

DESCRIPTION

THIS IS A RESURVEY OF ALL OF LOTS 31-32-36-39-42-44-48-49-50-53-54-57-58-59-60-61, THE EAST 119.5 FEET OF LOT 52 & THE WEST 119 FEET OF LOT 56 IN FRIEDBURG HEIGHTS AS RECORDED IN PLAT BOOK 15, PAGE 41 IN THE OFFICE OF THE REGISTER OF DEEDS.

462491
State of Kansas, Wyandotte County, SS.
May 1949
Book 24
Page 7
C. Hubert Maddox
Notary Public
ORIGINAL COMPARED WITH RECORD COPY
WARRANTY

JACOBS RESURVEY

Of part of Friedburg Heights Addition ---
A Subdivision of Land in Wyandotte County, Kansas

SCHONE & FLOURNOY

ENGINEERING & SURVEYING CO.
1135 MINNESOTA AVE. KANSAS CITY, KANSAS

THIS IS TO CERTIFY THAT I HAVE DURING THE MONTH OF MARCH, 1949 BY ORDER OF THE LEGAL OWNERS OF THE PROPERTY, MADE A SURVEY AND SUBDIVISION OF THE LAND DESCRIBED HEREON IN WYANDOTTE COUNTY, AND THAT THE RESULTS ARE CORRECTLY SHOWN HEREON.

Harold K. Schone, P.E.

DEDICATION

The lands intended for sale are described by numbers as lots with restrictions in "JACOBS RESURVEY," the dimensions of which are shown on this plat. The tracts reserved for public use are as shown in plat below; also 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, said Utility easements being described in Sec. 7 of the Restrictions. Edith, Fairview, Harrison & Fairdale Aves., Minard Blvd. & Mallott Rd. are hereby dedicated. In testimony whereof, we the undersigned, owners of the above described property have hereunto set our hand seal this 21st day of March 1949.

May R. Jacobs Frederick B. Jacobs George S. Jacobs Minard E. Jacobs
Helen E. Jacobs

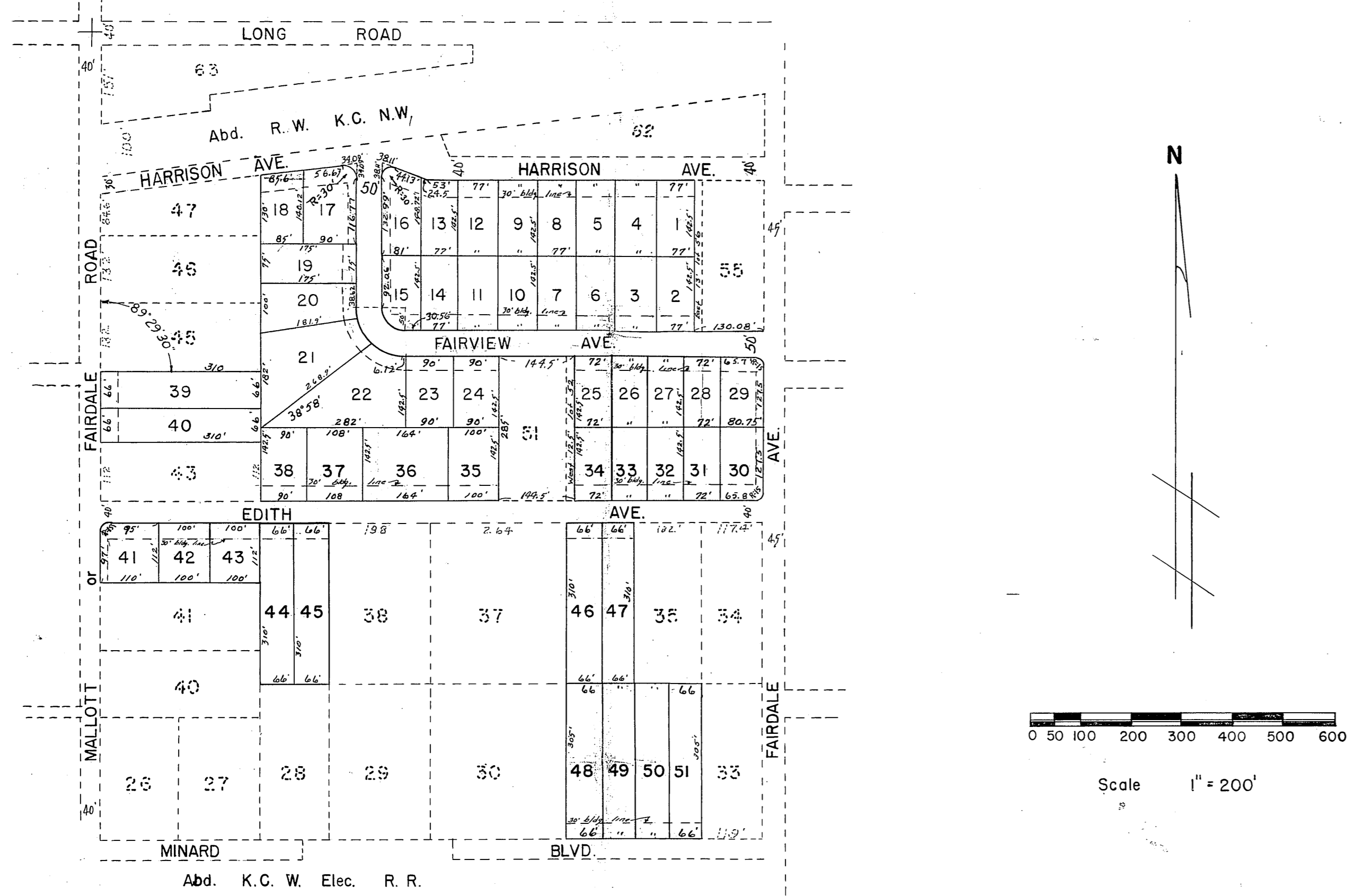
STATE OF KANSAS }
COUNTY OF WYANDOTTE } SS.

