

STATE OF KANSAS
WYANDOTTE COUNTY
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L.C. MASON
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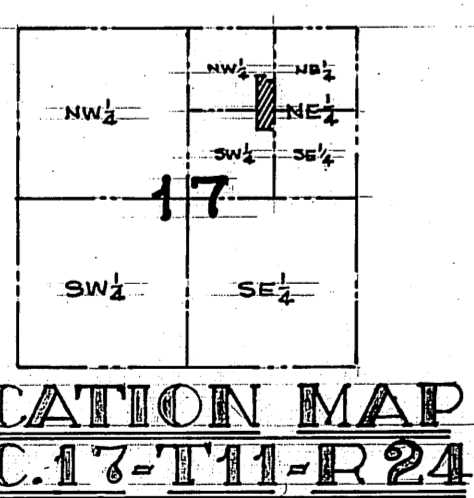
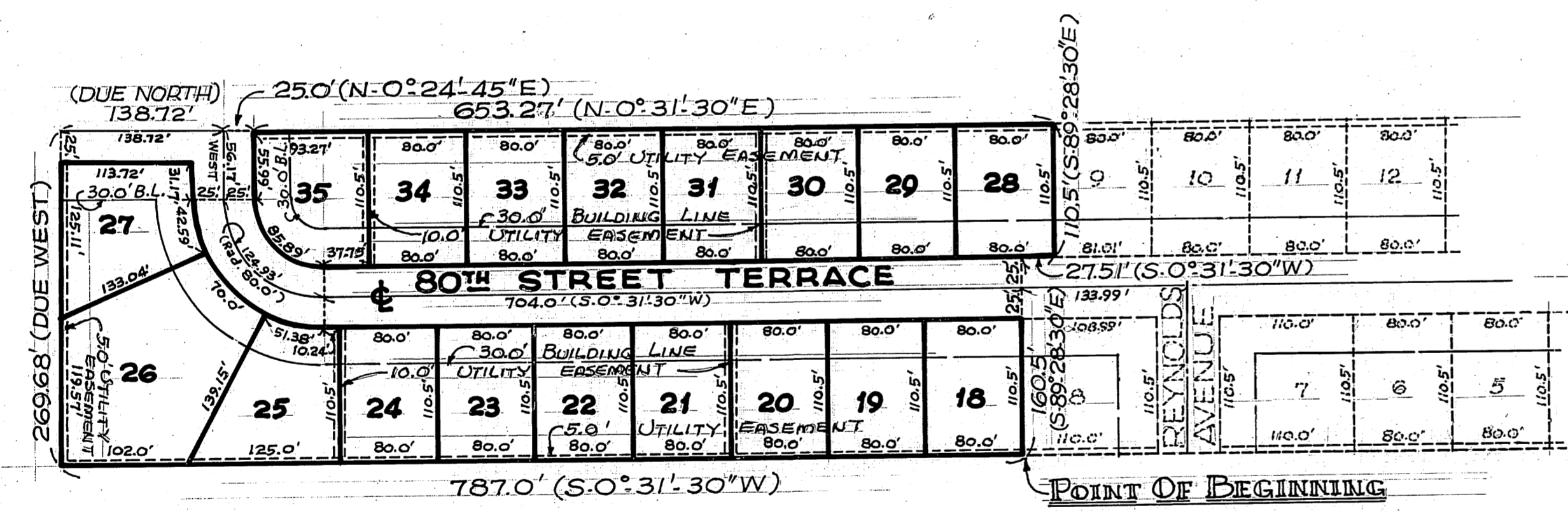
FIRST ADDITION TO

Lee Ann

Description

An addition to a subdivision in the Northwest quarter of the Northeast quarter of Section 17, Township 11, Range 24, Wyandotte County, Kansas, being more particularly described as follows:

Beginning at the Southeast corner of Lot 8, Lee Ann, a subdivision in Wyandotte County, according to the recorded plat thereof; thence South 0° 31' 30" West, 787.0 feet; thence due West, parallel to the North line of Section 17, a distance of 2696.8 feet; thence due North, 138.72 feet; thence North 0° 24' 45" East, 25.0 feet; thence North 0° 31' 30" East, 653.27 feet; to the Southwest corner of Lot 9, of said Lee Ann; thence South 89° 28' 30" East, along the South line of said Lot 9, 110.5 feet, to a point in the West line of 80th Street Terrace, according to the recorded plat; thence South 0° 31' 30" West along said West line of 80th Street Terrace, 27.51 feet; thence South 89° 28' 30" East, along the South line of said Lot 8, and the Westerly prolongation thereof, 160.5 feet to the point of beginning.



APPROVED BY BOARD OF COMMISSIONERS
MAY 9 1966
GEORGE T. GROVEMAN, CITY CLERK

SURVEYED BY
BROWNE & BUFORD
ENGINEERS & SURVEYORS
788 ARMSTRONG AVENUE,
KANSAS CITY, KANSAS.

Approved By Kansas City, Kansas
Planning Board April 11, 1966
Approved By Wyandotte County
Planning Board March 28, 1966

Approved By Kansas City, Kansas
Commissioners April 11, 1966
Approved By Wyandotte County
Commissioners April 11, 1966

Approved By Kansas City, Kansas
Engineers April 28, 1966
Approved By Wyandotte County
Engineers April 11, 1966

My Commission expires
October 10, 1968
Notary Public

Dedication

The undersigned proprietors of the hereon described tract of land has caused the same to be subdivided in the manner as shown on the accompanying plat which subdivision and plat shall hereafter be known as: -
"FIRST ADDITION TO LEE ANN"

The land intended for sale or 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 all utilities and drainage easements as shown are hereby dedicated to public use forever.

