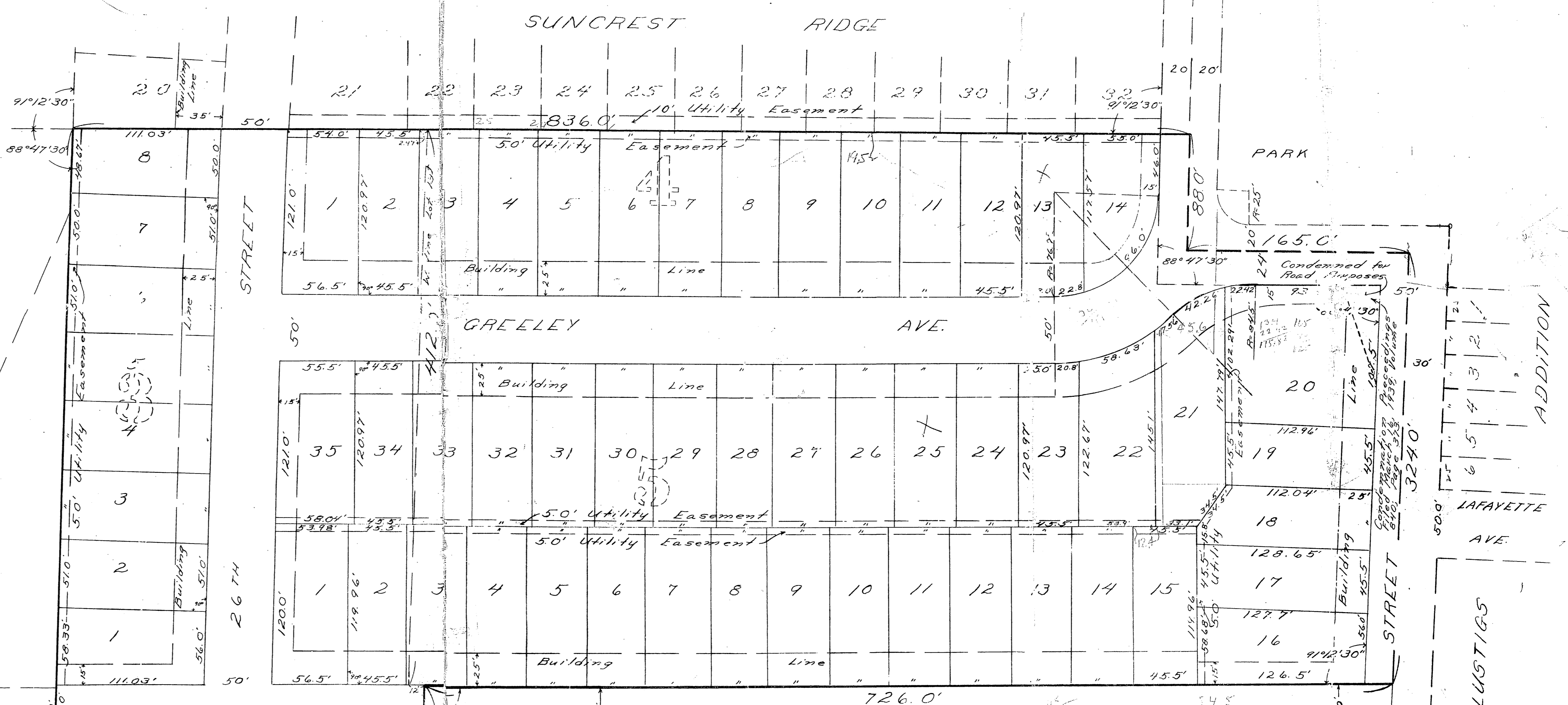
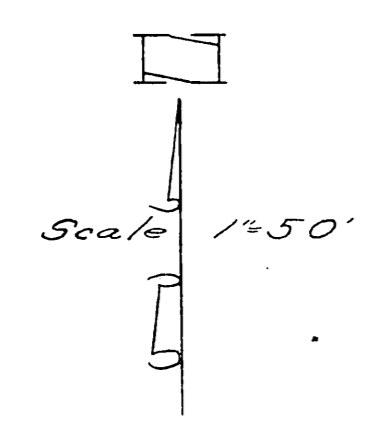


CROWN HEIGHTS

A SUBDIVISION IN KANSAS CITY, WYANDOTTE COUNTY, KANSAS.

