

BRENTWOOD HILLS ADDITION

A SUBDIVISION OF LAND IN WYANDOTTE COUNTY, KANSAS.

59764
State of Kansas - Wyandotte County, ss.
Received for Record on the 2 day
of January 19 1953
at 12:22 o'clock P.M. in Book 25
page 63
FRANK H. EATMAN
Notary Public
Harold E. Robbins
Deputy

DEDICATION

The lands intended for sale are described by and as lots with restrictions as set forth in this plat, the dimensions of which are shown thereon, that portion reserved for public use as roads the extent and direction of which are shown on this plat, and utility and drainage easements as indicated are hereby dedicated to the public use forever.
In Testimony Whereof We, the undersigned owners of the above described property, have hereunto set our hand and seal this 22nd day of January, 1953.

Harold E. Robbins Land Investors Co. Inc.
Harold E. Robbins President Attest Wendell A. Robbins
Wendell A. Robbins Secretary

DESCRIPTION

Beginning at a point in the East line of the South West quarter of Section 30, Township 10, Range 25, Wyandotte County, Kansas 594.0 feet North 0°45' East of the South East Corner of said South West quarter of Section 30-10-25; thence North 89°48' East 1326.19 feet; thence North 0°38' East 1341.38 feet; thence Due East 204.17 feet; thence North 10°35'03" East 295.90 feet; thence North 55°35'06" East 116.67 feet; thence South 79°24'54" East 165.00 feet; thence South 34°24'54" East 116.67 feet; thence South 10°35'03" West 318.85 feet; thence North 81°21' East 246.73 feet; thence South 51°12'18" East 264.97 feet; thence North 36°47'57" East 287.46 feet; thence South 53°51' East 75.0 feet; thence South 52°34' East 150.80 feet; thence South 0°45' West 1228.50 to the point of beginning.

STATE OF KANSAS
COUNTY OF WYANDOTTE } SS

Be it remembered that on this 22nd day of January, 1953 before me a notary public in and for the above named state and county, came Harold E. Robbins, Pres. and Wendell A. Robbins, Sec. of Land Investors Co. Inc. who are personally known to me to be the same persons who executed the foregoing instrument of writing and duly acknowledge the execution of the same to be their own free act and deed. In Witness Whereof, I have hereunto subscribed my name and affixed my notarial seal the day and year last above written.

My commission expires May 17-1955
Dorothy L. Garland
Notary Public

RESTRICTIONS

The owners of the land platted as BRENTWOOD HILLS ADDITION hereby impose and by acceptance of a deed to any of the lands or lots in this subdivision, the grantees therein agree to the imposition of the following restrictions which shall run with the title and be binding on present and future owners of some for a period of Twenty (20) years from January 1, 1953, and these restrictions shall be automatically extended for successive periods of Ten (10) years unless by a vote of the majority of the then owners of the lots it is agreed to change them in whole or in part.

- All lots in said tract shall be known and described as residential lots, and no structures shall be erected on any lot other than one detached single family dwelling not to exceed two stories in height and a one or two car garage. No dwelling unit shall occupy any lot containing less than 6,000 sq. ft.
- No noxious or offensive trade shall be carried on upon any lot nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood. No goats, horses, cattle, chickens or swine shall be permitted. Only two (2) dogs or two (2) cats per lot shall be permitted.
- No basement, trailer, shack, garage or other outbuildings erected in this subdivision shall at any time be used as a residence temporarily or permanently nor shall any residence of a temporary character be permitted.
- No stable, barn, outside privy, closet or open cesspool shall be constructed or maintained on the property.
- A perpetual easement is reserved over the rear Five (5) feet and the side Five (5) feet where necessary for the installation, maintenance and repair of Utilities.
- No structure shall be erected on any residential property nearer than Thirty (30) feet to the front property line. If the garage is not attached to a residence with or without an intervening breezeway, it must be located a minimum distance of Sixty-five (65) feet from the front property line of the lot. No structure shall be erected closer than 5'-0" from the side property lines.
- In the event of a violation of any of the above restrictions, the owner of any lot in this subdivision shall have the right to proceed by law to enforce cessation of such violations and to recover damages for any lessening of the value of his property caused by such violation.
- No dwelling unit shall be occupied until said unit is connected to a Sanitary Sewer System approved by the Kansas State Health Department.

Approved by the Wyandotte County
Planning Board February 2nd, 1953
Paul Robbins Chairman Attest B. Kublenek Secretary

Approved by the Kansas City, Kansas
Planning Commission June 1st, 1953
Harry L. Miller Chairman Attest Frederic S. ... Secretary

Approved by the Board of Commissioners
of Wyandotte County February 12th, 1953
Joseph F. ... Chairman Attest ... Deputy

Approved by the Board of Commissioners
of Kansas City, Kansas. June 2nd, 1953
Carl ... Mayor Attest Edward ... City Clerk

Approved February 12th, 1953
Paul ...
Wyandotte County Engineer

Approved by the City Engineer of Kansas
City, Kansas June 2nd, 1953
John ...
City Engineer

By Frank B. McKinnell
McKinnell & Buford
Engineers & Surveyors
711 Armstrong Ave. KC. Mo.



Make only left side of Block 4 Blue line refer to Land Investors Co. Inc.