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STATE OF KANSAS
WYANDOTT COUNTY
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Book 31
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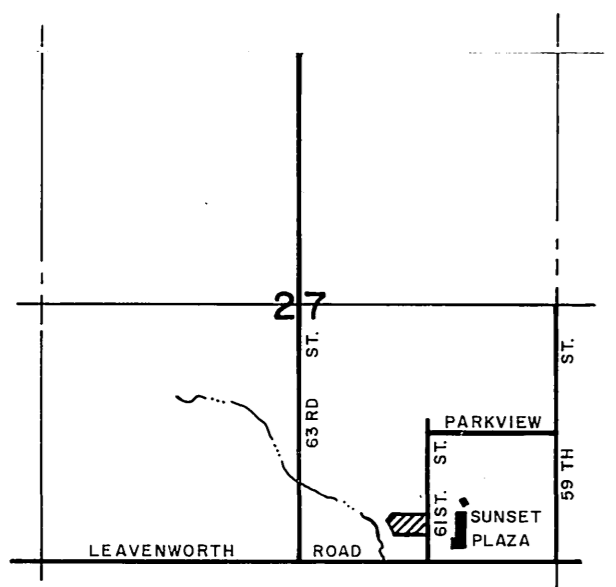
HILLSIDE VILLAGE REPLAT

OF LOT 15 AND PART OF LOT 16 FRIEDBERG HEIGHTS

LOTS 17, 18, 19, 20 & 21, FRIEDBERG HEIGHTS

CURVE DATA

Δ = 53° 49' 51"
T = 38.08
R = 75.00
L = 70.46



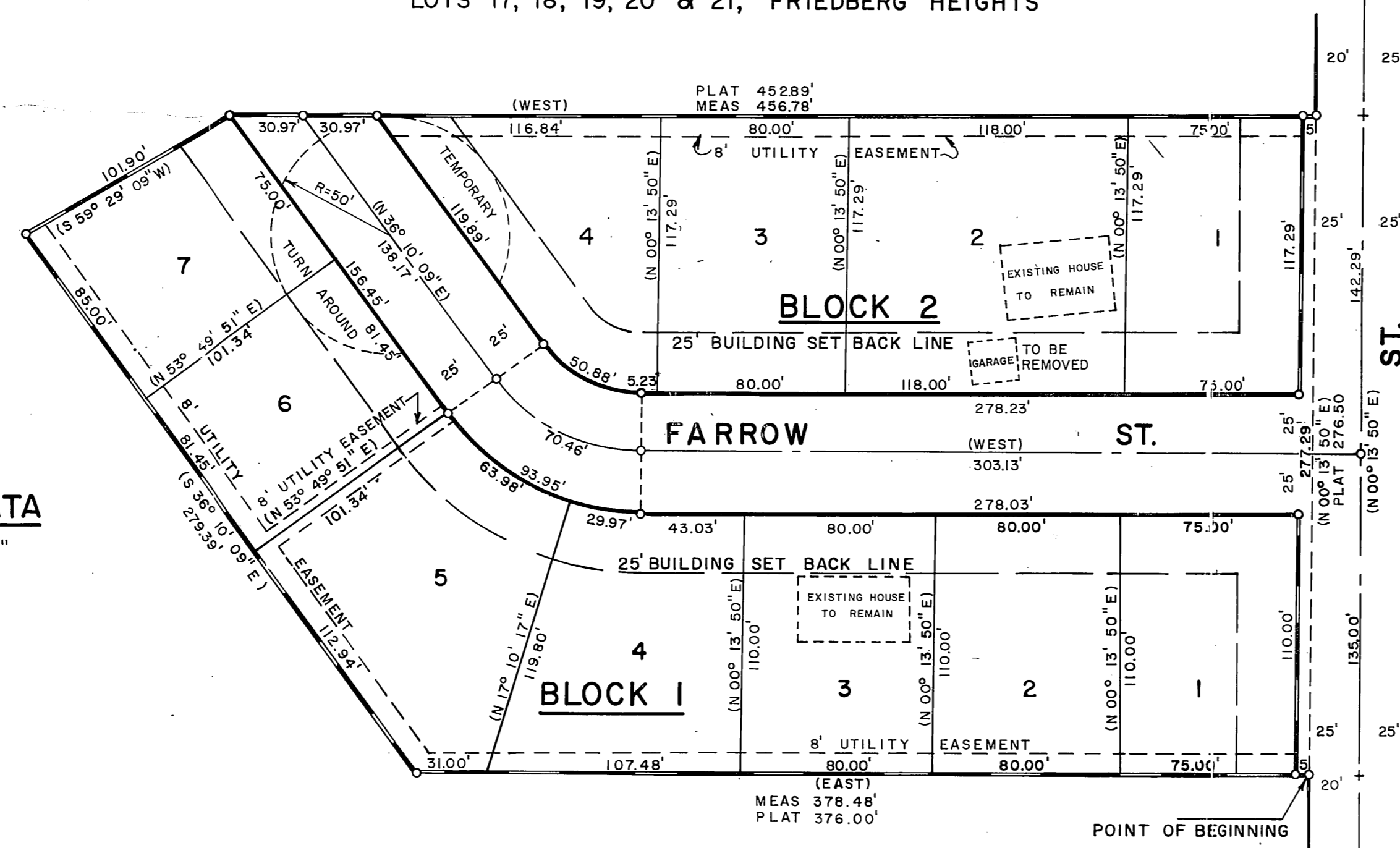
VICINITY MAP

LOTS 1, 2 & 3, FRIEDBERG HEIGHTS



SCALE: 1" = 50'
0 = 1/2" IRON BAR SET

THE S.E. COR. OF THE WEST HALF
OF THE S.E. 1/4 OF SEC. 27-10-24
ALSO, THE S.E. COR. FRIEDBERG
HEIGHTS AND E. LEAVENWORTH RD.