This is a subdivision of all of tracts 13 and 15, KLAMM ESTATE in Wyandotte County, Kansas, more particularly described as follows: Beginning at a point in the South line of Section 32, Township 10, Range 25, 319.0' East of the Southwest corner of said Section; thence North 112.0'; thence East 836.0'; thence South 88.0'; thence East 165.0'; thence South 324.0'; thence West 726.0'; thence South 660.0'; thence West 275.0' to the point of beginning.



KANSAS CITY, KANSAS.

APPROVED BY THE CITY PLANNING COMMISSION

DATED July 28-1943

Ray A. Gray
 SECRETARY

KANSAS CITY, KANSAS.

APPROVED BY THE BOARD OF COMMISSIONERS.

DATED Aug 10-1943

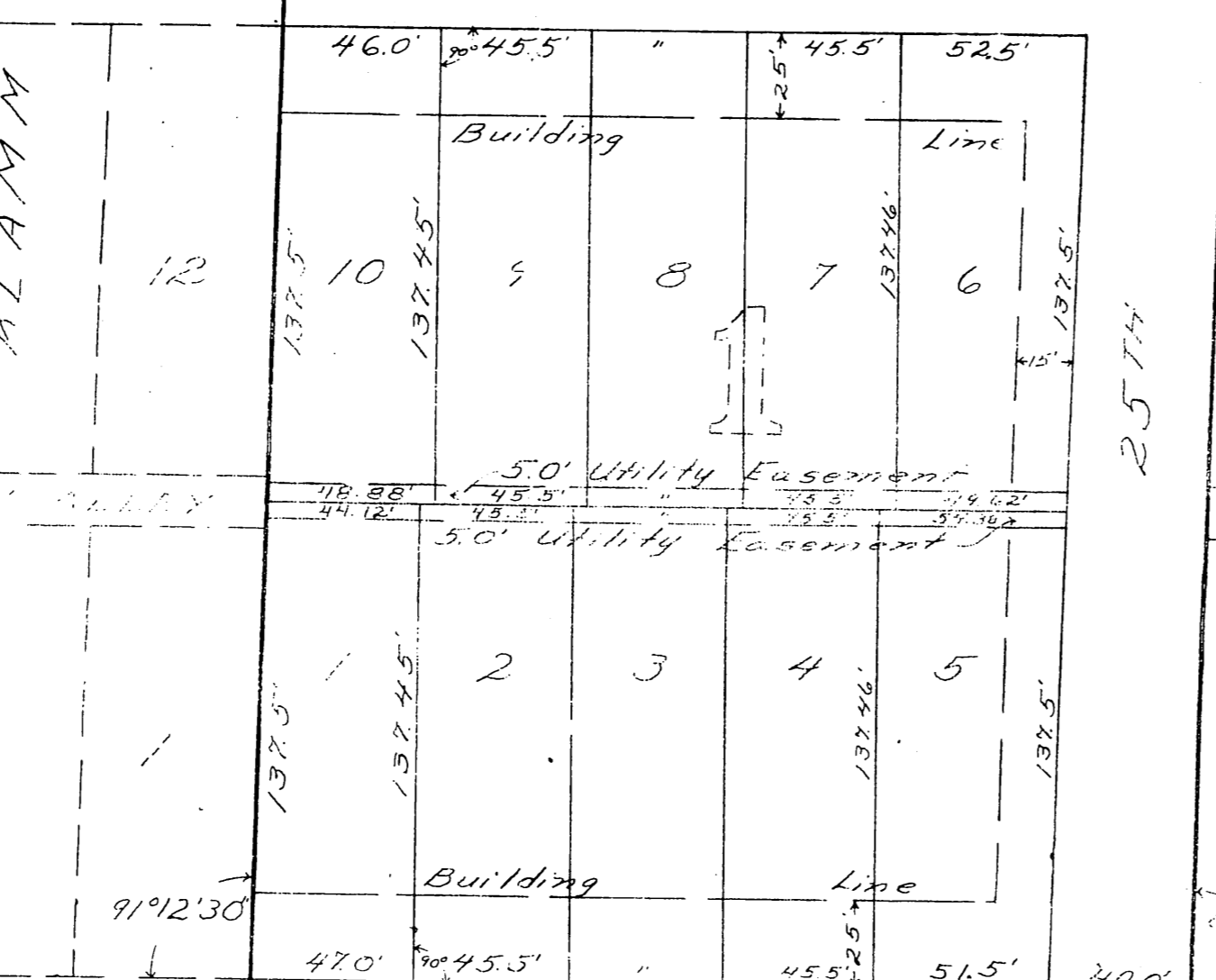
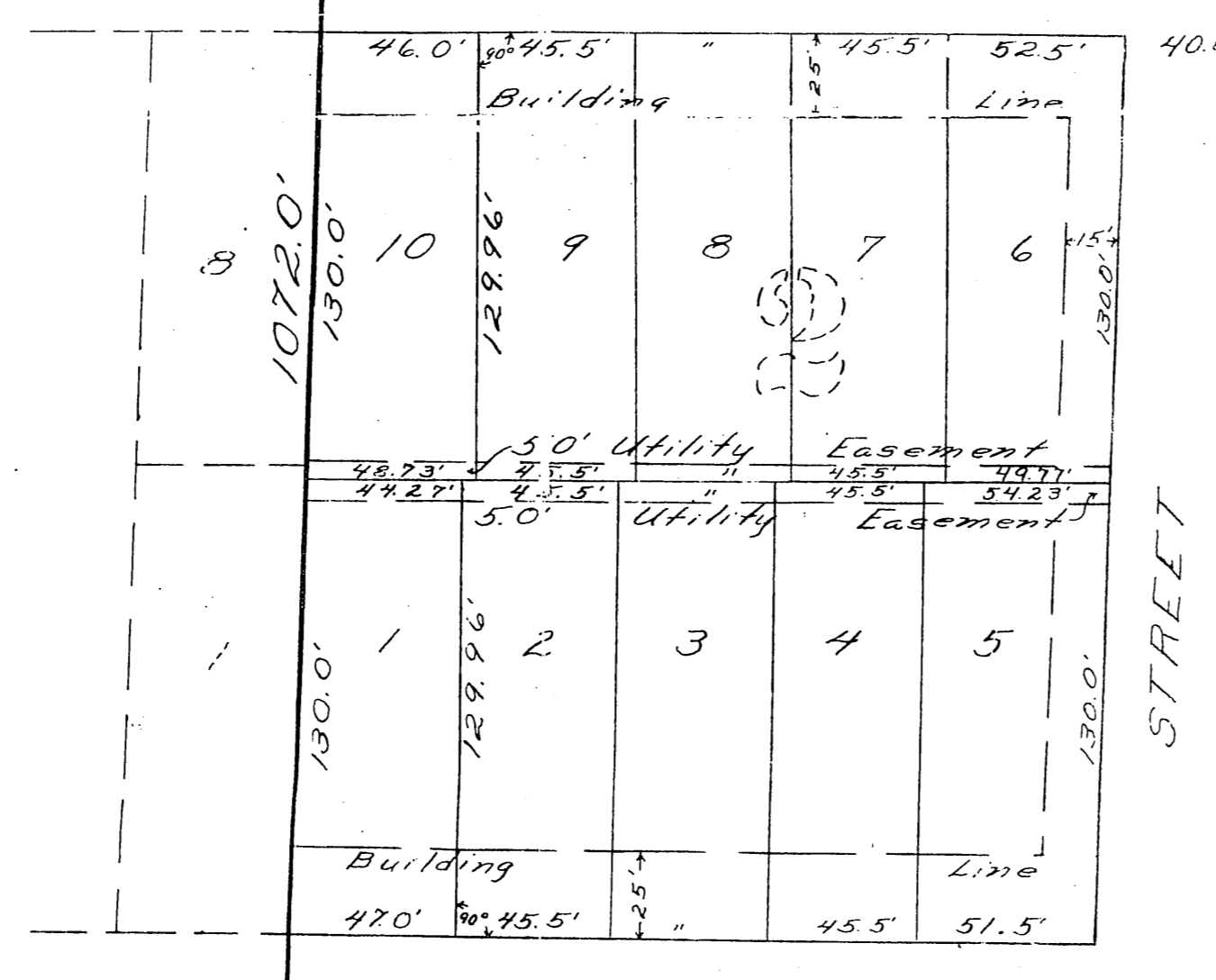
CITY CLERK

