

# Orchard Slopes

## DESCRIPTION

A Subdivision of Land in Section 27, Township 10, Range 24,  
Wyandotte County, Kansas

A tract of Land in the Northeast Quarter of Section 27, Township 10, Range 24, Wyandotte County, Kansas, Being more particularly described as follows: Beginning at a point 1140 feet East of the Center of Said Section 27, Said point being on the South Line of the Northeast Quarter of Said Section 27, Thence North 89°57'20" West, 334 feet, thence North 89°57'20" West, 290 feet, thence North 82°00'00" West, 378.00 feet, thence South 89°57'20" East, 534 feet, thence South 230.00 feet, thence South 89°57'20" East, 378.00 feet, thence South 1424.00 feet to the South line of the Northeast Quarter of said Section 27, thence North 89°57'20" West along the South line of said Northeast Quarter 642.00 feet to the point of beginning.

## 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 shown 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 shown are hereby dedicated to the public use forever. In Testimony Whereof, We the undersigned owners of the herewith described property have hereunto set our hand and Seal this 18th day of JANUARY 1956.

*Wm. H. Deitrick*  
WM. H. DEITRICK

*Elizabeth M. Deitrick*  
ELIZABETH M. DEITRICK

## RESTRICTIONS

The proprietors of the land platted as ORCHARD SLOPES a subdivision in Wyandotte County, Kansas, hereby impose and by acceptance of a deed to any of the lots in said addition the grantee therein agrees that:

- 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 single family dwelling with attached garage, not to exceed two stories in height, with a ground floor area of at least 300 square feet.
- No structure shall be erected on any residential lot nearer than 30 feet to the front line nor nearer than 10 feet to any side lot line, no structure shall be permitted nearer than twenty feet to a side street line.
- No Noxious or offensive trade or business of any kind shall be carried on upon any lot nor shall anything be done or cause to be done thereon, which may be or become an annoyance or nuisance to the neighborhood. No chickens, goats, cattle, swine or other livestock shall be permitted.
- No trailer, basement, stock, garage, barn or other outbuildings shall be erected or used at any time as a residence, either temporary or permanent, nor shall any structures of a temporary character be permitted.
- No stable, barn, hooper, outside privy, closet or open cesspool shall be constructed or maintained on any lot.
- A perpetual easement is reserved over the rear five feet and the side five feet where necessary, for utility installation and maintenance.
- These 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, 1980, at which time said covenants and restrictions may be extended for a like period unless by an appropriate instrument in writing signed by a majority of the then owners of the property, in said addition shall be filed of record, declaring said restrictions at an end. The covenants and restrictions may be changed in like manner in whole or in part.
- In validation of any one of these restrictions by judgement of a court or competent jurisdiction shall in no way affect any of the other provisions which shall remain in full force and effect.
- If the parties hereto or any of them or their heirs assigns or grantees, shall violate or attempt to violate any of the restrictions herein, it shall be lawful for any other person or persons, owning any lot in said subdivision to bring any proceedings at law or in equity against the person or persons violating or attempting to violate such restrictions, either to prevent him or them from so doing and to recover damages for such violation.

STATE OF KANSAS  
COUNTY OF WYANDOTTE

Be it remembered that on this 18th day of January, 1956, before me a Notary Public in and for the County and State aforesaid came WM. H. DEITRICK and ELIZABETH M. DEITRICK, husband and wife, who are personally known to me to be the same persons who executed the foregoing instrument of writing and duly acknowledge the execution of the same to be their own free acts and deed.

In Testimony Whereof, I have hereunto set my hand and affixed my Notarial Seal the day and year last above written.

My Commission Expires July 1, 1959

*Ray Frances Davel*  
NOTARY PUBLIC

APPROVED BY WYANDOTTE COUNTY  
PLANNING BOARD JAN 23, 1956  
*Joe Jenkins* ATTEST: *Howard C. Antrim*  
CHAIRMAN SECRETARY

