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IN COUNTY CLERK'S OFFICE

AUG 12 1964

JAMES H. CONROY
Book 30
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AUG 27 2 56 P M '64
REGISTER OF DEEDS

Country Side West

Description

A subdivision of land in the Northwest Quarter of the Northwest Quarter of Section 2, Township 11 South, Range 24 East, in Wyandotte County, Kansas, being more particularly described as follows:

Beginning at the Northwest corner of said Section 2, thence South 89°49'52" East, along the North line of said Section 2, 1218.58 feet; thence South 0°10'08" West, 155.22 feet; thence Southeasterly, on a curve to the left, having a radius of 174.33 feet, an arc distance of 155.07 feet; thence South 50°47'44" East, 44.75 feet; thence South 39°12'16" West, 161.84 feet; thence South 51°08'00" West, 165.0 feet; thence South 47°12'10" West, 70.83 feet; thence South 7°25'00" West, 325.0 feet; thence South 53°25'00" West, 170.0 feet; thence North 69°35'00" West, 175.0 feet; thence North 29°35'00" West, 170.0 feet; thence North 55°35'00" West, 322.0 feet; thence South 34°25'00" West, 65.0 feet; thence North 55°35'00" West, 50.0 feet; thence North 53°24'29" West, 142.66 feet; thence North 42°49'29" West, 222.0 feet to a point on the West line of said Section 2; thence North 0°10'31" East, along said West line, 410.0 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:

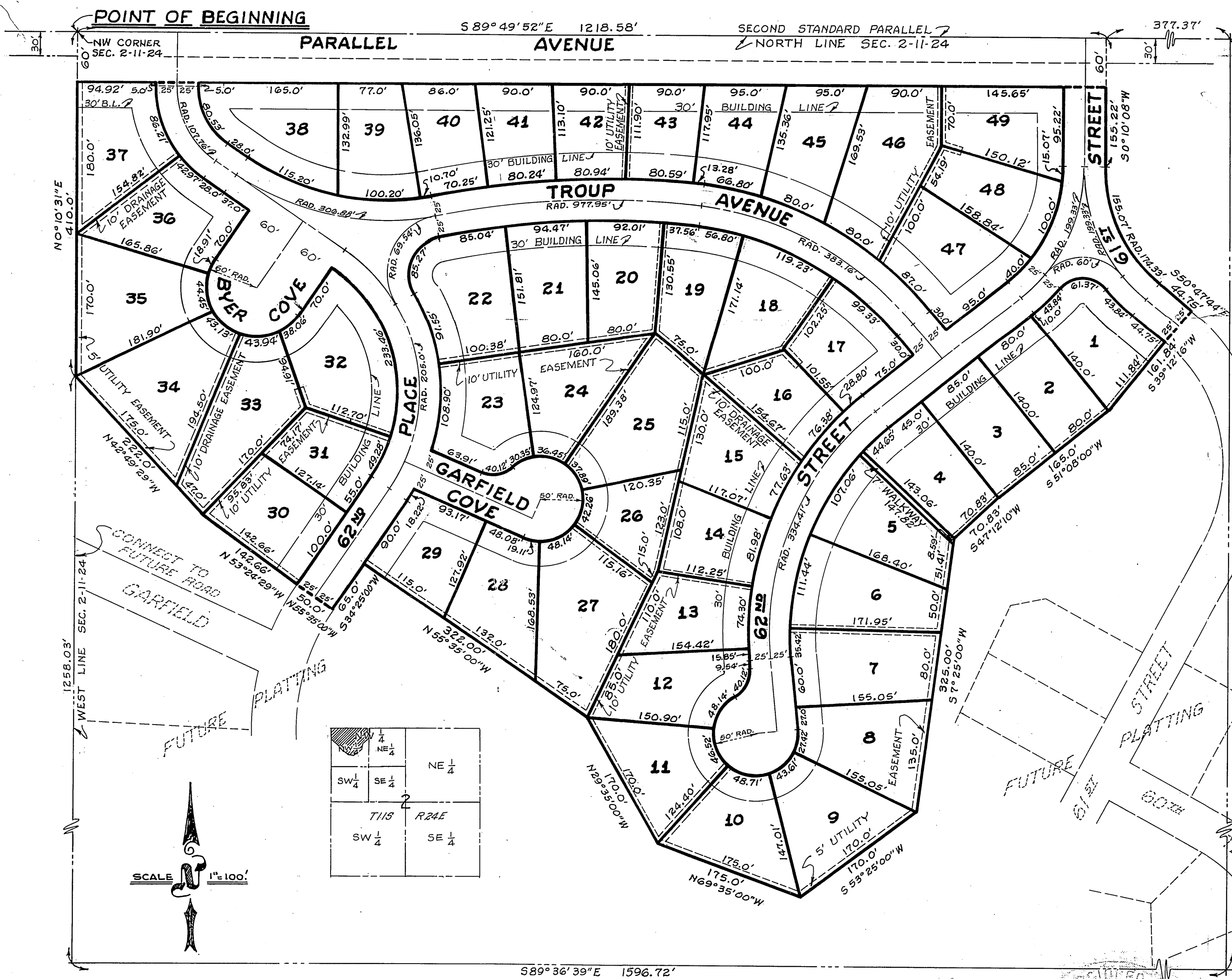
"COUNTRY SIDE WEST"

