

AGENDA

RILEY COUNTY PLANNING BOARD/ BOARD OF ZONING APPEALS

Monday, November 9, 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 October 12, 2015 meeting.
2. Consider the Report of Fees for the month of October 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. A public hearing at the request of D&T Investments, LLC - Tom Abbott Member, and petitioner, and D&T Investments, LLC, owner, to **rezone** a tract of land from "AG" (Agricultural District) & "SF-4" (Single Family Residential) to "R-PUD" (Residential Planned Unit Development) **and plat** the aforementioned tract of land into three (3) lots, all in Wildcat Township, Section 36, Township 9 South, Range 6 East, in Riley County, Kansas. **ACTION NEEDED: Table item to the December 14, 2015 Riley County Planning Board meeting.**
2. Public Hearing at the request of Katharyn L. Pursley (Deep Creek Connection), petitioner, and Deep Creek Connection LLC – Katharyn L. Pursley, Member owner, to receive a **Residential Use Designator - Extraneous Farmstead** **and plat** a tract of land into one (1) lot in Zeandale Township, Section 14, Township 11 South, Range 8 East, in Riley County, Kansas. **ACTION NEEDED: Approve/deny a Residential Use Designator - Extraneous Farmstead and approve/deny Concurrent Plat of DCC Addition.**
3. Update on Big Blue Floodplain Management Plan.

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

MINUTES

RILEY COUNTY PLANNING BOARD/ BOARD OF ZONING APPEALS

Monday, October 12, 2015
7:30 pm

Courthouse Plaza East
Commission Meeting Room
115 North 4th Street

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

Members Absent: None

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

Others Present: Dave Suhling, Warren & Kaye Blodgett, Ron Schwab, Bev Schwab,
Carmen & Andy Thurlow, Gloria Freeland, Lewis Thompson, Caleb
Rubash - Schwab-Eaton PA, Jeff Smith, Darrell Westervelt, Lea
Westervelt, Marilyn Noyes, Stan & Rose Hoerman and Jim Hedmon.

OPEN PUBLIC COMMENTS

None.

CONSENT AGENDA

The minutes of the September 14, 2015 meeting were presented and approved. The Report of Fees for the month of September (\$2,392.00) were presented and approved.

Diane Hoobler 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 5-0

RILEY COUNTY PLANNING BOARD

D&T Investments, LLC – Plat & Rezone

Request by D&T Investments, LLC - Tom Abbott Member, and petitioner, and D&T Investments, LLC, owner, to “table” a public hearing to rezone a tract of land from "AG" (Agricultural District) & “SF-4” (Single Family Residential) to “R-PUD” (Residential Planned Unit Development) and plat the aforementioned tract of land into three (3) lots, all in Wildcat Township, Section 36, Township 9 South, Range 6 East, in Riley County, Kansas.

Tom Taul made a motion to table the item to the November 9, 2015, Riley County Planning Board meeting. John Wienck seconded. Carried 5-0.

Suhling – Plat & Rezone

Lorn Clement opened the public hearing at the request Dave Suhling, petitioner, Keats-Riley United Methodist Church, Jesse and Melinda Campbell, owners, to rezone Lots 1-11 and 24-32, Block 4 of Amended Plat of Keats, together with an unplatted tract, from "AG" (Agricultural District) to "SF-1" (Single Family Residential) and plat the property into two (2) lots, all in Wildcat Township, Section 36, Township 9 South, Range 6 East, in Riley County, Kansas.

Bob Isaac presented the request stating the Applicant wishes to plat/replat a tract of land into two (2) lots, vacate a portion of the alley via the plat and rezone the property. Mr. Isaac described the history, location and physical characteristics of the subject property.

Staff recommended that the Planning Board forward a recommendation to the Board of County Commissioners to approve the request to rezone the subject property from "AG" (Agricultural District) to "SF-1" (Single Family Residential) for reasons listed in the staff report. Staff also recommended that the Board approve the Final Plat of Keats-Riley United Methodist Church Addition, as it has been determined to meet the minimum requirements of the Riley County Subdivision Regulations, Zoning Regulations and the Sanitary Code.

Chairman Clement asked if the Applicant wanted to speak.

David Suhling stated that he is a trustee of the United Methodist Church in Keats and explained that a portion of the church is old, dilapidated and falling down.

There were no other proponents or opponents that spoke.

Julie Henton moved to close the public hearing. Tom Taul seconded. Carried 5-0.

Diane Hoobler moved to recommend approval of Petition #15-16 (rezoning) for reasons listed in the staff report and moved that the Board approve Petition #15-17 (plat). John Wienck seconded. Motion carried 5-0.

Mr. Isaac announced that the Board of County Commissioners would hear the request on October 29, 2015, at 9:30 am, in the County Commission Chambers.

Schwab – Replat

Lorn Clement opened the public hearing at the request of Ronald L. Schwab, petitioner and Ronald L. Schwab and Beverly A. Schwab, co-trustees of the R & B Schwab Trust dated August 22, 2002, owners, to replat all of Lots three (3) through ten (10) and all of Barbara Court lying in Block 1, Lakeside Heights Subdivision, into two (2) lots, all Sherman Township, Section 12, Township 8 South, Range 6 East, in Riley County Kansas.

