

ROE GARDENS

A SUBDIVISION OF LAND IN WYANDOTTE COUNTY, KANSAS

State of Kansas, Wyandotte County, 211
Received for Record on the 16 day
of January A.D. 1962
at 9:25 o'clock A. M. and duly
recorded in Record 28
page 73
L. C. MADDOX,
Register of Deeds
Stanley M. Mingo
Deputy
585

ORIGINAL COMPARED WITH RECORD
NUMERICALS
CORRECT

DESCRIPTION: A tract beginning at the Southwest corner of the Southeast 1/4 of Section 33, Township 11, Range 25, Wyandotte County, Kansas; thence north 1122 feet; thence east 360 feet; thence south 1122 feet; thence west 360 feet. Containing 8.53 acres. Also all of the South 248 feet of Lot 22, Jefferson Canyon Addition, Wyandotte County, Kansas; all of the previously described tract lying north of County Line Road and east of Roe Avenue, more particularly described as follows:

All that part of the South 1/2 of Section 33, Township 11, Range 25 in Wyandotte County, Kansas described as follows:
Beginning at a point on the West line of the Southeast 1/4 of Section 33, Township 11, Range 25, said point being 1122.00 feet north 0 degrees, 06 minutes, 18 seconds east of the Southwest corner of said Southeast 1/4; thence east, 360.29 feet; thence south 0 degrees, 06 minutes, 18 seconds, 1085.90 feet to a point 36.10 feet north 0 degrees, 06 minutes, 18 seconds east of the South line of said Southeast 1/4; thence northwesterly 268.54 feet on a curve to the right with a radius of 280 feet, the tangent of which has a bearing of south 84 degrees, 57 minutes, 02 seconds east; thence north 30 degrees, 00 minutes, 00 seconds west, 120 feet; thence northwesterly 152.08 feet on a curve to the left with a radius of 620 feet, tangent to the last described course, to a point on the Westerly line of Lot 22, Jefferson Canyon, a subdivision of land in Wyandotte County, Kansas; thence northerly 219.58 feet along said Westerly line of Lot 22 on a curve to the right with a radius of 1374.29 feet, the tangent of which has a bearing of north 16 degrees, 02 minutes, 09 seconds west; thence east 53.53 feet to a point on the East line of said Lot 22; said point being on the West line of the Southeast 1/4 of said Section 33, Township 11, Range 25; thence north 0 degrees, 06 minutes, 18 seconds east, 507.00 feet along said West line to the point of beginning. Containing 8.009 acres more or less."

EASEMENTS AND DEDICATIONS:

All streets and roads shown on this plat and not heretofore dedicated to the public for use as such are hereby so dedicated. An easement or license to Wyandotte County, Kansas to locate, construct, and maintain, or authorize the location, construction and maintenance of conduits, water, gas and sewer lines, poles and wires, drainage ditches and conduits or all or any of these upon, over or under the surface of the strips of land marked "Utility Easement", the extent and direction of which is shown on the accompanying plat.

RESTRICTIONS:

The proprietors of the land platted as "ROE GARDENS" 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 NOVEMBER 27, 1961, 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.

1. The construction of living units or accessory structures shall comply with all regulations of the Wyandotte County Planning Board.
2. At no time may title be transferred for any tract in this platting which will result in a denser population use than two thousand (2000) square feet per living unit.
3. The use of all lands in this platting shall be limited to residential use and uses related to such use. No business, industrial or other class of usage shall be permitted.

In the event of a violation of any of the restrictions, the said MELVIN C. ODELL, LAURIEN B. ODELL, MELVIN W. ODELL, CHARLES M. JAMESON, AND MADALEIN I. JAMESON 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 proprietors of the above described tract of land have caused the same to be subdivided as shown on the accompanying plat, which subdivision shall be hereafter known as "ROE GARDENS", and hereby dedicate the rights of way, grant the easements and impose the restrictions listed hereon.

In Testimony whereof, the undersigned proprietors have set their names this 13 day of October, 1961.

Melvin C. Odell
Melvin C. Odell
Laurien B. Odell
Laurien B. Odell

Melvin W. Odell
Melvin W. Odell

Charles M. Jameson
Charles M. Jameson
Madalen I. Jameson
Madalen I. Jameson

STATE OF KANSAS
COUNTY OF WYANDOTTE

Be it remembered that on this 13 day of October, 1961, before me the undersigned Notary Public, personally came, Melvin C. Odell, Laurien B. Odell, Melvin W. Odell, Charles M. Jameson and Madalen I. Jameson, who are personally known to me to be the same persons who executed the foregoing instrument of writing and as such persons duly acknowledge the execution of the same.

In Witness Whereof, I have hereunto set my hand and affixed my official seal at Kansas City, Kansas on the day and year last above written.

My commission expires October 10, 1962.

