

STONY POINT SOUTH

A SUBDIVISION OF LAND IN WYANDOTTE COUNTY, KANSAS

BLOCKS 1-14, INCLUSIVE

Stony Point South
Book 26
Page 11

RESTRICTIONS:

- All lots shall be known and described as residential lots, and no structure shall be erected on any residential lot other than one single-family residence not to exceed two and one-half (2 1/2) stories in height and the usual accessory buildings, including a private garage.
- No structure shall be erected on any residential lot nearer than thirty (30) feet to the front lot line, nor nearer than seven (7) feet, or ten percent (10%) of the average width of the lot, whichever amount is greater, to the side lot line. The side lot line restrictions shall not apply to a garage erected on the rear twenty-five percent (25%) of the lot, except that on corner lots no structure shall be permitted nearer than twenty (20) feet to the side street line.
- No residential lot shall be subdivided into building plots having an area less than 7000 square feet. No residence shall be constructed on any tract or lot having an area of less than 15,000 square feet unless connected to a sanitary sewer.
- No trailer, basement, tent, shack, garage, barn or other outbuildings erected on said lots shall be used as a residence temporarily or permanently nor shall any residence of a temporary character be permitted.
- No dwelling shall be permitted on any lot, the ground floor area of which is less than 660 square feet, exclusive of an attached garage.
- No stable, barn, hog pen, outside privy, closet or open cesspool shall be constructed or maintained on the property.
- No fences shall be erected or maintained on any of the lots nearer any street than the front building line except that decorative fences not to exceed fifteen (15) feet in length may be installed and maintained within an area not over ten (10) feet from the front of any residence. No planting or shrubbery shall be permitted along the lot lines or on any of the lot nearer the street than ten (10) feet from the front of any residence, except for low group plantings at the front corners of said lot not to exceed two (2) feet in height.
- No livestock or poultry may be kept or maintained on any of the lots hereby restricted.
- No noxious or offensive trade or activities shall be carried on upon any lot, nor shall anything be done thereon which may be or become a nuisance or annoyance to the neighborhood.
- These covenants and restrictions are to run with the land and shall be binding on all parties and all persons claiming under them until May 1, 1984, at which time said covenants and restrictions shall be extended for successive periods of ten (10) years unless by majority of the owners of the lots it is agreed to change said covenants in whole or in part.
- If the parties hereto or any of their heirs or assigns shall violate or attempt to violate any of the restrictions herein it shall be lawful for any other person or persons owning any other lot in said subdivision to prosecute any proceedings 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 not invalidate the remaining restrictions.
- Any additions to the dwellings, attached or detached garages, or other permitted accessory buildings shall be in harmony with type of material and quality of workmanship of existing dwellings.

DESCRIPTION:

All of that part of the West half (1/2) of the East half (1/2) of Section 8, Township 11 South, Range 24 East in Wyandotte County, Kansas, described as follows: Beginning at a point on the East line of said West half (1/2) said point being 44.06 feet North of the East-West center line of said section; thence South along said East line 2695.72 feet to the South line of said section; thence South 89 degrees 34 minutes 24 seconds West along said South line, 806.10 feet; thence North 0 degrees 01 minutes 49 seconds West, 40 feet; thence South 89 degrees 34 minutes 24 seconds West, 100 feet; thence North 0 degrees 01 minutes 49 seconds West, 488 feet; thence South 89 degrees 34 minutes 24 seconds West, 247.50 feet; thence North 0 degrees 01 minutes 49 seconds West, 2126.70 feet to a point on said East-West center line; thence North, 174.20 feet; thence East, 177.56 feet; thence South, 60 feet; thence Easterly on a curve to the left, whose tangent is at right angles to the last described course, having a radius of 219.89 feet, 38.65 feet; thence South 24 degrees 54 minutes East, 128.21 feet to said East-West center line; thence North 89 degrees 43 minutes 29 seconds East along said East-West center line, 475 feet; thence North, 0.97 feet; thence Northerly on a curve to the right, tangent to the last described course, having a radius of 223.59 feet, 45.37 feet; thence East 405.41 feet to the point of beginning.

