

# AGENDA

## RILEY COUNTY PLANNING BOARD/ BOARD OF ZONING APPEALS

Monday, November 14, 2016  
7:30 p.m.

Commission Meeting Room  
Courthouse Plaza East

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*(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 10, 2016 meeting.
2. Consider the Report of Fees for the month of October 2016.

*(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**

*Declaration: At this time the Board Members may declare any conflict of interest or communications they've had that could influence their ability to consider any items on today's agenda impartially.*

1. A Public Hearing to consider the request of Cole & Whitney Phebus, petitioners, and Randall K. & Cynthia M. Phebus, owners, to **plat** a tract of land in Wildcat Township, Section 6, Township 10 South, Range 7 East, in Riley County, Kansas. **ACTION NEEDED: approve/deny Concurrent Plat of Phebus Addition.**
2. Zoning and Subdivision Regulations re-write update.
3. Big Blue Floodplain Management Plan update.
4. Fort Riley Joint Land Use Study update.
5. Corridor Overlay Districts update.
6. State of Kansas Agritourism Task Force.

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

## MINUTES

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

Monday, October 10, 2016  
7:30 pm

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

Members Present: Lorn Clement, Jr., Chair  
John Wienck  
John Osarczuk

Members Absent: Dr. Tom Taul, Vice-Chair  
Diane Hoobler

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

Others Present: Dave Carlson, Joy-Lynn Carlson, Rebecca Lanigan, Bill Lanigan, Larry  
Larson, Mike Hufnagel and Shad Hufnagel

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#### **OPEN PUBLIC COMMENTS**

None

#### **CONSENT AGENDA**

The minutes of the September 12, 2016 meeting were presented and approved. The Report of Fees the month of September (\$2,647.00) were presented and approved. The Final Development Plan for Fancy Creek was approved and signed.

John Wienck 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 Osarczuk seconded. Carried 3-0.

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

Chairman Clement asked the Board Members to declare any ex parte contact they may have had regarding this item and to declare any conflict of interest or communications they've had that could influence their ability to be impartial.

All Board members confirmed no ex parte contact.

#### **Lanigan – Residential Use Designator – Reconversion Lot**

Chairman Clement opened the public hearing at the request of William Lanigan, petitioner and William & Rebecca Lanigan Trust, owners, to receive a Residential Use Designator – Reconversion Lot for a 20-acre unplatted tract of land in Jackson Township, Section 8, Township 7 South, Range 6 East, in Riley County, Kansas.

Bob Isaac presented the request stating the property has been developed for several years. Mr. Isaac said the owner is currently haying the subject site, while he leases the remaining portion of the parent tract for pasture. Mr. Isaac stated that the applicant is interested in selling that portion to the lessee. He explained with the exception of the home, garage and barn, the entire 98-acre parent tract is predominantly pasture, which includes a small pond located on the east portion of the tract.

Mr. Isaac said typically, the request for a Residential Use Designator – Reconversion Lot involves a much smaller developed portion of the parent tract. He said however, in this case, the home and fenced yard portion is 20 acres, which by the Riley County Subdivision Requirements, does not require platting. He explained that due to the size of the subject site and the way the tract is separated from the surrounding farm ground, staff recommends that the Planning Board waive the requirement for the site to be platted.

Staff recommended that the Board approve the request to receive a Residential Use Designator–Reconversion Lot, waiving the requirement to plat the subject property, as it has been determined that it meets the minimum requirements of the Riley County Zoning Regulations.

The applicant had no comment.

There were no other proponents or opponents.

John Wienck moved to close the public hearing. John Osarczuk seconded. Carried 3-0.

John Wienck moved to approve the Residential Use Designator – Reconversion Lot and waive the requirement to plat for reasons listed in the staff report.

John Osarczuk seconded. Motion carried 3-0.

### **Hufnagel – Replat**

Lorn Clement opened the public hearing at the request of Michael D. Hufnagel, petitioner and Michael D. Hufnagel Trust, Alan Vaughn, Lynnette Vaughn and Mathew Vaughn, owners, to replat Lots 12 and 13 of Sky View Ranches Subdivision, all in Manhattan Township, Section 34, Township 10 South, Range 8 East, in Riley County Kansas.

Mr. Isaac presented the request stating the property owners wish to realign the common property line between Lots 12 and 13 to transfer that portion of Lot 13 to Lot 12 that is currently being used as the driveway/access for Lot 12.

