

Parallel Heights

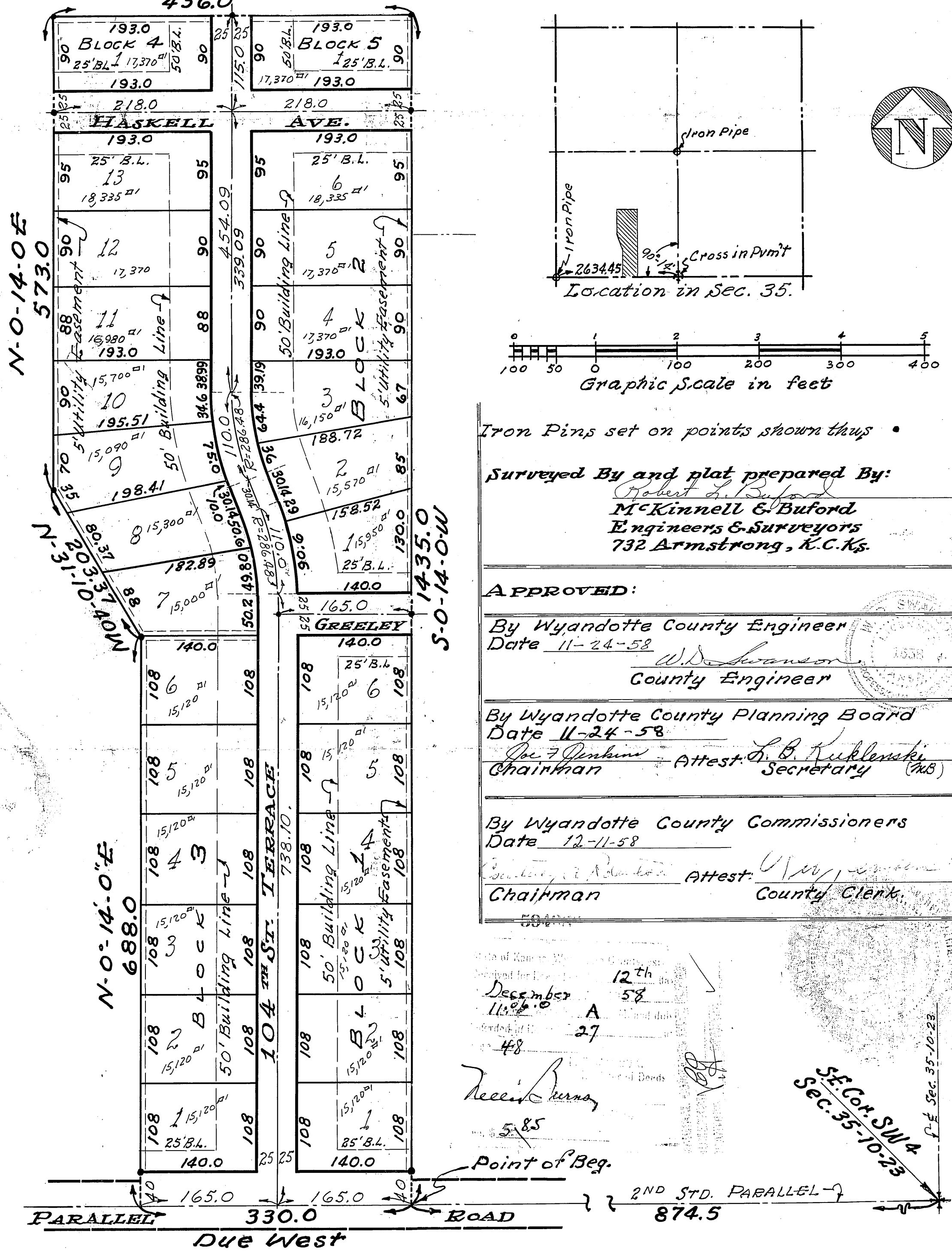
Lots 1-6, Block 1; Lots 1-6, Block 2; Lots 1-13, Block 3; Lot 1, Block 4; Lot 1, Block 5.

A Subdivision of land in the SW¹ Sec 35-10-23
WYANDOTTE COUNTY, KANSAS

Description: This is a sub'd'n of all that part of the Southwest One Quarter of Section 35, Township 10, Range 23, Wyandotte County, Kansas described as follows.

Beginning at a point 874.5 feet West of SE Corner of said SW¹, thence Due West and along the South line of said SW¹, 330 feet, thence North 0-14-0 East and parallel with E. line of said SW¹, 688 feet; thence North 31-10-40 West, 203.37 feet; thence North 0-14-0 East and parallel with E. line of said SW¹, 573.0 feet; thence Due East and parallel with South line of said SW¹, 436.0 feet; thence South 0-14-0 West and parallel with E. line of said SW¹, 1435.0 feet to the point of beginning.

Due East
436.0



DEDICATION:

The lands intended for sale are described by and as lots in 'PARALLEL HEIGHTS', the dimensions of which are shown hereon, that portion reserved for public use as roads, the extent and direction of which are shown on this plat, Utility Easements as shown, are hereby dedicated to the public use forever.

The use of all lots shown on this plat shall be subject to any and all restrictions, relative thereto.

