

A PLAT
OF
WYANDOTTE VILLAGE
A SUBDIVISION OF LAND IN WYANDOTTE CO, KANSAS

NOVEMBER 11 1951
13
Stanley M. Orth
9.85

November 11 1951
Page 14
Stanley M. Orth
9.85

TRUMAN SCHLUP
CONSULTING ENGINEER
KANSAS CITY, KANSAS

DESCRIPTION

BEGINNING AT THE SE CORNER OF THE NW 1/4 OF THE SW 1/4 OF SECTION 6, TOWNSHIP 11, RANGE 25; THENCE NORTH 1638.1 FEET TO CENTER LINE OF WOOD AVENUE, THENCE SOUTH 89°53' WEST 500' TO THE EAST LINE OF RICHMOND HEIGHTS ADD, THENCE SOUTH 118.2 FEET, THENCE S 89°53' W ALONG THE SOUTH LINE OF RICHMOND HEIGHTS ADD. 820 FEET TO THE CENTER LINE OF 47TH STREET, THENCE SOUTH 91.55 FEET, THENCE N 89°53' E 300.5 FEET, THENCE SOUTH 145 FEET, THENCE S 89°53' W 300.5 FEET TO THE CENTER LINE OF 47TH STREET, THENCE SOUTH 632.3 FEET, THENCE N 89°29' 12" E 660 FEET, THENCE SOUTH 660, THENCE N 89°29' 12" E 660 FEET TO THE POINT OF BEGINNING.
ALSO LOTS 50 THROUGH 81, EXCEPT LOTS 74 AND 75 OF SEEMAN HEIGHTS ADD; ALSO LOT 49 (LESS THE EAST 32 FEET) OF VICTORY HEIGHTS ADD.

THIS IS TO CERTIFY THAT I HAVE, DURING THE MONTH OF OCTOBER, 1951, BY ORDER OF EDWARD MCCARTHY, MADE A SURVEY AND SUBDIVISION OF THE LAND DESCRIBED HEREON IN WYANDOTTE COUNTY AND THAT THE RESULTS ARE CORRECTLY SHOWN HEREON.

Truman Schlup
TRUMAN SCHLUP CONSULTING ENGINEER

DEDICATION

THE LANDS INTENDED FOR SALE ARE DESCRIBED BY NUMBERS AS LOTS WITH RESTRICTIONS IN WYANDOTTE VILLAGE, THE DIMENSIONS OF WHICH ARE SHOWN ON THIS PLAT. THE TRACTS RESERVED FOR PUBLIC USE ARE: OAKLAND, FREEMAN, WALKER, 44 TH STREET, 44 TH TERRACE, 45 TH TERRACE, 46 TH STREET, 46 TH TERRACE, MAGGIE LANE, 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 HERUNTO SET MY HAND SEAL THIS 22ND DAY OF OCTOBER, 1951.

Edward M. McCarthy
Margaret M. McCarthy

STATE OF KANSAS
COUNTY OF WYANDOTTE

BE IT REMEMBERED THAT ON THIS 22ND DAY OF OCTOBER, 1951 BEFORE ME A NOTARY PUBLIC IN AND FOR THE ABOVE NAMED COUNTY AND STATE CAME EDWARD M. MCCARTHY WHO IS PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGE THE EXECUTION OF THE SAME TO BE HIS OWN FREE ACT AND DEED.

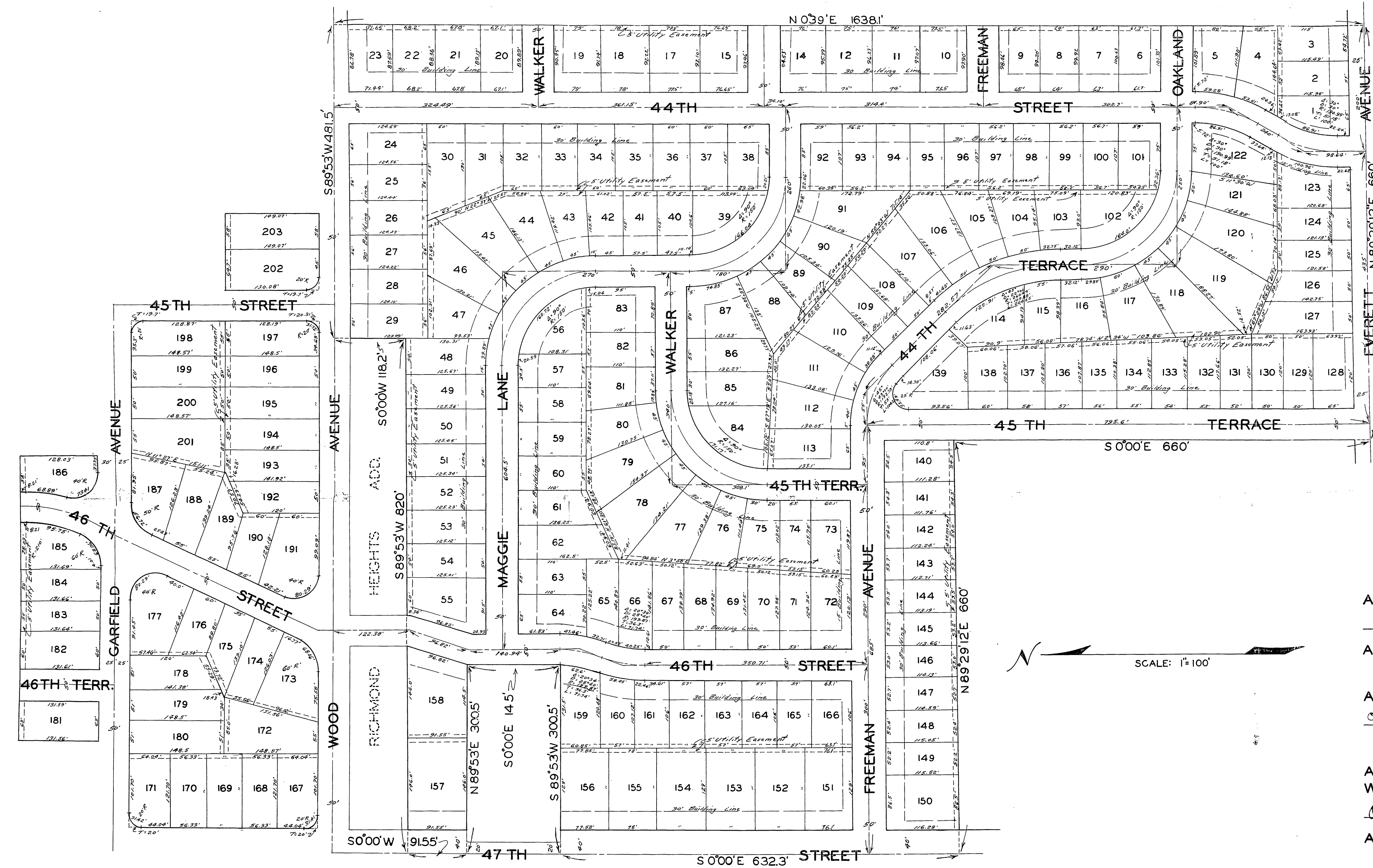
IN WITNESS WHEREOF I HAVE HERUNTO SUBSCRIBED MY NAME AND AFFIXED MY NOTORIAL SEAL THE DAY AND YEAR LAST WRITTEN ABOVE.

