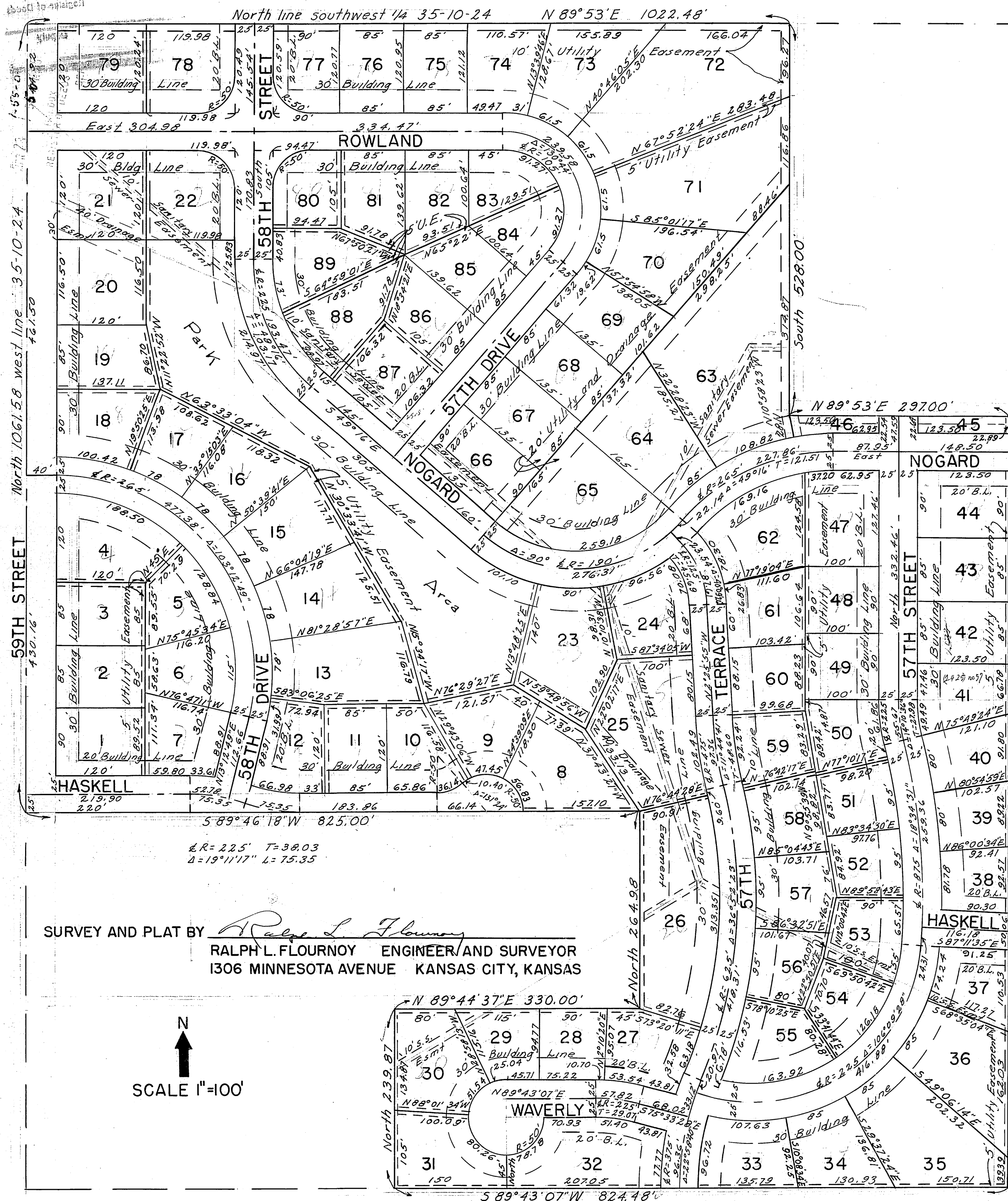


CARRIAGE HILLS WYANDOTTE COUNTY, KANSAS

1-9-1965
COUNTY ENGINEERS

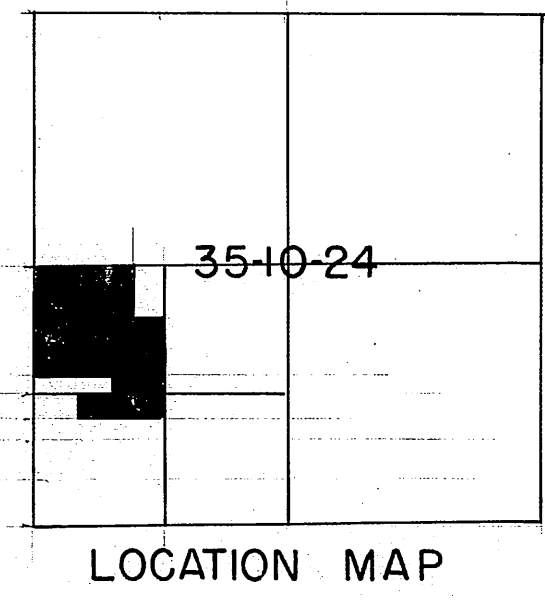
Point of beginning
northwest corner southwest 1/4
Section 35-10-24



$R=225'$ $T=38.03$
 $L=19'11.17"$ $L=75.35$

SURVEY AND PLAT BY Ralph L. Flournoy
RALPH L. FLOURNOY ENGINEER AND SURVEYOR
1306 MINNESOTA AVENUE KANSAS CITY, KANSAS

N
SCALE 1"=100'



RECOMMENDED FOR APPROVAL BY THE WYANDOTTE COUNTY KANSAS PLANNING BOARD

Jim J. Jenkins CHAIRMAN L.B. Kuhlensch SECRETARY 3-22-65 DATE

APPROVED BY THE BOARD OF COMMISSIONERS OF WYANDOTTE COUNTY, KANSAS

Jim J. Jenkins CHAIRMAN 3-25-65 DATE
Jim R. Story COUNTY CLERK

APPROVED BY THE COUNTY ENGINEER, WYANDOTTE COUNTY, KANSAS

Jim R. Story COUNTY ENGINEER Mar. 22, 1965 DATE

DESCRIPTION: BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHWEST ONE-QUARTER OF SECTION 35, TOWNSHIP 10, RANGE 24 EAST IN WYANDOTTE COUNTY, KANSAS; THENCE