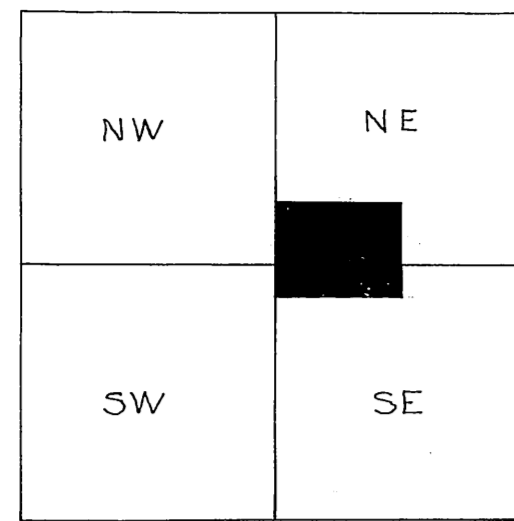


# QUIVIRIAN ACRES

## A SUBDIVISION OF LAND IN WYANDOTTE COUNTY, KANSAS



SECTION 34-10-24

**DESCRIPTION:**

Beginning at the Center of Section 34, Township 10 South, Range 24 East in Wyandotte County, Kansas; thence North along the North-South Center Line of said Section 666.39 feet to the intersection with the prolongation of the South Line of Waddell Heights, a subdivision of land in said County; thence East along said South Line and its prolongation 1324 feet, thence South 987.01 feet; thence West 1329.1 feet to a point on said North-South Center Line 330 feet South of the point of beginning; thence North along said North-South Center Line 330 feet to the point of beginning.

State of Kansas Wyandotte County ss:  
Received for Record on the \_\_\_\_\_ day  
of \_\_\_\_\_ A.D. 1953  
at \_\_\_\_\_ o'clock \_\_\_\_\_  
of the \_\_\_\_\_  
page \_\_\_\_\_  
FRANK J. WOLFE  
Register of Deeds  
Deputy  
Fee \$ 7.00

**EASEMENTS & DEDICATIONS:**

Easements on the rear and side five (5) feet of each lot are hereby granted to Wyandotte County and to Public Utilities Companies duly organized or authorized as such under the laws of the state of Kansas for the construction, maintenance and reconstruction of public utilities services. All streets, avenues and thoroughfares shown on this plat and not heretofore dedicated to the public for use as such are hereby so dedicated. The lands intended for sale are described by numbers as lots in "QUIVIRIAN ACRES", the dimensions of which are shown on this plat.

**RESTRICTIONS:**

- The proprietors of the land platted as "QUIVIRIAN ACRES" hereby impose, and by acceptance of 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 September 1, 1953, and which restrictions shall be automatically extended for successive periods of ten (10) years unless by a vote of the owners of a majority of the lots it is agreed to change the restrictions in whole or in part.
- All lots in this subdivision shall be known and described as residential lots, and no commercial or industrial activity shall be conducted thereon.
  - No structure shall be erected on any lot outside the building setback lines shown on this plat.
  - No lot shall be subdivided nor shall title be in any manner passed for less than a full lot.
  - No structure shall be erected on any lot except one family residence and a garage.
  - The first floor area of each residence shall contain not less than eight hundred (800) square feet exclusive of breezeway or attached garage.
  - On each lot the garage, if built, shall be attached to a residence with or without an intervening breezeway, or shall be a basement garage.
  - No stable, hog pen, outside privy, cess pool or other noxious or objectionable condition shall be constructed or maintained on any lot; nor shall any livestock be kept on any lot.
  - Each residence shall have an approved sewage disposal system in connection therewith.
  - No basement, tent, shack or trailer shall be used for residential purposes on any lot.
  - No structure shall be erected with exterior walls finished with asbestos siding below the gable line.
  - All residences to be constructed must have their plans and specifications approved by Joseph P. Wolfe, developer, of 501 Huron Building, or at his specified address.
  - None of the above restrictions shall apply to Lot A.

In the event of a violation of any of the restrictions, the said Joseph P. Wolfe and 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 or their property in this subdivision by such violation. Invalidation of any one of the above restrictions shall not invalidate the remaining restrictions.

The undersigned proprietor of the above described tract of land has caused the same to be subdivided as shown on the accompanying plat, which subdivision shall be hereafter known as "QUIVIRIAN ACRES", hereby dedicate the rights of way, grant the easements and impose the restrictions listed hereon, in testimony whereof, the undersigned proprietor has set his name this 27th day of July, 1953.

*Civic Development Co., Inc.*

*Joseph P. Wolfe, President*  
*Luther Niel Buchf., Vice President*

STATE OF KANSAS  
COUNTY OF WYANDOTTE

Be it remembered, that on this 27th day of July A.D. 1953, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came Joseph P. Wolfe, President of the Civic Development Company, Inc., a corporation duly organized and existing under and by virtue of the laws of Kansas, and Luther Niel Buchf., Vice President of said corporation, who are personally known to me to be such officers, and who are personally known to me to be the same persons who executed, as such officers, the within instrument on behalf of said corporation, and such persons duly acknowledged the execution of the same to be the act and deed of said corporation.