Mr. Isaac stated there is a utility easement that runs along the common property line that is to be vacated with the plat. He said signed utility release forms were provided by SMH Consultants to all persons, entities and/or utility companies, having property rights or interests in the utility easement, as shown on the original plat of Sky View Ranches subdivision. Mr. Isaac said the signed forms affirm no existing use of or future interest in the easement. There were no objections to vacating the aforementioned utility easement.

Staff recommends approval of the request to replat Lot 12 and Lot 13 of Sky View Ranches subdivision into two (2) lots, as it has been determined that all requirements of the Riley County Subdivision Regulations, Zoning Regulations and Sanitary Code have been met.

The Applicant had no comments.

There were no other proponents or opponents.

John Wienck moved to close the public hearing. John Osarczuk seconded. Carried 3-0.

John Wienck moved to approve the request to Lot 12 and Lot 13 of Sky View Ranches subdivision into two (2) lots, for the reasons listed in the staff report and vacate the utility easement.

John Osarczuk seconded. Motion carried 3-0.

Mr. Isaac announced that the Board of County Commissioners will hear the request on October 17, 2016, at 9:00 am, in the County Commission Chambers.

### **Carlson Rezoning**

Larry Larson, Trustee for Jackson Township said the township has concerns about the road located within the Fancy Creek PUD. He asked if the road has to meet county standard, will the township be responsible for maintaining it.

Monty Wedel stated the internal roads would be improved for rural fire and emergency management accessibility, but not to the standard as those roads dedicated to the public.

### **Update on Zoning and Subdivision Regulations re-write**

Monty Wedel stated the Diagnosis report received from the consultant, Elizabeth Garvin was included in the agenda packet. The report will be presented to the Board of County Commissioners on Monday, October 17, 2016 and to the Steering Committee that evening.

Mr. Wedel said the report basically provides the framework to get started on the rewrite. He said Elizabeth Garvin will start drafting the regulations.

Mr. Wedel said that the agenda for the steering committee is to cut down the potential peer communities down to maybe three (3) or four (4). He explained the reviewing of the drafts will be very tedious, with a lot of attention to detail, how will the wording be interpreted and how will it be implemented.

John Osarczuk asked when you say create an overlay district, will that actually all be spelled out?

Monty Wedel replied yes. He said there will be one for Fort Riley Adjacency Overlay, Airport Noise Hazard Zone Overlay, so we will then have to determine what the underlining zoning will be. Mr. Wedel explained anytime this done, there will be issues and details that have to be worked out.

Mr. Wedel said that a special zone for small towns, such as Keats, will be included in the diagnosis. He stated this area has been an issue for years, as the area is zoned agricultural. Mr. Wedel said Keats has "town size" lots and the zoning doesn't make any sense. He explained the zoning has made it difficult to enforce the livestock requirement.

### **Update on Big Blue Floodplain Management Plan**

Monty Wedel stated staff has submitted collective revisions to City staff. Mr. Wedel said at this time we are waiting on comments.

### **Update on Fort Riley Joint Land Use Study**

Nothing to update from the last meeting.

### **Update on Corridor Overlay Districts**

Nothing to update from the last meeting.

### **State of Kansas Agritourism Task Force**

Monty Wedel said the task force strategy is the assertion that agricultural use is exempt from zoning regulations by statute; agritourism is part of agricultural use; therefore, agritourism should be exempt from zoning as well.

Chairman Clement commented it is not.

Mr. Wedel said he mentioned a court case out of Shawnee County that started up a shooting preserve. He said the property owner stated he was managing his cropland to have birds so he could offer the experience. He said the court confirmed an agricultural use. Mr. Wedel asked does this allow the property owner to put in a lodge and start having weddings.

Mr. Wedel said he gave the task force a court case from the APA Legal Journal. He said in Tennessee, a property owner started a similar agritourism operation and it kept growing. He said they started having helicopter rides all day long; the neighbors sued.

Mr. Wedel said they want the state to exempt agritourism from all rules. He said this is not right, that we, at the county level, should decide what is right for our area. Mr. Wedel asked what about the neighbors of these activities; what rights do they have?

Monty Wedel said when the task force comes out with something formal, we will oppose it and explain why. He said our County Counselor and the Board of Commissioners don't agree with the agritourism exemption approach either.

John Wienck moved to adjourn. John Osarczuk seconded. Carried 3-0.

The meeting was adjourned at 8:13 P.M.



