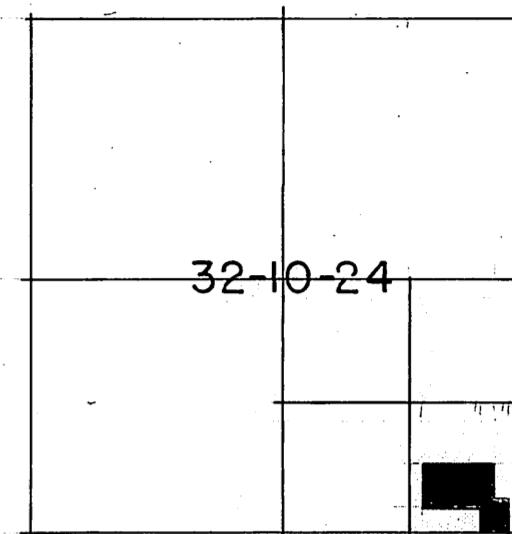
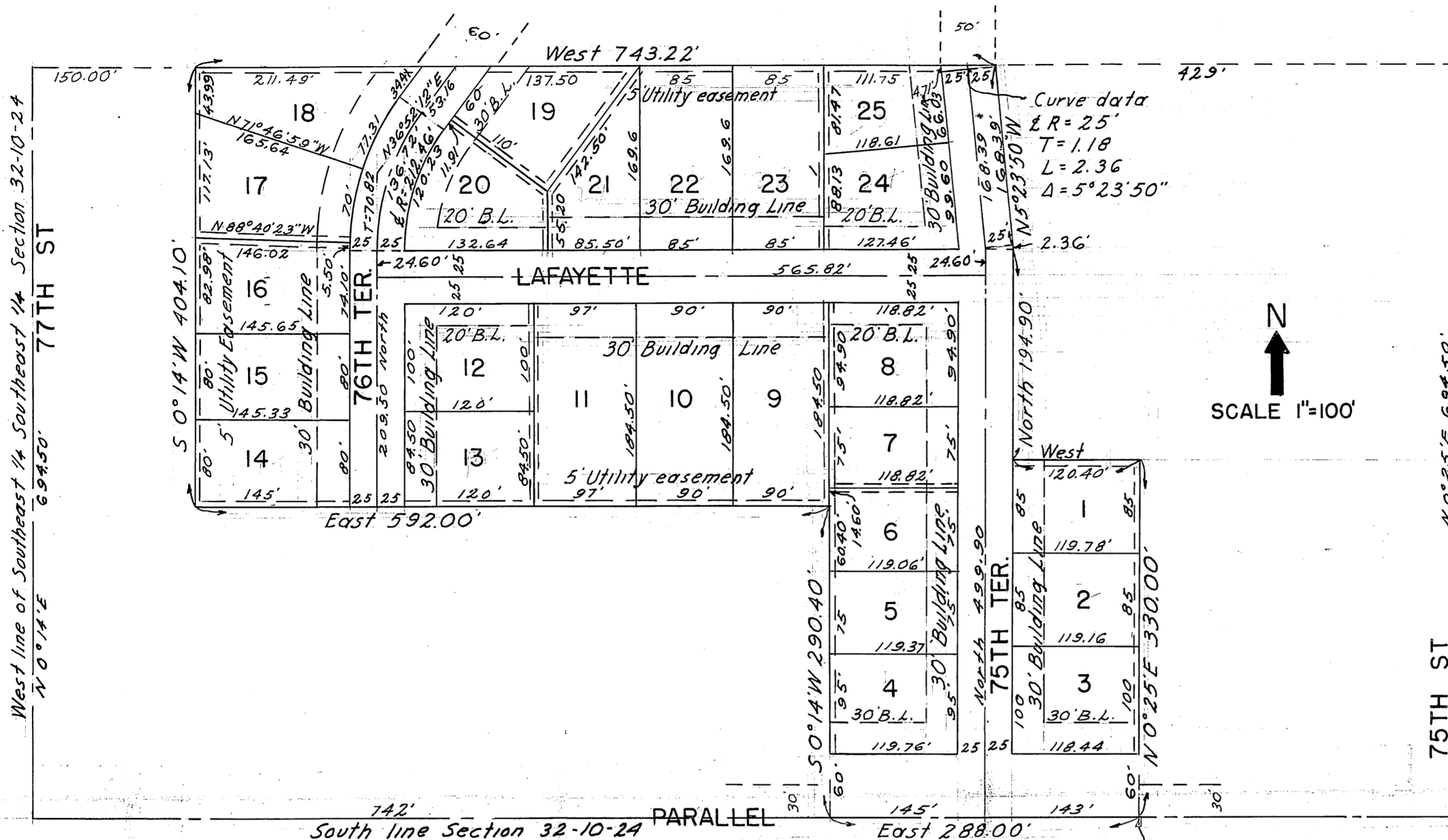


MILINDA HEIGHTS WYANDOTTE COUNTY, KANSAS

Book 29
Page 74
\$5-85
Hand

FEB 20 2 20 1964

DEEDS
DEP.



