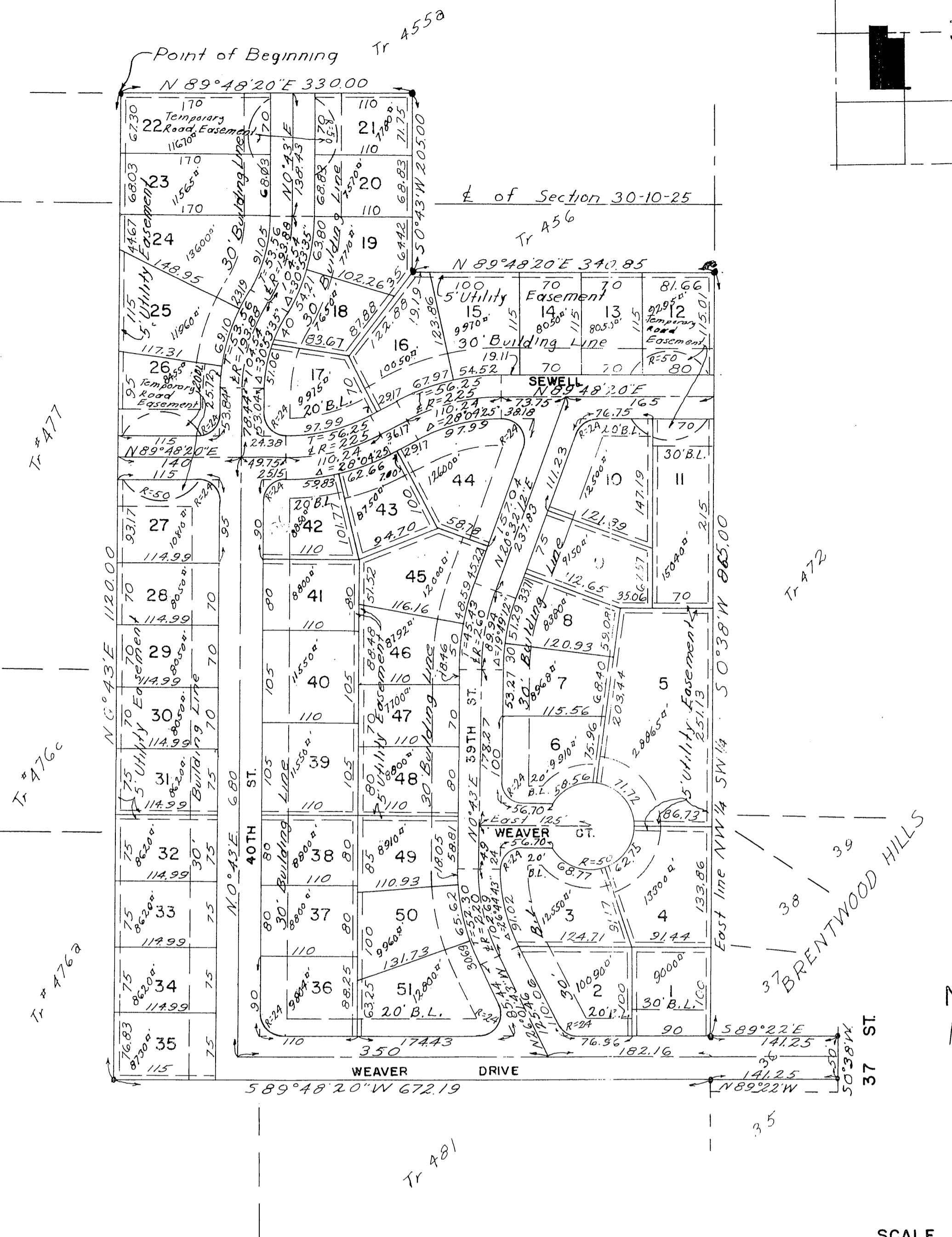
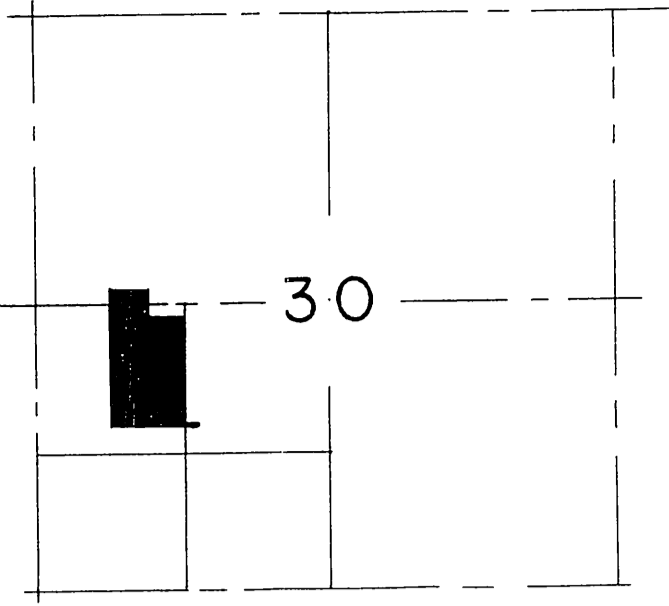