**RILEY COUNTY  
PLANNING & DEVELOPMENT**

**REPORT OF FEES**

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**October 2016**

| <u>DATE</u> | <u>NAME</u>   | <u>AMOUNT</u> |
|-------------|---|---------------|
| 10-03-2016  | Soder, Water Screening Report                       | \$ 10.00      |
| 10-03-2016  | Schuckman, Water Screening Report                   | 10.00         |
| 10-03-2016  | Lambert, Water Screening Report                     | 10.00         |
| 10-03-2016  | Lanterman, Water Screening Report                   | 10.00         |
| 10-03-2016  | Cat Cans, Repair Permit                             | 75.00         |
| 10-03-2016  | Klataske, Lagoon Permit                             | 300.00        |
| 10-04-2016  | Schmelzle, Water Screening Report                   | 22.00         |
| 10-04-2016  | Poindexter, Water Screening Report                  | 10.00         |
| 10-05-2016  | Visser, Environmental Site Evaluation               | 100.00        |
| 10-06-2016  | Wilson, Repair Permit                               | 75.00         |
| 10-06-2016  | Fleener, Repair Permit                              | 75.00         |
| 10-07-2016  | Lambert, Water Screening Report                     | 8.00          |
| 10-07-2016  | Frisbie, Building Permit #16-0089                   | 150.00        |
| 10-07-2016  | Phebus, Site Evaluation (profile)                   | 150.00        |
| 10-07-2016  | Mann, Radon Test                                    | 5.00          |
| 10-11-2016  | Motley, Water Screening Report                      | 8.00          |
| 10-11-2016  | Poindexter, Water Screening Report                  | 8.00          |
| 10-11-2016  | Lanterman, Water Screening Report                   | 8.00          |
| 10-12-2016  | Nelson, Water Screening Report                      | 10.00         |
| 10-12-2016  | Wilson, Sign Permit                                 | 50.00         |
| 10-14-2016  | Soder, Water Screening Report                       | 8.00          |
| 10-14-2016  | K-Construction, Building Permit #16-0090 & #16-0091 | 200.00        |
| 10-18-2016  | Cat Cans, Repair Permit                             | 75.00         |
| 10-18-2016  | Simmons, Water Screening Report                     | 8.00          |
| 10-18-2016  | Thowe, Building Permit #16-0092                     | 150.00        |
| 10-18-2016  | Cat Cans, Repair Permit                             | 75.00         |
| 10-18-2016  | Humbert, Water Screening Report                     | 10.00         |
| 10-20-2016  | Stadel, Water Screening Report                      | 10.00         |
| 10-20-2016  | Howard, Water Screening Report                      | 14.00         |
| 10-20-2016  | Hajda, Radon Test                                   | 5.00          |
| 10-24-2016  | Bob's Plumbing, Water Screening Test                | 14.00         |
| 10-25-2016  | Schwerdt, Building Permit #16-0093                  | 150.00        |
| 10-25-2016  | Poultry Contract Services, Repair Permit            | 75.00         |
| 10-26-2016  | Depew, Site Evaluation (profile)                    | 150.00        |
| 10-26-2016  | McMullin, Radon Test                                | 5.00          |
| 10-26-2016  | Rogge, Water Screening Test                         | 16.00         |

|            |  |                   |
|------------|--|-------------------|
| 10-28-2016 | Finnegan, Building Permit #16-0094 & Repair Permit | 225.00            |
| 10-28-2016 | Walters, Building Permit #16-0094                  | 150.00            |
| 10-31-2016 | Parker, Water Screening Report                     | 16.00             |
|            | <b>TOTAL</b>                                       | <b>\$2,450.00</b> |

**DEPOSITS MADE:**

|              |                   |
|--------------|-------------------|
| 10-03-2016   | \$ 85.00          |
| 10-07-2016   | 925.00            |
| 10-14-2016   | 292.00            |
| 10-18-2016   | 150.00            |
| 10-28-2016   | 832.00            |
| 10-31-2016   | 166.00            |
| <b>TOTAL</b> | <b>\$2,450.00</b> |

