

# SOUTH CEDAR LAWN ADD.

A SUBDIVISION OF LAND IN WYANDOTTE COUNTY, KANSAS

### DEDICATION

THE LANDS INTENDED FOR SALE ARE DESCRIBED BY NUMBERS AS LOTS WITH RESTRICTIONS IN SOUTH CEDAR LAWN ADD. THE DIMENSIONS OF WHICH ARE SHOWN ON THIS PLAT. THE TRACTS RESERVED FOR PUBLIC USE ARE: 49TH PLACE, 49TH STREET, DOUGLAS AVENUE, 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, WE THE UNDERSIGNED OWNERS OF THE PROPERTY DESCRIBED HEREIN HAVE HEREUNTO SET OUR HAND SEALS THIS 16th DAY OF April, 1953.

Andrew L. Alvey  
ANDREW L. ALVEY
Katie E. Alvey  
KATIE E. ALVEY

STATE OF KANSAS  
COUNTY OF WYANDOTTE  
BE IT REMEMBERED THAT ON THIS 16th DAY OF April, 1953 BEFORE A NOTARY PUBLIC IN AND FOR THE ABOVE NAMED COUNTY AND STATE CAME Andrew L. Alvey and Katie E. Alvey WHO ARE PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGE 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 NOTORIAL SEAL THE DAY AND YEAR LAST WRITTEN ABOVE.

W. G. Egan  
NOTARY PUBLIC  
MY COMMISSION EXPIRES Nov 29 - 1953

State of Kansas, Wyandotte County, ss:  
Recorded for Record on the 14th day  
of February A.D. 1953  
at 1:10 o'clock P. M. and duly  
recorded in Record 32  
L. G. MACDOX,  
Register of Deeds  
Truman Schlup  
Deputy

**TRUMAN SCHLUP, CONSULTING ENGINEER  
KANSAS CITY, KANSAS**

THIS IS TO CERTIFY THAT I HAVE, DURING THE MONTH OF SEPTEMBER, 1953, BY ORDER OF ANDREW L. ALVEY MADE A SURVEY AND SUBDIVISION OF THE LAND DESCRIBED HEREON IN WYANDOTTE COUNTY AND THAT THE RESULTS ARE CORRECTLY SHOWN HEREON.

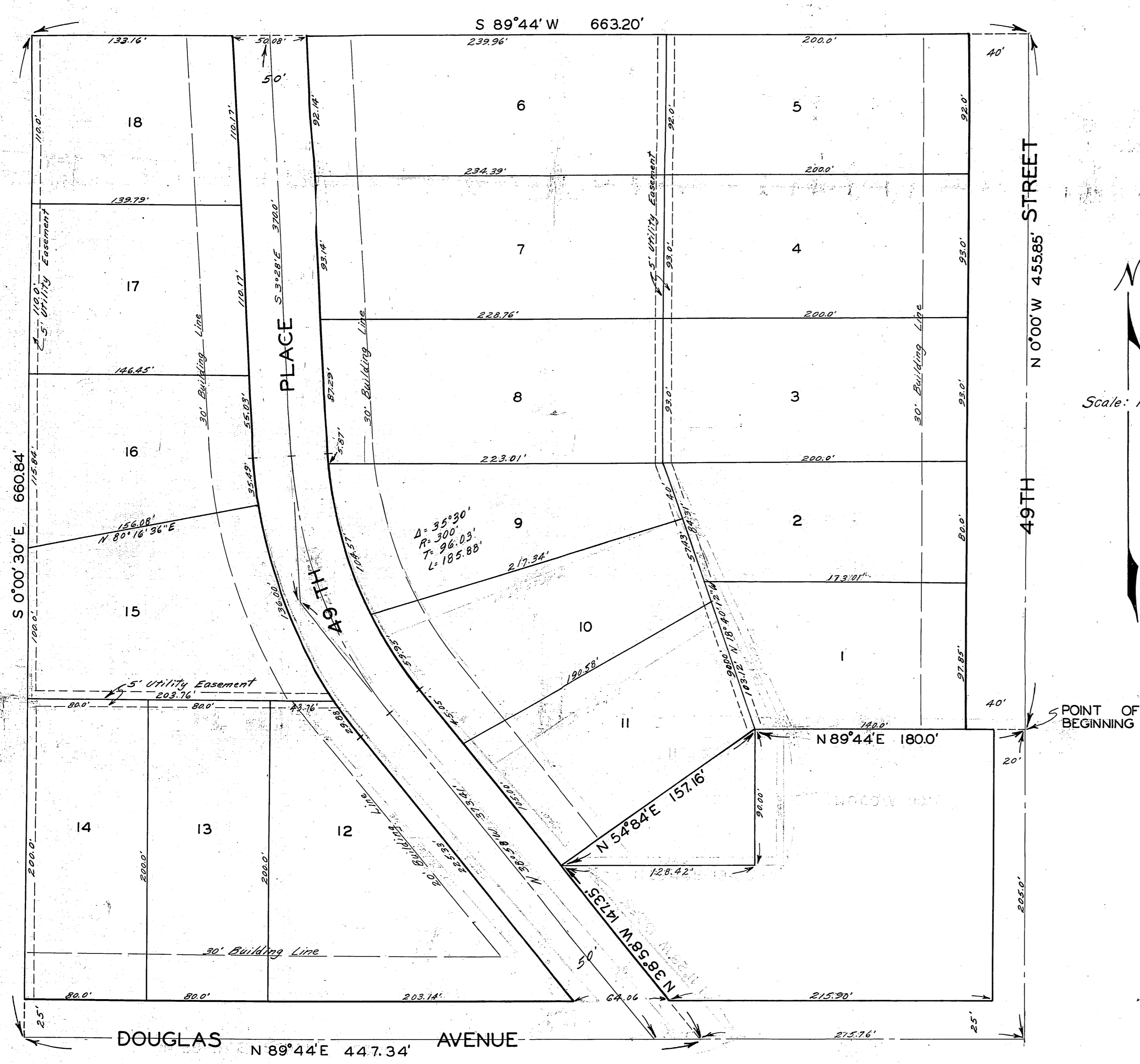
Truman Schlup  
TRUMAN SCHLUP, CONSULTING ENGINEER

