

A PLAT
OF

CRESTVIEW HOMES ADD.

A SUBDIVISION OF LAND IN WYANDOTTE COUNTY, KANSAS

DESCRIPTION

ALL OF THE NW $\frac{1}{4}$ OF THE SE $\frac{1}{4}$ OF SECTION 24, TOWNSHIP 11, RANGE 24, WYANDOTTE COUNTY, KANSAS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTER LINE OF SECTION 24-11-24, SAID POINT BEING THE INTERSECTION OF THE CENTER LINES OF SWARTZ ROAD AND 51 ST. STREET, THENCE RUNNING DUE EAST 1331.8 FEET, THENCE RUNNING S 0°03'40"W 1330.05 FEET, THENCE RUNNING N 89°57'55"W 1328.98 FEET, THENCE RUNNING N 0°02' W 1329.25 FEET TO THE POINT OF BEGINNING.

DEDICATION

THE LANDS INTENDED FOR SALE ARE DESCRIBED BY NUMBERS AS LOTS WITH RESTRICTIONS IN CRESTVIEW HOMES ADD. THE DIMENSIONS OF WHICH ARE SHOWN ON THIS PLAT. THE TRACTS RESERVED FOR PUBLIC USE ARE: AUGUST, AUGUST COURT, PAWNEE, SO. 50 TH TERRACE, ARGENTINE, SO. 50TH, SO. 50TH DRIVE, SO. 49 TH DRIVE, EDGEHILL DRIVE, 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, I THE UNDERSIGNED OWNER OF THE ABOVE DESCRIBED PROPERTY HAVE HEREUNTO SET MY HAND SEAL THIS 17th DAY OF Sept, 1951. W. R. Eldridge

STATE OF KANSAS } ss.
COUNTY OF WYANDOTTE }

BE IT REMEMBERED THAT ON THIS 17th DAY OF Sept, 1951 BEFORE ME A NOTARY PUBLIC IN AND FOR THE ABOVE NAMED COUNTY AND STATE CAME W. R. Eldridge WHO IS PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGE THE EXECUTION OF THE SAME TO BE HIS OWN FREE ACT AND DEED.

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

MY COMMISSION EXPIRES 2-2-52

Alma J. Gottschman
NOTARY PUBLIC

TRUMAN SCHLUP, CONSULTING ENGINEER
KANSAS CITY, KANSAS

THIS IS TO CERTIFY THAT I HAVE, DURING THE MONTH OF MAY, 1951, BY ORDER OF W. R. ELDRIDGE, MADE A SURVEY AND SUBDIVISION OF THE LAND DESCRIBED HEREON IN WYANDOTTE COUNTY AND THAT THE RESULTS ARE CORRECTLY SHOWN HEREON.

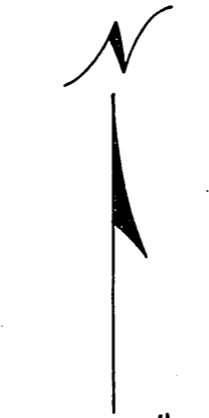
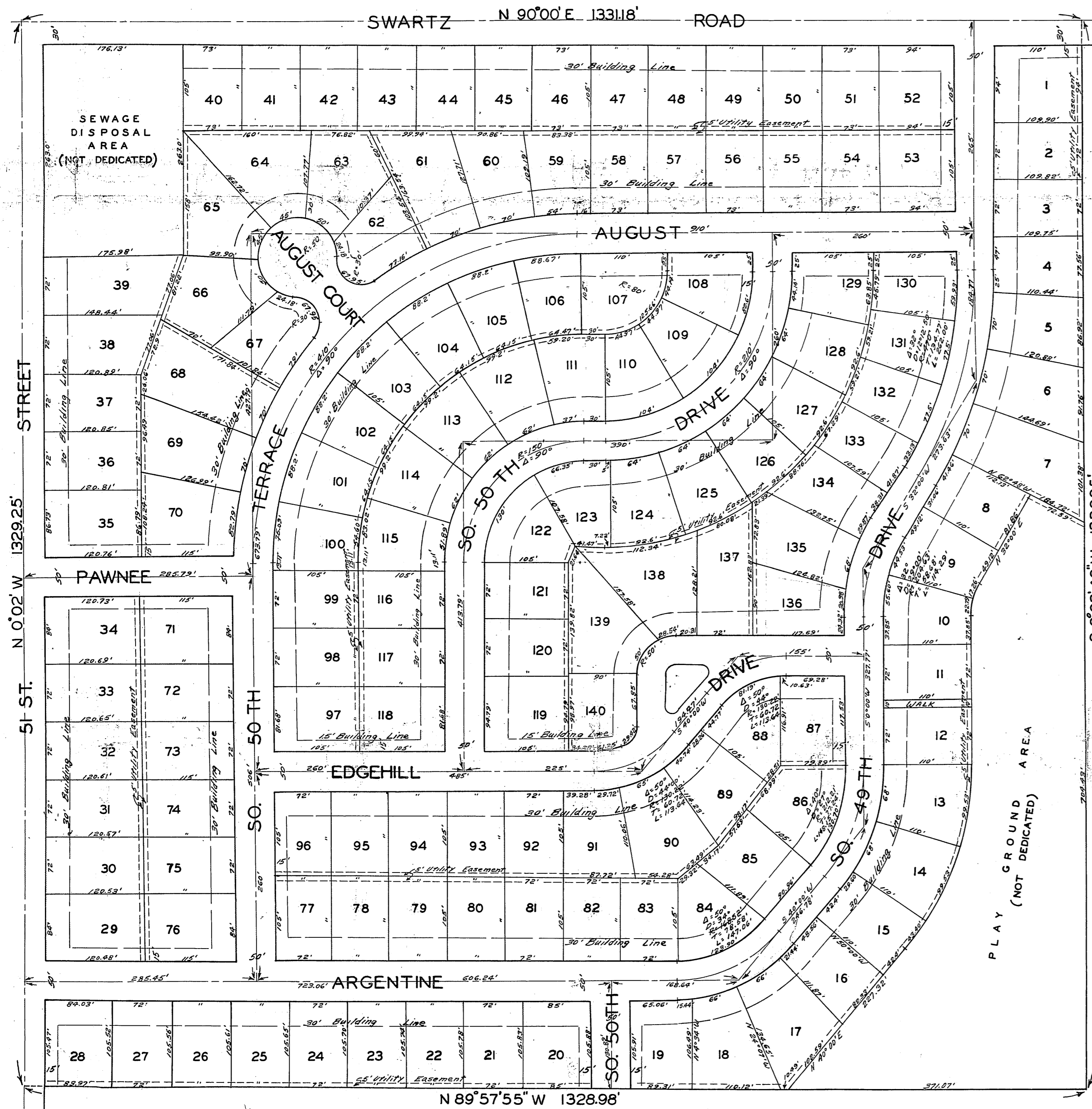
TRUMAN SCHLUP, CONSULTING ENGINEER

