

# SEATON HEIGHTS

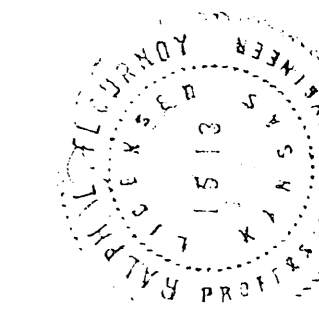
A SUBDIVISION OF LAND IN WYANDOTTE COUNTY, KANSAS

## DESCRIPTION

That part of lot 5, Trull Subdivision located in the N.W. 1/4 of Section 34, Township 10, Range 24, in Wyandotte County, Kansas described as follows; Commencing at the Southwest corner of said lot 5, thence East 403 feet, thence North 283 feet, thence West 132 feet, thence South 102.1 feet, thence West 271 feet, thence South 180.9 feet to the point of beginning.

PREPARED BY  
**RALPH L. FLOURNOY**  
CONSULTING ENGINEER & SURVEYOR  
1135 MINNESOTA AVE. - KANSAS CITY, KANSAS

*Ralph L. Flournoy*  
L.P.E. 1513



## DEDICATION

The land intended for sale are described by numbers as lots with restrictions in "Seaton Heights", the dimensions of which are shown on this plat. That portion reserved for public use as roads, the extent and direction of which are shown on this plat, and all drainage and utility easements are hereby dedicated to the public use forever.

IN TESTIMONY WHEREOF, We the undersigned owners of the above described property have hereunto set our hand seals this 19th day of April, 1955.

*George M. Seaton*  
George M. Seaton

*Marietta A. Seaton*  
Marietta A. Seaton

STATE OF KANSAS      SS  
COUNTY OF WYANDOTTE

Be it remembered that on the day and year last above written, before me a Notary Public in and for the above named County and State came George M. Seaton and Marietta A. Seaton, husband and wife, who are personally known to me to be the same persons who executed the foregoing instrument of writing and duly acknowledge the same to be their own free act and deed.

IN WITNESS THEREOF, I have hereunto subscribed my hand and affixed my notarial seal this 19th day of April, 1955

*Mary Sheas*  
Notary Public

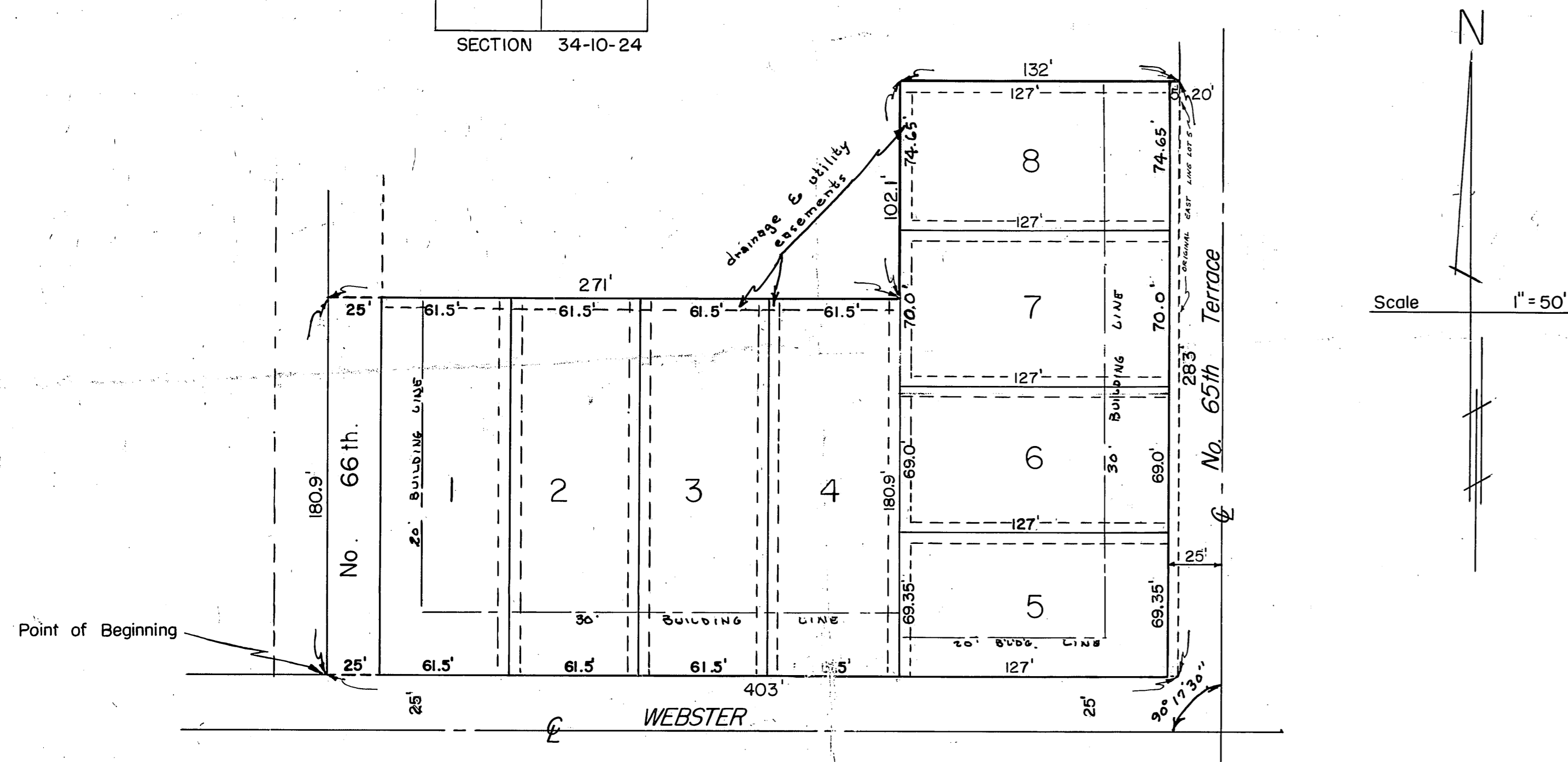
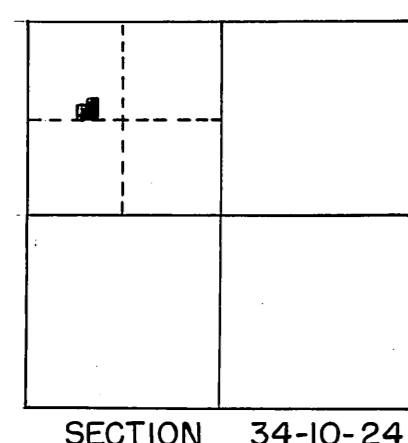
*May 26, 1956*  
My commission expires

