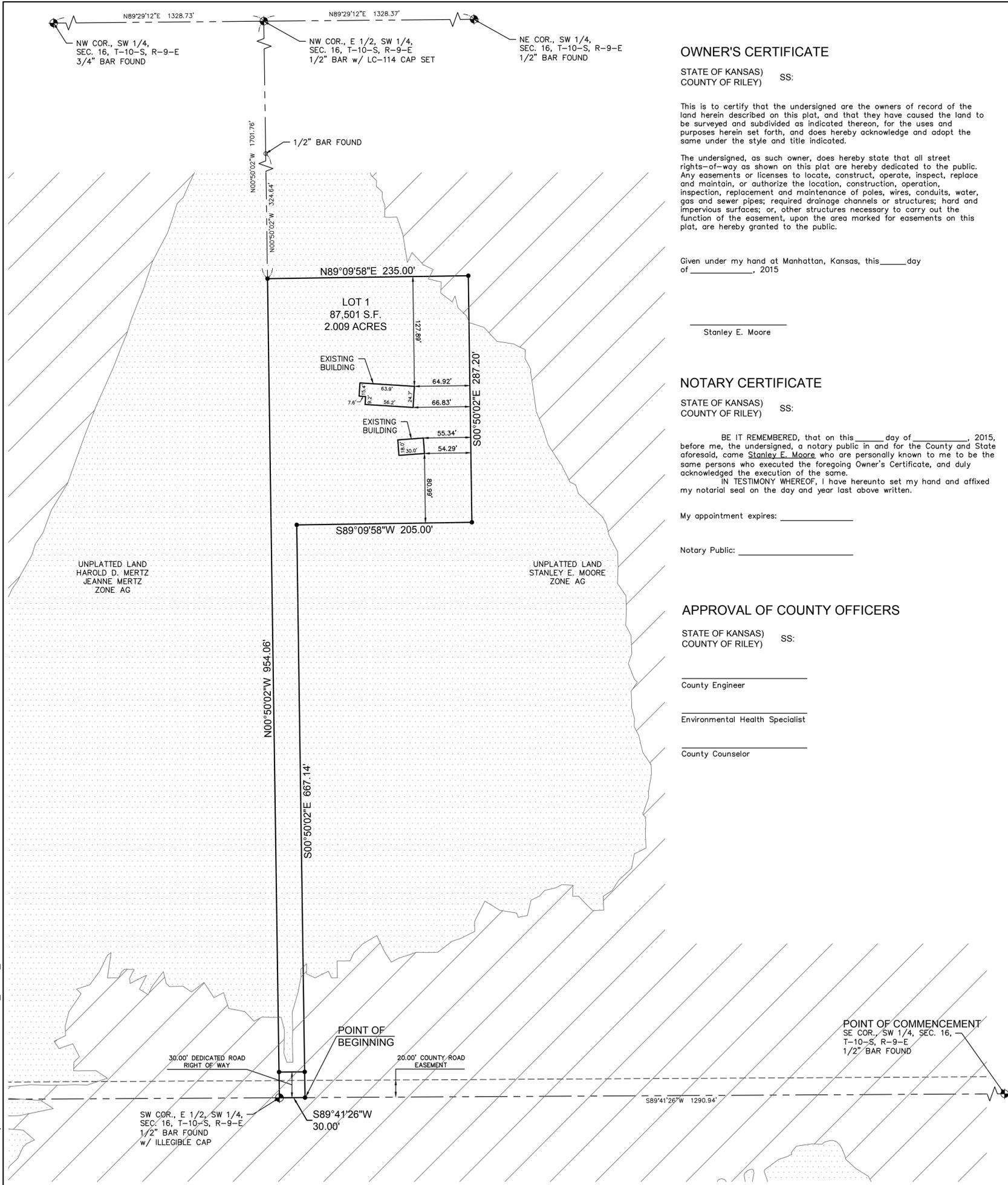
PRELIMINARY PLAT  
**MOORE ACRES**  
 IN THE EAST HALF OF THE SOUTHWEST QUARTER  
 OF SECTION 16, TOWNSHIP 10 SOUTH, RANGE 9 EAST,  
 RILEY COUNTY, KANSAS