Oct 26 1951
P.M.
Book 25
Page 11
W. R. Eldridge
7 852

RESTRICTIONS

THE FOLLOWING RESTRICTIONS SHALL APPLY TO EACH AND EVERY LOT IN CRESTVIEW HOMES ADD.:

- FIRST: 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 A ONE DETACHED SINGLE FAMILY DWELLING, NOT TO EXCEED 2 $\frac{1}{2}$ STORIES IN HEIGHT AND THE USUAL ACCESSORY BUILDINGS, INCLUDING A PRIVATE GARAGE.
- SECOND: NO STRUCTURE SHALL BE ERECTED ON ANY RESIDENTIAL LOT NEARER THAN 30 FEET TO THE FRONT LOT LINE NOR NEARER THAN 7 FEET 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 CORNER LOTS NO STRUCTURE SHALL BE PERMITTED NEARER THAN 15 FEET TO THE SIDE STREET LINE.
- THIRD: NO RESIDENTIAL LOT SHALL BE RESUBDIVIDED INTO BUILDING PLOT HAVING AN AREA LESS THAN 10,000 SQUARE FEET.
- FOURTH: NO TRAILER, BASEMENT, TENT, SHACK, GARAGE, BARN OR OTHER OUTBUILDINGS ERECTED IN THIS SUBDIVISION SHALL AT ANY TIME BE USED AS A RESIDENCE, TEMPORARY OR PERMANENTLY, NOR SHALL ANY RESIDENCE OF A TEMPORARY CHARACTER BE PERMITTED.
- FIFTH: NO DWELLING COSTING LESS THAN FIVE THOUSAND DOLLARS SHALL BE PERMITTED ON ANY LOT IN THIS SUBDIVISION AND THE GROUND FLOOR AREA OF ANY DWELLING SHALL NOT BE LESS THAN 670 SQUARE FEET, NOT INCLUDING AN ATTACHED GARAGE.
- SIXTH: NO STABLE, BARN, HOG PEN, OUTSIDE PRIVY, CLOSET, OR OPEN CESSPOOL SHALL BE CONSTRUCTED OR MAINTAINED ON THE PROPERTY.
- SEVENTH: A PERPETUAL EASEMENT IS RESERVED AND DEDICATED OVER THE REAR 5 FEET OR THE SIDE 5 FEET OF EACH LOT AS INDICATED WHERE NECESSARY FOR UTILITY INSTALLATION AND MAINTENANCE.
- EIGHTH: THESE COVENANTS AND RESTRICTIONS ARE TO RUN WITH THE LAND AND SHALL BE BINDING ON ALL PARTIES AND ALL PERSONS CLAIMING UNDER THEM UNTIL DECEMBER 1, 1980 AT WHICH TIME SAID COVENANTS AND RESTRICTIONS SHALL BE EXTENDED TO 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.
- NINTH: IF THE PARTIES HERETO, 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 OWNING ANY OTHER LOT 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 SO DOING OR TO RECOVER DAMAGES FOR SUCH VIOLATION, INVALIDATION OF ANY ONE OF ANY ONE OF THE ABOVE RESTRICTIONS SHALL IN NO WAY INVALIDATE ANY OF THE REMAINING RESTRICTIONS.



APPROVALS

APPROVED BY THE WYANDOTTE COUNTY PLANNING BOARD

Sept 24th, 1951
ATTEST: Joseph T. Kearson CHAIRMAN
Joe Clark SECRETARY

APPROVED BY THE WYANDOTTE COUNTY ENGINEER

October 10, 1951
Clayton J. Roberts COUNTY ENGINEER

APPROVED BY BOARD OF COUNTY COMMISSIONERS,
WYANDOTTE COUNTY, KANSAS

Oct 4th, 1951
ATTEST: Joe Clark SECRETARY
Joseph T. Kearson CHAIRMAN

APPROVED BY KANSAS CITY, KANSAS, CITY PLANNING COMMISSION

10/4, 1951
ATTEST: Max Harman SECRETARY
Truman Schlup CHAIRMAN

APPROVED BY KANSAS CITY, KANSAS, CITY ENGINEER

10/9, 1951
John J. ... CITY ENGINEER

APPROVED BY BOARD OF CITY COMMISSIONERS,
KANSAS CITY, KANSAS

Oct 9, 1951
ATTEST: Howard Payne CITY CLERK
Joseph T. Kearson MAYOR

Handwritten notes and signatures in the bottom left corner, including '10-9-51' and '316'.