### DESCRIPTION

BEGINNING AT A POINT 205.0 FEET NORTH OF THE S.E. CORNER OF THE S.W. 1/4 OF THE N.E. 1/4 OF SEC. 25-11-24; THENCE NORTH 455.85 FEET; THENCE S 89°44' W 663.20 FEET; THENCE S 0°00'30" E 660.84 FEET; THENCE N 89°44' E 447.34 FEET; THENCE N 38°58' W 147.35 FEET; THENCE N 54°48' E 157.16 FEET; THENCE N 89°44' E 180.00 FEET TO THE POINT OF BEGINNING.

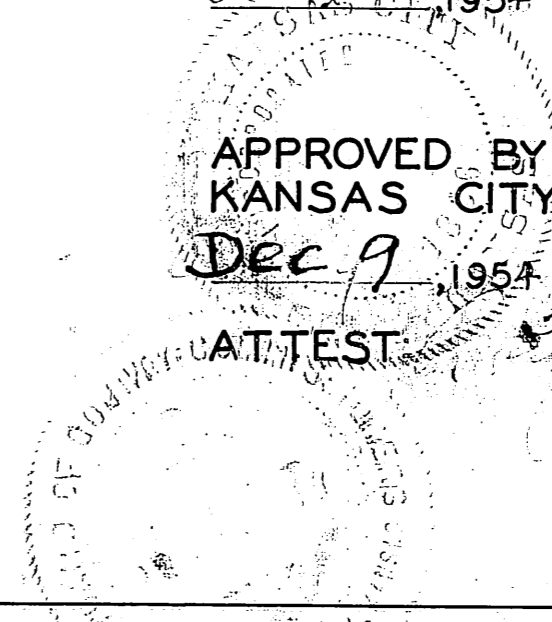
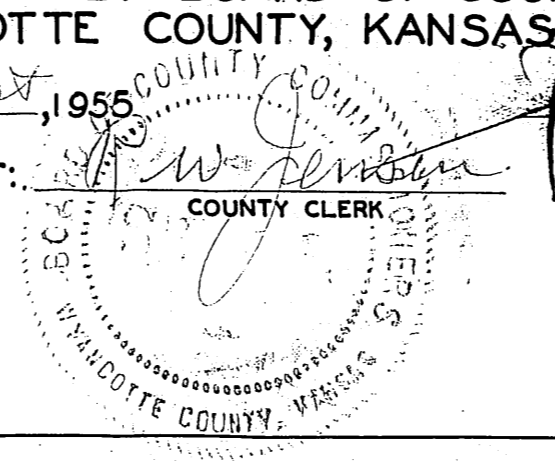
### RESTRICTIONS