Bob Isaac presented the request. Mr. Isaac described the history, location and physical characteristics of the subject property. He said the Applicant wishes to construct a garage as an accessory to the home on Lot 6, but due to topographical constraints and unused utility easements, locating the structure on the same lot as the principal structure is nearly impossible. The applicant wishes to replat Lots 3 through 10, all under single ownership, into two lots and vacate Barbara Court in the process.

Staff recommended approval of the final plat of Lakeside Heights Subdivision Unit Three based on a determination that the minimum requirements of the Riley County Subdivision Regulations, Zoning Regulations and Sanitary Code have been met.

Chairman Clement asked if the Applicant wanted to speak.

Ron Schwab said they have spent \$60,000 to bring sewer and water to the property. He said the way the property is currently platted they can't build a garage or a shop building. Mr. Schwab said they live in Nebraska and plan to live fulltime at this site upon retirement.

There were no other proponents or opponents that spoke.

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

John Wienck moved to approve Petition #15-18, Final Plat of Lakeside Heights Subdivision Unit Three, based on reasons listed in the staff report.

Diane Hoobler seconded. Motion carried 5-0.

Mr. Isaac announced that the Board of County Commissioners would hear the request on October 22, 2015, at 10:00 am, in the County Commission Chambers.

Big Blue Floodplain Management Plan

Monty Wedel stated there were no updates.

Diane Hoobler moved to adjourn. Tom Taul seconded. Carried 5-0.

The meeting was adjourned at 8:00 P.M.



**RILEY COUNTY
PLANNING & DEVELOPMENT**

REPORT OF FEES

October 2015

<u>DATE</u>	<u>NAME</u>	<u>AMOUNT</u>
10-05-2015	Dugan, Water Screen Report	\$ 12.00
10-08-2015	Feldkamp, Environmental Site Evaluation	100.00
10-08-2015	Logan, Environmental Site Evaluation	100.00
10-09-2015	Melvin, Water Screening Report	8.00
10-13-2015	Owen's Remodeling, Repair Permit	75.00
10-13-2015	Nelson, Water Screening Report	10.00
10-14-2015	Steiner, Water Screening Report	2.00
10-21-2015	English, Repair Permit	75.00
10-21-2015	McMullen, Radon Kit	5.00
10-21-2015	Laird, Building Permit #15-0073	150.00
10-21-2015	BAM, (2) Repair Permit	150.00
10-21-2015	Laird, Repair Permit	75.00
10-22-2015	Umscheid, Building Permit #15-0074	150.00
10-26-2015	Pottawatomie County, (10) Water Screening Reports	100.00
10-26-2015	Reinerio, Building Permit #15-0075	150.00
10-26-2015	CK Processing, (5) Environmental Site Evaluations	500.00
10-27-2015	Simons, Profile test	150.00
10-28-2015	Moulds, Repair Permit	75.00
10-29-2015	Simons, Plat, Rezone & utilities	620.00
10-29-2015	Fletcher, Copy fee	1.00

TOTAL **\$2,508.00**

DEPOSITS MADE:

10-09-2015	\$ 220.00
10-23-2015	692.00
10-30-2015	1596.00

TOTAL **\$2,508.00**

Permit #	App Date	Ownr	Type of Bldg	Use of Bldg	Const Cost	Amnt Paid	Property Address	City & Zp
15-0073	10/21/2015	Robert C. Buchanan Inc.	Addition (residential)	Family room & master suite	\$250,945.00	\$150.00	7003 Tuttle Creek Blvd	Manhattan (66503)
15-0074	10/22/2015	Kenny Umscheid	Storage (residential)	Residential	\$35,000.00	\$150.00	872 S Collins Ln	Manhattan (66502)
15-0075	10/26/2015	Rick Reinerio	Miscellaneous	Deck	\$10,000.00	\$150.00	4702 Tuttle Creek Blvd	Manhattan (66502)

