

**RANDALL AND WHELOCK'S
ADDITION**

to Kansas City, Missouri

Plat.

Filed March 19th, 1912.

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, Mo., described as follows:—Beginning at the point of intersection of the North line of 59th Street with the East line of Wyandotte Street in said Kansas City, said point being 30 feet North of the South line and 630.15 feet East of the West line of said $\frac{1}{4}$ Section, thence East along the North line of said 59th Street 704.44 feet to a point in the Westerly line of the Right of Way of the Kansas City and Westport Belt Railway; thence in a Northeasterly direction along the Westerly line of the Right of Way of the Kansas City and Westport Belt Railway 715.4 feet more or less to a point which is 606.42 feet South of the North line of the S. $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ of said Section 32, thence West along a line 606.42 South of and parallel to the North line of the South $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ of said Section 32, 917.21 feet to a point, which point is in the East line of said Wyandotte Street, 690.35 feet East of the West line of said Section 32; thence South along the East line of said Wyandotte Street 683.22 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 "Randall and Wheelocks Addition to Kansas City, Missouri."

The Streets, way and Blvd., 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 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.

Brookside Building and Investment Company does 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 itself, its successors or assigns, it hereby waives all damages or remuneration on account of such prohibition provided however that such ordinance shall only prohibit bill boards or advertising boards or structures exceeding 10 sq. feet in size.

All persons who now own 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 conform to and observe the following restrictions and stipulations as to the use thereof:

1st. 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 a residence purpose shall be erected thereon.

2nd. Each and every residence erected on said lots or any of them or part or parts thereof during a period aforesaid shall front the streets 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 these restrictions 1 to 12, both inclusive, shall be deemed and taken to front West, and lots 13 to 22, both inclusive, shall be deemed and taken to front East, and Lots 23 to 31 both inclusive, and Lots 41 to 49 both inclusive shall be deemed and taken to front North, and lots 32 to 40 both inclusive, and lots 50 to 58 both inclusive, shall be deemed to front South.

3rd. Each and every residence erected during said period on lots 31, 32, 49 and 50 shall cost not less than \$4000.00 and each and every residence erected during said period on the remaining lots shall cost not less than \$3000.00.

4th. No residence nor part thereof exclusive of porches shall be erected during the period aforesaid on any of said lots nearer the streets than the building lines shown on the accompanying plat.

5th. No out-buildings erected during the period aforesaid on any of said lots shall be located within 100 feet of the front line of said lots, except outbuildings erected on lots 8, 9, 10, 11, 12, 13, 14 and 15 may be erected within 80 feet of the front street line. All outbuildings erected on any corner lot must be located in the corner farthest from the adjacent side street.

6th. During the aforesaid period of time each and every residence erected in this addition shall have a frontage of ground of at least 50 feet upon the street upon which the lot or lots upon which the residence is erected, front.

7th. The grantors shall have the right to locate, construct or maintain or authorize the location, construction or maintenance of gas, water and sewer pipes, poles and wires upon the rear ends of the lots hereby platted and to excavate for such purpose to a width of 3 feet on the rear ends of all such lots.

8th. No part of the property during the period aforesaid shall be conveyed, to, used nor occupied by negroes as owners or tenants.

9th. No covenants nor restrictions or conditions herein provided for shall be construed as imposing any personal obligation or liability upon the grantor herein or its successors or assigns except in respect of breaches committed

during its ownership of the lot or lots upon which the breach occurs.

In testimony whereof the Brookside Building and Investment Company has caused these presents to be signed by its President and attested by its Secretary, and its corporate seal to be hereto affixed.

ATTEST: Geo. M. Randall,
Secretary.

BROOKSIDE BUILDING & INVESTMENT
COMPANY.

By T. R. WHELOCK, President. (L. S.)