NORTH 89° 53' EAST A DISTANCE OF 1022.48 FEET, THENCE SOUTH 528.0 FEET, THENCE NORTH 89° 53' EAST A DISTANCE OF 297.0 FEET, THENCE SOUTH A DISTANCE OF 1035.27 FEET, THENCE SOUTH 89° 43' 07" WEST A DISTANCE OF 824.48 FEET, THENCE NORTH 239.87 FEET, THENCE NORTH 89° 44' 37" EAST A DISTANCE OF 330.0 FEET, THENCE NORTH 264.98 FEET, THENCE SOUTH 89° 46' 18" WEST A DISTANCE OF 825.0 FEET, THENCE NORTH 1061.58 FEET TO THE POINT OF BEGINNING.

DEDICATION: THE LANDS INTENDED FOR SALE ARE DESCRIBED BY NUMBERS AS LOTS WITH RESTRICTIONS IN "CARRIAGE HILLS", THE DIMENSIONS OF WHICH ARE SHOWN ON THIS PLAT. THAT PORTION RESERVED FOR PUBLIC USE AS ROADS TOGETHER WITH ALL EASEMENTS, BOTH DRAINAGE AND UTILITY, THE EXTENT AND DIRECTION OF WHICH ARE SHOWN, ARE HEREBY DEDICATED TO THE PUBLIC USE FOREVER.

IN TESTIMONY WHEREOF, WE THE UNDERSIGNED OWNERS OF THE LAND DESCRIBED HEREON, HAVE HEREUNTO SET OUR HAND AND SEAL THIS 18 DAY OF MARCH, 1965.