EASEMENTS:

An easement or license to the County of Wyandotte, Kansas, to locate, construct, and maintain or to authorize the location, construction, and maintenance of water ways for surface drainage, conduits, water, gas, and sewer lines, poles and wires or all or any of them upon, over, or under the surface of the strips of land five (5) feet wide at the side and rear lot lines of each lot is hereby granted:

RIGHTS OF WAY:

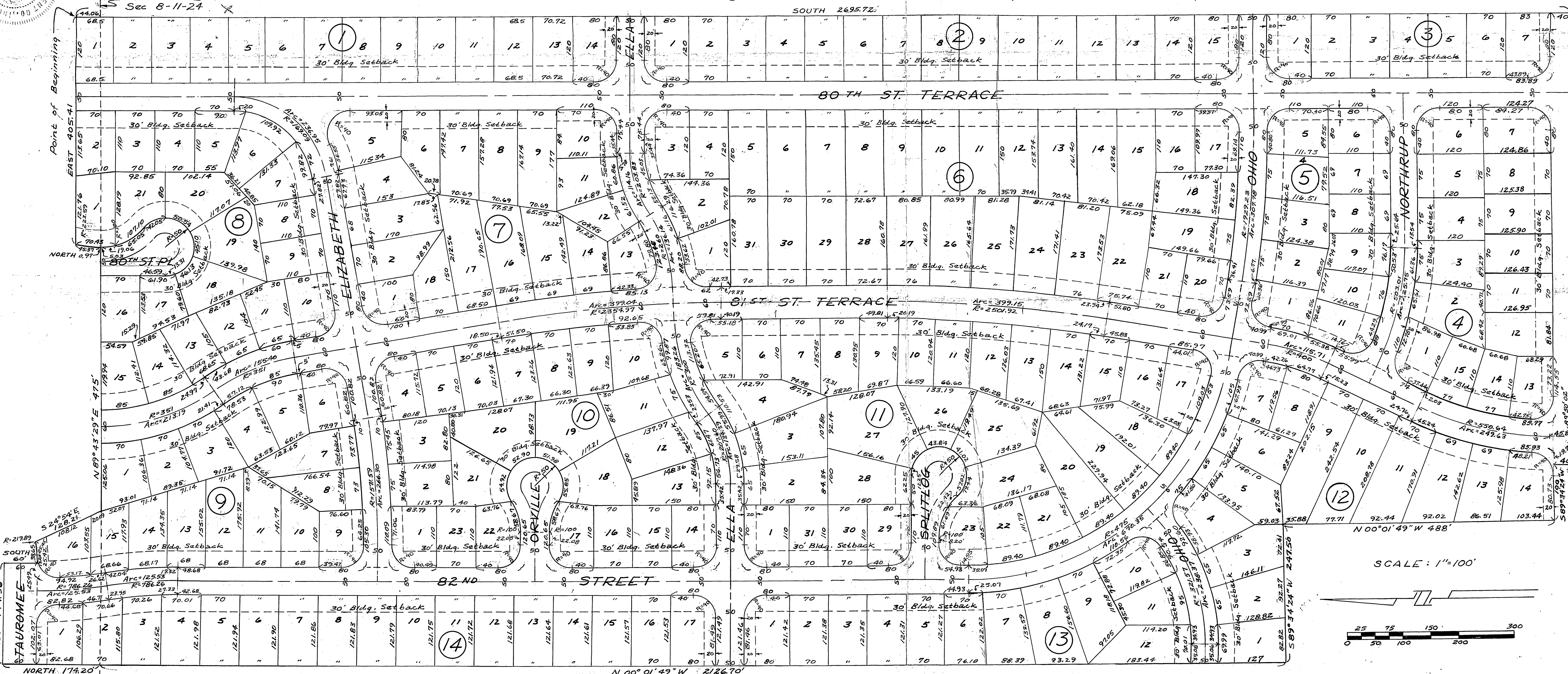
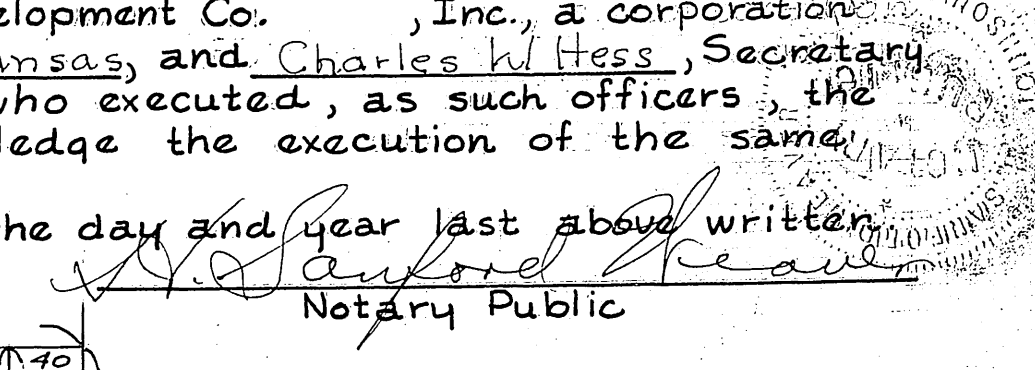
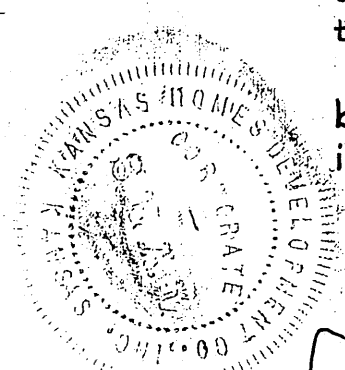
The streets and roads shown on this plat and not heretofore dedicated to the public for use as such are hereby so dedicated.