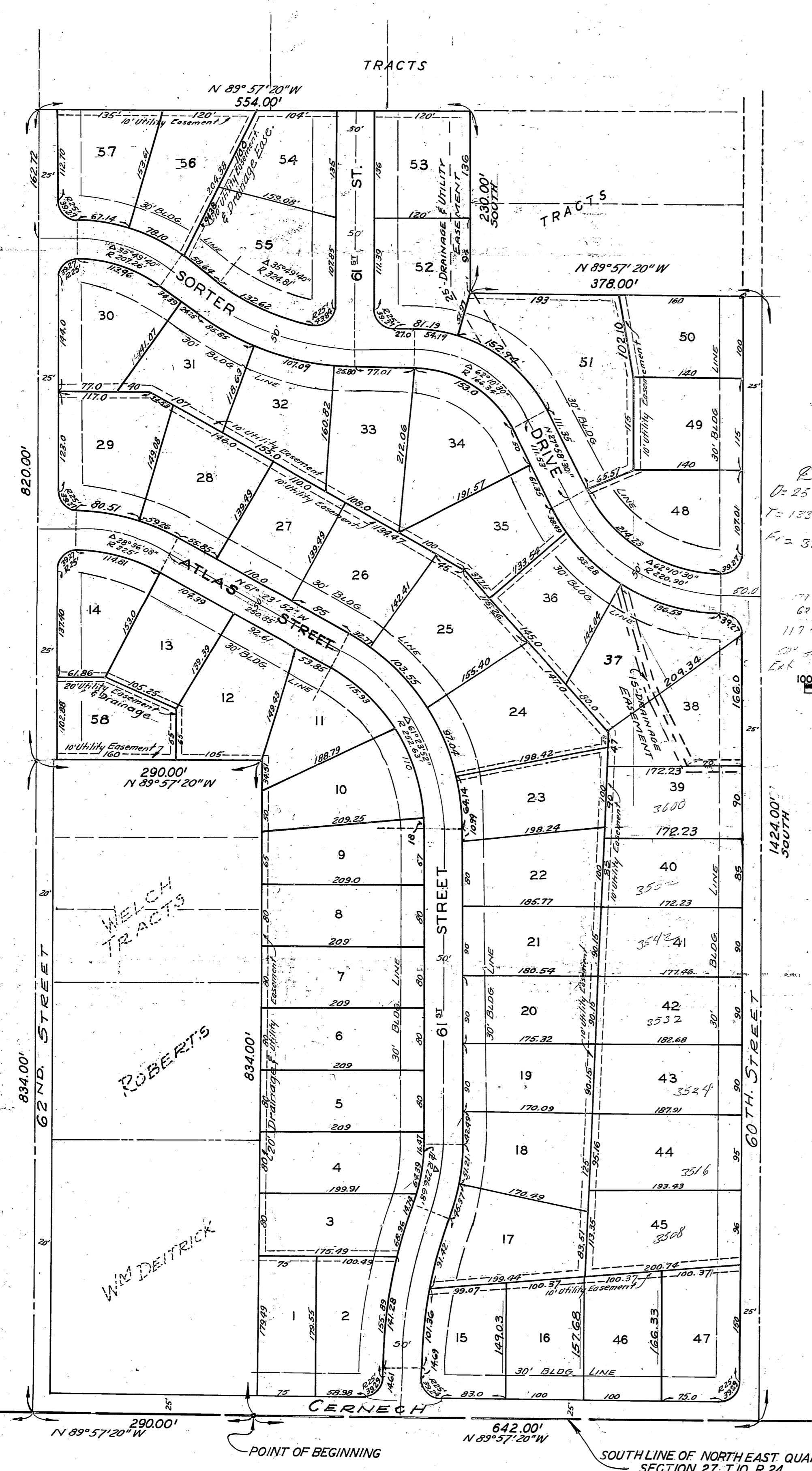
APPROVED BY WYANDOTTE COUNTY  
ENGINEER May 10, 1956  
*Howard C. Antrim*  
COUNTY ENGINEER

APPROVED BY WYANDOTTE COUNTY  
COMMISSIONERS JAN 23, 1956  
*Joseph F. Johnson* ATTEST: *Ed Johnson*  
CHAIRMAN CLERK

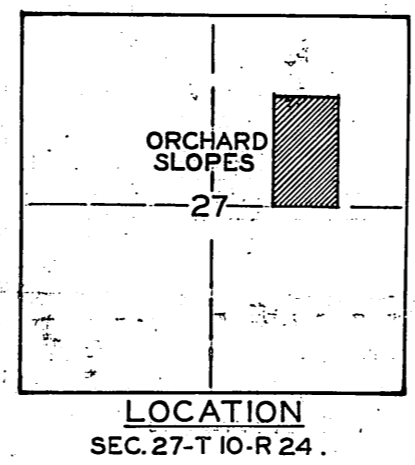
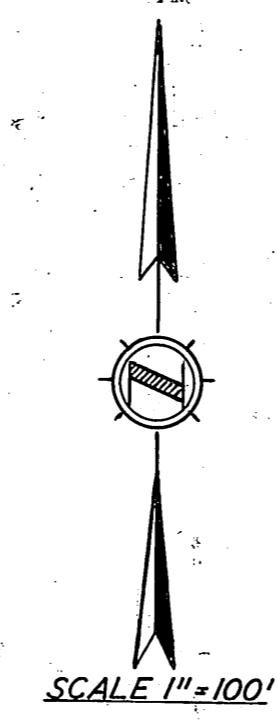
APPROVED BY THE BOARD OF CITY COMMISSIONERS  
OF KANSAS CITY, KANSAS MARCH 15, 1956  
*Raymond W. Johnson* ATTEST: *Howard Payne*  
MAYOR CITY CLERK

APPROVED BY KANSAS CITY, KANSAS  
PLANNING COMMISSION March 12, 1956  
*Harry E. Miller* ATTEST: *Ramon Duran*  
CHAIRMAN SECRETARY

APPROVED BY THE CITY ENGINEER OF  
KANSAS CITY, KANSAS March 15, 1956  
*Frank B. McQuinn*  
CITY ENGINEER



State of Kansas, Wyandotte County, ss:  
I, *L. C. MADDOX*, Register of Deeds,  
do hereby certify that the foregoing is a true and correct copy of the original instrument filed in my office on the 18th day of January, 1956, at 4:30 o'clock P.M., and duly recorded in Record Book 26, at page 64.



BY *Robert L. Buford*  
MCKINNELL & BUFORD  
ENGINEERS & SURVEYORS  
KANSAS CITY, KANSAS

CENTER SEC. 27, T 10, R 24. 850.00'  
N 89°57'20" W 290.00'  
POINT OF BEGINNING  
642.00' N 89°57'20" W  
SOUTH LINE OF NORTH EAST QUARTER SECTION 27, T 10, R 24.