- THE FOLLOWING RESTRICTIONS SHALL APPLY TO EACH AND EVERY LOT IN SOUTH CEDAR LAWN ADD:
- FIRST: ALL LOTS IN THIS SUBDIVISION SHALL BE KNOWN AND DESCRIBED AS RESIDENTIAL AND NO STRUCTURE BUILT OR PLACED UPON ANY LOT SHALL EXCEED 2 1/2 STORIES IN HEIGHT.
  - SECOND: NO TRAILER, TENT, BARN, OR OTHER OUTBUILDINGS TO BE USED AS A HOME SITE SHALL BE BUILT OR PLACED UPON ANY LOT; PROVIDED, HOWEVER, AN OWNER MAY ERECT A TEMPORARY HOME, BUILDING, OR BASEMENT CONSTRUCTED OF BRICK, CEMENT BLOCKS, STONE, OR SIMILAR MATERIAL, WITH NOT LESS THAN 400 SQ. FT. OF FLOOR AREA.
  - THIRD: LIVESTOCK SHALL BE LIMITED TO A FAMILY SIZED POULTRY FLOCK.
  - FOURTH: NO STRUCTURE SHALL BE ERECTED ON ANY LOT NEARER THAN 30 FT. TO THE FRONT LINE, NOR NEARER THAN 10 FT. OR 10% OF THE AVERAGE WIDTH TO THE SIDE LOT LINE. THE SIDE LOT LINE RESTRICTIONS SHALL NOT APPLY TO A GARAGE ERECTED ON THE REAR 25% OF A LOT. ON CORNER LOTS NO STRUCTURE SHALL BE PERMITTED NEARER THAN 20 FT. TO THE SIDE STREET LINE.
  - FIFTH: A PERPETUAL EASEMENT IS RESERVED OVER THE REAR 5 FEET OR THE SIDE 5 FEET OF EACH LOT WHERE NECESSARY FOR UTILITY INSTALLATION, MAINTENANCE, AND REPAIR.
  - SIXTH: THESE COVENANTS AND RESTRICTIONS ARE TO RUN WITH THE LAND AND SHALL BE BINDING ON ALL PARTIES AND ALL PERSONS CLAIMING UNDER THEM UNTIL JANUARY 1, 1984 AT WHICH TIME SAID COVENANTS AND RESTRICTIONS SHALL BE EXTENDED TO SUCCESSIVE PERIODS OF 10 YEARS UNLESS BY A MAJORITY OF THE THEN OWNERS OF THE LOTS IT IS AGREED TO CHANGE SAID COVENANTS IN WHOLE OR IN PART.
  - SEVENTH: 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 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.



### APPROVALS

<p>APPROVED BY THE WYANDOTTE COUNTY PLANNING BOARD <u>Oct 26th</u>, 1953 ATTEST: <u>J. B. Kullback</u> SECRETARY</p> <p>APPROVED BY THE WYANDOTTE COUNTY ENGINEER <u>Feb 1st</u>, 1955 ATTEST: <u>Howard C. Antreim</u> COUNTY ENGINEER</p> <p>APPROVED BY BOARD OF COUNTY COMMISSIONERS, WYANDOTTE COUNTY, KANSAS <u>Jan 31st</u>, 1955 ATTEST: <u>Joseph F. Reardon</u> CHAIRMAN</p>	<p>APPROVED BY KANSAS CITY, KANSAS, CITY PLANNING COMMISSION <u>FEB 8</u>, 1954 ATTEST: <u>Frederic Johnson</u> SECRETARY</p> <p>APPROVED BY KANSAS CITY, KANSAS, CITY ENGINEER <u>Dec 3rd</u>, 1954 ATTEST: <u>John Armstrong</u> CITY ENGINEER</p> <p>APPROVED BY BOARD OF CITY COMMISSIONERS, KANSAS CITY, KANSAS <u>Dec 9</u>, 1954 ATTEST: <u>Howard Payne</u> CITY CLERK</p>
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Ruel Bond