

# SPUEHLER SUBDIVISION

A SUBDIVISION OF LAND IN WYANDOTTE COUNTY, KANSAS

SCALE 1" = 40'

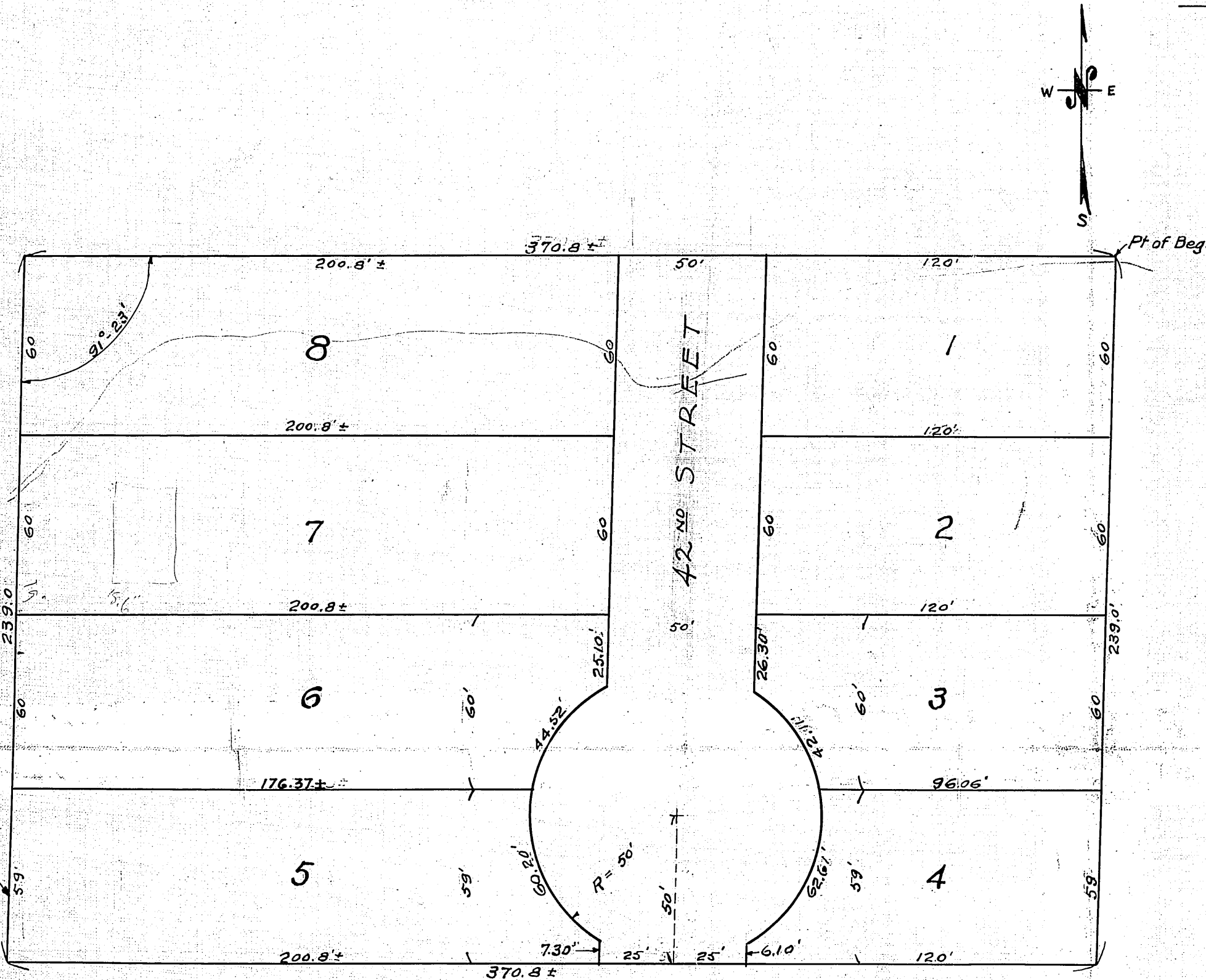
AUGUST, 1940.

C. W. McLaughlin  
COUNTY SURVEYOR

Spuehler Subdivision

Book 22  
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Any surplus land shall be added to the West Lines of Lots 5, 6, 7 & 8.