In witness whereof, I have hereunto set my hand and affixed my official seal, the day and year last above written.

My commission expires MAY 1, 1954

Signed *[Signature]*  
Notary Public

Approved by the Wyandotte County Planning Board.

Date July 27th 1953  
Attest [Signature]  
Secretary

Signed *[Signature]*  
Chairman

Approved by the Wyandotte County Engineer.

Date Sept 1, 1953

Signed *[Signature]*  
County Engineer

Approved by the Board of County Commissioners.

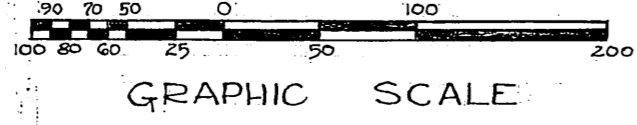
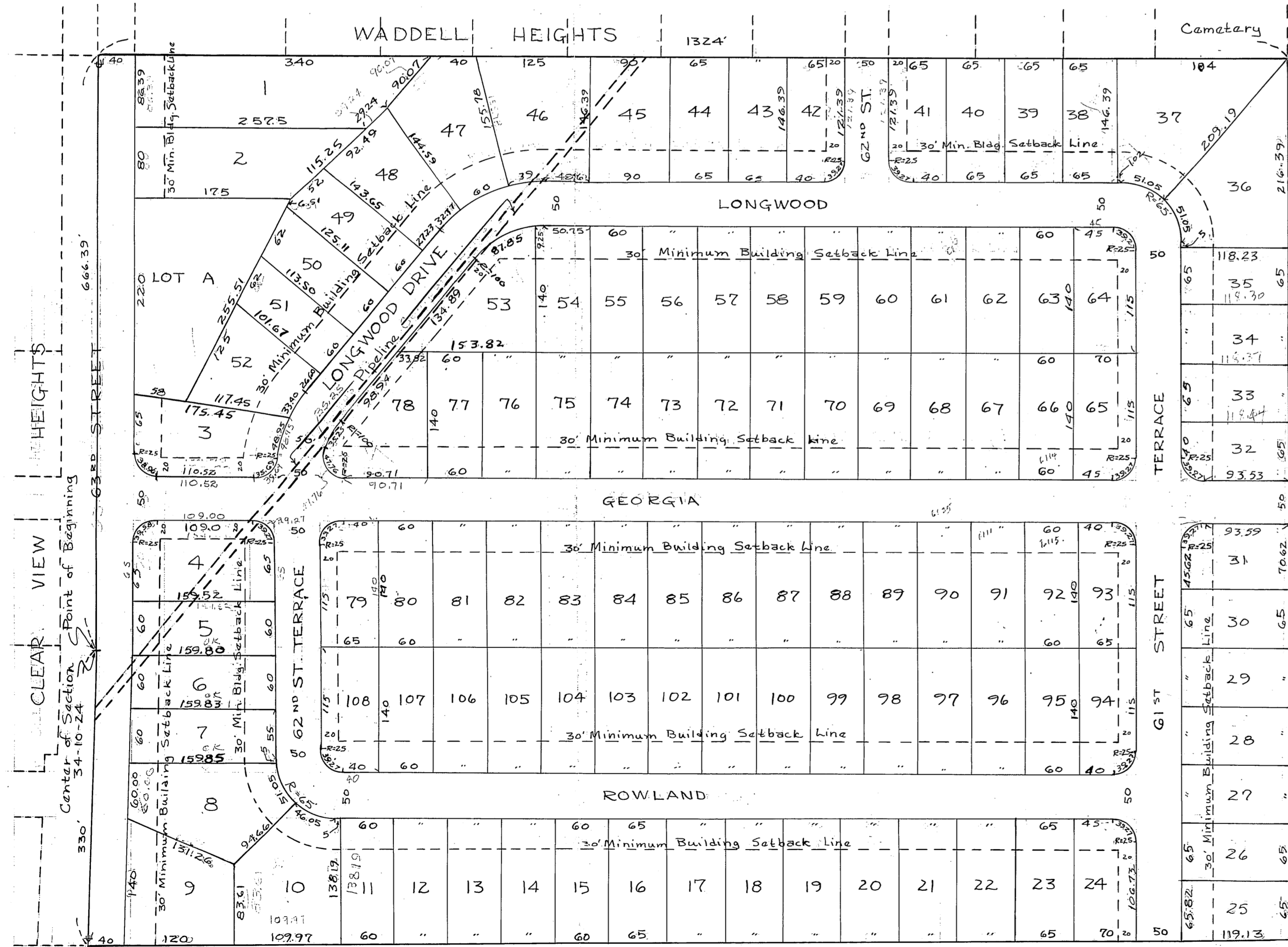
Date August 12th 1953  
Attest [Signature]  
County Clerk

Signed *[Signature]*  
Acting Chairman

This is to certify that during the month of July, 1953, by order of Joseph P. Wolfe, I have made a survey of the land described hereon and the results are correctly shown hereon.

Signed *[Signature]*

ENGINEER:  
Raymond W. Campbell & Associates  
Consulting Engineers  
5927 Merriam Drive  
Merriam, Kansas



SCALE 1"=100'

