

# RESURVEY OF CORONADO HILLS

A SUBDIVISION OF LAND IN WYANDOTTE COUNTY KANSAS

**DESCRIPTION** All that part of West Half (W 1/2) of the Southwest Quarter (S.W. 1/4) of Section 2, Township 11, Range 24 in Wyandotte County, Kansas, described as follows:  
Beginning at the Southwest corner of said Section 2, thence due North along the West line of said Section 2, 1000.85 feet; thence East 140.40 feet; thence North 99.94 feet; thence North 72° 36' 44" East 642.58 feet; thence South 7° 30' East 138.68 feet; thence Southeast along a curve to the left, having a radius of 75 feet, 30.58 feet; thence South 30° 52' East 130.34 feet; thence Southeast along a curve to the left, having a radius of 158 feet, 51.25 feet; thence South 49° 27' East 151.06 feet; thence Southeast along a curve to the right, having a radius of 145 feet, 98.11 feet; thence South along a curve to the right, having a radius of 75 feet, 148.82 feet; thence South 85° 51' 50" East 229.02 feet to a point in the "East" line of the W 1/2 of the S.W. 1/4 of said Section 2, 1319.00 feet to beginning, except the following taken for Highway purposes:  
Beginning at the Southwest corner of said W 1/2; thence North 89° 51' 50" West along said East line 714.50 feet to the Southeast corner of said Section 2, Township 11, Range 24; thence North 123.40 feet; thence in an Easterly direction 832.0 feet; thence South at right angles 9.0 feet; thence East at right angles to a point on the East line 1070 feet North of the Southeast corner of said West half (W 1/2) of the Southwest Quarter (S.W. 1/4); thence South 1070 feet to the South line of said Section; thence West along said Section line to the place of beginning.

State of Kansas, Wyandotte County, ss  
Received for Record on the 27th day  
of November, A.D. 1951  
at 11:05 o'clock A.M. and duly  
recorded in Record Book No. 25  
Page 21  
FRANK F. BROWN  
Notary Public  
County of Wyandotte  
State of Kansas  
Fee \$ 5.85

## DEDICATION

The lands intended for sale are described by numbers as lots with restrictions in CORONADO HILLS; the dimensions of which are shown on this plat. The roads reserved for public use are NORTH 62nd STREET, NORTH 62nd PLACE, NEBRASKA AVE., WASHINGTON AVE., ARCADIA AVE., and ARCADIA COURT. Also all drainage and utility easements, the extent and direction of which are shown on this plat, and the same are hereby dedicated to the public use forever.

In testimony whereof, We, the undersigned owners of the above described property, hereunto set our hand and seal this 26th day of November 1951.  
*Walter Welch*  
Walter Welch  
*Belle Welch*  
Belle Welch  
Orin L. Moats Company, Inc.  
*Harry A. Burger*  
Harry A. Burger, Vice President  
Attest: *C.T. Sweeney*  
C.T. Sweeney, Secretary