Earl F. Ross
EARL F. ROSS - PRESIDENT

Gary L. Smith
GARY L. SMITH - SECRETARY

STATE OF KANSAS
COUNTY OF WYANDOTTE

BE IT REMEMBERED THAT ON THIS 18 DAY OF MARCH, 1965 BEFORE ME, A NOTARY PUBLIC IN AND FOR THE ABOVE NAMED COUNTY AND STATE CAME EARL F. ROSS, PRESIDENT AND GARY L. SMITH, SECRETARY OF CRECO LAND CO. INC., WHO ARE KNOWN TO BE THE SAME PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGED THE EXECUTION OF THE SAME TO BE THEIR OWN FREE ACT AND DEED FOR SAID CORPORATION, DO HEREBY SWEAR THAT THEY ARE DULY AUTHORIZED TO CAUSE SAID LAND TO BE SUBDIVIDED.

IN WITNESS WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY NOTORIAL SEAL THE DAY AND YEAR LAST ABOVE WRITTEN.

Ralph E. Finck
NOTARY PUBLIC

13/12/67
MY COMMISSION EXPIRES

RESTRICTIONS: THE FOLLOWING RESTRICTIONS SHALL APPLY TO EACH LOT IN "CARRIAGE HILLS".

- ALL LOTS IN THIS SUBDIVISION SHALL BE KNOWN AND DESCRIBED AS RESIDENTIAL LOTS AND NO STRUCTURE SHALL BE ERRECTED ON ANY RESIDENTIAL LOT TO EXCEED 2 STORIES IN HEIGHT AND THE USUAL ACCESSORY BUILDINGS, INCLUDING A PRIVATE GARAGE. NO COMMERCIAL ENTERPRISE OF A PERMANENT-NATURE SHALL BE PERMITTED.
- NO STRUCTURE SHALL BE ERRECTED ON ANY LOT NEARER THAN 30 FEET TO THE FRONT LOT LINE NOR NEARER THAN 7 FEET OR 10 PERCENT OF THE AVERAGE WIDTH OF THE LOT, WHICHEVER AMOUNT IS GREATER, BUT NEED NOT EXCEED 10 FEET TO ANY SIDE LOT LINE, SIDE STREET SETBACKS ARE AS SHOWN. THERE SHALL BE A REAR YARD OF 30 FEET OR 20 PERCENT OF THE AVERAGE DEPTH OF THE LOT BUT IT NEED NOT EXCEED 45 FEET.
- NO TRAILER BASEMENT, SHACK, GARAGE OR OTHER OUTBUILDINGS ERRECTED 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. VEHICLES OF A COMMERCIAL NATURE SHALL NOT BE MAINTAINED AT ANY TIME OR PARKED IN THE OPEN FOR A PERIOD LONGER THAN ONE DAY ON ANY LOT IN THIS SUBDIVISION.
- 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 5.0' 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. 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 ERRECTED OR PLACED ON ANY LOT HAVING AN AREA OF LESS THAN 7,500 SQUARE FEET.
- 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 INCINERATORS OR OTHER EQUIPMENT FOR THE STORAGE OR DISPOSAL OF SUCH MATERIAL SHALL BE KEPT IN A CLEAN AND 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 10.0' 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 OR 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 20.0 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 MARCH, 1985, 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 HEREBIN 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. INVALIDATION 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 IN WRITING BY ANY OFFICER OF CRECO LAND COMPANY, INC., OR ASSIGNS. THIS RESTRICTION SHALL APPLY ONLY UNTIL ALL HOUSES ARE COMPLETE.
- THE GROUND FLOOR AREA OF ANY DWELLING SHALL NOT BE LESS THAN 1000 SQUARE FEET.
- SIDEWALKS WILL BE REQUIRED IN FRONT OF ALL LOTS AND PAID FOR BY THE BUILDER UNLESS DEVELOPER RELEASES BUILDER FROM ABOVE REQUIREMENTS AT TIME OF LOT PURCHASE. SIDEWALKS TO BE CONSTRUCTED TO DEVELOPERS SPECIFICATIONS.

RECOMMENDED FOR APPROVAL BY THE PLANNING COMMISSION OF KANSAS CITY, KANSAS

Harry J. Miller CHAIRMAN April 14, 1965 DATE
Paul E. ... SECRETARY

APPROVED BY THE BOARD OF CITY COMMISSIONERS OF KANSAS CITY, KANSAS

James ... MAYOR Gary L. ... CITY CLERK 4/20/65 DATE

APPROVED BY THE CITY ENGINEER OF KANSAS CITY, KANSAS

H. ... CITY ENGINEER 4/20/65 DATE