

**Blocks 1 and 2 of
COUNTRY CLUB RIDGE,
An Addition to Kansas City, Missouri.**

PLAT.

Filed 1st Mch., 1910, at 11:33 A. M.

Plat Book B 16, No. 746199, Page 25.

This is a Subdivision of all that part of the South East $\frac{1}{4}$ of Sec. 31, Tp. 49, R. 33, in Kansas City, Jackson County, Missouri, described as follows:

Beginning at a point 5 feet North of the North East corner of the South $\frac{1}{2}$ of the South East $\frac{1}{4}$ of said Section 31; thence West along a line 5 feet North of and parallel to the North line of the South $\frac{1}{2}$ of said South East $\frac{1}{4}$, 683.77 feet to a point; thence South 665 feet to a point; thence East 684.08 feet to a point in the East line of said South East $\frac{1}{4}$; thence North 665 feet to a point of beginning.

The undersigned proprietor of the above described tract of land has caused the same to be subdivided in the manner represented on the accompanying plat, which subdivision and plat shall hereafter be known as Blocks 1 and 2 of Country Club Ridge, an Addition to Kansas City, Missouri.

The streets, avenues and roads represented on this plat and not heretofore dedicated to public use, as thoroughfares are hereby so dedicated.

The J. C. Nichols Realty Company does further consent that Kansas City may at any time hereafter by ordinance, prohibit the construction or maintenance of bill boards or advertising boards, or structures for the posting, painting, or printing of signs or advertisements on property within the limits of said Addition, and The J. C. Nichols Realty Company, its successors and assigns, hereby waive all damages or remuneration on account of such prohibition; provided, however, that such ordinance shall only prohibit said bill boards or advertising boards, or structures exceeding 10 square feet in size.

All persons, including corporations, who now own or shall hereafter acquire any land in any of Blocks 1 and 2 of this plat, shall be taken and held to covenant and agree with the owners of any other part of the above described blocks of land, and with their heirs, successors and assigns, to conform to and observe the following restrictions and stipulations as to the use thereof:

1. None of the lots in Blocks 1 and 2 shall be improved, used nor occupied during a period of 25 years from date hereof for other than residence purposes, and during said period no fiat nor apartment house, though intended for residence purposes, shall be erected thereon.

2. Each and every residence erected upon said lots, or any of them, or part or parts thereof, during aforesaid period shall have one of its

principal frontages on the street upon which the lot or lots upon which such residence is erected, front, all residences on corner lots shall also present a good frontage on side streets. For the purpose of these restrictions, all lots in the North halves of Blocks 1 and 2 of above described property shall be taken and deemed to front North; and all lots in the South halves of the above described Blocks shall be taken and deemed to front South.

3. Each and every residence erected during said period in Blocks 1 and 2 of the above described property shall cost not less than \$5000.00.

4. Each and every residence erected on any of the above described lots shall have a frontage of ground of at least 100 feet on the street upon which the lot or lots upon which the residence is erected front.

5. The body of any residence, exclusive of porches, shall not be erected during said period on any of said lots within 50 feet of the present street line upon which the lots so improved front, nor within 40 feet of any side street line. No outbuildings erected during said period of time on any of said lots shall be located within 100 feet of the front line of the lot upon which it is situated, nor within 50 feet of any side street line, and shall present an attractive appearance and correspond with the style and architecture of the residence to which it is appurtenant.

6. shall *Repeated by State law.*
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7. The J. C. Nichols Realty Company shall have the right to locate, construct, or maintain, or authorize the location, construction or maintenance of conduits, water, gas and sewer pipes, poles and wires upon a strip of land not exceeding 3 feet in width across the rear ends of lots as platted and to excavate for such purposes upon said strip. A license to Kansas City to build sewers across the rear ends of all lots shown on this plat and for such purpose to excavate for the width of 3 feet across the rear of said lots is hereby granted.

8. Said covenant shall run with the land and bind the present owner, its successors and assigns, and all parties claiming by, through or under it, shall be taken to hold and agree to covenant with the owner of said lots, its successors and assigns, and each of them, to comply with and observe said covenants and restrictions as to the use of said lots, but no covenant nor restriction herein contained shall be personally binding on any corporation, person or persons,

except in respect of breaches committed during its, his or their seizin of or title to said lots.

9. Said period of twenty-five years during which the aforesaid restrictions shall be in force may be extended as to any or all of said restrictions for additional periods, not exceeding twenty years each, by the owners of a majority of the front feet of said addition, prior to the expiration of the first twenty-five years or any subsequent twenty years, executing and acknowledging an agreement or agreements in writing ex-

tending the time as to said covenants and restrictions and filing the same of record in the office of the Recorder of Deeds of Jackson County, Missouri, at Kansas City.

In Testimony Whereof, The J. C. Nichols Realty Company has caused these presents to be executed by its President and its name and corporate seal being by him hereto affixed.

THE J. C. NICHOLS REALTY COMPANY,
(Corporate Seal) By: J. C. NICHOLS, President.