THE RESURVEY OF
NEAL WEAVER ESTATES
IN THE S.W. 1/4 OF SECTION 30-10-25
WYANDOTTE COUNTY, KANSAS

SURVEY AND PLAT BY

RALPH L. FLOURNOY
ENGINEER - SURVEYOR
1306 MINNESOTA
KANSAS CITY, KANSAS



DESCRIPTION

Beginning at a point 660.00 feet east and 125.00 feet north of the northwest corner of the southwest quarter of Section 30, Township 10, Range 25, Wyandotte County, Kansas; thence North 89 degrees 48 minutes 20 seconds East 330.00 feet, thence south 0 degrees 43 minutes west 205.00 feet, thence North 89 degrees 48 minutes 20 seconds east 340.85 feet, thence south 0 degrees 38 minutes west 865.00 feet, thence south 89 degrees 22 minutes east 141.25 feet, thence south 0 degrees 38 minutes west 50.00 feet, thence north 89 degrees 22 minutes west 141.25 feet, thence south 89 degrees 48 minutes 20 seconds west 672.19 feet, thence north 0 degrees 43 minutes east 1120.00 feet to the point of beginning

SCALE 1" = 100'



DEDICATION

The lands intended for use are described by numbers as lots with restrictions in the Resurvey of Neal Weaver Estates the dimensions of which are shown on this plat. That portion reserved for public use as roads, together with all easements (drainage and utility), the extent and direction of which are shown, are hereby dedicated to the public use forever.

IN TESTIMONY WHEREOF: I the undersigned owner of the land described hereon, have hereunto set my hand seal this _____ day of _____

RESTRICTIONS

The following restrictions shall apply to each lot in The Resurvey of Neal Weaver Estates

- FIRST: All lots in this subdivision shall be known and described as residential lots with restrictions and no structure shall be erected on any 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 lot shall be resubdivided into a building lot having an area less than 7500 square feet, nor less than 65 feet of building width.
 - THIRD: No structure shall be erected on any lot nearer than 30 feet to the front lot line, nor nearer than 7 feet or 10% of the average width of the lot, whichever amount is greater, but need not exceed 15 feet to any side lot line. side street set backs are as shown. There shall be a rear yard of 25 feet or 20% of the average depth of the lot, but it need not exceed 45 feet.
 - FOURTH: No trailer basement tent shack garage barn or other outbuilding erected on any lot shall be used as a residence temporary or permanent nor shall any residence of a temporary character be permitted.
 - FIFTH: The ground floor area of any dwelling shall not be less than 700 square feet
 - SIXTH: No stable, barn, hog pen, chicken coop, outside privy, closet or open cesspool shall be constructed or maintained on any lot.
 - SEVENTH: A perpetual easement is reserved over the rear and side 5 feet of each lot for installation and maintenance of utilities and surface drainage.
 - EIGHTH: These covenants and restrictions are to run with the land and be binding on all parties claiming under them until January 1989, at which time said covenants and restrictions shall be extended for successive periods of 0 years, unless by majority of the then owners it is agreed to change the restrictions in whole or in part.
 - NINTH: If the parties herein 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 party owning any other lot in the subdivision to prosecute any proceeding at law or 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 in no way invalidate any of the remaining restrictions.

STATE OF KANSAS SS
COUNTY OF WYANDOTTE

Be it remembered that on this _____ day of _____ 1959 before me, a notary Public in and for the above named county and state came Celia E. Weaver, a widow who is known to be the same person who executed the foregoing instrument of writing and duly acknowledge the execution of the same to be her own free act and deed.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my seal the day and year last above written.