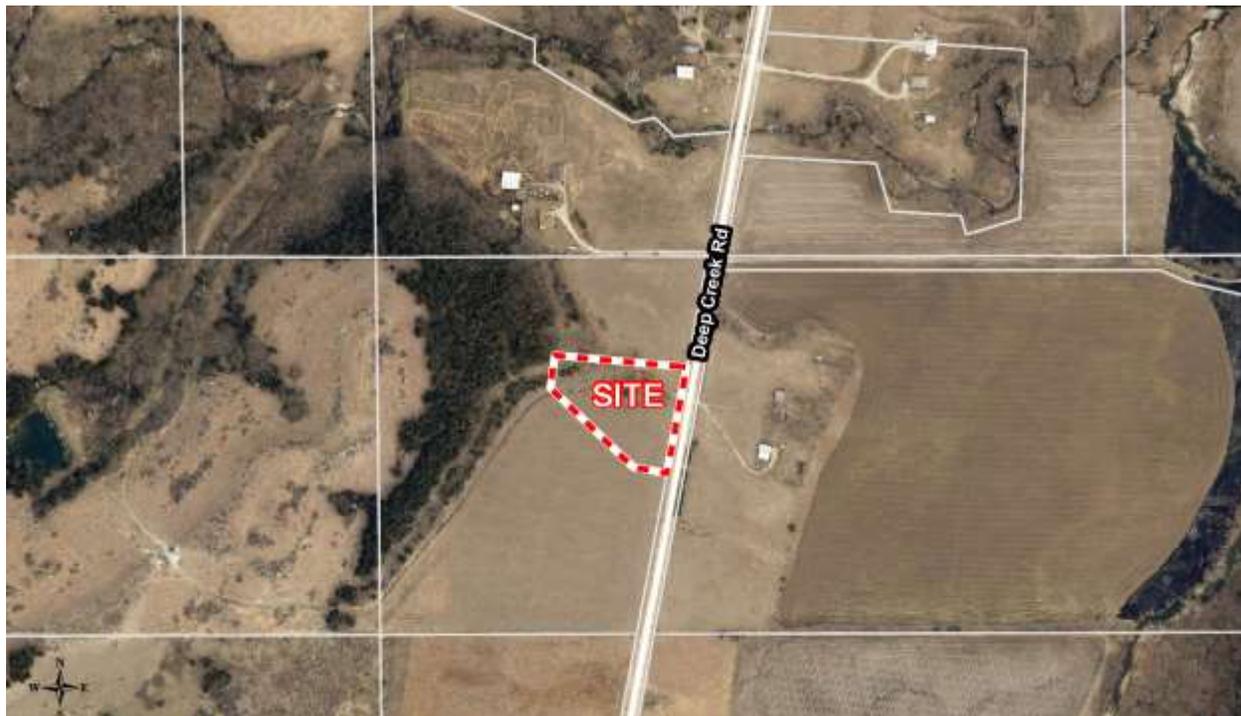


PLANNING & DEVELOPMENT

STAFF REPORT

Platting & Residential Use Designator

- PETITION:** (#15-22) Residential Use Designator - Extraneous Farmstead
(#15-23) Plat
- APPLICANT:** Katharyn L. Pursley (Deep Creek Connection, LLC)
4421 Deep Creek Rd
Manhattan, KS 66502
- PROPERTY OWNER:** Deep Creek Connection LLC - Katharyn L. Pursley, Member
4421 Deep Creek Rd
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 3.10 acres.
- LOCATION:** The request is generally located approximately 10,000 feet south of Daniels Drive, on the west side of Deep Creek Road; Section 14, Township 11 South, Range 8 East; Zeandale Township.
- JURISDICTION:** This application is subject to the requirements of the Riley County Subdivision Regulations.
-



BACKGROUND: The subject site is an approximately 3-acre portion of an approximately 115-acre parent tract. The site was developed with a single family dwelling and a couple outbuildings. The developed portion of the farm consists of a yard, with a few mature trees, surrounded by cropped fields. The owner stated that she wishes to divide out the homestead from the parent tract into order to sell it to her daughter, who wishes to replace the former farm house with a new one. Rather than requesting to rezone the subject property to a single-family residential zoning designation, she 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: The subject site is a 3-acre portion of a 114.5-acre parent tract. The former farmstead is dilapidated, as are the outbuildings that once served the home. Aside from a few mature trees occupying areas around the existing structures, the site is predominantly grassland. The applicant is providing for a travel easement across the proposed lot to allow access to the fields lying east of the site.

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). There are no variances, conditional uses or special uses associated with the property. The applicant is not proposing a change in the zoning of the parcel.

SURROUNDING ZONING/LAND USE		
	ADJACENT ZONING	LAND USE
NORTH	“AG” (Agricultural District)	Farm residential
SOUTH	“AG” (Agricultural District)	Crops/pasture/open space
EAST	“AG” (Agricultural District)	cropland
WEST	“AG” (Agricultural District)	cropland

POTENTIAL IMPACT:

Streets and bridges: The subject property has direct access and abuts Deep Creek Road, a paved two-lane County 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.

Fire: Riley County Fire District #1 will serve the site. The nearest County Fire Station is the Konza Valley Fire Station (#15), located at 300 Johnson Road. The subject site is not located within five road miles of a fire station and thus, has an ISO rating of 10.

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.

EMERGENCY MANAGEMENT: Materials for the request were sent to the Director of Riley County Emergency Management; no comments were submitted.

TOWNSHIP OFFICER: Materials for the request were sent to the Zeandale Township Officer; 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 DCC 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 DCC Addition, as it has been determined that it meets the requirements of the Riley County Subdivision Regulations.

