SPRINGVALE SUB-DIVISION
SEC. 1 TWP. 11 S. RANGE 24 E
WYANDOTTE COUNTY KANSAS

SCALE 1" = 50'

■ Indicates Monuments in Place

This is a sub-division of a tract of land in Sec. 1 Twp. 11 S. Range 24 E of the 6th Principal Meridian, Wyandotte County Kansas, more particularly described as follows: Commencing at the N.W. Cor. of the S.E.¼ of said Sec. 1 thence East 90 Poles, South 80 Poles, West 120 Poles, North 80 Poles, East 30 Poles to place of beginning containing 60 Acres more or less, also a relocation of the present western terminus of Oakland Avenue Cemeteries described tract of land containing .089 Acres more or less all which .048 Acres more or less is now occupied and used for public road purposes.

The location of lots, blocks and dimensions shown hereon have been determined from a survey made in 1938 & 1939 by Truman & Schlup surveyors of establishing property corners, and also sub-division and this is to certify that this plat is a true and correct representation of such surveys and that monuments or stakes have been set at lot corners, street intersections and property corners all as indicated upon said plat.

In witness there to we have hereunto set our hands this 28 day of Oct 1939.

E. J. Truman Engineer

Fred Fulkerson Surveyor

The undersigned owners of the above described tract of land has caused the same to be sub-divided in the manner shown hereon.

The streets, avenues, and drives are hereby dedicated to public use as thoroughfares. Easements or license is hereby granted for a strip of land five (5) feet south & on the rear of all lots for the purpose of installing and maintaining public sewers, water mains and other public utilities.

In testimony whereof we have hereunto set our hand this 28 day of Oct. 1939.

Julia E. Fulkerson

Wilma L. Scott

STATE OF KANSAS
COUNTY OF WYANDOTTE } ss

On this 28 day of Oct. 1939 before me personally appeared Julia E. Fulkerson, Wilma L. Scott

to me personally known, who being duly sworn did say that they are the owners of the tract of land hereon shown and sub divided and that they acknowledge this instrument to be the free act and deed of said owners.

In testimony whereof I have hereunto set my hand and affixed my notarial seal of my office in said county the day and year last above written.

Edna M. Myler
Notary Public in and for Wyandotte County Kansas

My Commission Expires 8 of 8, 1943

Approved on the 19th day of Dec 1939
CITY PLAN COMMISSION

Attested [illegible] Chairman
Secretary

Filed on the 15th day of Jan 1940 in the Office of the COUNTY CLERK Wyandotte County Kansas.

Norma Tillerson
County Clerk

Filed on the 15th day of Feb 1940, 4:25 P.M. o'clock in the office of the REGISTER OF DEEDS in Wyandotte County Kansas.

C. E. Mallor
Register of Deeds

Approved on the 9th day of January 1940
County Zoning Board of
Wyandotte County, Kansas.

Albert S. Sutton
Secretary

Approved on the 20th day of Dec 1939
Board of City Commissioners, Kansas City, Kansas

Ben Stout
City Clerk

Approved on the 15th day of Jan 1940
Board of County Commissioners, Wyandotte County, Kansas.

Tracy Carswell
Chairman
County Engineer.

RESTRICTIONS FOR SPRINGVALE SUB-DIVISION

1-No dwelling may be erected on any lot in this addition except upon a plot of ground with a street frontage of more than 60 feet and such dwelling shall be set back at least 30 feet from any street or side lot line. All other auxiliary buildings shall be set back not less than 65 feet from any street and no building shall be erected nearer than 10 feet to the side line of any lot or lots selected as a building site.

2-No dwelling shall be constructed or converted for the use of more than one family, except multiple units or apartments may be constructed on lots 7-8-Blk 10. The house or residence improvement costing less than $2500.00 shall be built or re-built in case of destruction thru any cause) on any building site in said addition, and shall not have less than 4 rooms.

3-No trailer, basement, tent, shack, garage, barn or other out building shall at any time be used on any lot or tract shall at any time be used as a residence temporarily or permanently, nor shall any residence of a temporary character be permitted.

4-No rolled roofing shall be used or any other roofing material not currently recognized as a permanent type of construction nor shall any building be constructed with an exterior covering of asphalt paper, tin or any material not recognized as a substantial, permanent type of construction. All wood exteriors shall be covered with not less than stone coats of good enamel. No building shall be permitted to stand with its exterior in an unfinished condition longer than 5 months after commencement of construction.

5-One story dwellings must have a ground floor area not less than 600 square feet, exclusive of porches but enclosure of an attached garage; but no garage shall be considered in this connection as having an area in excess of 180 square feet. Toilets must be an enlarged part of the dwelling whenever township water lines are installed to within 150 feet of end lot or tract and such toilets shall be connected with a suitable septic tank or other approved sewage disposal system within one year following the installation of said township water lines.

6-No construction or reconstruction shall be started on any building nor any building moved onto the property, unless and until the exterior design be first approved in writing by the grantors, their successors or assigns.

7-No business buildings shall be erected or businesses of any nature conducted on any below tract except on the following lots or tracts-lots 2-3-Blk 3; lot 8-Blk 4; lots 7-8-Blk 5; lots 1-2-Blk 6; lots 1-2-10-11-12 blk 7; lot 5 blk 8; lot 1 blk 9; lots 1-8-9-10 blk 10; lots 1-8-9 blk 11; lot 1 blk 12.

8-Fences shall not be higher than 5 feet and all fences must be suitable to and conform to the improvements, the type and design to be approved in writing by the grantors their successors, or assigns, before any such fence is constructed. Mail boxes shall be grouped in locations to be determined by the grantors, their successors or assigns.

9-No hogs, cows, horses or goats shall be brought onto any of said lots or tracts or maintained thereon.

10-The first 30 feet of any lot or tract from the property line of any street toward the rear of said lot or tract shall be used solely for lawn purposes, driveways and walks. Not more than one building shall be permitted on any one lot and the size of such sign or signs shall not exceed 18 inches by 24 inches. The grantors, their successors or assigns and public utility companies shall have the right to erect, construct and maintain sewage, electric, gas, water and sewer lines within 5 feet of any side or rear line of all lots and tracts.

11-No sale, conveyance, leasing or renting of any land herein described will be made to any persons other than the white race.

12-These restrictions shall run with the land and bind the grantors, its successors and assigns and all parties claiming by, thru or under them and shall continue in full force and effect until 1989 and thereafter, unless annulled by written execution by 2/3 of the then fee owners of all lots in Blocks 1 to 12 inclusive of SPRINGVALE SUB-DIVISION. The owner or owners of any lot or lots or tract shall have the right to enforce, by any proceeding, legal or equitable, the observance of these restrictions and the failure of grantors, their successors or assigns or the owner or owners of any other lot or lots or tracts, to enforce the observance of these restrictions shall not be deemed a waiver of the right of enforcement. Grantors, their successors or assigns may, by written instrument, assign or convey all of the right, reservations or privileges herein reserved by them.

COOMBS PARK

Proposed re-location of Oakland Ave.