A. D. Michael
Notary Public (SEAL)

APPROVED BY THE WYANDOTTE COUNTY PLANNING BOARD

Date Nov 27th 1961 Signed Donald K. M. Cady
Chairman
Attest L. B. Kukulanski
Secretary

APPROVED BY THE WYANDOTTE COUNTY ENGINEER

Date Nov. 13, 1961 Signed Jim R. Stoy
County Engineer

APPROVED BY THE BOARD OF COUNTY COMMISSIONERS

Date Nov 30, 1961 Signed Anthony A. Robertson
Chairman
Attest James G. La
County Clerk

APPROVED BY THE KANSAS CITY, KANSAS PLANNING COMMISSION

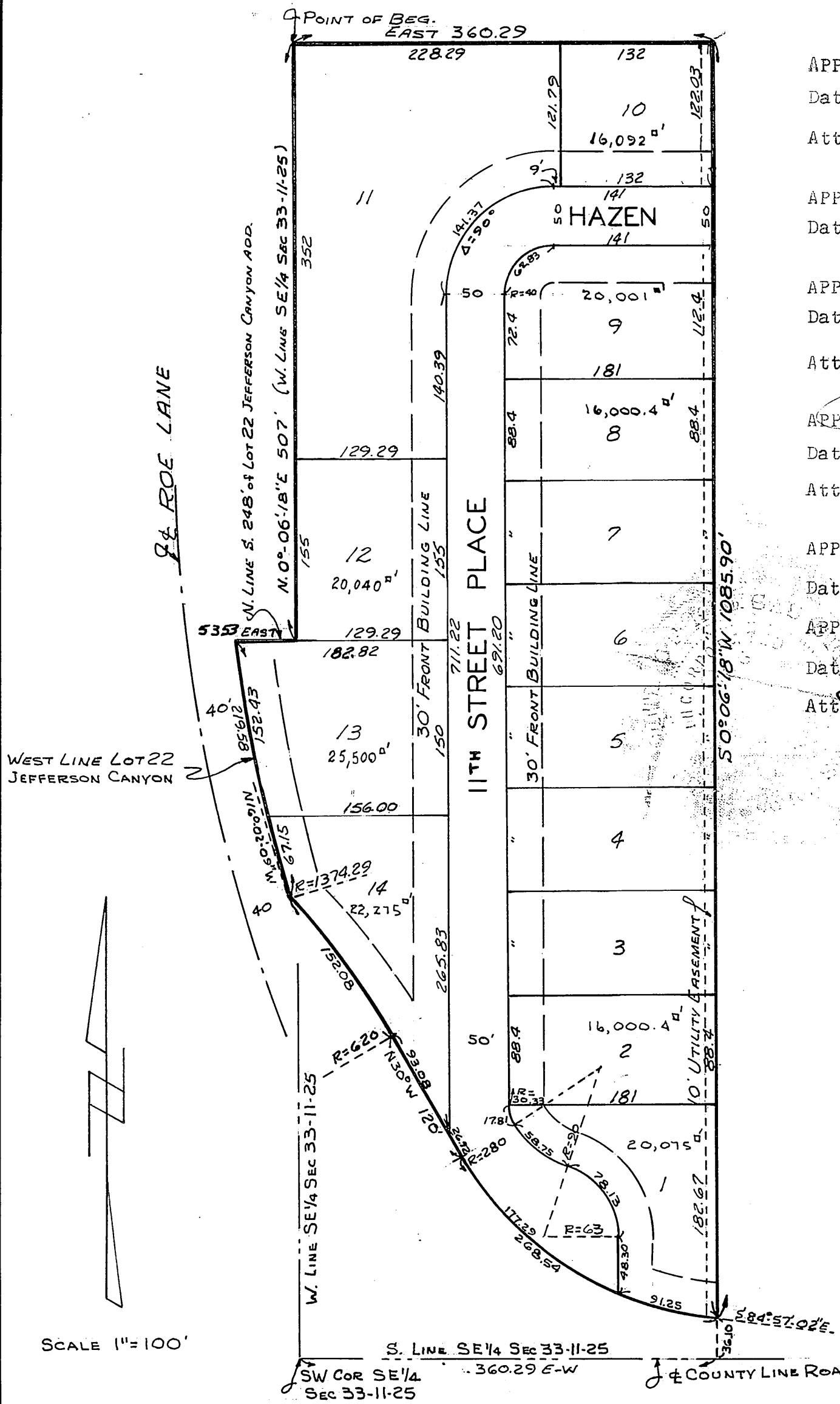
Date 8 JANUARY 1962 Signed Harry G. Miller
Chairman
Attest James G. La
Secretary

APPROVED BY THE CITY ENGINEER OF KANSAS CITY, KANSAS

Date Jan 8, 1962 Signed Howard G. Antrim
City Engineer

APPROVED BY THE BOARD OF CITY COMMISSIONERS OF KANSAS CITY, KANSAS

Date January 11, 1962 Signed Paul W. Mitchell
Mayor
Attest George J. Brennan
City Clerk



This is to certify that during the month of October, 1961, by order of Melvin C. Odell, I have made a survey of the land described hereon and the results are correctly shown hereon.

Signed Raymond W. Campbell
Raymond W. Campbell

RAYMOND W. CAMPBELL & ASSOCIATES
CONSULTING ENGINEER
6223 SLATER MERRIAM, KANSAS