KANSAS CITY, KANSAS.

APPROVED BY THE CITY ENGINEER.

DATED Aug 7-1943

A.W. Orris
 CITY ENGINEER



RESTRICTIONS AND RESERVATIONS

The use of all lots therein shall be subject to the following reservations, easements, and restrictions to-wit:

The property in said subdivision shall be used for private residence purposes only and no flat or apartment house, though intended for residence purposes, may be erected thereon, and residence erected or maintained thereon shall be designed for occupancy by a single family and shall be used and occupied only by persons of the white race.

No dwelling costing less than thirty five hundred dollars (\$3500.00) shall be permitted on any lot in the tract. No dwelling of more than one and one-half stories shall be permitted to be built on any lot in the tract. These restrictions shall be taken to exclude public stables, public garages and all kinds of business use.

No building except a garage, shall be located nearer than five (5) feet to any side lot line. No outbuildings except a detached garage shall be permitted on any lot in the tract.

No detached garage shall be placed nearer than twenty (20) feet from any house or corner lot.

No residential structure shall be erected or placed on any building plot which plot has an area of less than five thousand (5000) square feet nor a width of less than forty five (45) feet at the front building set back line.

No cows, horses, swine, sheep, goats and such class of domestic animals shall be kept on said premises, including poultry.

The main body of the residence erected upon any lot in the subdivision must be at least twenty five (25) feet from the front property line, except Lot 14, Block 4, which shall have an excepted combined front and side line set back as shown on plan and must be at least five (5) feet from the side property lines.

An easement is hereby reserved for utility installation and repair where indicated on plan.

The above covenants and restrictions are to run with the land and shall be binding on all the parties and all persons claiming under them until January 1, 1968, and years each, unless the owners of the fee title to a majority of the front feet of said lots shall by resolution, at a special meeting called for that purpose by mailed notices to all such owners, vote to release, discharge or waive any or all of said restrictions. This meeting must be called at least two years prior to the expiration of any such twenty five year period.

The above restrictions shall be kept by all persons owning, occupying or using said land and may be enforced by injunction or mandamus or otherwise.

Invalidation of any one of these covenants by judgment of Court order shall in no wise affect any of the other provisions which shall remain in full force and effect.

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

IN TESTIMONY WHEREOF, The undersigned proprietors, have set their hands this 7th day of AUGUST 1943

Walter J. Klamm
Walter J. Klamm

State of Kansas
 County of Wyandotte

BE IT REMEMBERED, that on this 7th day of August 1943, before me, the undersigned, a Notary Public in and for the County of Wyandotte State of Kansas, came Walter J. Klamm and Walter J. Klamm who are personally known to me to be the same persons who executed the foregoing instrument, and duly acknowledged the execution of same.

IN WITNESS WHEREOF, I have heretofore subscribed my name and affixed my Notarial seal on the day and year last above written.

(Seal) J. M. Williams Notary Public