

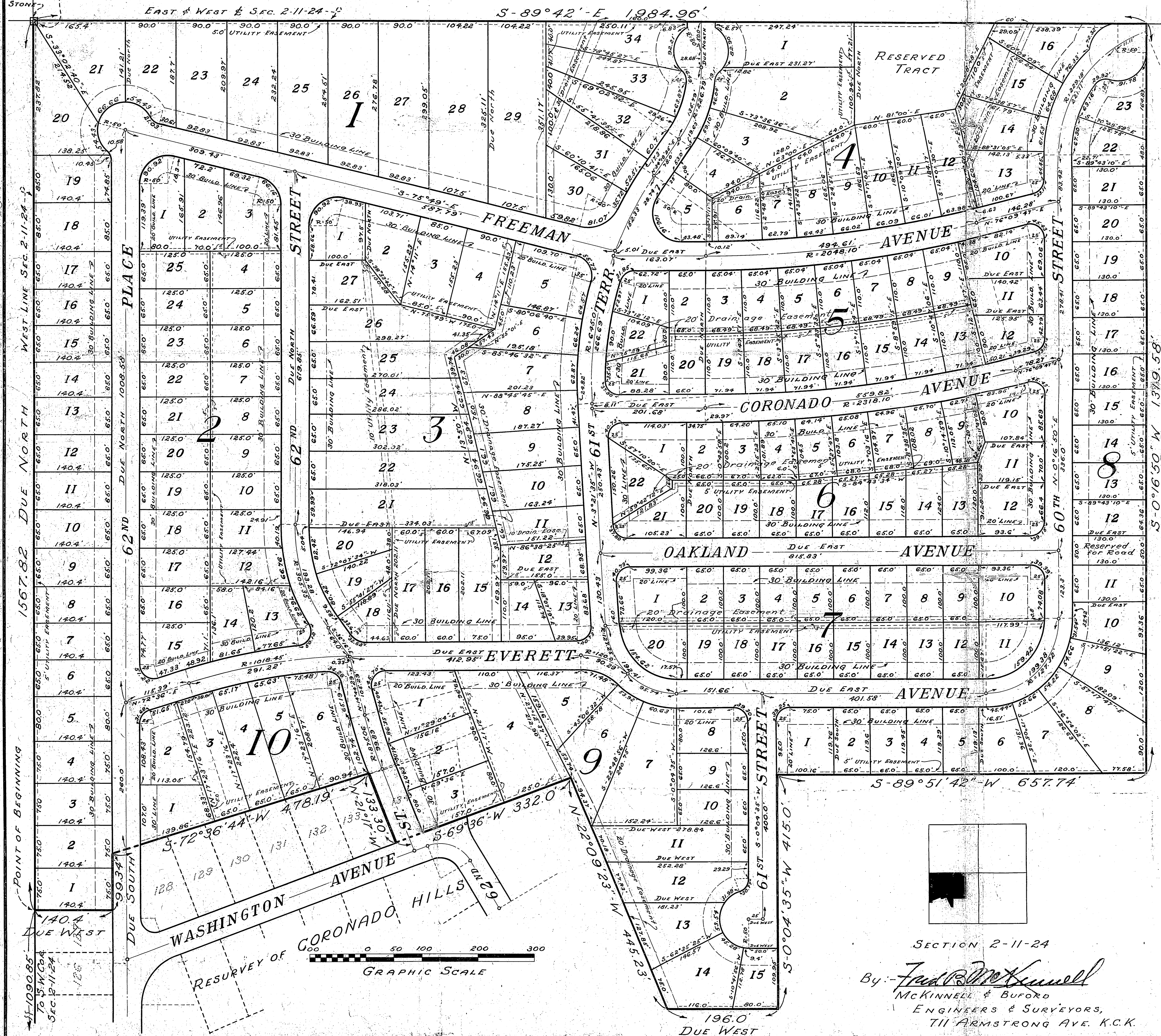
CORONADO NORTH

A SUBDIVISION OF LAND IN WYANDOTTE COUNTY, KANSAS.