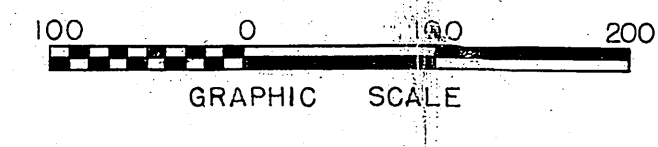
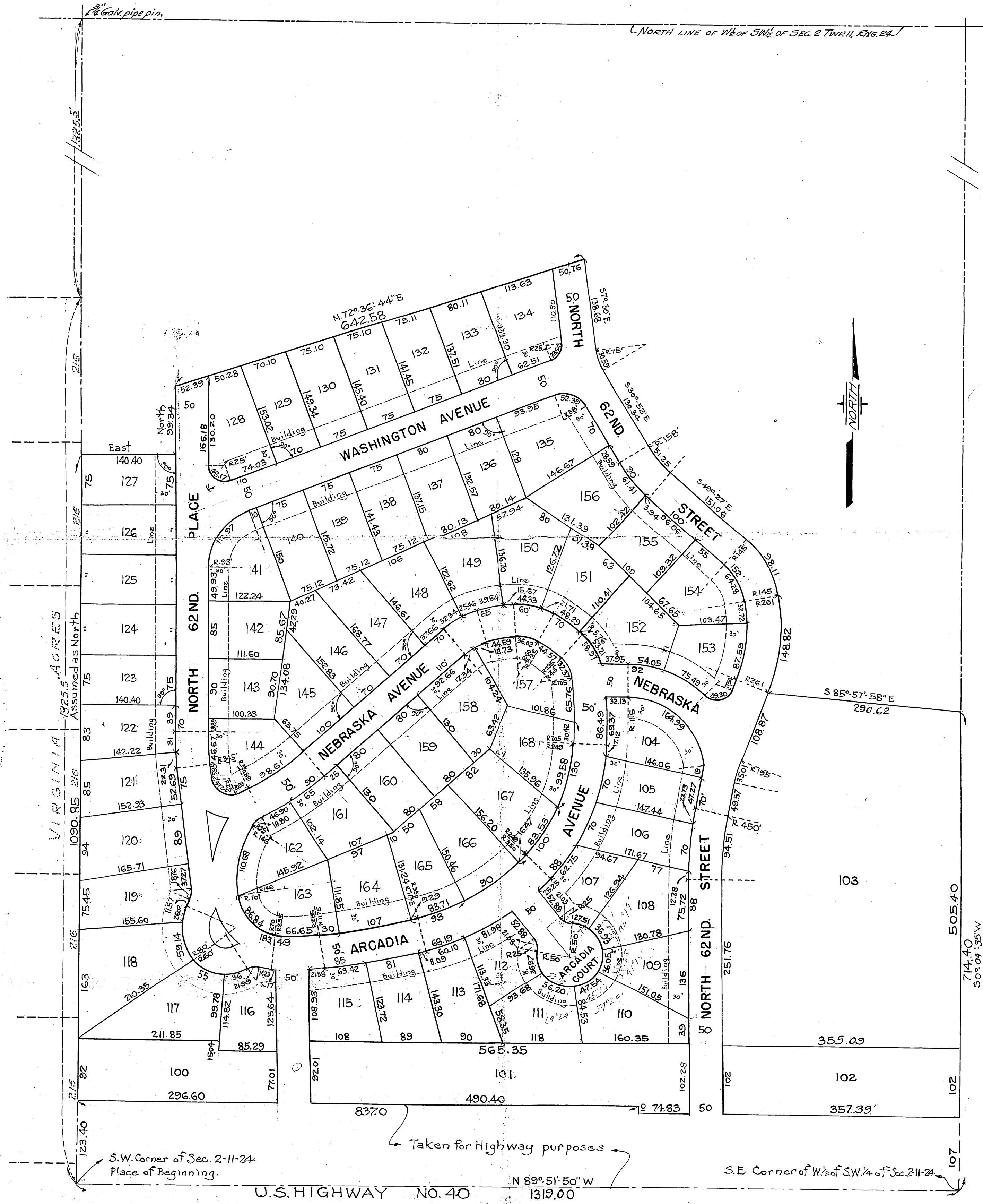
STATE OF KANSAS }  
COUNTY OF WYANDOTTE } ss  
Be it remembered, that on this 26th day of November AD 1951 before me, the undersigned, a Notary Public in and for the County and State aforesaid, came Walter Welch and Belle Welch, husband and wife, who are personally known to me to be the same persons who executed the foregoing instrument of writing, and duly acknowledged the execution of the same to be their own voluntary act and deed.

In testimony whereof, I have hereunto set my hand and affixed my official seal, the day and year last above written.  
My Commission expires April 2, 1955 *Helmut C. Topp*  
Notary Public  
My Commission expires April 2, 1955 *Helmut C. Topp*  
Notary Public

## RESTRICTIONS

- The following restrictions shall apply to each and every lot in CORONADO HILLS:
- 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 2 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 10 feet or 10% of the average width of the lot, whichever amount is greater, to any side lot line. The side lot line restriction shall not apply to the garage located on the rear 25% of a lot, except that on corner lots no structure shall be permitted nearer than 20 feet to the side street line.
  - No residential lot shall be resubdivided into building plots having an area less than 10,000 square feet each.
  - No trailer, basement, tent, 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, hog pen, outside privy, closet, or open cesspool shall be constructed or maintained on the property.
  - A perpetual easement is reserved over the rear 5 feet and the side 5 feet of each lot where necessary for utility installation and maintenance.
  - These covenants and restrictions are to run with the land and shall be binding on all parties and all persons claiming under them until, October 1, 1980 of which time said covenants and restrictions shall be extended for successive periods of ten (10) years unless by a majority of the then owners of the lots it is agreed to change said covenants in whole or in part.
  - If the parties herein or any of them, or their heirs or assigns shall violate or attempt to violate any of the restrictions herein it shall be lawful for any person or persons claiming property in said subdivision to prosecute any proceeding at law or in equity against the person or persons violating or attempting to violate such restrictions and either to 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 one of the remaining restrictions.
  - No residence having less than 700 square feet of floor space, exclusive of porches and garages, shall be erected on any lot.

December 24, 1951  
Approved by the Kansas City, Kansas Planning Commission  
*Frank P. Quinn*  
Chairman  
Attest: *Jedediah Olson*  
Secretary  
December 24, 1951  
Approved by the Board of City Commissioners of Kansas City, Kansas  
*Frank P. Quinn*  
Mayor  
Attest: *Thomas W. Burrell*  
City Clerk  
December 24, 1951  
Approved by the Wyandotte County Planning Board  
*Joe P. Quinn*  
Chairman  
Attest: *L.B. Kublenicki*  
Secretary  
December 24, 1951  
Approved by Wyandotte County Commissioners  
*Joe P. Quinn*  
Chairman  
Attest: *R.W. Jensen*  
City Clerk  
December 24, 1951  
Approved by the City Engineer of Kansas City, Kansas  
*John McInnell*  
City Engineer  
December 31, 1951  
Approved  
*Clay Roberts*  
Wyandotte County Engineer



By *Frank P. Quinn*  
McInnell & Buford Engineers