The undersigned owner has caused the above described tract of land to be subdivided in the manner shown on the accompanying plat, which subdivision shall hereafter be known as STONY POINT SOUTH, and hereby imposes the restrictions, grants the easements and dedicates the rights of way listed and shown on this plat.

In Witness Whereof, Kansas Homes Development Co., Inc., has caused this plat to be signed on its behalf by its President, thereunto duly authorized so to do, and to be attested by its Secretary, and has caused its common seal to be hereunto affixed, this 23rd day of APRIL, 1954.

Attest: Charles W. Hess Secretary of Kansas Homes Development Co., Inc.
By Oliver M. Solberg, Jr. President

Be it remembered that on this 23rd day of APRIL, 1954, before me, the undersigned, a Notary Public in and for the State of Kansas; County of Johnson, J. S. S., Inc., a corporation duly organized, incorporated and existing under and by virtue of the laws of Kansas, and Charles W. Hess, Secretary of said corporation, who are personally known to me to be the same persons who executed, as such officers, the within instrument on behalf of said corporation, and such persons duly acknowledged the execution of the same to be the act and deed of said corporation.
In Witness Whereof, I have hereunto set my hand and affixed my official seal, the day and year last above written.
My Commission expires May 20th 1956



Approved by the Wyandotte County Planning Board.

Date April 26th 1954

Signed Joe Jenkins Chairman

Attest L.B. Kukulanski Secretary

Approved by the Wyandotte County Engineer.

Date June 22, 1954

Signed Burt M. Brown County Engineer

Approved by the Board of County Commissioners.

Date May 17, 1954

Signed Raymond W. Campbell Chairman

Attest Raymond W. Campbell Secretary

This is to certify that during the month of _____, 1954, by order of _____, I have

made a survey of the land described hereon, and the results are correctly shown hereon.

Signed Raymond W. Campbell

ENGINEER:
R.W. Campbell & Associates
Consulting Engineers
9100 Johnson Drive
Merriam, Kansas