| Permit # | App Date   | Ownr                               | Property Address        | City & Zp         | Type of Bldg           | Use of Bldg            | Type of Permission | Inside DGA | Amnt Paid | Const Cost  |
|----------|------------|------------------------------------|-------------------------|-------------------|------------------------|------------------------|--------------------|------------|-----------|-------------|
| 16-0089  | 10/07/2016 | Paul C & Annette Frisbie           | 5313 Terra Heights Dr   | Manhattan (66503) | Addition (residential) | Deck                   |                    |            | \$150.00  | \$1,200.00  |
| 16-0090  | 10/14/2016 | Melvin Nudson & Mary Stauffer      | 6900 Anderson Ave       | Manhattan (66503) | Garage (attached)      | Attached garage        |                    |            | \$150.00  | \$64,000.00 |
| 16-0091  | 10/14/2016 | Melvin Nudson & Mary Stauffer      | 6900 Anderson Ave       | Manhattan (66503) | Storage (residential)  | Residential storage    |                    |            | \$50.00   | \$46,000.00 |
| 16-0092  | 10/18/2016 | Maxine Thowe                       | 1342 S Manhattan Ave    | Manhattan (66502) | Garage (detached)      | Residential storage    |                    |            | \$150.00  | \$32,000.00 |
| 16-0093  | 10/24/2016 | SHAWN D SCHWERDT                   | 7000 Redbud Dr          | Manhattan (66503) | Storage (residential)  | Residential storage    |                    |            | \$150.00  | \$4,000.00  |
| 16-0094  | 10/28/2016 | J Michael Finnegan & Ashley S Duda | 12850 Tuttle Creek Blvd | Randolph (66554)  | Storage (residential)  | Lawn equipment storage |                    |            | \$150.00  | \$7,000.00  |
| 16-0096  | 10/28/2016 | Teresa Warnock & Kevin Walters     | 7196 Deer Trail Rd      | Manhattan (66503) | Storage (residential)  | Residential storage    |                    |            | \$150.00  | \$5,390.00  |



# PLANNING & DEVELOPMENT

## STAFF REPORT

### Platting

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**PETITION:** (#16-14) Plat

**APPLICANT:** Cole & Whitney Phebus  
5225 Marlatt Ave  
Manhattan, KS 66503

**PROPERTY OWNER:** Randall K & Cynthia M Phebus  
2667 W 60th Ave  
Manhattan, KS 66503

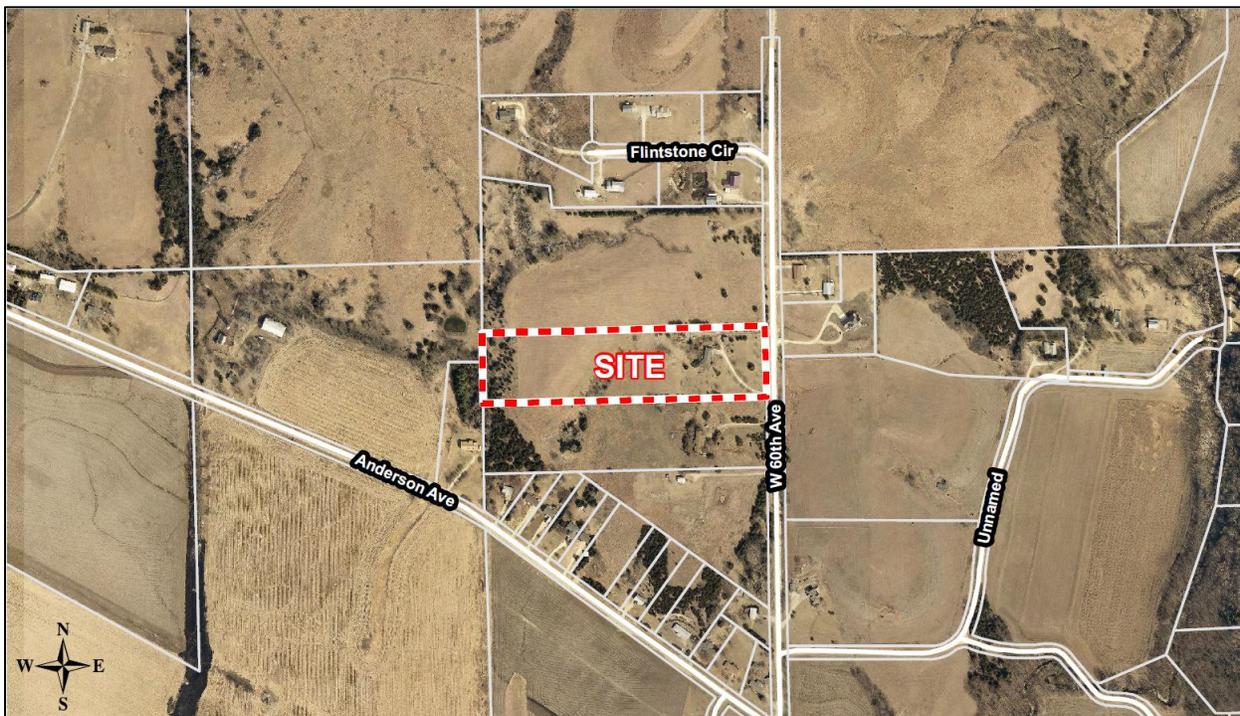
**TYPE OF REQUEST:** Plat a tract of land into two (2) residential lots.

