

534019

State of Kansas, Wyandotte County, ss:  
Received for Record on the 30 day  
of JUNE A.D. 1954  
at 10:05 o'clock A M. and duly  
recorded in Record 26 at  
page 12

FRANK R. BROWN  
Register of Deeds  
Stanley Mochos  
Deputy

Fee, \$ 5.85

# Skyline Terrace

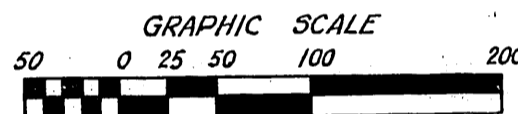
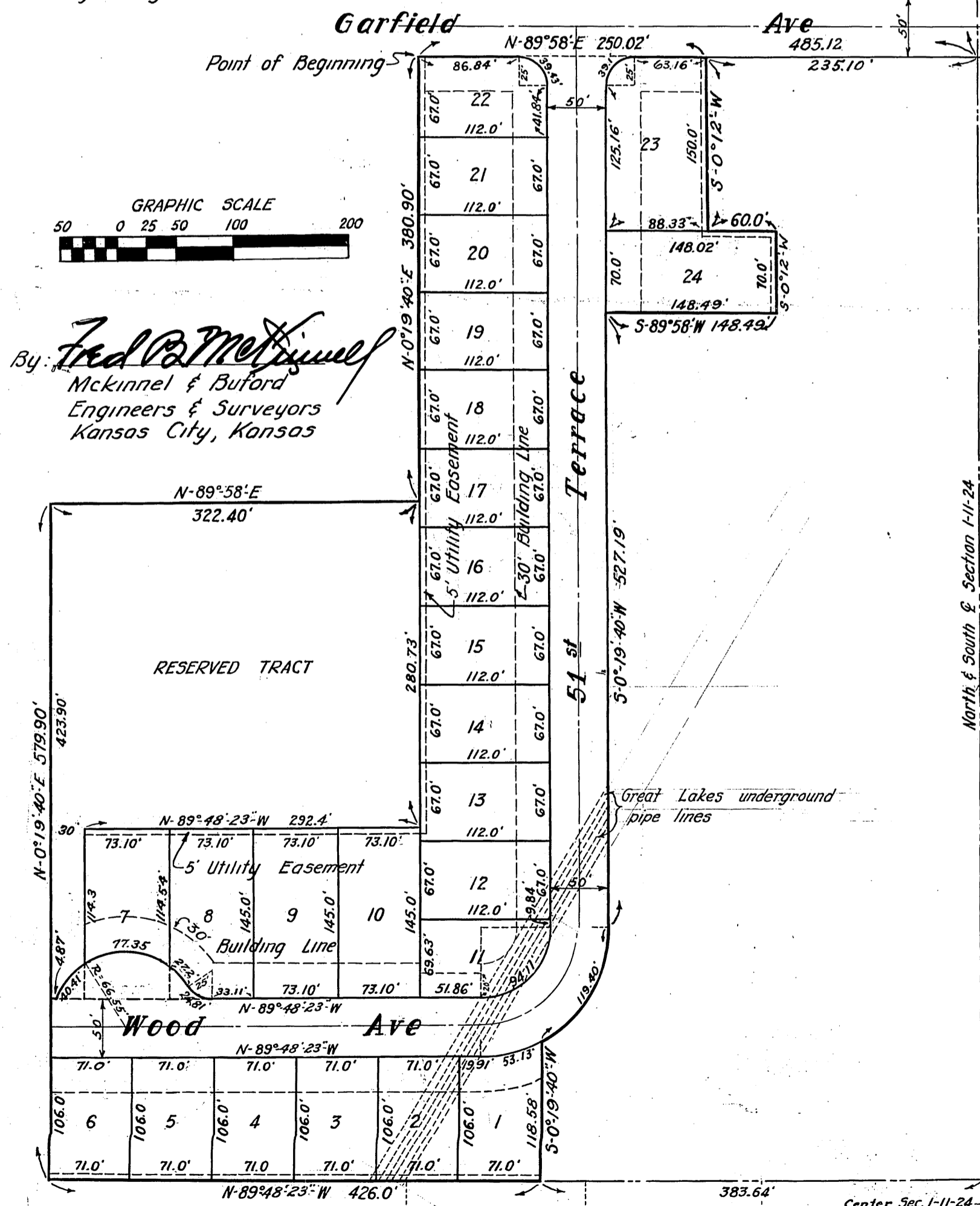
A SUBDIVISION OF LAND IN WYANDOTTE COUNTY, KANSAS