MY COMMISSION EXPIRES
NOTARY PUBLIC

RESTRICTIONS

THE FOLLOWING RESTRICTIONS SHALL APPLY TO EACH AND EVERY LOT IN WYANDOTTE VILLAGE:

- FIRST: NO STRUCTURE SHALL BE ERECTED 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 ERECTED ON ANY RESIDENTIAL LOT NEARER THAN 30 FEET TO THE FRONT LOT LINE NOR NEARER THAN 5 FEET TO ANY SIDE LOT LINE. THE SIDE LOT 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 15 FEET TO THE SIDE STREET LINE.
- THIRD: NO RESIDENTIAL LOT SHALL BE RESUBDIVIDED INTO BUILDING PLOT HAVING AN AREA LESS THAN 6,000 SQUARE FEET.
- FOURTH: NO TRAILER, BASEMENT, TENT, SHACK, GARAGE, BARN OR OTHER OUTBUILDINGS ERECTED 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 FIVE THOUSAND DOLLARS SHALL BE PERMITTED ON ANY LOT IN THIS SUBDIVISION AND THE GROUND FLOOR AREA OF ANY DWELLING SHALL NOT BE LESS THAN 670 SQUARE FEET, NOT INCLUDING AN ATTACHED GARAGE.
- 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 AND DEDICATED OVER THE REAR 5 FEET OR THE SIDE 5 FEET OF EACH LOT AS INDICATED WHERE NECESSARY FOR UTILITY INSTALLATION AND MAINTENANCE.
- EIGHTH: THESE COVENANTS AND RESTRICTIONS ARE TO RUN WITH THE LAND AND SHALL BE BINDING ON ALL PARTIES AND ALL PERSONS CLAIMING UNDER THEM UNTIL DECEMBER 1, 1980 AT WHICH TIME SAID COVENANTS AND RESTRICTIONS SHALL BE EXTENDED TO SUCCESSIVE PERIODS OF TEN (10) YEARS UNLESS BY A MAJORITY OF THE THEN OWNERS OF THE LOTS IT IS AGREED TO CHANGE SAID COVENANTS IN WHOLE OR IN PART.
- NINTH: IF THE PARTIES HERETO, OR ANY OF THEM, OR THEIR OR ASSIGNS, SHALL VIOLATE OR ATTEMPT TO VIOLATE ANY OF THE RESTRICTIONS HERIN IT SHALL BE LAWFUL FOR ANY PERSON OR PERSONS OWNING ANY OTHER LOT IN SAID 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 VIOLATION. INVALIDATION OF ANY ONE OF THE ABOVE RESTRICTIONS SHALL IN NO WAY INVALIDATE ANY OF THE REMAINING RESTRICTIONS.



APPROVALS

APPROVED BY THE WYANDOTTE COUNTY PLANNING BOARD

ATTEST: [Signature] SECRETARY

APPROVED BY THE WYANDOTTE COUNTY ENGINEER

ATTEST: [Signature] COUNTY CLERK

APPROVED BY BOARD OF COUNTY COMMISSIONERS, WYANDOTTE COUNTY, KANSAS

ATTEST: [Signature] COUNTY CLERK

APPROVED BY KANSAS CITY, KANSAS, CITY PLANNING COMMISSION

ATTEST: [Signature] SECRETARY

APPROVED BY KANSAS CITY, KANSAS, CITY ENGINEER

ATTEST: [Signature] CITY CLERK

APPROVED BY BOARD OF CITY COMMISSIONERS, KANSAS CITY, KANSAS

ATTEST: [Signature] CITY CLERK