Be it remembered that on this 21st day of March 1949, before me, a Notary Public in and for the above named County and State came May R. Jacobs, Frederick B. Jacobs, George S. Jacobs, Minard E. Jacobs, Helen E. Jacobs, 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 deeds.

In witness thereof, I have hereto subscribed my name and affixed my Notarial Seal the day and year last above written.

My Commission expires April 7, 1951.

Notary Public



NOTE: See section 7 in Restrictions in regards to Utility Easements

RESTRICTIONS

The following restrictions shall apply to each and every lot in "JACOBS RESURVEY"

- 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 2½ 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 plots having an area less than that required by the Official Zoning Resolutions of Wyandotte County, Kansas.
- Fourth:** No trailer, basement, tent, shack, garage, barn or other outbuilding erected in this subdivision shall at any time be used as a resident, temporary or permanently, except a temporary structure may be used for not to exceed 18 months.
- Fifth:** No dwelling costing less than 4000.00 shall be permitted on any lot in this subdivision and the ground floor area thereof shall not be less than 750 square feet for a one story structure nor less than 750 square feet for a one-and-one half or two story structure.
- Sixth:** No stable, barn, hog pen, outside privy, closet or cesspool shall be constructed or maintained on the property.
- Seventh:** A perpetual easement is reserved over the rear five (5) feet or the side five (5) feet of each lot where necessary for utility installation and maintenance.
- Eighth:** No lot, improvement, or dwelling shall be sold, rented or leased or the title in manner passed to any person who is not, or any of whose ancestors are, or were, not of the Caucasian Race.
- Ninth:** These covenants and restrictions are to run with the land and shall be binding on all parties and all persons claiming them until 4-1-79 at which time said covenants and restrictions be extended for 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.
- Tenth:** 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 other person or persons owning any other lot in said subdivision to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate such restriction, and either to prevent him or them from so doing or to recover damages for such violation. Invalidation of any one of the above restrictions shall not invalidate the remaining restrictions.

Approved by the Wyandotte County Planning Board
March 28, 1949
Attest: L.B. Kublanski Secretary

Approved by the Wyandotte County Engineer
March 31, 1949
County Engineer

Approved by Board of County Commissioners, Wyandotte County, Kansas
April 4th 1949
Attest: Joseph T. Cardon Chairman
County Clerk

FILED
APR 2 1949
R. W. [Signature]
COUNTY CLERK