Notary Public _____ My commission expires _____

Recommended for approval by the Wyandotte County, Planning Board _____ Attest _____
Chairman Secretary date

Approved by the Commissioners of Wyandotte County _____ Attest _____
Chairman County Clerk date

Approved by the Wyandotte County, Engineer _____
Engineer date

Recommended for approval by the Planning Commission of Kansas City, Kansas _____ Attest _____
Chairman Secretary date

Approved by the Commissioners of Kansas City, Kansas _____ Attest _____
Mayor City Clerk date

Approved by the City Engineer _____
Engineer date

THE RESURVEY OF
NEAL WEAVER ESTATES
IN THE SW 1/4 OF SECTION 30-10-25
WYANDOTTE COUNTY, KANSAS

SURVEY AND PLAT BY

Ralph L. Flournoy
RALPH L. FLOURNOY
ENGINEER - SURVEYOR
1306 MINNESOTA
KANSAS CITY, KANSAS



DESCRIPTION
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DEC. 3 1959
71
Stanley Marks
5.85

DEDICATION

The lands intended for sale are described by numbers as lots with restrictions in The Resurvey of Neal Weaver Estates the dimensions of which are shown on this plat. That portion reserved for public use as roads, together with all easements (drainage and utility), the extent and direction of which are shown, are hereby dedicated to the public use forever.

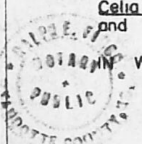
IN TESTIMONY WHEREOF: I the undersigned owner of the land described hereon, have hereunto set my hand seal this 27th day of July, 1959
X Celia E. Weaver

RESTRICTIONS

- The following restrictions shall apply to each lot in The Resurvey of Neal Weaver Estates
- FIRST: All lots in this subdivision shall be known and described as residential lots with restrictions and no structure shall be erected on any 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 lot shall be resubdivided into a building lot having an area less than 7500 square feet, nor less than 65 feet of building width.
- THIRD: No structure shall be erected on any lot nearer than 30 feet to the front lot line, nor nearer than 7 feet or 10% of the average width of the lot, whichever amount is greater, but need not exceed 15 feet to any side lot line, side street set backs are as shown. There shall be a rear yard of 25 feet or 20% of the average depth of the lot, but it need not exceed 45 feet.
- FOURTH: No trailer basement tent shack garage barn or other outbuilding erected on any lot shall be used as a residence temporary or permanent nor shall any residence of a temporary character be permitted.
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- SIXTH: No stable, barn, hog pen, chicken coop, outside privy, closet or open cesspool shall be constructed or maintained on any lot.
- SEVENTH: A perpetual easement is reserved over the rear and side 5 feet of each lot for installation and maintenance of utilities and surface drainage.
- EIGHTH: These covenants and restrictions are to run with the land and be binding on all parties claiming under them until January 1, 1989, at which time said covenants and restrictions shall be extended for successive periods of 10 years, unless by majority of the then owners it is agreed to change the restrictions in whole or in part.
- NINTH: If the parties herein 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 party owning any other lot in the subdivision to prosecute any proceeding at law or 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 in no way invalidate any of the remaining restrictions.

STATE OF KANSAS SS
COUNTY OF WYANDOTTE

Be it remembered that on this 27th day of July, 1959 before me, a notary Public in and for the above named county and state came Celia E. Weaver, a widow who is known to be the same person who executed the foregoing instrument of writing and duly acknowledge the execution of the same to be her own free act and deed.



WITNESS WHEREOF, I have hereunto subscribed my name and affixed my seal the day and year last above written.

Notary Public Ralph E. Finch My commission expires 12/12/59

Recommended for approval by the Wyandotte County, Planning Board [Signature] Chairman Attest L.B. Kullback Secretary Nov 19, 1959 date

Approved by the Commissioners of Wyandotte County [Signature] Chairman Attest [Signature] County Clerk Nov 18, 1959 date

Approved by the Wyandotte County, Engineer [Signature] Acting Engineer Nov 19, 1959 date

Recommended for approval by the Planning Commission of Kansas City, Kansas Harry G. Miller Sr. Chairman Attest Ramon Duran Secretary Oct. 17, 1959 date

Approved by the Commissioners of Kansas City, Kansas Paul Mitchem Mayor Attest George J. Brown City Clerk 11/18/59 date

Approved by the City Engineer Howard C. Anttrim Engineer Dec 3, 1959 date