- DESCRIPTION**
Beginning at a point that is (N 00°13'50" E) 330.85 feet and 20.00 feet West of the Southeast corner of the West one half of the Southeast one quarter of said Section 27, said point being on the Western right-of-way line of Sixty First Street, thence (N 00°13'40" E) along the West right-of-way line of Sixty First Street 277.29 feet, thence (West) 456.78 feet, thence (S 59°29'09" W) 101.90 feet, thence (S 36°10'09" E) 279.39 feet thence (East) 378.48 feet to the point of beginning.
- EASEMENT**
An easement of eight (8) feet is hereby dedicated for public use, the right-of-way of which is shown with a dashed line on the accompanying plat, and said easement may be employed to locate and maintain sewer, waterlines, gaslines, poles and wires and any other form of public utility now and hereafter used by the public over, under and along the strips marked "Utility Easements."
- STREETS**
Streets shown on the plat and not heretofore dedicated to public use are hereby so dedicated.
- BUILDING LINES**
Building lines or setback lines are hereby established as shown on the accompanying plat and no building or portion thereof shall be built or constructed between this line and street.
- PLAT RESTRICTIONS**
The developers of the land platted as Hillside Village, a replat of land in Kansas City, Kansas, hereby impose the following restrictions as a protective guide to enjoy living in a well kept and beautiful development, and by acceptance of a deed to any of the lands or lots in said development the Grantee therein agrees.
- First: All construction plans and cost estimates must be filed and approved by the developers before construction begins.
 - Second: No structure shall be constructed by persons other than full time builders.
 - Third: No structure shall be under construction in excess of nine months.
 - Fourth: All structures shall incorporate some brick veneer or stone in their exterior construction.
 - Fifth: No more than one structure to be constructed on any lot.
 - Sixth: No fence shall be constructed in front of the rear corners of the structure and all fences shall be chain link or red wood material.
 - Seventh: No trees, shrubs, masonry or ornamentation shall be used for a fence line or lot marker across the front or sides of lots.
 - Eighth: After construction the lot shall be sodded. Trees shall be confined to areas that will not damage foundations and sidewalks by root growth.
 - Ninth: All structures to have a standard mail box and mounting post to be furnished by the developer at cost. All structures to have Gas (twin mantle or more) or Electric yard lights to be placed in strict alignment with respect to street.
 - Tenth: Trash containers must be kept only in places designated by the developer.
 - Eleventh: No business equipment, trucks or machinery shall be parked, stored, maintained or repaired on the premises, except that one pickup truck is permissible but may not be parked on the street.
 - Twelfth: No more than one dog and one cat per family and all other animals are prohibited.
 - Thirteenth: If the parties hereto or any of them, their heirs or assigns shall violate or attempt to violate any of the restrictions herein, it shall be a cause of action for any other person or persons owning any other lot in this development to prosecute and proceedings 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, or to recover damages for such violations.
 - Fourteenth: The covenants and restrictions are to run with the land and shall be binding on all parties and all persons claiming under them until January 1, 1968, at which time said covenants and restrictions shall be extended for successive periods of ten (10) years unless by a majority vote of the then owners of the lots it is agreed to change said covenants in whole or part.
 - Fifteenth: Invalidation of any of these restrictions shall in no way affect any of the other provisions which shall remain in full force and effect.

STATE OF KANSAS
CITY OF KANSAS CITY

On this 10th day of Nov., 1967, before me appeared Lambert Donahue and Mary A. Donahue husband and wife, known to me to be the persons described herein and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.

In witness thereof: I herewith set my hand and affixed my notarial seal of my office this 10th day of November, 1967.

My Commission Expires: March 19, 1971

Jean Schornerman
NOTARY PUBLIC

We, the Kansas City Planning Commission, do hereby approve the foregoing plat of Hillside Village this 12th day of February, 1968.

Richard A. Johnson
SECRETARY CHAIRMAN

We, the Governing Body of Kansas City, Kansas, do hereby approve the foregoing plat of Hillside Village this 15th day of February, 1968.

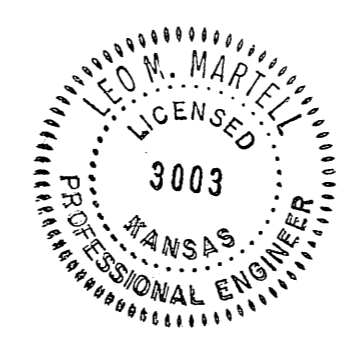
Leo M. Martell
ATTEST: Leo M. Martell
CITY CLERK

record in Book _____ Page _____ on this _____ day of _____, 1968, at _____ o'clock _____ m. in the office of the Register of Deeds.

REGISTER OF DEEDS

I hereby certify that I have accurately surveyed this subdivision and have located all monuments shown, and that all lots, streets, public ways and grounds, and other grounds are well and accurately staked and marked.

Leo M. Martell
LEO M. MARTELL P.E.



LEO M. MARTELL
AND ASSOCIATES
CONSULTING ENGINEER-ARCHITECT

1314 N. 38TH STREET, KANSAS CITY, KANS.
510 S. 5TH STREET, LEAVENWORTH, KANS.