PREPARED BY



301 S. 4th Street, Suite 110  
 Manhattan, Kansas 66502  
 TEL 785.539.6900  
 FAX 785.539.6901  
 www.oaconsulting.com  
 AUGUST 2015

DWG: F:\PROJECTS\015-1607\40-Design\Survey\SRV\Final Plat\V\_FPT\_51507.dwg  
 DATE: Jul 30, 2015 11:00am  
 USER: akruse  
 XREFS: V\_XBASE\_51507



**OWNER'S CERTIFICATE**

STATE OF KANSAS) SS:  
 COUNTY OF RILEY)

This is to certify that the undersigned are the owners of record of the land herein described on this plat, and that they have caused the land 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 the style and title indicated.

The undersigned, as such owner, does hereby state that all street rights-of-way as shown on this plat are hereby dedicated to the public. Any easements or licenses to locate, construct, operate, inspect, replace and maintain, or authorize the location, construction, operation, inspection, replacement and maintenance of poles, wires, conduits, water, gas and sewer pipes; required drainage channels or structures; hard and impervious surfaces; or, other structures necessary to carry out the function of the easement, upon the area marked for easements on this plat, are hereby granted to the public.

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

Stanley E. Moore

**NOTARY CERTIFICATE**

STATE OF KANSAS) SS:  
 COUNTY OF RILEY)

BE IT REMEMBERED, that on this \_\_\_\_ day of \_\_\_\_\_, 2015, before me, the undersigned, a notary public in and for the County and State aforesaid, came Stanley E. Moore who are personally known to me to be the same persons who executed the foregoing Owner's Certificate, and duly acknowledged the 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.

My appointment expires: \_\_\_\_\_

Notary Public: \_\_\_\_\_

**APPROVAL OF COUNTY OFFICERS**

STATE OF KANSAS) SS:  
 COUNTY OF RILEY)

\_\_\_\_\_  
 County Engineer

\_\_\_\_\_  
 Environmental Health Specialist

\_\_\_\_\_  
 County Counselor

**SURVEYOR'S REVIEW CERTIFICATE**

STATE OF KANSAS) SS:  
 COUNTY OF RILEY)

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. \_\_\_\_\_. No other warranties are extended or implied.

Approved by: \_\_\_\_\_ Date: \_\_\_\_\_  
 License: \_\_\_\_\_

**SURVEYOR'S CERTIFICATE**

STATE OF KANSAS) SS:  
 COUNTY OF RILEY)

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, that the heretofore described property was surveyed and subdivided by me, or under my supervision, that all subdivision regulations of the County of Riley, 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 this \_\_\_\_ day of \_\_\_\_\_, 2015.

Gregory Chad Weller, RLS #1417

**CERTIFICATE OF THE COUNTY COMMISSION**

STATE OF KANSAS) SS:  
 COUNTY OF RILEY)

Approved this \_\_\_\_ day of \_\_\_\_\_, 2015

Board of County Commissioners, Riley County, Kansas

\_\_\_\_\_  
 Chairperson

\_\_\_\_\_  
 Commissioner

\_\_\_\_\_  
 Commissioner

\_\_\_\_\_  
 Attest: Secretary

**RILEY COUNTY PLANNING BOARD CERTIFICATE**

STATE OF KANSAS) SS:  
 COUNTY OF RILEY)