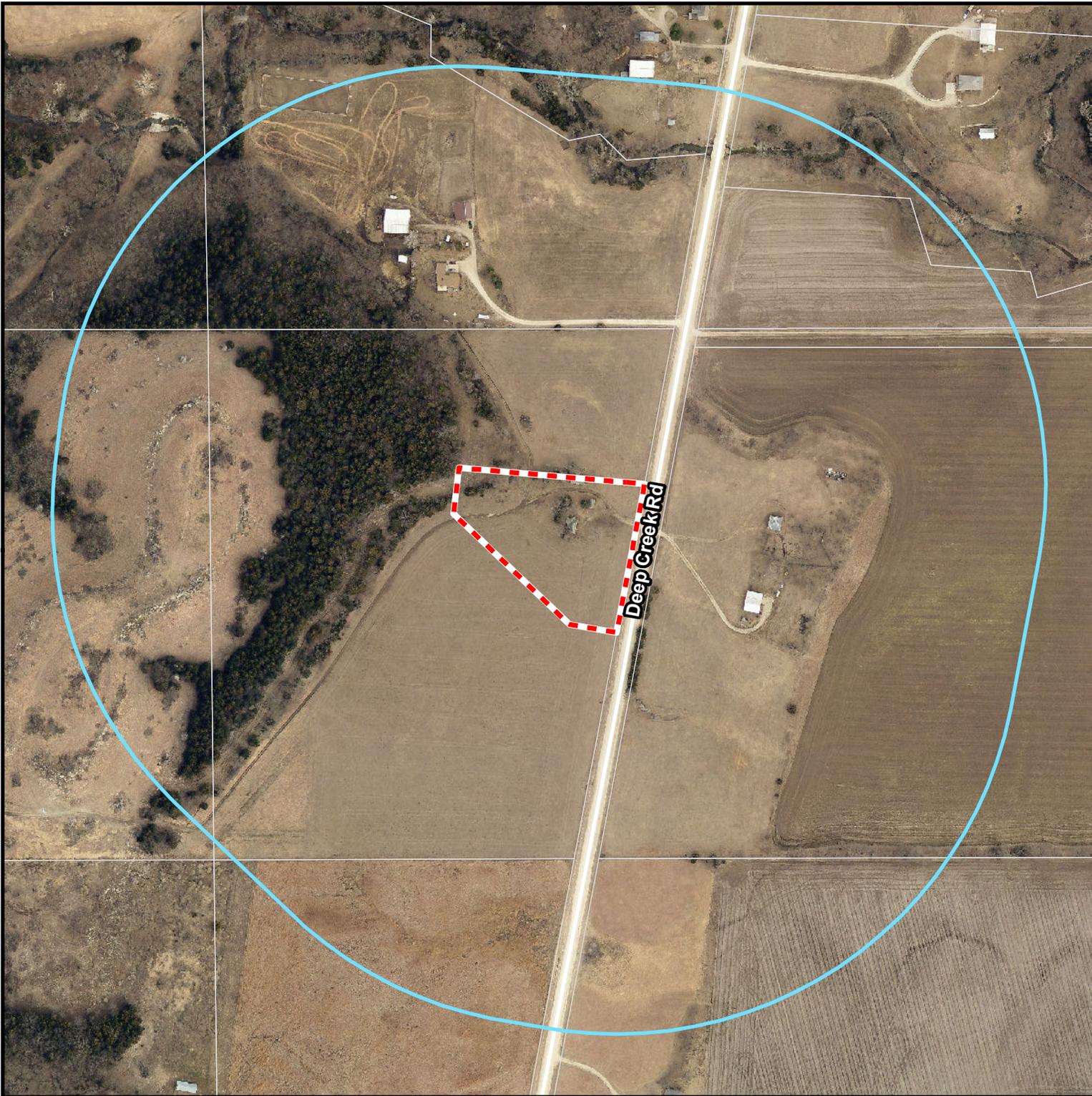
OR

B. Motion to deny the concurrent plat of DCC 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
- Fire Stations Map
- Preliminary Plat map
- Final Plat map

