

DESCRIPTION

BEGINNING AT A POINT 330 FEET NORTH OF THE SOUTHEAST CORNER OF THE NORTH-EAST QUARTER OF SECTION 35, TOWNSHIP 10 SOUTH, RANGE 24 EAST, IN WYANDOTTE COUNTY, KANSAS; THENCE NORTH 330 FEET; THENCE WEST 1325 FEET; THENCE SOUTH 330 FEET; THENCE EAST 1325 FEET; TO POINT OF BEGINNING.

TUDOR'S ADDITION

A SUBDIVISION OF LAND IN WYANDOTTE COUNTY, KANSAS.

HAROLD K. SCHONE, COUNTY SURVEYOR
Courthouse, Kansas City, Kansas.

This is to certify that I have, during the month of December 1947, by order of Thomas C. Tudor Jr., made a survey and subdivision of the land described hereon in Wyandotte County and that the results are correctly shown hereon.

Harold K. Schone
HAROLD K. SCHONE, COUNTY SURVEYOR
Registered Engineer, License No. 823

DEDICATION

THE LANDS INTENDED FOR SALE ARE DESCRIBED BY NUMBERS AS LOTS WITH RESTRICTIONS, IN TUDOR'S ADDITION, THE DIMENSIONS OF WHICH ARE SHOWN ON THIS PLAT. THE TRACTS RESERVED FOR PUBLIC USE ARE: KIMBALL AVENUE; LONGWOOD AVENUE; AND THE UNNAMED 50 FOOT NORTH AND SOUTH STREET AS SHOWN; ALSO ALL DRAINAGE AND UTILITY EASEMENTS, THE EXTENT AND DIRECTION OF WHICH ARE SHOWN ON THIS PLAT, AND THE SAME ARE HEREBY DEDICATED TO THE PUBLIC USE FOREVER.

IN TESTIMONY WHEREOF, WE THE UNDERSIGNED OWNERS OF THE ABOVE DESCRIBED PROPERTY HAVE HEREUNTO SET OUR HAND SEALS THIS 22ND DAY OF December, 1947.

GENERAL MANAGEMENT & INVESTMENT COMPANY, INC.

By *John C. Murphy* TREAS. & *Thomas C. Tudor Jr.* PRES. & *Edw. A. Benson Jr.* SECY.

STATE OF KANSAS }
COUNTY OF WYANDOTTE }

BE IT REMEMBERED THAT ON THIS 22ND DAY OF December, 1947, BEFORE ME A NOTARY PUBLIC IN AND FOR THE ABOVE NAMED COUNTY AND STATE CAME JOHN C. MURPHY, THOMAS C. TUDOR JR. AND EDW. A. BENSON JR., OFFICERS OF GENERAL MANAGEMENT & INVESTMENT CO., INC. WHO ARE PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGED THE EXECUTION OF THE SAME TO BE THE FREE ACT & DEED OF SAID GENERAL MANAGEMENT & INVESTMENT COMPANY, INC.

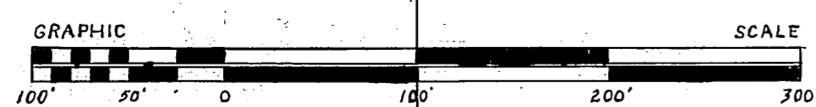
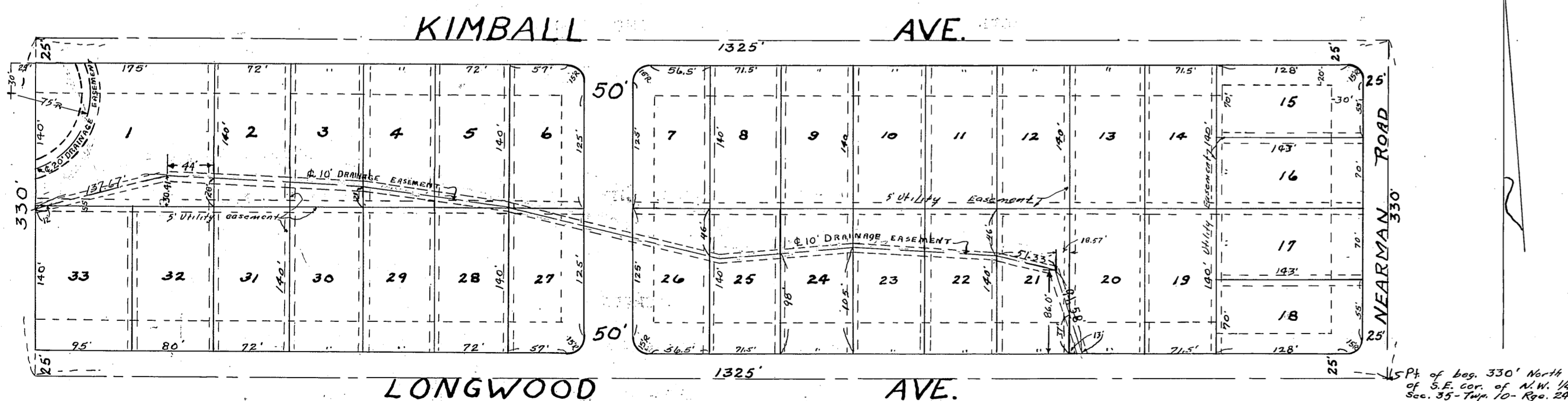
IN WITNESS WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY NOTORIAL SEAL THE DAY AND YEAR LAST ABOVE WRITTEN.