Approved this \_\_\_\_ day of \_\_\_\_\_, 2015

Riley County Planning Board

\_\_\_\_\_  
 Chairperson

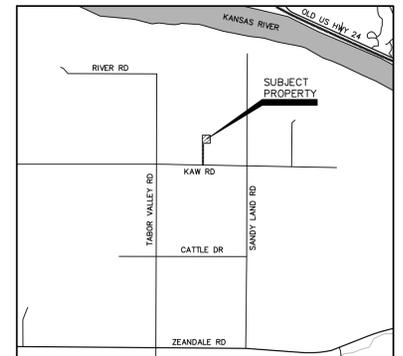
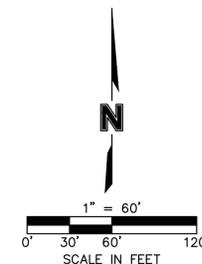
\_\_\_\_\_  
 Member

\_\_\_\_\_  
 Member

\_\_\_\_\_  
 Member

\_\_\_\_\_  
 Member

- LEGEND**
- ◆ SECTION CORNER
  - 1/2" BAR FOUND
  - 1/2" REBAR w/ LC-114 CAP SET
  - ▨ ZONE AE
  - ▩ ZONE X



VICINITY MAP  
 NOT TO SCALE

**LEGAL DESCRIPTION:**

A TRACT OF LAND LOCATED IN THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 10 SOUTH, RANGE 9 EAST, OF THE 6TH PRINCIPAL MERIDIAN, RILEY COUNTY, KANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER; THENCE ON AN ASSUMED BEARING OF S89°41'26"W ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 1290.94 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING S89°41'26"W ALONG SAID SOUTH LINE, A DISTANCE OF 30.00 FEET TO THE SOUTHWEST CORNER OF SAID EAST HALF;

THENCE N00°50'02"W ALONG THE WEST LINE OF SAID EAST HALF, A DISTANCE OF 954.06 FEET;

THENCE N89°09'58"E A DISTANCE OF 235.00 FEET;

THENCE S00°50'02"E A DISTANCE OF 287.20 FEET;

THENCE S89°09'58"W A DISTANCE OF 205.00 FEET;

THENCE S00°50'02"E A DISTANCE OF 667.14 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT CONTAINS 87,501 SQUARE FEET, 2.009 ACRES, MORE OR LESS. SUBJECT TO EASEMENTS, RESERVATIONS AND RESTRICTIONS NOW OF RECORD.

**FLOOD STATEMENT:**

THE SUBJECT PROPERTY IS LOCATED IN "ZONE X - OTHER AREAS" (AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE) AND "ZONE AE" (THE FLOODWAY IS THE CHANNEL OF A STREAM PLUS ANY ADJACENT FLOODPLAIN AREAS THAT MUST BE KEPT FREE OF ENCROACHMENT SO THAT THE 1% ANNUAL CHANCE FLOOD CAN BE CARRIED WITHOUT SUBSTANTIAL INCREASES IN FLOOD HEIGHTS) ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) FOR RILEY COUNTY, KANSAS AND INCORPORATED AREAS; MAP NUMBER 20161C0391G, REVISED DATE MARCH 16, 2015.

**NOTE:**

PARENT TRACT IS RECORDED IN BOOK 613, PAGE 156, REGISTER OF DEEDS OFFICE, RILEY COUNTY, KANSAS.

**CERTIFICATE OF THE REGISTER OF DEEDS**

STATE OF KANSAS) SS:  
 COUNTY OF RILEY)

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

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

\_\_\_\_\_  
 Deputy

FINAL PLAT  
**MOORE ACRES**  
 IN THE EAST HALF OF THE SOUTHWEST QUARTER  
 OF SECTION 16, TOWNSHIP 10 SOUTH, RANGE 9 EAST,  
 RILEY COUNTY, KANSAS

PREPARED BY

**MOLSSON ASSOCIATES**

301 S. 4th Street, Suite 110  
 Manhattan, Kansas 66502

TEL 785.539.6900  
 FAX 785.539.6901  
 www.oaconsulting.com

AUGUST 2015