Prepared by: Bob Isaac, Planner
November 3, 2015



VICINITY AND SITE

Pursley

#15-22 Residential Use Designator
Extraneous Farmstead

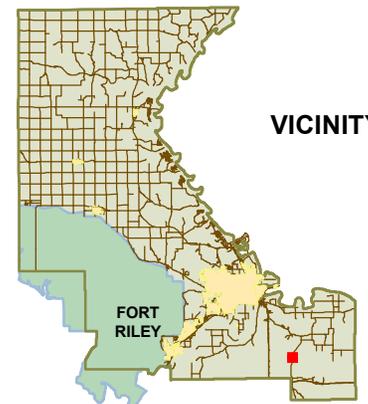
#15-23 Plat - DCC Addition

14-11-8

Legend

 1000' Buffer

 Site





SURROUNDING ZONING

Pursley

**#15-22 Residential Use Designator
Extraneous Farmstead**

#15-23 Plat - DCC Addition

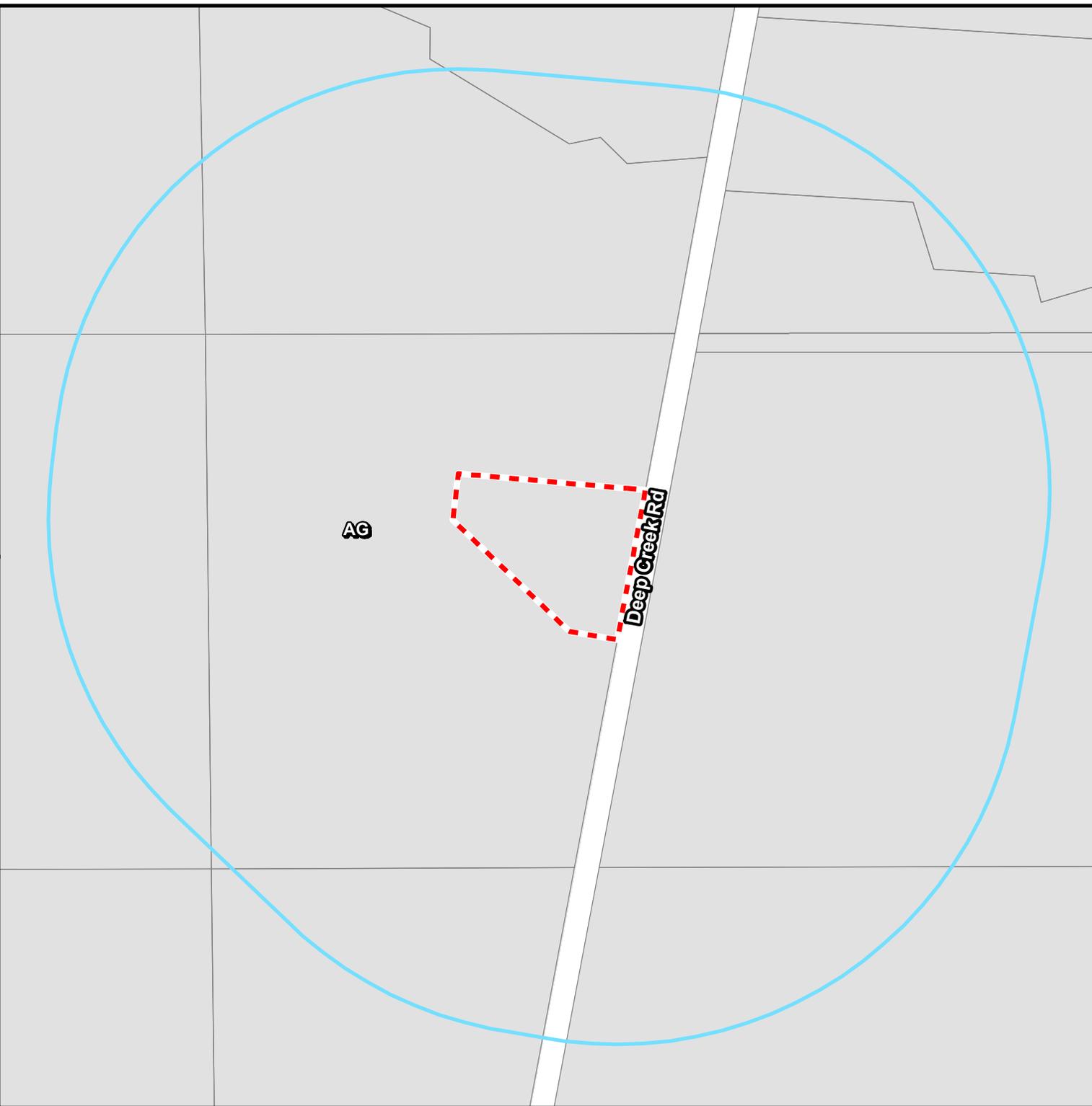
14-11-8

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: Conditional Use Designator Lot Special Use 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	





Konza Valley Fire Station

Zeandale Fire Station

Moore's Ln

E 26th Ave

Zeandale Rd

Akin Rd

Pleasant Valley Rd

Pillsbury Crossing Rd

Daniels Dr

Pillsbury Crossing Ln

Tabor Valley Rd

Pillsbury Dr

Deep Creek Rd

Letter Rock Rd

Rolling Hills Ln

Tabor Ln

SITE

Mineral Springs Rd

FIRE STATIONS

Pursley

#15-22 Residential Use Designator

Extraneous Farmstead

#15-23 Plat - DCC Addition

14-11-8

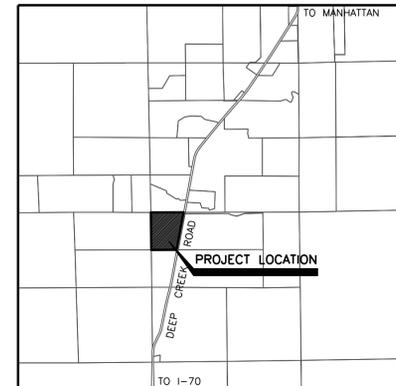
 Fire Station

 Within 5 Miles of a Fire Station

 Not within 5 Miles of a Fire Station

NW COR SEC 14,
T11S, R8E
FOUND 1/2" BAR.
METHOD OF RECOVERY:
PRIOR SURVEYS &
KSHS REFERENCES

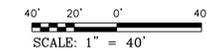
N 1/4 COR SEC 14,
T11S, R8E
FOUND 1/2" BAR.
METHOD OF RECOVERY:
PRIOR SURVEYS &
KSHS REFERENCES