### DESCRIPTION

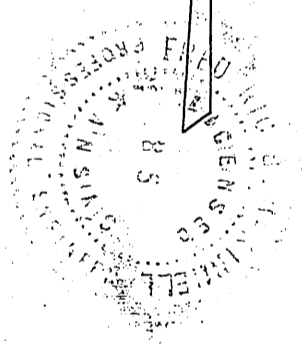
Beginning at a point that is 700.0' S-0°12'-W and 485.12 feet South 89°58' West of the Northeast corner of the Northwest Fractional 1/4 of Sec. 1, Twp. 11 So., Range 24 East of the 6th P.M.; thence N-89°58'-E 250.02 feet; thence S-0°12'-W 150.0'; thence N-89°58'-E 60.0 feet; thence S-0°12'-W 70.0'; thence S-89°58'-W 148.49 feet; thence S-0°19'40"W 527.19 feet to the beginning of a curve to the right, said curve having a radius of 110.0 feet; thence Southwesterly along said curve 119.40 feet; thence S-0°19'40"W 118.58 feet; thence N-89°48'23"W 426.0 feet; thence N-0°19'40"E 579.90 feet; thence N-89°58'E 322.40 feet; thence N-0°19'40"E 380.90 feet to the point of beginning.

N.E. Corner N.W. Fract. 1/4 Sec. 1-11-24

ORIGINAL COMPARED WITH RECORD NUMERICALS GRANTORS GRANTEES



By: Zed C. McKinnel  
McKinnel & Buford  
Engineers & Surveyors  
Kansas City, Kansas



Note: That area North of Wood Avenue opposite Lots 5 and 6 to be used as a turnaround will be automatically vacated when Wood Avenue is opened to the West.

### DEDICATION

The lands intended for sale are described by numbers as lots, with restrictions in SKYLINE TERRACE, the dimensions of which are shown thereon, that portion reserved for public use as roads, the extent and direction of which are shown on this plat and utility easements as indicated are hereby dedicated to the public use forever.

IN TESTIMONY WHEREOF: We the undersigned owners of the above described property have hereunto set our hands and seal this 4<sup>th</sup> day of September 1953.

John H. Martin JOHN H. MARTIN (Husband)  
Dorothy Grace Martin DOROTHY GRACE MARTIN (Wife)

STATE OF KANSAS } SS  
COUNTY OF WYANDOTTE }

Be it remembered that on this 4<sup>th</sup> day of September 1953 before me, the undersigned a Notary Public in and for said County and State appeared John H. Martin and Dorothy Grace Martin, husband and wife, who are personally known to me to be the same persons who executed the within instruments of writing and such persons duly acknowledge execution of the same as their free act and deed.

IN WITNESS WHEREOF: I have hereunto subscribed my name and official seal the day and year last above written.

J. E. Peckham  
NOTARY PUBLIC  
My Commission Expires August 21-1954

### RESTRICTIONS

The owners of the lands platted as Skyline Terrace hereby impose and by acceptance to 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 31<sup>st</sup> Dec. 1953 and these restrictions shall automatically be extended for successive periods of Ten (10) years unless by a vote of the majority of then lot owners it is agreed to change them in whole or in part.

1. All lots in this subdivision shall be known and described as residential lots and no commercial or industrial activity shall be conducted thereon.
2. No noxious or offensive trade shall be carried on upon lot, nor shall anything be done thereon which may be or may become an annoyance or a nuisance to the neighborhood. No goats, cattle or swine and not to exceed two (2) dogs to be permitted.
3. No basement, shack, trailer, garage or other outbuildings erected in this subdivision shall at anytime be used as a residence temporarily or permanently.
4. No stable, barn, outside privy, closet or open cesspool shall be constructed or maintained on the property.
5. No structure shall be erected nearer than thirty feet of the front property line. The ground floor area of the main structure exclusive of open porches and attached garages shall not be less than 768 square feet for a one-story dwelling.
6. In the event of a violation of any of the above restrictions, the owner of any lot in this subdivision shall have the right to proceed by law to enforce the cessation of such violations and to recover damages for any lessening of the value of his property caused by such violation.

August 31<sup>st</sup> 1953  
APPROVED BY THE WYANDOTTE COUNTY PLANNING BOARD  
Joe Jenkins CHAIRMAN ATTEST: L. B. Kubler SECRETARY

March 22<sup>nd</sup> 1954  
APPROVED BY THE BOARD OF COMMISSIONERS OF WYANDOTTE COUNTY  
Joseph F. Scardon CHAIRMAN ATTEST: J. W. Jensen CLERK

June 30, 1954  
APPROVED: Paul M. Brown WYANDOTTE COUNTY ENGINEER

MARCH 8 1954  
APPROVED BY THE KANSAS CITY, KANSAS PLANNING COMMISSION  
Harold J. Miller CHAIRMAN ATTEST: Freddie Johnson SECRETARY

MARCH 8 1954  
APPROVED BY THE BOARD OF COMMISSIONERS OF KANSAS CITY, KANSAS  
MAYOR Edward Canale  
CITY CLERK Edward Canale

March 18 1954  
APPROVED BY THE CITY ENGINEER OF KANSAS CITY, KANSAS  
J. W. Jensen CITY ENGINEER

Sept 14 1953 subject to sewer connection Show evidence before approval will be made

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