

# Strickland Subdivision No. 2

A SUBDIVISION OF LAND IN WYANDOTTE COUNTY, KANSAS

### DESCRIPTION

A subdivision of tract 3 of the Patrick McMahon estate being more particularly described as follows: beginning at a point in the West line of the Northeast quarter (NE $\frac{1}{4}$ ) of Section 15, Twp. 11, Range 24 in Wyandotte County, Kansas that is 1061.4 feet South 1°26'40" West of the Northwest corner of said Northeast quarter (NE $\frac{1}{4}$ ) of Section 16; thence East 1577.22 feet to the East line of Delaware Reserve; thence S-1°53'30"W along said East line of Delaware Reserve 528.0 feet; thence West 1573.10 feet to the North and South center line of said Section 16; thence N-1°26'40"E along said center line of Section 16 528.0 feet to the point of beginning.

### DEDICATION

The lands intended for sale are described by numbers as lots, with restrictions in STRICKLAND SUBDIVISION No. 2, 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, utility easements and drainage 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 17th day of September 1953.

James Strickland (Husband) Emily L. Strickland (Wife)

STATE OF KANSAS }  
COUNTY OF WYANDOTTE }

Be it remembered that on this 17th day of September 1953 before me, the undersigned a notary public in and for said county and state appeared James Strickland and Emily L. Strickland, 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 this day and year 1953 above written.

W. J. Stiles  
Notary Public  
My Commission Expires Sept 13th 1957

APPROVED BY WYANDOTTE COUNTY PLANNING BOARD Sept. 28th 1953

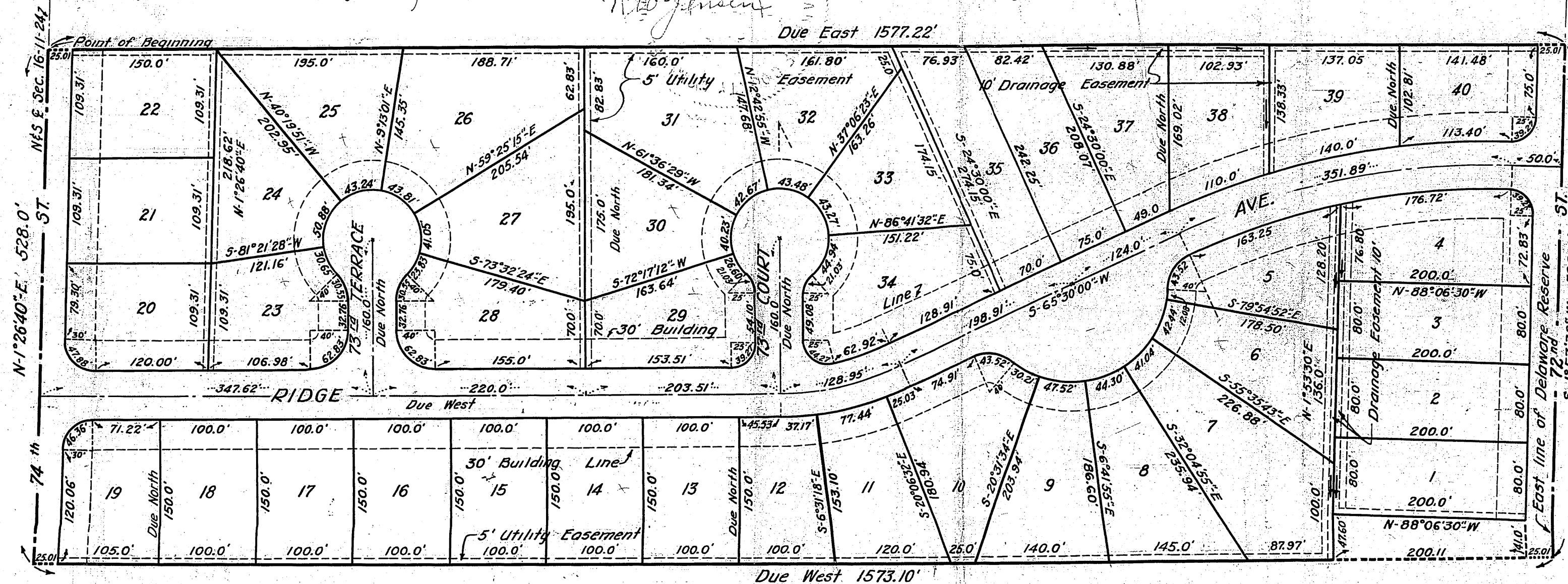
Joe Jenkins Chairman Attest T. B. Kullback Secretary

APPROVED BY WYANDOTTE COUNTY COMMISSIONERS Sept 8th 1953

Joseph F. Ferguson Chairman Attest W. J. Stiles County Clerk

APPROVED BY WYANDOTTE COUNTY ENGINEER 1953

Bruce M. Brown County Engineer



### RESTRICTIONS

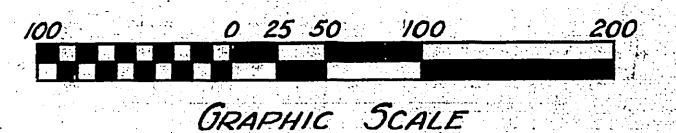
- Said lots within this subdivision shall be used for residential purposes only.
- No building shall be erected on any lot herein except a detached single family dwelling, and a garage for not more than three cars.
- The front wall of any building shall not be erected on any lot nearer than 30 feet nor further than 50 feet from the front line, nor shall any side wall be nearer than 5 feet to any side lot line, this covenant shall not apply to a garage location on the rear one-fourth of a lot.
- No noxious or offensive trade shall be carried on upon any lot, nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.
- No trailer, basement, garage, barn or other outbuildings erected on any lot in said addition, shall at any time be used for a residence temporarily or permanently, nor shall any residence of a temporary character be permitted.
- The ground floor square foot area of any dwelling erected on any lot in said addition shall be not less than 600 square feet if a one story dwelling; and if such dwelling shall be of more than one story, the ground floor square foot area thereof shall not be less than 600 square feet.
- No structure shall be erected or moved onto any lot without the written approval of the undersigned James Strickland, or a competent architect appointed by him or either of them for that purpose.
- Upon the construction of a residence upon said tract the proprietors shall install and provide a septic tank as approved by local health authorities for the purpose of receiving all sewage from such residence and shall not keep or maintain on said premises any outside privy, closet or open cesspool.
- No cows, horses, swine, sheep, goats and such class of domestic animals shall be kept upon said premises, and no poultry shall be kept for commercial purposes.
- An easement is hereby reserved for utility installation and repair over the rear 5 feet of each lot, and such other places as remarked and designated on said recorded plat.
- An easement is hereby reserved for drainage, the extent and direction of which are shown on this plat.
- The above covenants and restrictions are to run with the land and shall be binding on all the parties and all persons claiming under them until Jan. 1, 1975 and shall be automatically continued thereafter for successive periods of twenty-five years each, unless the owners of the fee title to a majority of the front feet of said lots shall by resolution at a special meeting called for that purpose upon mailed notices to all such owners shall release, change or alter any or all of said restrictions at the end of any such twenty-five year period at least 5 years prior to such expiration.

527588

State of Kansas, Wyandotte County, ss:  
Received for Record on the 13 day of JANUARY A.D. 1954  
at 3:12 o'clock P.M. and duly recorded in Record 25 at page 79

FRANK R. BROWN  
Register of Deeds  
Stanley Mochel  
Deputy

Fee, \$ 5.55



By Frank M. McNeill  
McKinnell & Buford  
Engineers & Surveyors  
711 Armstrong Ave.  
Kansas City, Kans.

