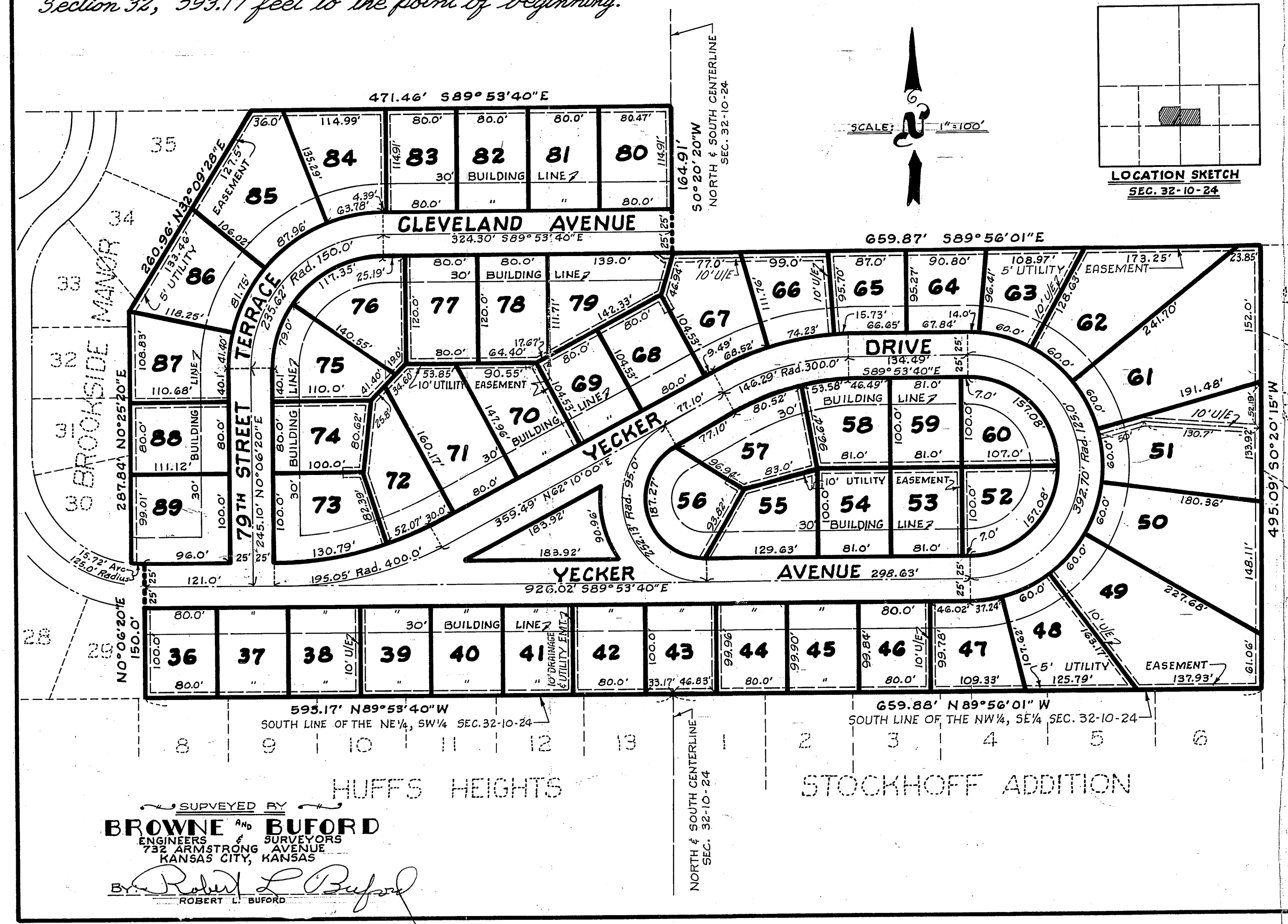


Brookside Manor First Addition

Description

A subdivision of land in the South half of Section 32, Township 10, Range 24, in Wyandotte County, Kansas, being more particularly described as follows:

Beginning at a point on the South line of the Northeast Quarter of the Southwest Quarter of said Section 32, said point being 126.54 feet East, as measured along the said South line, from the Southwest corner of the Northeast Quarter of the Southwest Quarter of said Section, said point also being the Southeast corner of Lot 29, Brookside Manor, according to the recorded plat thereof; thence North 0°06'28" East, along the East line and its Northern prolongation of said Lot 29, 150.0 feet; thence West, on a curve to the right, having a radius of 125.0 feet, an arc distance of 13.72 feet; thence North 0°25'20" East, along the East line of Lots 30, 31, 32 and 33 of Brookside Manor, 287.84 feet; thence North 32°09'25" East, along the East line of Lots 33, 34 and 35 of Brookside Manor, 260.96 feet to the Northeast corner of Lot 35, Brookside Manor; thence South 89°53'40" East, parallel to the said South line of the Northeast Quarter of the Southwest Quarter, 471.46 feet to a point on the North and South centerline of said Section 32; thence South 0°20'20" West, along said North and South centerline, 164.91 feet; thence South 89°56'01" East, parallel to the South line of the Northeast Quarter of the Southwest Quarter of said Section 32, 659.87 feet; thence South 0°24'15" West, 495.09 feet to a point on the South line of said Northeast Quarter of the Southwest Quarter; thence North 89°56'01" West, along said South line, 659.88 feet to a point on the North and South centerline of said Section 32; thence North 89°53'40" West, along the South line of the Northeast Quarter of the Southwest Quarter of said Section 32, 593.17 feet to the point of beginning.