VICINITY MAP
(NOT TO SCALE)

LEGEND

- △ Section Corner
- 1/2"x24" Rebar w/ CL566 Cap Set
- Monument Found, 1/2" Bar, Origin: Survey by Palmer M. Mellgren dated Aug 4-Dec 8, 1973
- + Assumed Bearing
- (S) Surveyed Dimension
- (CS) Surveyed Dimension from Survey by Palmer M. Mellgren dated Aug 4-Dec 8, 1973



SCALE: 1" = 40'

NOTE:

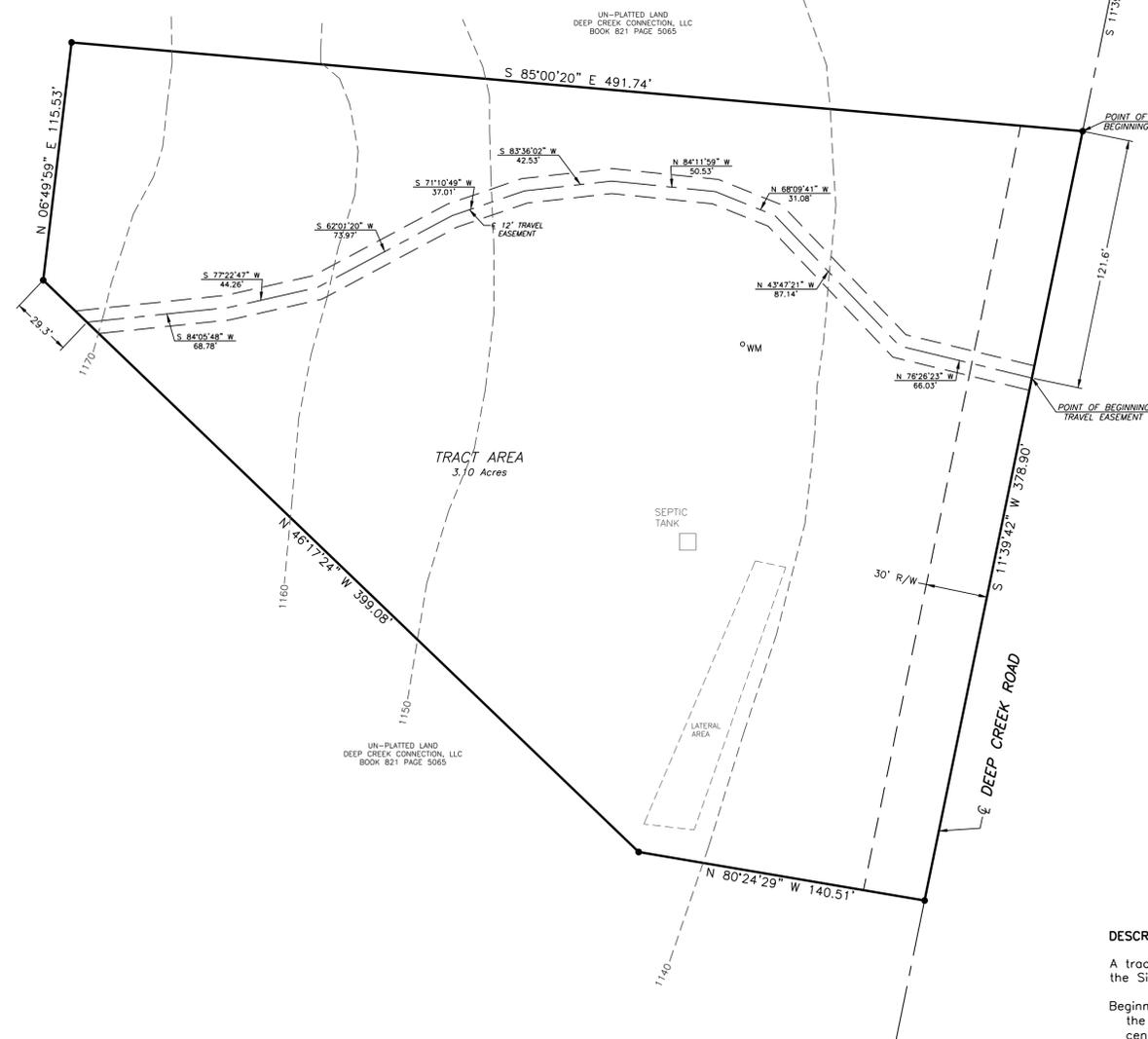
- There is an existing entrance and entrance pipe that will be utilized.
- No gaps or overlaps exist.
- There are no lines of possession that affect this survey.
- There are no existing buildings on the subject property.
- Parent Tract is recorded in Book 821, Page 5065, Register of Deeds Office, Riley County, Kansas.
- Travel Easement is recorded in Book _____, Page _____, Register of Deeds Office, Riley County, Kansas.