**SIZE OF TRACT:** The subject site is approximately 9.72 acres.

**LOCATION:** The request is generally located approximately 1700 feet north of Anderson Avenue, on the west side of W 60<sup>th</sup> Avenue; Section 6, Township 10 South, Range 7 East; Wildcat Township.

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

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**BACKGROUND:** The subject site was rezoned from “G-1” (General Agricultural) to “A-4” (Single Family Residential) in November 1975 to permit the construction of a single family dwelling. The “A-4” (Single Family Residential) was reclassified as “SF-4” (Single Family Residential) in May 2012. A building permit was issued following zoning approval in order to construct the home that currently occupies the east half of the site. The applicant wishes to subdivide the tract in order to develop the west half with a single family dwelling for his son and his family. There is not a request to rezone the property at this time, as the existing zoning permits the proposed use(s).

**DESCRIPTION:**

Physical site characteristics: The east half of the site is developed with a single family home and a few outbuildings. The east and west portions of the site are separated by a small, wooded ravine. The west half consists of a flat, undeveloped top of a hill that slopes towards the west and towards the ravine in the center of the tract.

General character of the area: The general character of the area is a mix of hilly, undeveloped grasslands and suburban residential development.

**SUITABILITY OF ZONING:**

Zoning History: (see Background)

| <b>SURROUNDING ZONING/LAND USE</b> |   |                 |
|------------------------------------|---|-----------------|
|                                    | <b>ADJACENT ZONING</b>  | <b>LAND USE</b> |
| <b>NORTH</b>                       | “SF-5” (Single Family Residential)  | Residential     |
| <b>SOUTH</b>                       | “AG” (Agricultural District) and “SF-1” (Single Family Residential)             | Residential     |
| <b>EAST</b>                        | “AG” (Agricultural District) and “R-PUD” (Residential Planned Unit Development) | Residential     |
| <b>WEST</b>                        | “AG” (Agricultural District) and “SF-4” (Single Family Residential)             | Residential     |

**POTENTIAL IMPACT:**

**Public Facilities and Services:**

Streets and bridges: The subject site is directly served by W. 60<sup>th</sup> Avenue, a 2-lane gravel township road.

Water and sewer: The existing residence (proposed Lot 2) is served by rural water and an on-site septic system. Proposed Lot 1 will be served by rural water and a private wastewater lagoon.

Fire: Riley County Fire District #1 will serve the site. The nearest County fire station is the Keats Fire Station, located at 3141 W. 69<sup>th</sup> Avenue. The subject site is located within five (5) road miles of a fire station.

Effect on public facilities and services: It is not anticipated that the request will have an adverse impact on public services.

**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 Riley County Engineer has reviewed the request and had no concerns.

EMERGENCY MANAGEMENT: The Riley County Emergency Management Director reviewed the request and he stated that his only concern was that the length of the driveway for proposed Lot 1 will be over 600 feet.

FORT RILEY: The Director of Public Works on Fort Riley has reviewed the request and stated that the described parcel lies within the Land Use Planning Zone contour due to noise generated by the Fort Riley Military Installation's operations during the period October 2011 through September 2013, the most recent period for which Noise Zones due to large caliber weapons firing and explosives discharge on the Fort Riley Military Reservation have been determined. The Land Use Planning Zone encompasses areas where, during periods of increased military operations at the Fort Riley Military Reservation, community annoyance because of the noise generated by the increased operations, can be expected.

TOWNSHIP OFFICER: The Wildcat Township Trustee has reviewed the request. He commented that the proposed 25-ft. "flag pole" portion of proposed Lot 1 has a Westar Energy pole that's approximately six feet off their property line, possibly reducing the usability of that portion to be used for a driveway.

**STAFF RECOMMENDATIONS:** Staff recommends approval of the request to plat the subject site into two (2) lots, 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 PLAT:**

A. Motion to approve the request to plat the subject property into two (2) lots, as it has been determined that it meets the requirements of the Riley County Subdivision Regulations, Zoning Regulations and Sanitary Code have been met.

OR

B. Motion to deny the request to plat the subject property into two (2) lots, as it has been determined that it does not meet the requirements of the Riley County Subdivision Regulations, Zoning Regulations and Sanitary Code have been met.

