

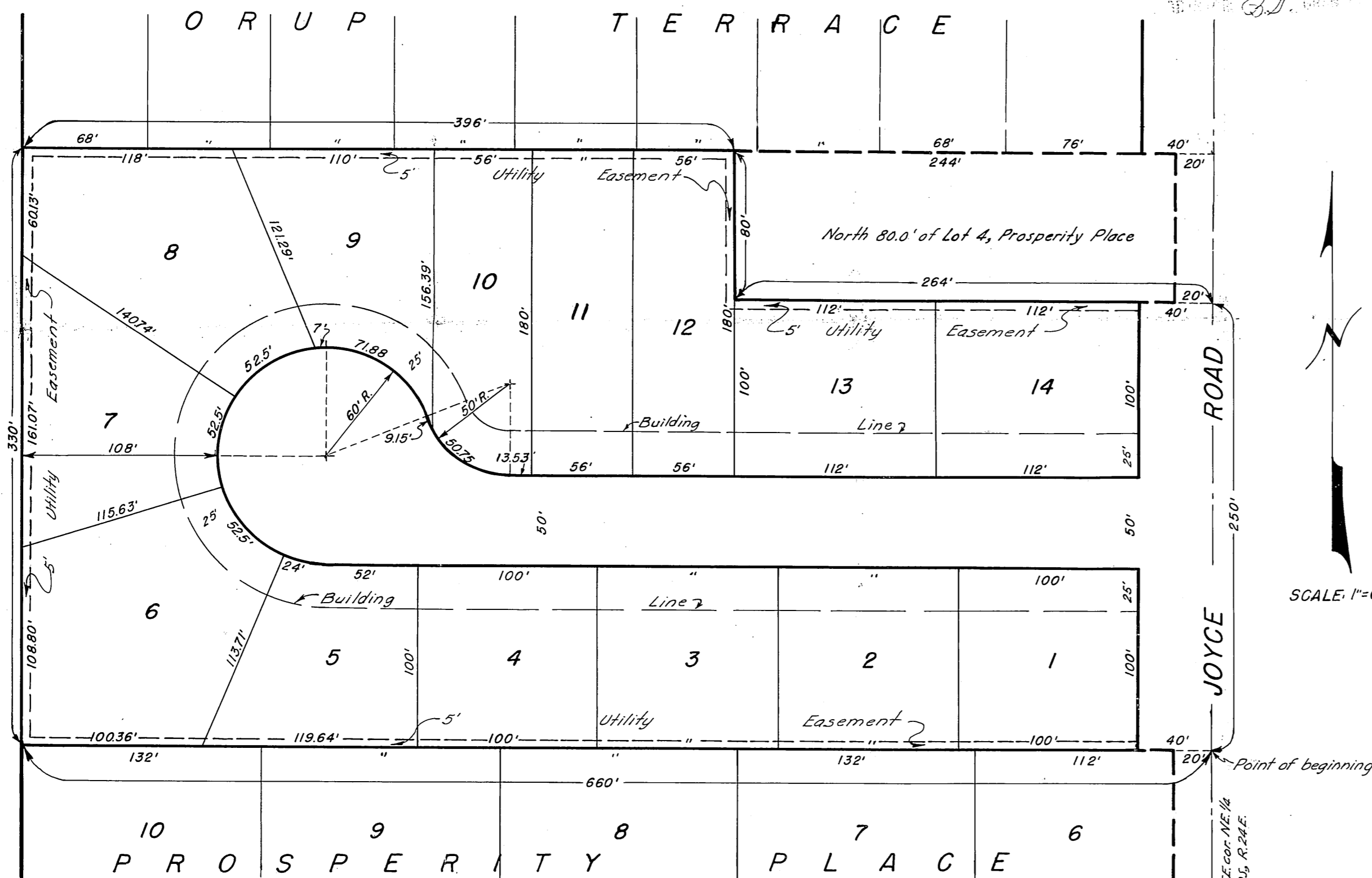
171890

# KAY'S ADDITION

## A SUBDIVISION OF LAND IN WYANDOTTE COUNTY KANSAS

### DESCRIPTION

The South 85.0 ft of Lot 4, all of Lots 5, 11, 12 & 13, PROSPERITY PLACE, a subdivision of land in Wyandotte County, Kansas, otherwise described as:  
Beginning 330.0 ft North of the Southeast corner of the Northeast quarter of Section 35, T.10S, R.24E., thence North 250.0 ft; thence West 264.0 ft; thence North 80 ft; thence West 396.0 ft; thence South 330.0 ft; thence East 660.0 ft; to the point of beginning, less 40.0 ft across the East end used for road purposes.