Nathan D. Rash
NOTARY PUBLIC

My COMMISSION EXPIRES *Apr. 9, 1951*

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RESTRICTIONS

THE FOLLOWING RESTRICTIONS SHALL APPLY TO EACH AND EVERY LOT IN TUDOR'S ADDITION:

- FIRST: ALL LOTS IN THIS SUBDIVISION SHALL BE KNOWN AND DESCRIBED AS RESIDENTIAL LOTS AND NO STRUCTURE SHALL BE ERCTED ON ANY RESIDENTIAL LOT OTHER THAN A ONE DETACHED SINGLE FAMILY DWELLING NOT TO EXCEED 2 1/2 STORIES IN HEIGHT, AND THE USUAL ACCESSORY BUILDINGS INCLUDING A PRIVATE GARAGE.
- SECOND: NO STRUCTURE SHALL BE ERCTED ON ANY RESIDENTIAL LOT NEARER THAN THIRTY FEET TO THE FRONT LOT LINE NOR NEARER THAN SEVEN FEET TO ANY SIDE LOT LINE. THE SIDE LINE RESTRICTION SHALL NOT APPLY TO A GARAGE LOCATED ON THE REAR 25% OF A LOT, EXCEPT THAT ON CORNER LOTS NO STRUCTURE SHALL BE PERMITTED NEARER THAN TWENTY FEET TO THE SIDE STREET LINE.
- THIRD: NO RESIDENTIAL LOT SHALL BE RESUBDIVIDED INTO BUILDING PLOTS HAVING LESS THAN 10,000 SQUARE FEET OF AREA OR A WIDTH OF LESS THAN 70 FEET, NOR SHALL ANY STRUCTURE BE ERCTED ON ANY RESIDENTIAL LOT HAVING AN AREA OF LESS THAN 10,000 SQUARE FEET OR A FRONTAGE OF LESS THAN 70 FEET.
- FOURTH: NO TRAILER, BASEMENT, TENT, SHACK, GARAGE, BARN OR OTHER OUTBUILDING ERCTED IN THIS SUBDIVISION SHALL AT ANY TIME BE USED AS A RESIDENCE, TEMPORARILY OR PERMANENTLY, NOR SHALL ANY RESIDENCE OF A TEMPORARY CHARACTER BE PERMITTED.
- FIFTH: NO DWELLING COSTING LESS THAN \$5,000.00 SHALL BE PERMITTED ON ANY LOT IN THIS SUBDIVISION AND THE GROUND FLOOR AREA THEREOF SHALL NOT BE LESS THAN 750 SQUARE FEET FOR A ONE STORY STRUCTURE NOR LESS THAN 750 SQUARE FEET FOR A ONE AND ONE HALF OR TWO STORY STRUCTURE.
- SIXTH: NO STABLE, BARN, HOG PEN, OUTSIDE PRIVY, CLOSET OR OPEN CESSPOOL SHALL BE CONSTRUCTED OR MAINTAINED ON THE PROPERTY.
- SEVENTH: A PERPETUAL EASEMENT IS RESERVED OVER THE REAR FIVE FEET OR THE SIDE FIVE FEET OF EACH LOT WHERE NECESSARY FOR UTILITY INSTALLATION AND MAINTENANCE.
- EIGHTH: NO LOT, IMPROVEMENT OR DWELLING SHALL BE SOLD, RENTED OR LEASED OR THE TITLE IN MANNER PASSED TO ANY PERSON WHO IS NOT, OR ANY OF WHOSE ANCESTORS, ARE, OR WERE, NOT OF THE CAUCASIAN RACE.
- NINTH: THESE COVENANTS AND RESTRICTIONS ARE TO RUN WITH THE LAND AND SHALL BE BINDING ON ALL PARTIES AND ALL PERSONS CLAIMING UNDER THEM UNTIL JAN. 1ST 1978 AT WHICH TIME SAID COVENANTS AND RESTRICTIONS SHALL BE EXTENDED FOR SUCCESSIVE PERIODS OF TEN YEARS UNLESS BY A MAJORITY OF THE THEN OWNERS OF THE LOTS IT IS AGREED TO CHANGE SAID COVENANTS IN WHOLE OR IN PART.
- TENTH: IF THE PARTIES HERETO, OR ANY OF THEM, OR 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 RESTRICTION, 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.

APPROVED BY THE WYANDOTTE COUNTY PLANNING BOARD

DECEMBER 22, 1947. *Wm. M. Menden* CHAIRMAN
ATTEST: *W. M. Buckingham* SECRETARY

APPROVED BY THE WYANDOTTE COUNTY ENGINEER
MARCH 8, 1948 *Howard C. Antwin* COUNTY ENGINEER

APPROVED BY BOARD OF COUNTY COMMISSIONERS,
WYANDOTTE COUNTY, KANSAS. DEC. 26, 1947
ATTEST: *Bunley W. Jones* COUNTY CLERK
Ray Wheat CHAIRMAN

APPROVED BY KANSAS CITY, KANSAS, CITY PLANNING COMMISSION

JANUARY 12, 1948 *Frank B. Williams* CHAIRMAN
ATTEST: *Fredie Robinson* SECRETARY

APPROVED BY KANSAS CITY, KANSAS, CITY ENGINEER
January 21, 1948 *J. B. Armstrong* CITY ENGINEER

APPROVED BY BOARD OF CITY COMMISSIONERS, KANSAS CITY,
KANSAS. JANUARY 27, 1948
Clark Miller MAYOR
Howard Payne CITY CLERK