

**COCKINS' ADDITION TO KANSAS  
CITY, MISSOURI**

Plat. Filed September 7, 1910, at 9:43 A.M. This is a subdivision of all that part of the South  $\frac{1}{2}$  of the Southwest  $\frac{1}{4}$  of Section 32, Township 49, Range 33 in Kansas City, Jackson County, Missouri, described as follows: Beginning at the Southwest corner of the Southwest quarter of said Section 32, thence North along the West line of said Southwest  $\frac{1}{4}$  Section, 713.58 feet to a point which point is 605.42 feet South of the Northwest corner of the South  $\frac{1}{2}$  of said—Southwest  $\frac{1}{4}$  Section, thence East along a line 606.42 feet South of the North line of the South  $\frac{1}{2}$  of said Southwest  $\frac{1}{4}$  Section 690.56 feet to a point, thence South 713.22 feet to a point in the South line of said Southwest  $\frac{1}{4}$  Section, thence West along the South line of said Southwest  $\frac{1}{4}$  Section, 690.15 feet to the 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 "COCKINS' ADDITION TO KANSAS CITY, MISSOURI."

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

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 a width of 3 feet across said rear ends is hereby granted.

I do further consent that Kansas City may, in the Ordinance approving this plat, or 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 this addition, and for myself, my successors, heirs, administrators or assigns I hereby waive all damages or remuneration on account of such prohibition, provided, however, that such Ordinance shall only prohibit bill boards or advertising boards exceeding ten square feet in size.

All persons who now or shall hereafter acquire any land described in this plat shall be taken and held to agree and covenant with the owners of said land and their assigns and each of them to confirm to and observe the following restrictions and stipulations as to the use thereof.

(1) None of the lots hereby platted shall be improved, used nor occupied during a period of 20 years from this date for other than residence purposes and no flat nor apartment house, though intended for residence purposes, shall be erected thereon.

(2) Each and every residence erected on said lots or any of them or part or parts thereof during the period aforesaid, shall front the Street upon which the lot or lots upon which said residence or part thereof is erected, front. All residences upon corner lots shall also present a good frontage on side Streets. For the purpose of those restrictions, all lots in the West half of Blocks 1 and 2 shall be deemed and taken to front West, and all lots in the East half of Blocks 1 and 2 shall be deemed and taken to front East.

(3) Each and every residence erected during said period in Blocks 1 and 2 shall cost not less than \$4000.00.

(4) No residence or part thereof, exclusive of porches, shall be erected during the period aforesaid on any of said lots in Blocks 1 and 2 within 50 feet of the Street line upon which the lots so improved front. 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 25 feet of any side street line.

(5) During the aforesaid period of time, each and every residence in Blocks 1 and 2, except the West half of Block 1, shall have a frontage of ground of at least 50 feet on the Street upon which the lot or lots upon which the residence is erected, front; and in the West half of Block 1, each and every residence shall have a frontage of ground on Broadway of at least 75 feet, and the residence immediately adjacent to 58th and 59th Streets shall have a frontage of ground on Broadway of at least 100 feet.

(6) The grantors shall have the right to locate, construct and maintain or authorize the location, construction or maintenance of gas, water and sewer pipes, poles and wires upon the rear ends of the lots so platted and to excavate for such purpose to a width of three feet on the rear ends of all such lots.

(7) No part of the property during the period aforesaid shall be conveyed to, owned, used nor occupied by negroes as owners or tenants.

(8) No covenants, restrictions or conditions herein provided for shall be construed as imposing any personal obligation or liability upon the grantor herein, or his successors or assigns, except in respect of breaches committed during his ownership of the lot or lots upon which the breach occurs.

In Testimony Whereof W. W. Cockins has hereunto subscribed his name.

W. W. COCKINS.