State of Kansas, Wyandotte County, ss:  
Received for Record on the \_\_\_\_\_ day  
of 2-14-1950 A.D. 19\_\_\_\_  
at 1:30 P.M. M. and duly  
recorded in Record Book 24 at  
page PAGE 35

FRANK R. BROWN  
Register of Deeds  
*Fr. Brown*  
Deputy

Fee, \$ 5.85

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### DEDICATION

The lands 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 utility easements as indicated are hereby dedicated to the public use forever.

In Testimony Whereof, the undersigned owner of the above described property, has hereunto set his hand and seal this 2nd day of January, 1950 A.D.  
*Jesse C. Thompson*

STATE OF KANSAS }  
COUNTY OF WYANDOTTE } ss

Be it remembered that on this 2nd day of January, 1950 A.D. before me, a Notary Public in and for the above named State and County, came Jesse C. Thompson who is personally known to me to be the same person who executed the foregoing instrument of writing and duly acknowledged 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 Notarial Seal the day and year last above written.

My commission expires 11-14-53

*Rosaline Masters*  
Notary Public

### RESTRICTIONS

The owner of the land platted as KAYS ADDITION hereby imposes, and by acceptance to a deed to any of the lands or lots in this subdivision, the grantees therein agree to the imposition of the following restrictions, which shall run with the title, and be binding on present and future owners of same for a period of twenty (20) years from January 1st, 1950 and which restrictions shall be automatically extended for successive periods of (10) ten years, unless by a vote of the majority of the then owners of the lots it is agreed to change them, in whole or in part.

- FIRST: All Lots in this subdivision shall be known and described as residential lots, and no commercial or industrial activity shall be conducted thereon.
- SECOND: No structure shall be erected on any lot within twenty-five (25) feet of any street.
- THIRD: No lot shall be subdivided, nor shall title be in any manner passed for less than a full lot.
- FOURTH: No structure shall be erected on any lot except one single family residence and a garage.
- FIFTH: The first floor area of each residence shall be not less than six hundred fifty (650) square feet.
- SIXTH: Each garage, if built, shall be attached to a residence, with or without an intervening breezeway, or located a minimum distance of seventy-five (75) feet from the front property line of the lot.
- SEVENTH: No stable, hogpen, outside privy, cesspool, or other noxious or objectionable condition shall be constructed or maintained on any lot; nor shall any livestock be kept on any lot.
- EIGHTH: Each residence shall have an approved sewage disposal system in connection therewith.
- NINTH: No basement, tent, shack, or trailer shall be used for residence purposes on any lot.
- TENTH: No lot, improvement or dwelling shall be sold, rented or leased, or title in any manner passed to any person who is not or any of whose ancestors are or were not of the Caucasian race.

In the event of the violation of any of the above restrictions, the owner of any lot shall have the right to proceed at law to enforce the cessation of such violation and to recover damages for any lessening of the value of his property in this subdivision caused by such violation.

Invalidation of any one of the above restrictions shall not invalidate the remaining restrictions

January 31, 1950  
Approved by the Wyandotte County Planning Board  
*Wm. Madden* Chairman  
Attest: *L.B. Kuhlend* Secretary

January 13, 1950  
Approved by the Kansas City, Kansas Planning Commission  
*Franklin* Chairman  
Attest: *Frederick* Secretary

Feb. 9, 1950  
Approved by the Board of Commissioners of Wyandotte County  
*Joseph F. Deardon* Chairman  
Attest: *Ed. Jensen* County Clerk

Feb. 14, 1950  
Approved by the Board of Commissioners of Kansas City, Kansas  
*Clayton* Mayor  
Attest: *Howard Payne* City Clerk

Feb. 9, 1950  
Approved: *Clayton*  
Wyandotte County Engineer

Approved: *W.E. Binscoe*  
Asst. City Engineer

*Fred B. McInnell*  
Professional Engineer, License No. 85-Kansas