

RESURVEY OF LOTS 1, 8, 9, 10, & 12 TO 51

**WELBORN PARK**

A SUBDIVISION OF LAND  
IN WYANDOTTE COUNTY, KANSAS

DESCRIPTION

Beginning at a point 700' West of the Northeast corner of the Southeast one-fourth of Section 35 Township 10S, Range 24 E, Wyandotte County, Kansas; thence West 625.82' to a point 1292.28' East of the Northwest corner of said Southeast one-fourth section; thence South 0°-08' East 249.0'; thence West 192.54'; thence S. 0°-15' E. 737.50' to the North line of Nearman Gardens Subdivision; thence N. 89°-30'-30" E 175'; thence East 981.05' thence North 0°-05' W along the West line of Kroge Addition 707.00'; thence West 340.00'; thence N. 0°-05' W 278.00' to the point of beginning, including lots 9 to 15 Kroge Addition.

State of Kansas, Wyandotte County, not  
Resurveyed for Record on the 18<sup>th</sup> day  
of May, A.D. 1956  
at 12:40 o'clock P. M., and duly  
recorded in Book 26  
page 65  
L. C. MADDOX,  
Register of Deeds  
Donald R. Stockdale  
Deputy  
No. 558

ORIGINAL COMPARED WITH RECORD  
NUMERICALS  
GRANTEE'S SIGNATURE

DEDICATION

The lands intended for sale are described by and as lots with restrictions as set forth in this plat, the dimensions of which are thereon. That portion reserved for public use as roads, the extent and direction of which are shown on this plat, and utility 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 hand and seal this 21st day of March, 1956

T.C. Russell  
T.C. Russell  
Harriett C. Russell  
Harriett C. Russell

Attest

Russell Developments Inc.  
J.H. Russell  
J.H. Russell, President  
H.C. Russell  
H.C. Russell, Secretary

STATE OF KANSAS  
COUNTY OF WYANDOTTE } ss.

Be it remembered that on this 21st day of March, 1956 before me, a Notary Public in and for the above named state and county, came T.C. Russell, Harriett C. Russell, J.H. Russell, President, and H.C. Russell, Secretary of the Russell Developments, 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 their own free act and deed. In witness whereof, I have hereunto subscribed my name and affixed my Notarial Seal the day and year last above written.