Restrictions

The following restrictions shall apply to each and every proposed subdivision of "FIRST ADDITION TO LEE ANN"

- (1) 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 one detached single family dwelling not to exceed 1 1/2 stories in height and the usual accessory buildings, including a private garage. No commercial enterprise shall be permitted on any residential lot.
- (2) No structure shall be erected on any residential lot nearer than 30 feet to the front lot line nor nearer than 15.0 feet to any side lot line. On corner lots no structure shall be permitted nearer than 30 feet to the side street line. No dwellings shall be located on any interior lot nearer than 30 feet to the rear lot line.
- (3) No trailer, basement shack, garage or other outbuildings erected in this subdivision shall at any time be used as a residence, temporarily or permanently, nor shall any residence of a temporary character be permitted.
- (4) No stable, barn, outhouse, privy, closet, or open cesspool, shall be constructed or maintained on the property.
- (5) Easements for installation and maintenance of utilities and drainage facilities are reserved as shown on the recorded plat and over the rear 5.0 feet of each lot, within these easements no structure, planting or other material shall be placed or permitted to remain which may damage or interfere with the installation and maintenance of utilities, or which may change direction of flow of drainage channels in the easements, or which may obstruct or retard the flow of water, thru drainage channels in the easements. The easement area of each lot and all improvements in it shall be maintained continuously by the owner of the lot except for those improvements for which a public authority or utility company is responsible.
- (6) No dwelling shall be erected or placed on any lot having a width of less than 30.0 feet at the minimum building set back line nor shall any dwelling be erected or placed on any lot having an area of less than 1500 square feet, except that a dwelling may be erected or placed on lots numbered as shown on the recorded plat.
- (7) No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood.
- (8) No sign of any kind shall be displayed to the public view on any lot except one professional sign of not more than one square foot, one sign of not more than five square feet, advertising the property for sale or rent, or signs used by a builder to advertise the property during the construction and sales period.
- (9) No animals, livestock, or poultry of any kind shall be raised, bred or kept on any lot, except that dogs, cats, or other household pets may be kept provided that they are not kept, bred, or maintained for any commercial purpose.
- (10) No lot shall be used or maintained as a dumping ground for rubbish, trash, garbage or other waste shall not be kept except in sanitary containers. All incinerators or other equipment for the storage or disposal of such material shall be kept in a clean and sanitary condition.
- (11) No fence, wall, hedge or shrub planting which obstructs sight lines at elevations between 2 to 6 feet above the roadway shall be placed or permitted to remain on any corner lot within the triangular area formed by the street property lines and a line connecting them at points 25 feet from the intersection of the street lines, or in the case of a rounded property corner from the intersection of the street property lines extended. The same sight line limitations shall apply on any lot within 100 feet from the intersection of a street property line with the edge of a driveway or alley pavement. No tree shall be permitted to remain within such distances of such intersections unless the following line is maintained at sufficient height to prevent obstruction of such sight lines.
- (12) No buildings shall be placed nor shall any material or refuse be placed or stored on any lot within 200 feet of the property line of any park or edge of any open water course, except that clean fill may be placed where prohibited that the natural water course is not altered or blocked by such fill.
- (13) These covenants and restrictions are to run with the land and be binding on all parties and persons claiming under them until January 1st 1976 at which time said covenants and restrictions shall be extended for successive periods of 19 years unless by a majority of the then owners it is agreed to change them in whole or in part.
- (14) If the parties herein or their heirs or assigns shall violate or attempt to violate any of the restrictions herein it shall be lawful for a person or persons claiming property in said subdivision to prosecute any proceedings of law or in equity against the person or persons violating or attempting to violate such restrictions and either prevent him or them from doing so or to recover damages for such violation. Any violation of any one of the above restrictions shall in no way invalidate any of the remaining restrictions.
- (15) Plans and specifications for any dwelling to be placed on any lot must be approved by the Lee Ann Corporation.

STATE OF KANSAS COUNTY OF WYANDOTTE } S.S.

Be it remembered that on this 28 day of March, 1966 before me the undersigned, a Notary Public, duly commissioned in and for the County and State aforesaid came Don L. Fiscus, President, and Ray Harvey, Secretary - Treasurer of Lee Ann Corporation, a Kansas corporation, who are personally known to me to be the same persons who executed as such officers, the foregoing instrument of writing in behalf of said corporation and they acknowledged the execution of the same for themselves and for said corporation for the uses and purposes as herein set forth.

IN TESTIMONY WHEREOF:

Lee Ann Corporation has by the authority of its Board of Directors caused this instrument to be executed by its President and its corporate seal to be hereto affixed by its Secretary this 28 day of March, 1966.

LEE ANN CORPORATION

Don L. Fiscus (President)
Ray Harvey (Secretary - Treasurer)

IN WITNESS WHEREOF:

I have hereunto set my hand and affixed my Notarial Seal the day and year last above written.

Notary Public

This restriction shall apply only until completely developed