**ATTACHMENTS:**

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

**Prepared by:** Bob Isaac, Planner  
November 1, 2016



## VICINITY AND SITE

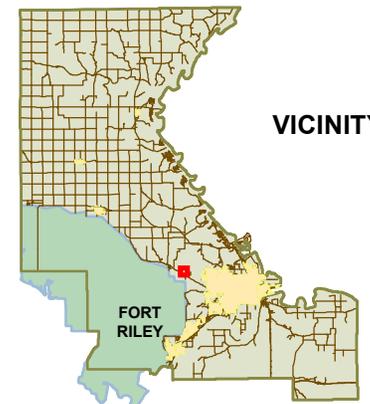
**Phebus**

**Plat #16-14  
Phebus Addition**

**6-10-7**

### Legend

-  1000' Buffer
-  Site





# SURROUNDING ZONING

Phebus

Plat #16-14  
Phebus Addition

6-10-7

## 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 | Special Zoning:<br>Conditional Use<br>Designator Lot<br>Special Use<br>Variance |
| C-2 Shopping Dist    |   |
| C-3 General Business |   |
| C-4 Highway Business |   |
| D-1 Industrial Park  |   |
| D-2 Light Industrial |   |
| D-3 Heavy Industrial |   |
| D-4 Business Park    |   |