Dedication

The undersigned proprietors of the hereon described tract of land has caused the same to be subdivided in the manner as shown on the accompanying plat which subdivision and plat shall hereafter be known as: -
"BROOKSIDE MANOR 1ST ADDITION"

The land 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 all utilities and drainage easements as shown are hereby dedicated to public use forever.

Approved by Wyandotte County
Planning Board January 21, 1964

Approved by Wyandotte County
Commissioners January 30, 1964

Approved by Wyandotte County
Engineer January 23, 1964

STATE OF KANSAS COUNTY OF WYANDOTTE } S.S.

Be it remembered that on this 20th day of January, 1964, before me a Notary Public in and for the County and State aforesaid, came Robert L. Buford and Margie Lee Buford, husband and wife, and Bruce M. Browne and Ella Jo Browne, husband and wife, who are personally known to me to be the same persons who executed the foregoing instrument of writing and fully acknowledge the execution of the same to be their own free act and deed.

IN TESTIMONY WHEREOF:

We the undersigned owners of the hereon described property have hereunto set our hand and seal this 20th day of January, 1964.

Robert L. Buford (HUSBAND)
Margie Lee Buford (WIFE)

Bruce M. Browne (HUSBAND)
Ella Jo Browne (WIFE)

IN WITNESS WHEREOF:

I have hereunto set my hand and affixed my Notarial Seal the day and year last above written.

My Commission expires
October 10, 1964
Dale Stanley
NOTARY PUBLIC

Restrictions

The following restrictions shall apply to each and every proposed subdivision of "BROOKSIDE MANOR 1ST ADDITION"

- All lots in this subdivision shall be known and described as residential lots and no structure shall be erected on any residential lot other than one detached single family dwelling not to exceed 1 1/2 stories in height and the usual accessory buildings, including a private garage.
- No structure shall be erected on any residential lot nearer than 30 feet to the front lot line nor nearer than 8 feet to any side lot line. On corner lots no structure shall be permitted nearer than 30 feet to the side street line. No dwelling shall be located on any interior lot nearer than 30 feet to the rear lot line.
- No trailer, basement, 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.
- Easements for installation and maintenance of utilities and drainage facilities are reserved as shown on the recorded plat and over the rear 50 feet of each lot. Within these easements, no structure, planting or other material shall be placed or permitted to remain which may damage or interfere with the installation and maintenance of utilities, or which may change direction of flow of drainage channels in the easements, or which may obstruct or retard the flow of water thru drainage channels in the easements. The easement area of each lot and all improvements in it shall be maintained continuously by the owner of the lot except for those improvements for which a public authority or utility company is responsible.
- No dwelling shall be erected or placed on any lot having a width of less than 70 feet at the minimum building set back line nor shall any dwelling be erected or placed on any lot having an area of less than 7500 square feet, except that a dwelling may be erected or placed on lots numbered _____ as shown on the recorded plat.
- No noxious or offensive activity 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 sign of any kind shall be displayed to the public view on any lot except one professional sign of not more than one square foot, one sign of not more than five square feet advertising the property for sale or rent, or signs used by a builder to advertise the property during the construction and sales period.
- No animals, livestock, or poultry of any kind shall be raised, bred or kept on any lot, except that dogs, cats, or other household pets may be kept provided that they are not kept, bred, or maintained for any commercial purpose.
- No lot shall be used or maintained as a dumping ground for rubbish, trash, garbage or other waste shall not be kept except in sanitary containers. All implements or other equipment for the storage or disposal of such material shall be kept in a clean, sanitary condition.
- No fence, wall, hedge or shrub planting which obstructs sight lines at elevations between 2 to 6 feet above the roadways shall be placed or permitted to remain on any corner lot within the triangular area formed by the street property lines and a line connecting them at points 25 feet from the intersection of the street lines, or in the case of a rounded property corner from the intersection of the street property lines extended. The same sight line limitations shall apply on any lot within 100 feet from the intersection of a street property line with the edge of a driveway or alley pavement. No tree shall be permitted to remain within such distances of such intersections unless the following line is maintained at sufficient height to prevent obstruction of such sight lines.
- No buildings shall be placed nor shall any material or refuse be placed or stored on any lot within 200 feet of the property line of any park or edge of any open water course, except that clean fill may be placed nearer provided that the natural water course is not altered or blocked by such fill.
- These covenants and restrictions are to run with the land and be binding on all parties and persons claiming under them until January 1, 1974 at which time said covenants and restrictions shall be extended for successive periods of 10 years unless by a majority of the then owners it is agreed to change them in whole or in part.
- If the parties herein or their heirs or assigns shall violate or attempt to violate any of the restrictions herein it shall be lawful for a person or persons claiming property in said subdivision to prosecute any proceedings of law or in equity against the person or persons violating or attempting to violate such restrictions and either prevent him or them from doing so or to recover damages for such violation. Any violation of any one of the above restrictions shall in no way invalidate any of the remaining restrictions.
- Plans and specifications for any dwelling to be placed on any lot must be approved by Robert L. Buford and Bruce M. Browne.

This restriction shall apply only until January 1, 1985