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.

Restrictions

The following restrictions shall apply to each and every proposed subdivision of "COUNTRY SIDE WEST"

- 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 stories in height and the usual accessory buildings, including a private garage. No commercial enterprise shall be permitted, whatsoever.
 - No structure shall be erected on any residential lot nearer than 30 feet to the front lot line nor nearer than 7.5 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 leachpool, 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, or which may obstruct or retard the flow of water through 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 60 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 7,500 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 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 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 thereon 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 August 5, 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. 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 by Country Side West Homeowners Association.
- This restriction shall apply only until August 5, 1974.
- (16) The ground floor living area of any dwelling on any lot in this subdivision shall not be less than the following:
1-Story - 1200 sq. ft.; 1/2-Story - 1000 sq. ft.; 2-Story - 800 sq. ft.
Any dwelling on any lot shall have an enclosed garage capable of completely sheltering two standard size automobiles.



Approved by Kansas City, Kansas
Planning Board August 10, 1964.
Harry E. Miller, Chairman

Approved by Kansas City, Kansas
Commissioners August 20, 1964.
Paul Withems, Mayor; Harold E. Mevin, Deputy City Clerk

Approved by Kansas City, Kansas
Engineer August 17, 1964.
Howard L. Anton, City Engineer

STATE OF KANSAS COUNTY OF WYANDOTTE } S.S.

Be it remembered that on this 5th day of August, 1964, before me the undersigned, a Notary Public, duly commissioned in and for the County and State aforesaid, came Gene Burton Byer and Elma Louise Byer, 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 free act and deed.

IN TESTIMONY WHEREOF:

We the undersigned owners of the hereon described property have hereunto set our hand and affixed our seal this 5th day of August, 1964.

Gene Burton Byer, Elma Louise Byer

IN WITNESS WHEREOF:

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

WOOD AVENUE
CONNECT TO EXISTING STREET

Approved By Wyandotte County
Commissioners August 13, 1964
Jim E. Story, County Engineer

Approved By Wyandotte County
Planning Board August 10, 1964
My Commission expires October 10, 1964
John Stanley, Notary Public

SURVEYED BY
BROWNE & BUFORD
ENGINEERS & SURVEYORS
732 ARMSTRONG AVENUE
KANSAS CITY, KANSAS.

Approved By Wyandotte County
Planning Board August 10, 1964
Chairman, Attest

Approved By Wyandotte County
Commissioners August 13, 1964
Chairman, Attest

Approved By Wyandotte County
Engineers August 5, 1964
County Engineer

NOTARY PUBLIC