FLOOD INFORMATION NOTE:
Flood Insurance Rate Map, Map Number 20161C0500G, 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: March 16, 2015.

OWNER:
Deep Creek Connection, L.L.C.
Katharyn "Kitty" L. Pursley, Member
904-599-2904 Cell
kitty.pursley@gmail.com

NOTES:

- Existing Use: Residential / Farm
- Proposed Use: Residential
- Existing Zoning: "AG" (Agricultural District)
- Proposed Zoning: "AG" (Agricultural District) with a Residential Use Designator - Extraneous Farmslead.



DESCRIPTION:

A tract of land in the Northwest Quarter of Section 14, Township 11 South, Range 08 East of the Sixth Principal Meridian, Riley County, Kansas described as follows:

Beginning at a point that is S 89°26'03" E 1192.97 feet and S 11°39'42" W 382.39 feet from the Northwest Corner of the Northwest Quarter of said Section 14, said point being in the centerline of Deep Creek Road and Corner 1, marked by a 1/2" rebar; thence S 11°39'42" W 378.90 feet along the centerline of Deep Creek Road to Corner 2, marked by a 1/2" rebar; thence N 80°24'29" W 140.51 feet to Corner 3, marked by a 1/2" rebar; thence N 46°17'24" W 399.08 feet to Corner 4, marked by a 1/2" rebar; thence N 06°49'59" E 115.53 feet to Corner 5, marked by a 1/2" rebar; thence S 85°00'20" E 491.74 feet to the point of beginning, containing 3.10 acres. Subject to easements and restrictions of record.

TRAVEL EASEMENT

A strip of land 12 feet in width in the Northwest Quarter of Section 14, Township 11 South, Range 08 East of the Sixth Principal Meridian, Riley County, Kansas the centerline of which is described as follows:

Beginning at a point that is S 89°26'03" E 1192.97 feet and S 11°39'42" W 503.99 feet from the Northwest Corner of the Northwest Quarter of said Section 14, said point being in the centerline of Deep Creek Road; thence N 76°26'23" W 66.03 feet; thence N 43°47'21" W 87.14 feet; thence N 68°09'41" W 31.08 feet; thence N 84°11'59" W 50.53 feet; thence N 83°36'02" W 42.53 feet; thence S 71°10'49" W 37.01 feet; thence S 62°01'20" W 73.97 feet; thence S 77°22'47" W 44.26 feet; thence S 84°05'48" W 68.78 feet and thence terminating. Subject to easements and restrictions of record.

Preliminary Plat
DCC ADDITION
to Riley County, Kansas



2017 Vanesta Place, Suite 110 • Manhattan, Kansas 66503
(785) 776-0541 • FAX 776-9760 • Email: tim@smhconsultants.com
Project #1507MN1190 DD #99

NOVEMBER 2015

DESCRIPTION:

A tract of land in the Northwest Quarter of Section 14, Township 11 South, Range 08 East of the Sixth Principal Meridian, Riley County, Kansas described as follows:

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OWNER'S CERTIFICATE

STATE OF KANSAS)
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.
Deep Creek Connection, L.L.C.

Kathoryn L. Pursley, Member

NOTARY CERTIFICATE

STATE OF KANSAS)
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, came
Kathoryn L. Pursley, Member, Deep Creek Connection, L.L.C.