State of Kansas, Wyandotte County, ss  
I, *Stanley Mottos*, Deputy  
Notary Public, do hereby certify that the foregoing is a true and correct copy of the original as the same appears on file in my office.  
Filed for Record May 26, 1955  
Fee \$ 5.80

## RESTRICTIONS

The following restrictions shall apply to each and every lot in "Seaton Heights".

- FIRST: 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 the usual accessory buildings, including a private garage.
- SECOND: No structure shall be erected on any lot nearer than 30 feet to the front lot line nor nearer than 7 feet or 10% of the lot whichever amount is greater but need not exceed 10 feet to any side lot line. The side lot line restrictions 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 20 feet to the side street line; there also shall be a rear yard having a depth of not less than 30 feet or 20% of the average depth of the lot, but it need not exceed 45 feet.
- THIRD: No lot shall be resubdivided into a building plot having an area of less than 7,500 square feet.
- FOURTH: No trailer, basement, tent, shack, garage, barn or other outbuildings erected in this subdivision shall at any time be used as a residence, temporary or permanent, nor shall any residence of temporary character be permitted.
- FIFTH: No dwelling costing less than NINE THOUSAND DOLLARS shall be permitted on any lot in this subdivision and the ground floor area shall not be less than 800 square feet, not including an attached garage.
- SIXTH: No stable, barn, hog pen, chicken coop, outside privy, closet or open cesspool shall be permitted or maintained on any lot in this subdivision.
- SEVENTH: A perpetual easement is reserved over the rear and the side 5 feet of each lot for drainage and utility installation and maintenance.
- EIGHTH: These covenants and restrictions are to run with each lot and shall be binding on all parties and all persons claiming under them until April 1, 1986 at which time said covenants and restrictions shall be extended for successive periods of 10 years, unless by a majority of the then owners it is agreed to change said covenants and restrictions in whole or in part.
- NINTH: If the parties herein, or any of their heirs or assigns shall violate or attempt to violate any of the restrictions herein, it shall be lawful for any person or persons owning any other lot in said subdivision to prosecute any proceeding 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. Invalidation of any one of the above restrictions shall in no way invalidate any of the remaining restrictions.



Approved by the Wyandotte County Planning Board

*Joe Jenkins*  
Chairman

Approved by the Wyandotte County Engineer

*Howard C. Antrean*  
Engineer date *May 4* 1955

Attest: *L.B. Kuhlmann* date *April 25*, 1955  
Secretary

Approved by the Board of Commissioners, Wyandotte County, Kansas

*Joseph J. ...*  
Chairman

Attest: *R.W. Jensen* date *April 28* 1955  
County Clerk