IN TESTIMONY WHEREOF: The undersigned owners of the above described property have hereunto set their hands this 6th day of October, 1958.

John P. Browne Eldon V. Cook Gloria Ann Cook
John P. Brown Eldon V. Cook Gloria Ann Cook

STATE of KANSAS }
COUNTY of WYANDOTTE } S.S.

On this 6th day of OCTOBER, 1958, before me personally appeared John P. Brown, a single man, Eldon V. Cook, and Gloria Ann Cook his wife, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged the same as their free act and deed.

IN WITNESS WHEREOF: I have hereunto set my hand and affixed my notary seal at my office the day and year last above written.

My Commission EXPIRES MARCH 30th 1962 Harry H. Crew
NOTARY PUBLIC

RESTRICTIONS:

- The property herein described is hereby subject to the following restrictions, to wit:
- All lots in this subdivision shall be known and described as residential lots 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 a private garage.
- Any residence erected on Lots 1 to 6 both inclusive in Block 1 and Lots 1 to 6 both inclusive in Block 3 shall contain a minimum of 1500 square feet of ground floor area not including an attached garage. Any residence erected on any of the herein remaining lots shall contain a minimum of 1350 square feet of ground floor area not including an attached garage.
- The main body of any residence, including attached garages, carports, breezeways, ellis and porches, enclosed or unenclosed, shall not occupy more than 80 per cent of the front width of the lot on which the residence fronts. No part of the main body of the residence as defined above shall be erected within a distance of side line of lots, equal to 10% of the lot width. Residences erected on any of the herein defined lots, shall have the front building line within a distance of 5 feet of the front building line shown on attached plat.
- No outbuilding defined as any enclosed, covered structure, not directly attached to the residence to which it is appurtenant, may be erected on any part of any lot hereby restricted; No tank for storage of fuel may be maintained above the surface of the ground on any of the lots herein defined.
- No livestock or poultry may be kept or maintained on any part of said lots.
- No previously erected or inhabited house may be moved to any of the lots.
- No residence, or subsequent addition thereto, shall be erected on any of said lots without approval of the plans and specifications by John P. Brown or his successors and assigns.
- No noxious or offensive trade or activity shall be carried on upon any lot, nor shall anything be done thereon which may become an annoyance or nuisance to the neighborhood.
- No Truck larger than "pick-up" size (3/4 Ton) will be allowed kept on said premises.

10. Each of the restrictions above set forth shall continue and be binding upon John P. Brown and upon his successors and assigns until January 1st, 1979 and shall automatically be continued thereafter for successive periods of 25 years each, provided, however, that the owners of the fee simple title to more than 50% of the front feet of all the lots hereby specifically restricted, and set forth in this instrument, may release all the land hereby restricted from any one or more of the restrictions herein set forth on January 1st, 1979, or at the end of any successive 25 year period thereafter, by executing and acknowledging an appropriate agreement or agreements in writing for said purposes and filing the same for record in the office of the Register of Deeds of Wyandotte County, Kansas, prior to January 1st, 1974 or at least 5 years prior to the expiration of any successive 25 year period after January 1st, 1979.

11. The restrictions herein set forth shall run with the land and bind the present owners, their successors and assigns, and all parties claiming by, through or under them shall be taken to hold, agree and covenant with the owners of said lots, their successors or assigns, and with them to conform to and observe said restrictions as to the use of said lots hereby restricted, and the construction of improvements thereon, but no restrictions herein set forth shall be personally binding on any corporation, person, or persons except in respect to breaches committed during its, his or their seizen of or title to said land, and the owner or owners of any of the above lots hereby restricted shall have the right to sue for and obtain an injunction, prohibitive or mandatory to prevent the breach of or enforce the observance of the restrictions above set forth, in addition to ordinary legal action for damages, and failure of John P. Brown, or the owner, or owners of any other lot or lots in this subdivision, or owner of any other lot or lots hereby restricted, to enforce any of the restrictions herein set forth at the time of its violation, shall in no event be deemed to be a waiver of the right to do so thereafter. The present owner or owners may, by appropriate agreement assign or convey to any person or corporation all of the rights, reservations and privileges herein reserved by him or them, and upon such assignment or conveyance being made, his assigns or grantees may at their option exercise, transfer or assign those rights, or any one or more of them at any time or times, in the same way and manner as though directly reserved by them, or it, in this instrument.

Iron Pins set on points shown thus

Surveyed By and plat prepared By:
Robert L. Buford
McKinnell & Buford
Engineers & Surveyors
732 Armstrong, K.C. Mo.

APPROVED:

By Wyandotte County Engineer
Date 11-24-58
W.D. Swanson
County Engineer

By Wyandotte County Planning Board
Date 11-24-58
J. J. Pennington L. B. Kublanicki
Chairman Secretary (P&B)

By Wyandotte County Commissioners
Date 12-11-58
J. J. Pennington Attest: [Signature]
Chairman County Clerk.

Received December 12th 1958
11:00 A
48
585
Point of Beg.
2ND STD. PARALLEL ROAD
874.5

SEC. 35-10-23
S.E. Sec. 35-10-23