

APPROVED, this 8th day of July 1940, by the BOARD OF COUNTY COMMISSIONERS.

STUDT'S JUNCTION.

WYANDOTTE COUNTY, KANSAS.

70 1/2 6-11-24

Howard H. Thorn
County Clerk

Frank M. ...
Chairman

Levy Arnold
County Engineer

FILED
COUNTY CLERK'S OFFICE
JUL 8 1940
HOWARD H. THORN
COUNTY CLERK

SCALE 1" = 50'

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Studt's Junction
Book 22
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This tract of land located in Wyandotte County, Kansas, as follows:—
Beginning at a point South of the S.E. Corner of Range 24, in said Wyandotte County, thence South 170 Feet; thence East 65 Feet; thence South 244 Feet; thence West 462.7 Feet to the northerly line of U.S. Highway No. 40; thence North-westerly along the northerly line of the said U.S. Highway No. 40 a distance of 475 Feet; thence Northeasterly to a point on the South line of Parallel Road 687 Feet West of the point of beginning; thence East 687 Feet to the point of beginning.
The lands reserved for sale are Lots numbered 1 to 28, incl., as shown hereon, and they shall hereafter be known as Lots in Studt's Junction.
The avenue shown on the plat as 'Troup Ave.', together with a strip of land 10 Feet wide along the northern line of the said subdivision are dedicated to the public for use as such avenues.
IN TESTIMONY WHEREOF, the undersigned proprietors of the above described property have hereunto set their names this 24 day of June 1940.

Amelia M. Studt x x x
x x x x x x

APPROVED, this 24 day of June 1940, by the WYANDOTTE COUNTY ZONING BOARD.