DESCRIPTION

All that part of the Southwest quarter of Section 2, Township 11, Range 24, Wyandotte County, Kansas, described as follows; beginning at a point on the West line of Sec 2-11-24 1090.85 feet North of the Southwest corner of Section 2; thence North along said West line 1567.82 to a stone at the Northwest Corner of the Southwest quarter of said Section 2; thence South 89°42' East 1984.96 feet along the North line of said Southwest quarter; thence South 0°16'50" West 1319.58 feet; thence South 89°51'42" West 657.74; thence South 0°04'35" West 415.0 feet; thence South 196.0 feet; thence North 22°09'23" West 445.23 feet; thence South 69°36' West 332.0 feet to the South East corner of Lot number 133, Resurvey of Coronado Hills; thence North 21°17' West along the Easterly line of said Lot 133, 133.30 feet to the North East corner of said Lot 133; thence South 72°36'44" West 478.19 feet; thence South 99.34 feet; thence West 140.4 feet to the point of beginning.

It being intended that Lot 134 Resurvey of Coronado Hills and all that part of the vacated North 62nd Street lying Northernly of the South line of said Lot 134 produced North 69°36' East to its intersection with the Easterly line of said Street, become a part of this Plat.



State of Kansas, Wyandotte County, ss: Received for Record on the 17 day of _____, 1953, at _____, recorded in Book _____, page _____.

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 shown are hereby dedicated to the public use forever.

In testimony whereof, We the undersigned owners of the here-with described property, have hereunto set our hand and seal this 25th day of September, 1953.

CORONADO INCORPORATED

Ivan S. Brooke
Ivan S. Brooke (Sec.)

W. W. Miller
W. W. Miller (President)

STATE OF KANSAS
COUNTY OF WYANDOTTE

Be it remembered that on this 25 day of Sept, 1953 before me a Notary Public in and for the County and State aforesaid, came Ivan S. Brooke, and W. W. Miller of Coronado Incorporated, 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 acts and deed.

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

My Commission expires _____ Commission Expires May 21, 1956

Edw. R. Schmidt
Notary Public.

RESTRICTIONS

The following restriction shall apply to each and every lot in CORONADO NORTH

- 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 2½ 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 7 feet or 10% of the average width of the lot which ever is greater, to any side lot line. The side lot line restriction shall not apply to a garage located on the rear 25% of a lot, except that on a corner lot no structure shall be permitted nearer than 20 feet to the side street line. No dwelling shall be located on any interior lot nearer than 25 feet to the rear lot line.
- No trailer, basement, shack, garage, or other outbuildings erected in this subdivision shall at anytime 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 5 feet and the side 5 feet where necessary for utility or drainage installation and maintenance.
- These covenants and restrictions are to run with the land and be binding on all parties and all persons claiming under them until July 1st 1980 at which time said covenants and restrictions shall be extended for successive periods of 10 years unless by a majority of the then owners of the lots it is agreed to change them 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 a 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 prevent him or them from doing so or to recover damages for such violation. Invalidity of any one of the above restrictions shall in no way invalidate any of the remaining restrictions.
- No dwelling shall be erected or placed on any lot having a width of less than 60.0 feet at the minimum building setback line. The ground floor area of the main structure, exclusive of one-story open porches and garages, shall be not less than 720 square feet for a one-story dwelling, nor less than 600 square feet for a dwelling of more than one story.
- 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.

Approved by the Kansas City, Kansas Planning Commission Nov. 9th, 1953.
Harry J. Miller Chairman
Walter C. ... Secretary

Approved by the Wyandotte County Planning Board June 22nd, 1953.
Joe Jenkins Chairman
L. E. ... Secretary

Approved by the Board of City Commissioners of Kansas City, Kansas Nov. 11th, 1953.
Howard ... Mayor
Joseph ... City Clerk

Approved by Wyandotte County Commissioners Nov. 12th, 1953.
Joseph ... Chairman
W. W. ... Secretary

Approved by the City Engineer of Kansas City, Kansas Nov. 10th, 1953.
J. ... City Engineer

Approved by Wyandotte County Engineer Nov. 19, 1953.
... County Engineer

SECTION 2-11-24
By: Frank M. McKinnell
MCKINNELL & BUFORD
ENGINEERS & SURVEYORS,
711 ARMSTRONG AVE. K.C.K.