LOCATION MAP

N
SCALE 1"=100'

Ralph L. Flournoy
RALPH L. FLOURNOY ENGINEER AND SURVEYOR
1306 MINNESOTA AVENUE KANSAS CITY, KANSAS

Point of beginning
290.00' west of the
southeast corner of
Section 32-10-24

DESCRIPTION: BEGINNING AT A POINT 290.00 FEET WEST OF THE SOUTHEAST CORNER OF SECTION 32, TOWNSHIP 16 SOUTH, RANGE 24 EAST, WYANDOTTE COUNTY, KANSAS; THENCE NORTH 0 DEGREES 25 MINUTES EAST 330.00 FEET; THENCE WEST 120.40 FEET, THENCE NORTH 194.90 FEET, THENCE NORTHWESTERLY ON A 25.00 FEET RADIUS CURVE TO THE LEFT, 2.36 FEET; THENCE NORTH 5 DEGREES 23 MINUTES 50 SECONDS WEST 168.39 FEET, THENCE WEST 743.22 FEET, THENCE SOUTH 0 DEGREES 14 MINUTES WEST 404.10 FEET, THENCE EAST 592.00 FEET; THENCE SOUTH 0 DEGREES 14 MINUTES WEST 290.40 FEET; THENCE EAST 288.00 FEET TO THE POINT OF BEGINNING.

DEDICATION: THE LANDS INTENDED FOR SALE ARE DESCRIBED BY NUMBERS AS LOTS WITH RESTRICTIONS IN "MILINDA HEIGHTS", THE DIMENSIONS OF WHICH ARE SHOWN ON THIS PLAT. THAT PORTION RESERVED FOR PUBLIC USE AS ROADS, TOGETHER WITH ALL EASEMENTS (DRAINAGE AND UTILITY), THE EXTENT AND DIRECTION OF WHICH ARE SHOWN, 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 SEAL THIS 17th DAY OF FEBRUARY 1964.

Therese Miller
THERESE MILLER

Louis C. Miller
LOUIS C. MILLER



BEFORE ME, THE NOTARY PUBLIC IN AND FOR THE ABOVE NAMED COUNTY AND STATE, CAME LOUIS C. MILLER AND THERESE MILLER, HUSBAND AND WIFE, WHO HAVE SAID THEY ARE THE OWNERS OF THE LAND DESCRIBED HEREON, DULY ACKNOWLEDGE THE EXECUTION OF THIS INSTRUMENT OF WRITING TO BE THEIR OWN FREE ACT AND DEED.

IN WITNESS THEREOF: I HAVE HEREUNTO SUBSCRIBED MY HAND AND AFFIXED MY SEAL THE DAY AND YEAR LAST ABOVE WRITTEN.

Ralph E. Finch
NOTARY PUBLIC

02/12/67
MY COMMISSION EXPIRES

RESTRICTIONS: THE FOLLOWING RESTRICTIONS SHALL APPLY TO EACH LOT IN MILINDA HEIGHTS.

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 ONE 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 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 PERCENT OF THE AVERAGE WIDTH OF THE LOT, WHICHEVER AMOUNT IS GREATER, BUT NEED NOT EXCEED 10 FEET TO ANY SIDE LOT LINE. SIDE STREET SETBACKS ARE AS SHOWN, THERE SHALL BE A REAR YARD OF 30 FEET OR 20 PERCENT OF THE AVERAGE DEPTH OF THE LOT. BUT IT NEED NOT EXCEED 45 FEET.

FOURTH: NO TRAILER, BASEMENT, TENT, SHACK, GARAGE, BARN, OR OTHER OUTBUILDING ERECTED ON ANY LOT SHALL 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 960 SQUARE FEET.

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 UTILITY AND DRAINAGE INSTALLATION AND MAINTENANCE.

EIGHTH: THESE COVENANTS AND RESTRICTIONS ARE TO RUN WITH THE LAND AND BE BINDING ON ALL PARTIES CLAIMING UNDER THEM UNTIL JANUARY 11, 1994 AT WHICH TIME SAID COVENANTS AND RESTRICTIONS SHALL BE CONTINUED FOR SUCCESSIVE PERIODS OF 10 YEARS, UNLESS BY MAJORITY OF THE THEN OWNERS IT IS AGREED TO CHANGE THE RESTRICTIONS IN WHOLE OR IN PART.

NINTH: IF THE PARTIES HEREBIN OR ANY OF THEIR HEIRS OR ASSIGNS SHALL VIOLATE OR ATTEMPT TO VIOLATE ANY OF THE RESTRICTIONS HEREBIN, IT SHALL BE LAWFUL FOR ANY OTHER PERSON OR PARTY OWNING ANY OTHER LOT IN THE SUBDIVISION TO PROSECUTE ANY PROCEEDING AT LAW OR EQUITY AGAINST THE PERSON OR PERSONS VIOLATING OR ATTEMPTING TO VIOLATE SUCH RESTRICTIONS AND EITHER TO PREVENT HIM FROM SO DOING OR TO RECOVER DAMAGES FOR SUCH VIOLATION.

INVALIDATION OF ANY ONE OF THE ABOVE RESTRICTIONS SHALL IN NO WAY INVALIDATE ANY OF THE REMAINING RESTRICTIONS.

RECOMMENDED FOR APPROVAL BY THE PLANNING BOARD OF WYANDOTTE COUNTY, KANSAS *John P. ...*

APPROVED BY THE BOARD OF COMMISSIONERS OF WYANDOTTE COUNTY, KANSAS *Courtney A. ...*

APPROVED BY THE COUNTY ENGINEER OF WYANDOTTE COUNTY, KANSAS *John R. Story*

L.P. Kubler
SECRETARY
2/24/64
DATE

James S. ...
COUNTY CLERK
2/27/64
DATE

Feb. 19, 1964
DATE