## FIRE STATIONS

Phebus

Plat #16-14

Phebus Addition

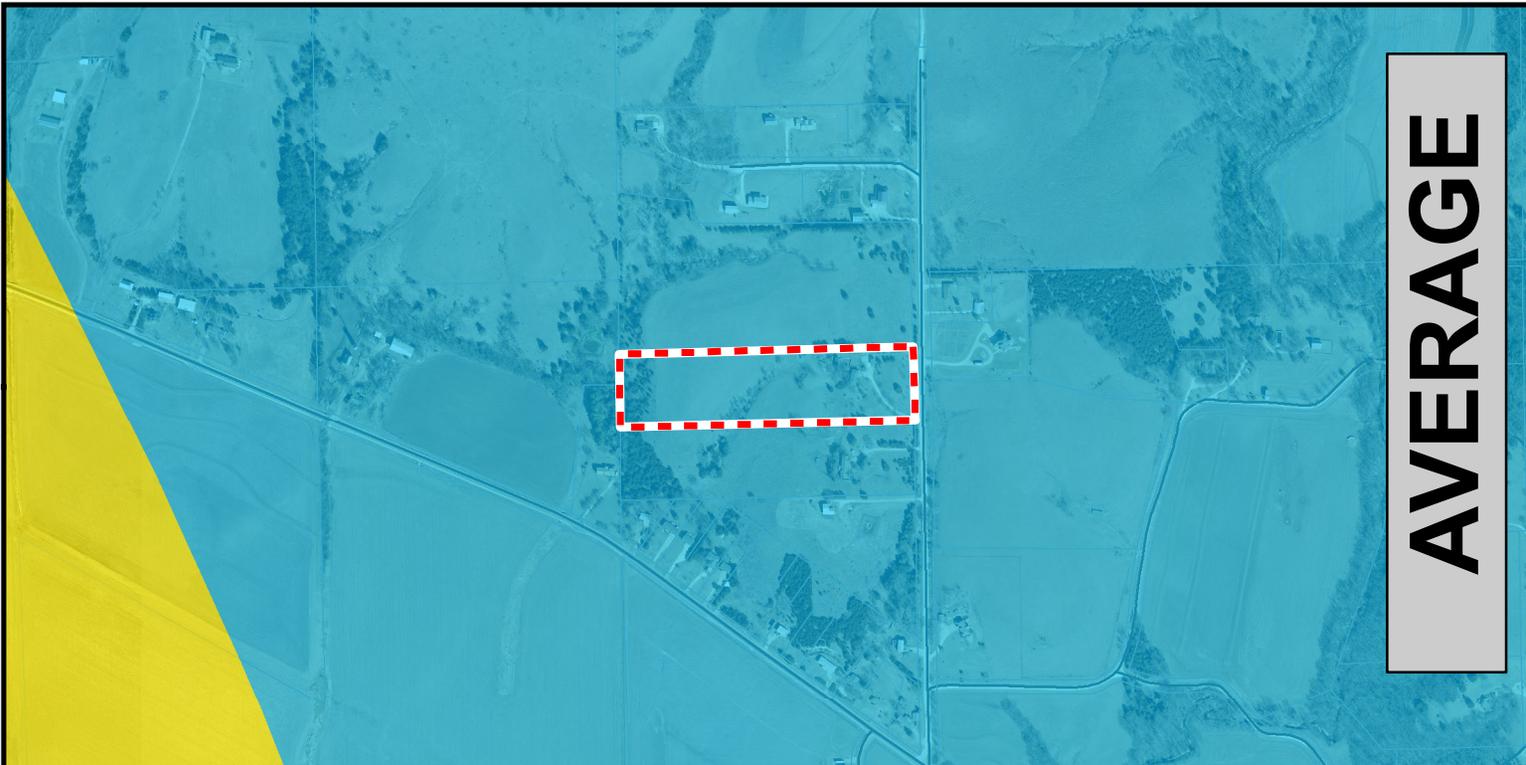
6-10-7



 Fire Station

 Within 5 Miles of a Fire Station

 Not within 5 Miles of a Fire Station



**AVERAGE**



**FORT RILEY  
NOISE CONTOURS  
AVERAGE AND PEAK**

**Phebus**

**Plat #16-14  
Phebus Addition**

**6-10-7**

**Legend**

Site

**Legend**

**Average Noise Levels**

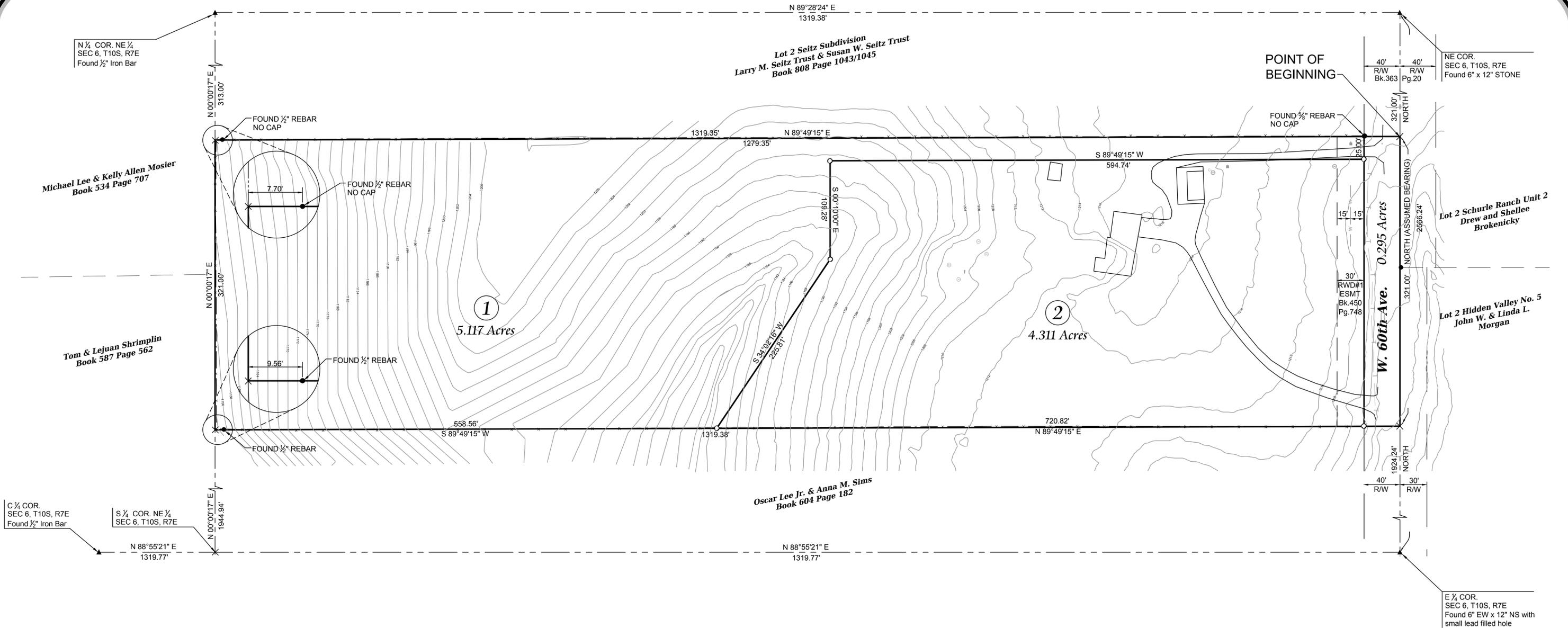
- CDNL 57 (LUPZ)
- CDNL 62 (ZONE II)
- CDNL 70 (ZONE III)