### DESCRIPTION

Beginning at a point 289.2 feet West and 264.25 feet South of the Northeast Corner of the Southwest 1/4 of Section 6, Township 11 South, Range 25 East of the 6th P.M., said point being the Southeast Corner of Willow Lane Acres Subdivision; thence South 239.0 feet; thence West 370.8 feet more or less to the West line of the tract previously owned by Adolph Rohrbach; thence North along said last mentioned line 239.0 feet; thence East along the South line of said Willow Lane Acres Subdivision 370.8 feet more or less to the point of beginning.

### DEDICATION

The lands intended for sale are described by numbers as Lots, with restrictions, in "SPUEHLER SUBDIVISION," the dimensions of which are shown on this Plat. The tract reserved for public use is 42nd Street, the extent and direction of which is shown on this Plat, and the same is hereby dedicated to the public for use as such. In "Testimony Whereof," I, the undersigned owner of the above described tract, have hereunto set my hand and seal this 17th day of September, A.D. 1940.

Caroline Spuehler  
a widow

STATE OF KANSAS }  
COUNTY OF WYANDOTTE } ss

Be it remembered that on this 17th day of September, A.D. 1940 before me a Notary Public in and for the above named County and State came CAROLINE SPUEHLER, a widow, who is personally known to me to be the same person who executed the foregoing instrument of writing and duly acknowledged execution of the same to be her own free act and deed.

In "Witness Whereof," I have hereunto subscribed my name and affixed my Notarial Seal the day and year last above written.

My Commission Expires Feb. 10 - 1943

Geo. Jenkins  
Notary Public

### RESTRICTIONS

The Proprietor of the land platted as Spuehler Subdivision, a subdivision of land in Wyandotte County, Kansas, hereby impose, and by acceptance of a deed to any of the lands or lots in said addition, the grantee therein agrees:

- FIRST. All lots in said subdivision are to be used for single family residence purposes only.
- SECOND. Each lot is limited to one single family residence and either a garage or chicken house or bath. A chicken house or a detached garage shall be located not less than 100 feet from the front property line.
  - (A) Each residence building shall have a septic tank or other approved sewage disposal system, of sufficient capacity in connection therewith.
  - (B) No stable, barn, hog pen, outside privy, closet or open cesspool shall be constructed or maintained on the property in connection with the improvements thereon.
  - (C) Keeping animals of any kind (domestic dogs, cats, and ponies excepted) on the premises is prohibited and restricted.
  - (D) No residence of a temporary character (including trailer, basement, tent, shack, garage, barn or other out building) shall be permitted.
- THIRD. No house or residence improvement costing less than (\$2,500.00) Twenty Five Hundred Dollars, shall be built, or rebuilt, in case of destruction through any cause, on any building site in said addition.
- FOURTH. The front wall of any permanent structure or building erected, or to be erected on said lots (exclusive of open porches) shall not be less than forty feet from the front line of the lots.
  - (A) No building shall be nearer than seven feet from the lot or property line, and when a side line adjoins a street such improvements shall not be nearer than 15 feet therefrom.
- FIFTH. No lot, improvement, or dwelling house shall at any time during the period of the restrictions, which shall run with the title and be binding on the present and future owners of same for a period of twenty years from Sept 1, 1940, be sold, rented, leased or the title in any manner passed to any person who is other than a full blood member of the Caucasian Race. Said covenants shall be automatically extended for successive periods of ten years unless by a vote of the majority of the then owners of the lots it is agreed to change said covenants in whole or in part.
- SIXTH. A right is reserved to enter upon the rear or side five feet of said property and use the same for the erection and maintenance of poles and wires for telephone and electric lights, and for the building and maintenance of sewers, and the laying and maintenance of water pipes and other public utilities, and the right of entry to repair the same.
 

In case of violation of any of the respective or collective restrictions the proprietor, her heirs, assigns, executors, administrators, or any subsequent owner of the lots in this addition shall have the right of injunction or such mandatory orders as may be necessary to enforce compliance therewith.

September 30<sup>th</sup>, 1940

Approved by Wyandotte County Zoning Board:

Tom Maddess Chairman Attest Albert D. Sutton Secretary

September 17<sup>th</sup>, 1940

Approved by Board of County Commissioners  
Wyandotte County, Kansas

Frank W. Brown Chairman Attest Neerath H. Hottel County Clerk

September 17<sup>th</sup>, 1940

Approved by Wyandotte County Engineer

LeRoy Arnold  
County Engineer