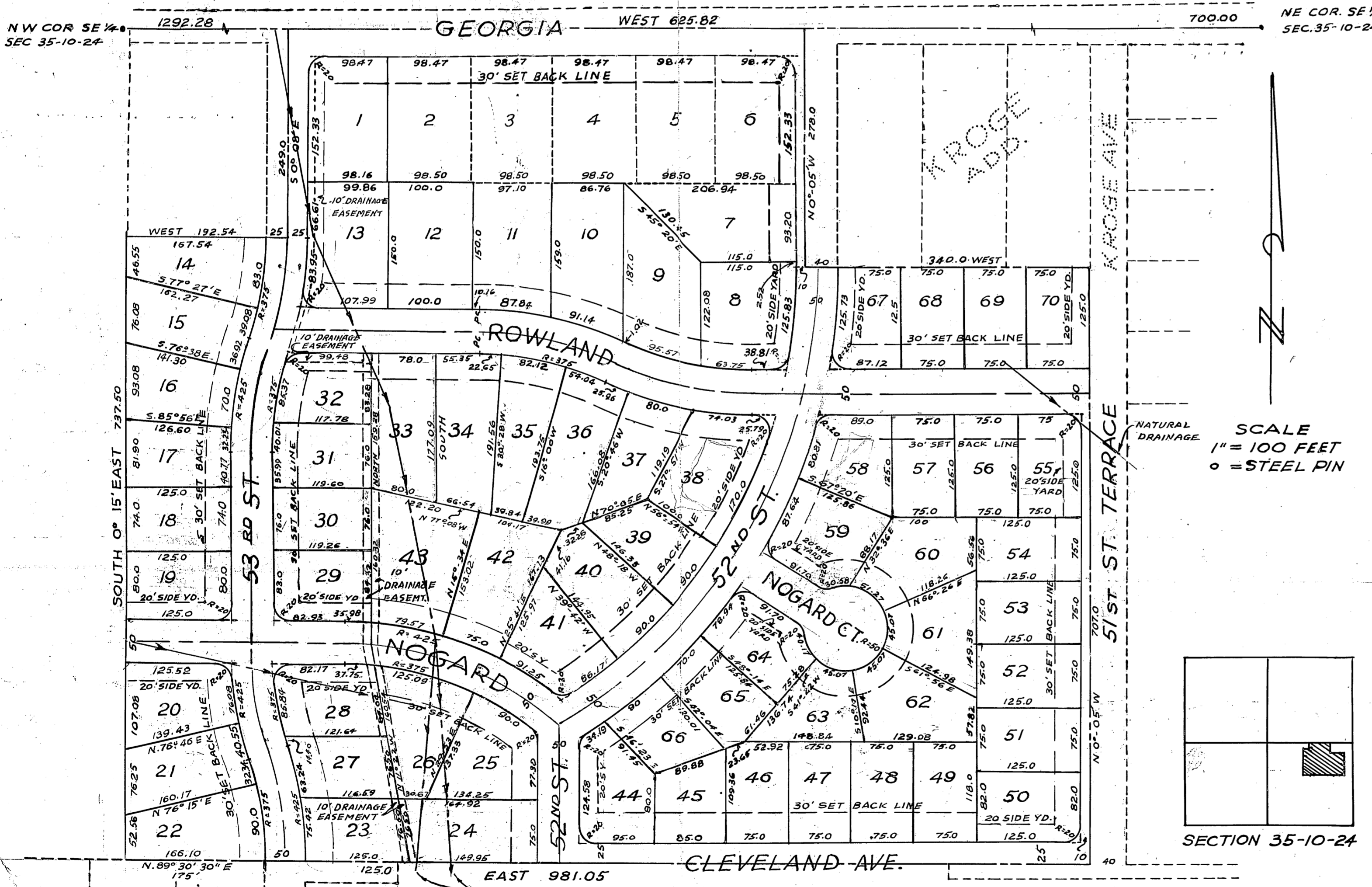
My commission expires January 18, 1958

Donald R. Stockdale  
Notary Public

RESTRICTIONS

The proprietors of the land platted as a resurvey of lots 1, 8, 9, 10, & 12 to 51 Welborn Park, a subdivision of land in Wyandotte County, Kansas, hereby impose and by acceptance of a deed to any of the lands or lots in said addition the Grantee therein agrees:

- FIRST: All lots in this subdivision shall be known and described as residential lots and no structures shall be erected on any residential lot other than one detached single family dwelling not to exceed two (2) stories in height and the usual accessory buildings, including a private garage.
- SECOND: No structure shall be erected on any residential lot nearer than thirty (30) feet to a front line nor nearer than 10% of lot width to any side lot line. The side line restrictions shall not apply to a garage located on the rear 25 percent of a lot except on corner lots. No structure shall be permitted nearer than twenty (20) feet to a side street line.
- THIRD: No stable, hogpen, outside privy, cesspool, or other noxious or objectionable condition shall be constructed or maintained on any lot. No chickens, goats, cattle, or swine and not to exceed two (2) dogs to be permitted.
- FOURTH: No trailer, tent, shack, partially built home, garage, barn, or other outbuilding erected in this subdivision, shall at any time be used as a residence, temporarily or permanently, nor shall any dwelling of temporary character be permitted.
- FIFTH: No dwelling costing less than \$15,000 as of this date and containing less than 1000 square feet on the ground floor irrespective of porches, breezeways, stoops, attached garages, etc. shall be erected on any lot.
- SIXTH: A perpetual easement is reserved over the rear five (5) feet and the side five (5) feet of each lot for utility installation and maintenance and drainage easement
- SEVENTH: No lot may be subdivided without the written consent of majority of the lot owners.
- EIGHTH: If the parties hereto or any of them, 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 this subdivision to prosecute any proceeding 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 violations.
- NINTH: The covenants and restrictions are to run with the land and shall be binding on all parties and all persons claiming under them until January 1, 1975, at which time said covenants and restrictions shall be extended for successive periods of ten (10) years unless by a majority vote of the then owners of the lots it is agreed to change said covenants in whole or part.
- TENTH: Invalidation of any of these restrictions shall in no way effect any of the other provisions which shall remain in full force and effect.



Donald R. Stockdale  
Donald R. Stockdale  
Engineer & Surveyor  
1006 N. 18th St, K.C.K.

Approved by the Wyandotte County  
Planning Board March 26, 1956  
Joe Jenkins Attest Chas. K. Kellerman  
Chairman Secretary

Approved by the Kansas City, Kansas  
Planning Commission April 12, 1956  
Harry E. Nullo Attest Ramon Duran  
Chairman Secretary

Approved by the Board of Commissioners  
of Wyandotte County May 10, 1956  
Joseph F. Pearson Attest R.M. Jensen  
Chairman Clerk

Approved by the Board of Commissioners  
of Kansas City, Kansas April 12, 1956  
Paul Matichuk Attest Howard Payne  
Mayor City Clerk

Approved May 10, 1956  
Howard C. Antrim  
Wyandotte County Engineer

Approved by the City Engineer of Kansas City, Kansas  
Fred B. McDermott  
City Engineer