

# QUINDARO VILLAGE

AN ADDITION IN KANSAS CITY, KANSAS

BRUCE M. BROWNE  
LICENCED ENGINEER  
2022 ELIZABETH KANSAS CITY, KANSAS

THIS IS TO CERTIFY THAT I HAVE, DURING THE MONTH OF DECEMBER 1951, BY ORDER OF DONALD R. MCCULLY, MADE A SURVEY AND SUBDIVISION OF THE LAND DESCRIBED HEREON IN KANSAS CITY KANSAS AND THAT THE RESULTS ARE CORRECTLY SHOWN HEREON.

*Bruce M. Browne*  
BRUCE M. BROWNE

## DESCRIPTION

BEGINNING AT A POINT IN THE WEST LINE OF 10TH ST. IN KANSAS CITY KANSAS, WHICH POINT IS 573.21 FT. MORE OR LESS SOUTH OF THE NORTH LINE OF THE N.E. FRACTIONAL 1/4 OF SEC. 4-11-25; THENCE WEST 436 FEET TO THE EAST LINE OF BALTIMORE ST.; THENCE SOUTH 388.5 FT. TO THE NORTH LINE OF GARFIELD AVE.; THENCE EAST 213.5 FT.; THENCE NORTH 86 FT.; THENCE EAST 222.5 FT. TO THE WEST LINE OF 10TH ST.; THENCE NORTH TO BEGINNING.

State of Kansas, Wyandotte County, ss.  
Received for Record on the 15th day of March A.D. 1952 at 11:24 a.m. by and for recorded in Record Book 26  
FRANK R. BROWN  
Register of Deeds  
*Frank R. Brown*  
Deputy  
Feb. 25 1952

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## DEDICATION

THE LANDS INTENDED FOR SALE ARE DESCRIBED BY NUMBERS AS LOTS WITH RESTRICTIONS, IN QUINDARO VILLAGE, THE DIMENSIONS OF WHICH ARE SHOWN ON THIS PLAT. THE TRACTS RESERVED FOR PUBLIC USE ARE: MILDRED DRIVE; THE WEST 7.5 FEET BORDERING BALTIMORE STREET; AND 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.

IN TESTIMONY WHEREOF, I THE UNDERSIGNED OWNER OF THE ABOVE DESCRIBED PROPERTY HAVE HEREUNTO SET MY HAND SEAL THIS 15<sup>TH</sup> DAY OF January, 1952. *Edward M. Carthy* *Margaret M. Carthy*

STATE OF KANSAS }  
COUNTY OF WYANDOTTE } ss.

BE IT REMEMBERED THAT ON THIS 15<sup>TH</sup> DAY OF Jan. 1952 BEFORE ME A NOTARY IN AND FOR THE ABOVE NAMED COUNTY AND STATE CAME *Edward M. Carthy* AND *Margaret M. Carthy* WHO ARE PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGED THE EXECUTION OF THE SAME TO BE THEIR OWN FREE ACT AND DEED.

IN WITNESS WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY NOTARIAL SEAL THE DAY AND YEAR LAST WRITTEN ABOVE

*Donald R. McCall*  
NOTARY PUBLIC

MY COMMISSION EXPIRES March 7, 1953

APPROVED BY KANSAS CITY, KANSAS PLANNING COMMISSION 3-10 1952.

ATTEST: *Fredrick Salomon* SECRETARY  
*Donald R. McCall* CHAIRMAN

APPROVED BY KANSAS CITY, KANSAS CITY ENGINEER 3-12 1952.

*John M. ...*  
CITY ENGINEER

APPROVED BY BOARD OF CITY COMMISSIONERS, KANSAS CITY, KANSAS

MARCH 11 1952  
*Howard ...*  
CITY CLERK  
*Donald ...*  
MAYOR

## RESTRICTIONS

THE FOLLOWING RESTRICTIONS SHALL APPLY TO ALL LOTS IN QUINDARO VILLAGE

FIRST: ALL LOTS IN THIS ADDITION SHALL BE KNOWN AND DESCRIBED IN ACCORDANCE WITH THE ZONING REGULATIONS OF KANSAS CITY, KANSAS; AND ALL STRUCTURES ERECTED ON ANY LOT IN THIS ADDITION SHALL ALSO CONFORM WITH THE ABOVE NAMED REGULATIONS.

SECOND: NO STRUCTURE SHALL BE ERECTED ON ANY RESIDENTIAL LOT NEARER THAN 25 FEET TO THE FRONT LOT LINE NOR NEARER THAN 5 FEET TO ANY SIDE LOT LINE. THE SIDE 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 12.5 FEET TO THE SIDE STREET LINE.

THIRD: NO RESIDENTIAL LOT SHALL BE RESUBDIVIDED IN ANY MANNER.

FOURTH: NO TRAILER, BASEMENT, TENT, OR SHACK, BARN, GARAGE, OR OTHER OUT-BUILDING ERECTED IN THIS ADDITION SHALL AT ANY TIME BE USED AS A RESIDENCE, TEMPORARY OR PERMANENTLY, NOR SHALL ANY RESIDENCE BE PERMITTED THAT IS TEMPORARY IN CHARACTER.

FIFTH: NO DWELLING COSTING LESS THAN \$5,000 SHALL BE PERMITTED ON ANY LOT IN THIS ADDITION, AND THE GROUND FLOOR AREA THEREOF SHALL NOT BE LESS THAN 650 SQUARE FEET.

SIXTH: NO STABLE, BARN, HOGPEN, OUTSIDE PRIVY, CLOSET, OR OPEN CESSPOOL SHALL BE CONSTRUCTED OR MAINTAINED ON THE PROPERTY.

SEVENTH: A PERPETUAL EASEMENT IS RESERVED OVER THE REAR OR THE SIDE FIVE FEET OF EACH LOT WHERE NECESSARY FOR UTILITY INSTALLATION AND MAINTENANCE.

EIGHTH: THESE COVENANTS AND RESTRICTIONS ARE TO RUN WITH THE LAND AND BE BINDING ON ALL PARTIES AND ALL PERSONS CLAIMING UNDER THEM UNTIL JAN. 1, 1971 AT WHICH TIME SAID COVENANTS AND RESTRICTIONS SHALL BE EXTENDED FOR SUCCESSIVE PERIODS OF TEN YEARS UNLESS BY A MAJORITY OF THE THEN OWNERS OF THE LOTS IT IS AGREED TO CHANGE SAID COVENANTS IN WHOLE OR IN PART.

NINTH: 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 ADDITION TO PROSECUTE ANY PROCEEDINGS AT LAW OR IN EQUITY AGAINST THE PERSON OR PERSONS VIOLATING OR ATTEMPTING TO VIOLATE SUCH RESTRICTIONS, AND EITHER TO PREVENT HIM OR THEM FROM SO DOING OR TO RECOVER DAMAGES FOR SUCH VIOLATION.