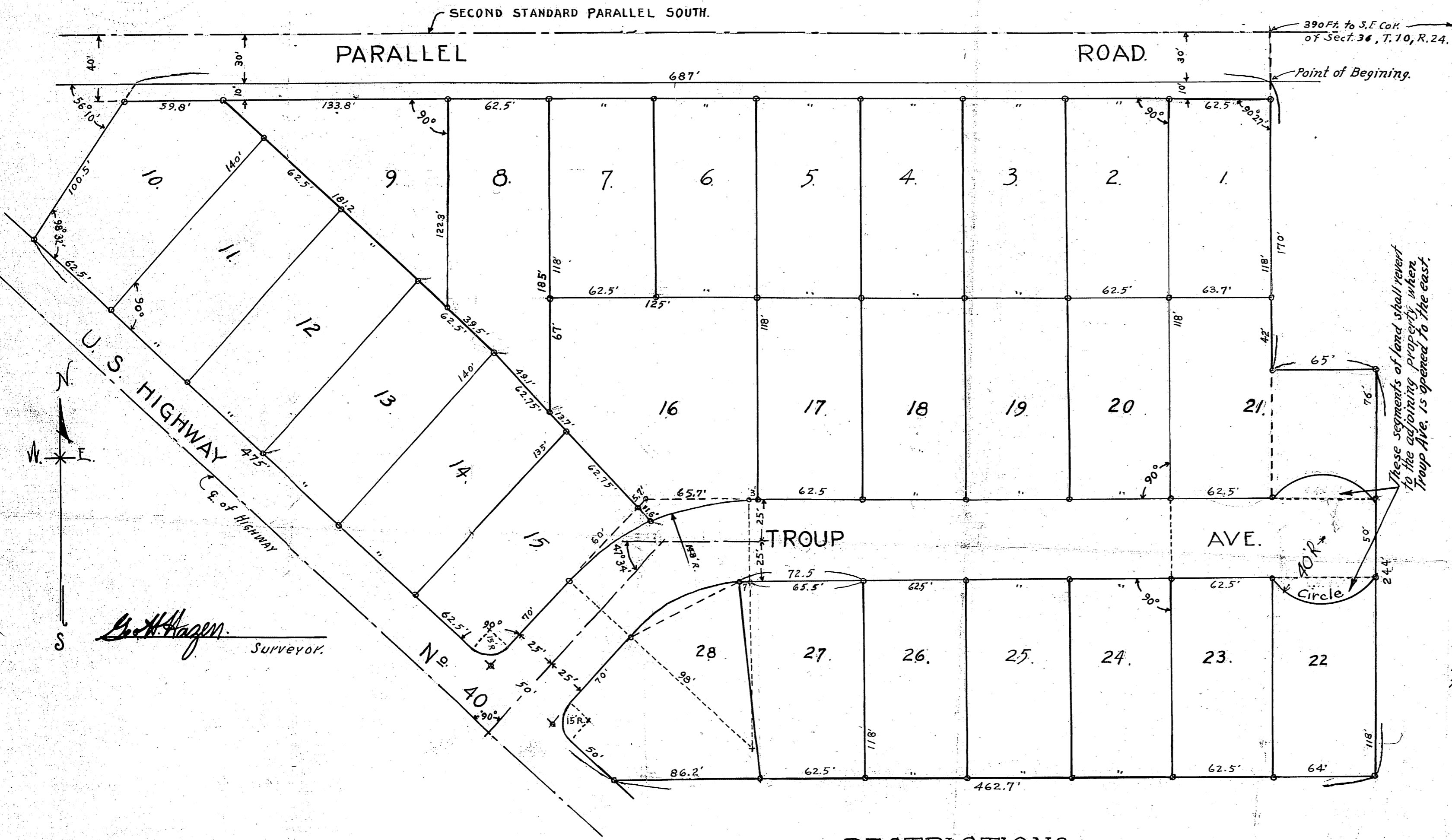
Wm. Madden
Chairman

ATTEST:—
Albert S. Sullivan
Secretary

STATE OF KANSAS, COUNTY OF WYANDOTTE, ss—
BE IT REMEMBERED, that on this 24 day of June 1940, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came *Amelia M. Studt* and *x x x*, his wife, *x x x* and *x x x*, his wife, who are personally known to me to be persons who executed the within instrument and acknowledged the execution of the same.
IN WITNESS WHEREOF, I have set my hand and official seal, the day and year last above written.

Albert S. Sullivan
Notary Public.

My Commission Expires May 13th 1945



RESTRICTIONS.

The following restrictions shall be imposed on each and every lot, in Lots 1 to 28 inclusive, in Studt's Junction, a subdivision of land in Wyandotte County, Kansas, as per recorded plat thereof, same shall continue in full force and effect for the full term of twenty-five (25) years from date, viz:—

- (1)-All Lots in said tract shall be known and described as residential lots and no structures shall be erected on any lot other than one detached single family dwelling not to exceed two stories in height and a one or two car garage.
- (2)-No building shall be erected on any lot nearer than 25 Feet nor further than 40 Feet from the front line, nor nearer than 5 Feet to any side lot line. This covenant shall not apply to a garage located on the rear one-fourth of a lot, except Lot 10, any building on which, may not be located nearer than 25 Feet to Parallel Road.
- (3)-No residential lot shall be resubdivided into building lots having less than 6000 square feet of area or a width of less than 50 feet each. Nor shall any building be erected on any residential building plat having an area of less than 6000 square feet or a frontage of less than 50 Ft.
- (4)-No noxious or offensive trade shall be carried upon any of said lots; nor shall anything be done thereon which may become an annoyance

or nuisance to the neighborhood. And said lots shall be used for residential purposes only.

- (5)-No portion of said property herein described or any interest therein shall be conveyed by deed, lease, or otherwise, to any person other than a member of the caucasian race, or to any corporation or association owned or controlled in whole or in part by persons not of the caucasian race nor shall any person or persons not of the caucasian race occupy any portion of said premises except as domestic servants.
- (6)-The cost of any residence erected in this subdivision shall be at least \$500.00 and said residence must be finished in a workman like manner. The ground floor square foot area of any dwelling house erected on any lot in said subdivision shall not be less than 700 square feet if a one story dwelling; and if such dwelling shall be more than one story, the ground floor area thereof shall not be less than 600 square feet.
- (7)-Upon the construction of a residence upon said tract, the owner thereof shall install and provide a septic tank for the purpose of receiving all sewerage from said residence and shall not keep or maintain on said premises any outside privy, closet, or open cesspool.
- (8)-No cows, horses, swine, sheep, goats or any such class of domestic

animals shall be kept upon said premises, and no poultry shall be kept except for domestic purposes.

- (9)-Invalidation of any of the covenants or restrictions by judgement or court order shall in no way effect any of the other provisions which shall remain in full force and effect.
- (10)-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 June 15, 1965, and shall be automatically continued thereafter for successive periods of twenty years each, unless the owners of the fee title to the majority of the front feet of said lots shall, by a special meeting called for the purpose, upon mailed notices to all such owners, release, change or alter any of the said restrictions at the end of any such twenty year period, at least two years prior to such expiration.