

# HAZEL GROVE ESTATES

A SUBDIVISION OF LAND IN WYANDOTTE COUNTY, KANSAS

**RALPH L. FLOURNOY**  
CONSULTING ENGINEER & SURVEYOR  
1135 MINNESOTA AVE. FI 2-1550  
KANSAS CITY, KANSAS

## DESCRIPTION

Beginning at the Southwest corner of the Northeast Quarter (NE 1/4) of the Southwest Quarter (SW 1/4) of section 34-10-24 in Wyandotte County, Kansas; thence East 40 poles; thence North 60 poles; thence West 40 poles; thence South 60 poles to the beginning.

## DEDICATION

The lands intended for sale are described by numbers as lots with restrictions in "Hazel Grove Estates", the dimensions of which are shown on this plat. That portion reserved for public use as roads, the extent and direction of which are shown on this plat, and all easements, both drainage and utility, 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 seals this 21<sup>st</sup> day of MARCH 1956.

Abe Trillin Abe Trillin

Edyth Trillin Edyth Trillin

STATE OF KANSAS ss  
COUNTY OF WYANDOTTE

Be it remembered that on the day and year last above written, before me a Notary Public in and for the above named county and state came Abe Trillin and Edyth Trillin, husband and wife who are personally known to me to be the same persons who executed the foregoing instrument of writing and duly acknowledge the same to be their own free act and deed.

IN WITNESS THEREOF, I have hereunto subscribed my hand and affixed my notarial seal this 21 day of

March 1956.

Ralph L. Flournoy  
Notary Public  
My commission expires

## RESTRICTIONS

The following restrictions shall apply to each and every lot in "HAZEL GROVE ESTATES".

- FIRST: All lots in this subdivision shall be known and described as residential lots with restrictions and no structure shall be erected on any lot other than a detached single family dwelling, not to exceed 2-1/2 stories in height and the usual accessory buildings, including a private garage.
- SECOND: No lot shall be resubdivided into a building plot having an area of less than 7500 square feet.
- THIRD: No structure shall be erected on any lot nearer than 30 feet to the front lot line nor nearer than 7 feet or 10% of the average width of the lot, whichever amount is greater, but need not exceed 10 feet to any side lot line. No structure shall be permitted nearer than 20 feet to any side street line. There shall be a rear yard of 30 feet or 20% of the average depth of the lot, but need not exceed 45 feet.
- FOURTH: No trailer, basement, tent, shack, garage, barn or other out buildings erected in this subdivision shall at any time be used as a residence, temporary or permanent, nor shall any residence of a temporary character be permitted.
- FIFTH: The ground floor area of any dwelling shall not be less than 900 square feet not including an attached garage.
- SIXTH: No stable, barn, hog pen, chicken coop, outside privy, closet or open cesspool shall be constructed or maintained on any lot.
- SEVENTH: A perpetual easement is reserved over the rear and side 5 feet of each lot for drainage and utility installation and maintenance.
- EIGHTH: These covenants and restrictions are to run with the lots and shall be binding on all parties and on all persons claiming under them until MARCH 1, 1986, at which time said covenants and restrictions shall be extended for successive periods of TEN years, unless by a majority of the then owners it is agreed to change said covenants and restrictions in whole or in part.
- NINTH: 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 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. Invalidity of any one of the above restrictions shall in no way invalidate any of the remaining restrictions.

Recommend for approval by the Wyandotte County Planning Board

Joe Johnson  
Chairman date

Attest: L.B. Kublenski  
Secretary date

Approved by the Board of Commissioners of  
Wyandotte County, Kansas

Joseph F. Reardon  
Chairman APR 19 1956  
date

Attest: R.W. Jansen  
County Clerk

Recommend for approval by Kansas City, Kansas Planning Commission

Harry E. Miller Sr  
Chairman date

Attest: Ramon Duran  
Secretary

Approved by the Board of Commissioners of  
Kansas City, Kansas

Raymond  
Mayor APRIL 17, 1956  
date

Attest: Howard Payne  
City Clerk

Approved by Kansas City, Kansas City Engineer

Frank B. McKeen  
Engineer date

Approved by Wyandotte County Engineer

Howard C. Antrom  
Engineer May 3, 1956  
date