**Peak Noise Levels  
Large Caliber**

- Large Caliber 115
- Large Caliber 130



**PEAK**



**Utility Note:**

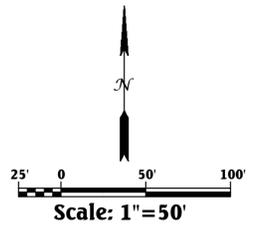
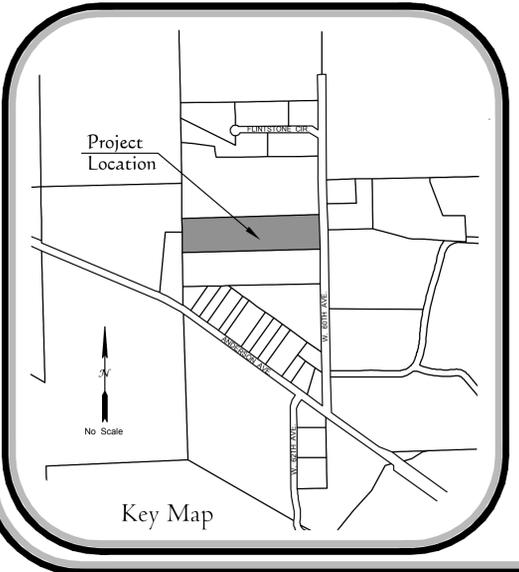
Lot 1 will be served by Rural Water and a conventional septic/lateral or lagoon system.  
Lot 2 is currently served by Rural Water and a conventional septic/lateral system.

**Flood Note:**

This area generally lies in Zone X, areas determined to be outside the 0.2% annual chance flood plain, base flood elevations determined as shown on the Flood Insurance Rate Map Panel No. 20161C0333G, dated March 16, 2015.

**General Notes:**

- All persons, entities and/or utility companies, having property rights or interests in any alley, road/street, easement, access control or other public reservation proposed to be vacated by this plat, have affirmed no existing use or future interest in such alley, road/street, easement, access control or other public reservation, and expressed no objections to such vacation.
- Property owner is required to maintain all publicly granted drainage easements. Natural or non-natural structures or vegetative barriers (including but not limited to trees, shrubbery, berms, fences and walls) are prohibited within publicly dedicated drainage easements.
- If an entrance pipe is required, the minimum size shall be calculated in accordance with the Riley County Standards for Roadway Design in Platted Subdivisions. In no case shall the diameter of the pipe be less than 15 inches.



**Legend**

|     |   |
|-----|---|
| ▲ ● | Found Monument<br>(1/2" Iron Bar, origin unknown, unless noted otherwise) |
| △ ○ | Set 1/2" x 24" Rebar w/BG Cap<br>(unless otherwise noted)                 |
| ×   | Point Not Set   |
| ①   | Proposed Lot Number   |
| UE  | Utility Easement  |
| --- | Section Line  |
| --- | Easement Line   |
| --- | Adjacent Property Line  |

**Description:**

A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 10 SOUTH, RANGE 7 EAST OF THE 6TH P.M., RILEY COUNTY, KANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 6; THENCE ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 6 SOUTH 321.00 FEET TO THE POINT OF BEGINNING, BEING THE SOUTHWEST CORNER OF SEITZ SUBDIVISION, A SUBDIVISION IN RILEY COUNTY, KANSAS; THENCE ALONG THE SOUTH LINE OF SAID SEITZ SUBDIVISION S. 89°49'15" W. 1319.35 FEET (PLAT: S. 89°50' W. 1320.00 FEET) TO THE SOUTHWEST CORNER OF SAID SEITZ SUBDIVISION, BEING A POINT ON THE WEST LINE OF THE EAST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 6, 313.00 FEET SOUTH OF THE NORTHWEST CORNER OF THE EAST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 6; THENCE ALONG THE WEST LINE OF THE EAST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 6 S. 00°00'17" W. 321.00 FEET TO THE NORTHWEST CORNER OF A TRACT OF LAND CONVEYED TO OSCAR LEE AND ANNA M. SIMS AS RECORDED ON PAGE 182 OF BOOK 604 AT THE RILEY COUNTY REGISTER OF DEEDS; THENCE ALONG THE NORTH LINE OF SAID SIMS TRACT N. 89°49'15" E. 1319.38 FEET (DEED: N. 89°50' E. 1320.00 FEET) TO THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 6; THENCE ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 6 NORTH 321.00 FEET TO THE POINT OF BEGINNING, CONTAINING 9.723 ACRES.

**Zoning:**

Current Zoning  
SF-4 (Single Family Residential)

**Owner:**

Randall K. & Cynthia Moran Phebus

**Designer:**

BG Consultants, Inc.  
4806 Vue Du Lac Place  
Manhattan, KS 66503  
(785)537-7448 Ext. 1135  
www.bgcons.com

**PRELIMINARY PLAT**

**PHEBUS ADDITION**

**an Addition in Riley County, Kansas**

Prepared By:

**BG CONSULTANTS**  
ENGINEERS · ARCHITECTS · SURVEYORS

NOVEMBER 4, 2016 16-1384M