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: _____

CERTIFICATE OF THE COUNTY COMMISSION

STATE OF KANSAS)
COUNTY OF RILEY) SS

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

Chairperson Commissioner

Commissioner Attest: County Clerk

CERTIFICATE OF THE REGISTER OF DEEDS

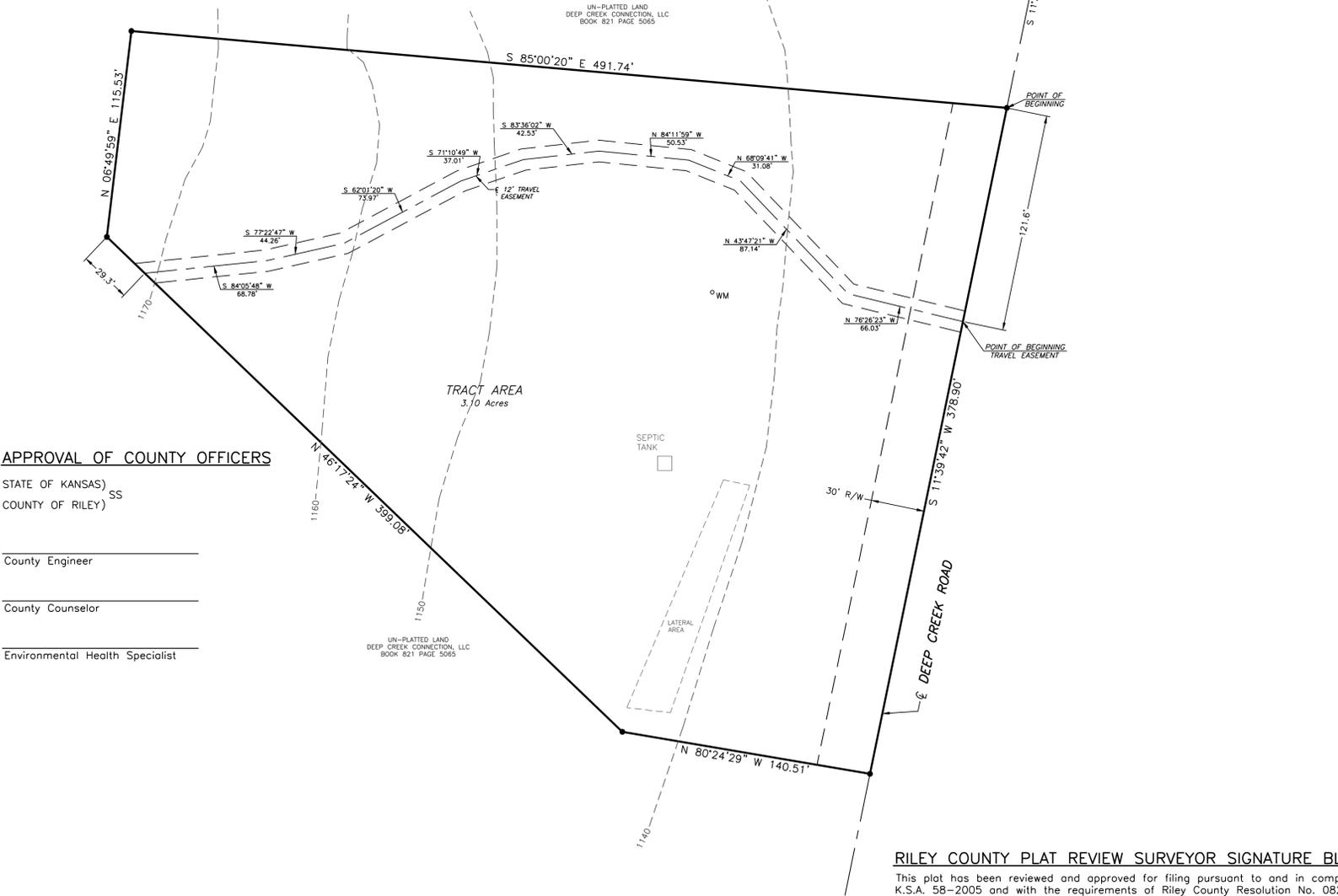
STATE OF KANSAS)
COUNTY OF RILEY) SS

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

NW COR SEC 14, T11S, RBE FOUND 1/2" BAR, METHOD OF RECOVERY: PRIOR SURVEYS & KSHS REFERENCES



APPROVAL OF COUNTY OFFICERS

STATE OF KANSAS)
COUNTY OF RILEY) SS

County Engineer

County Counselor

Environmental Health Specialist

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: _____

SURVEYOR'S CERTIFICATE

STATE OF KANSAS)
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.

SMH Consultants By: Tim Sloan, Registered Land Surveyor, LS-783

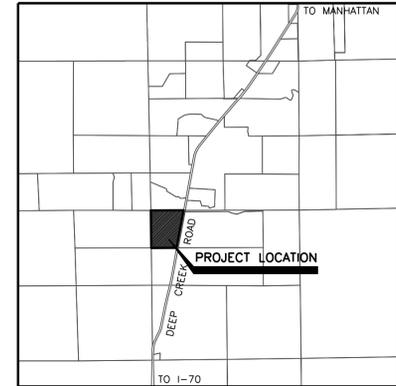
RILEY COUNTY PLANNING BOARD CERTIFICATE

STATE OF KANSAS)
COUNTY OF RILEY) SS

Approved this _____ day of _____ A.D. 2015.

Riley County Planning Board.

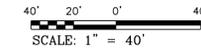
Chairperson Member
Member Member
Member



VICINITY MAP (NOT TO SCALE)

LEGEND

- Section Corner
1/2"x24" Rebar w/ CL566 Cap Set
Monument Found, 1/2" Bar, Origin: Survey by Palmer M. Mellgren dated Aug 4-Dec 8, 1973
Assumed Bearing
(S) Surveyed Dimension
(CS) Surveyed Dimension from Survey by Palmer M. Mellgren dated Aug 4-Dec 8, 1973



NOTE:

There is an existing entrance and entrance pipe that will be utilized. No gaps or overlaps exist. There are no lines of possession that affect this survey. There are no existing buildings on the subject property. Parent Tract is recorded in Book 821, Page 5065, Register of Deeds Office, Riley County, Kansas. Travel Easement is recorded in Book _____, Page _____, Register of Deeds Office, Riley County, Kansas.

FLOOD INFORMATION NOTE: Flood Insurance Rate Map, Map Number 20161C0500G, 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: March 16, 2015.

Final Plat DCC ADDITION to Riley County, Kansas



2017 Vanesta Place, Suite 110 • Manhattan, Kansas 66503 (785) 776-0541 • FAX 776-9760 • Email: tim@smhconsultants.com Project #1507MN1190 DD #99

NOVEMBER 2015