

NOSLEN ADDITION

A SUBDIVISION OF

WYANDOTTE COUNTY KANSAS.

NOSLEN Addition
Book 23
Page 30

JUL 3 1947
J. E. Booge
700

We, Leon E. Nelson and Ella Marie Nelson, his wife, joint owners of the following described tract of ground; A piece or parcel of ground situated in the Southwest Quarter of the Southwest Quarter of Section 25, Township 10 South, Range 24 East of the Sixth Principal Meridian, Wyandotte County, Kansas, being more particularly described as follows, to wit:

Beginning at a point on the centerline of 48th St., a platted Street, said point being 1320 feet East of the Northwest Corner of the Southwest Quarter of the Southwest Quarter of said Section 25-T 10S-R24E, thence West 1020 feet, thence South 0°-50'-00" West 655 feet, thence East 739 feet to the centerline of said 48th St., thence Northeasterly along said centerline to the point of beginning; have caused the same to be subdivided in the manner shown on this plat, into an addition to Wyandotte County, Kansas which addition shall be known as Noslen Addition. All streets are hereby dedicated to public use forever, and a permanent easement, as shown on the plat, is hereby granted for the construction and maintenance of public utilities and the right of entry to same.

Leon E. Nelson
Leon E. Nelson
Ella Marie Nelson
Ella Marie Nelson

4. No person of any race other than the Caucasian race shall own, use, or occupy any building or any lot in this addition.
5. All buildings placed in this addition shall have a neat appearance and be built in a workmanship like manner.
6. These covenants shall run with the land and be binding on all parties and all persons claiming under them until July 1, 1967 at which time said covenants shall be automatically extended for successive periods of ten years unless by a vote of a majority of the then owners of the lots it is agreed to change said covenants in whole or in part.

If the parties hereto or any of them, or their heirs or assigns shall violate or attempt to violate any of the covenants herein, it shall be lawful for any other person or persons owning any real property situated in said subdivision to prosecute any proceeding by law or in equity against the persons violating or attempting to violate any covenant and either to prevent him or them from so doing or to recover damages or other dues for such violation. Invalidation of any of these covenants by judgment or court order shall in no wise affect any of the other provisions.

In testimony whereof Leon E. Nelson and Ella Marie Nelson, his wife, hereunto subscribed their names.

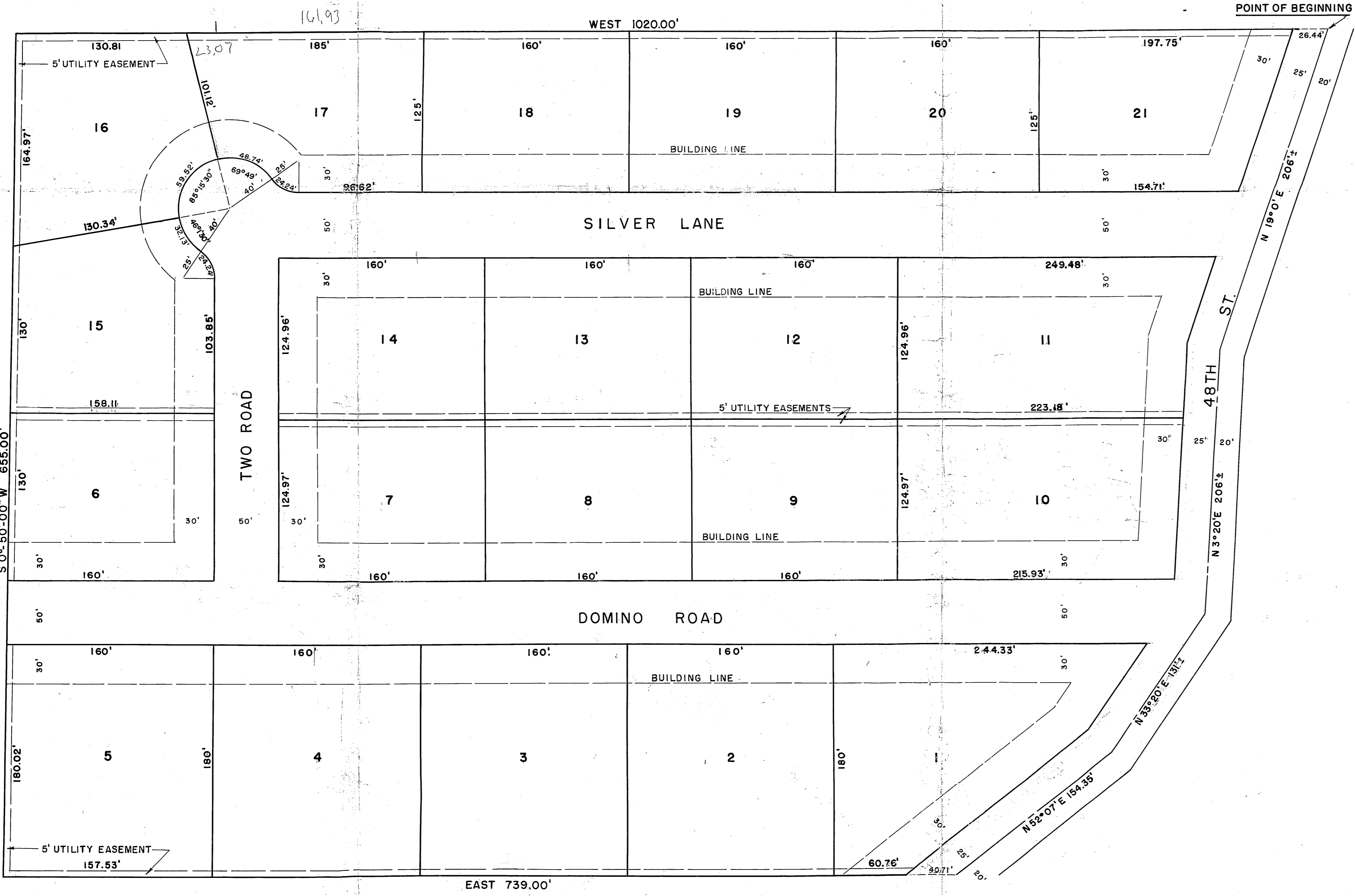
Leon E. Nelson
Leon E. Nelson
Ella Marie Nelson
Ella Marie Nelson

State of Kansas
County of Wyandotte
On this 4th day of June 1947 before me a Notary Public, in and for the County and State aforesaid, personally appeared Leon E. Nelson and Ella Marie Nelson, his wife, to me known to be the persons prescribed in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed

My commission expires December 5, 1949

E. L. Fleissner
Notary Public

- The use of all lots in this plat shall be subject to the following restrictions and reservations to wit;
1. Building lines shall be as shown on the plat and enclosed parts of buildings shall be set back to such lines.
 2. No noxious or offensive trade or activity shall be carried on upon any lot, nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.
 3. No building may be placed on any lot containing less than 10,000 sq. ft.



Approved this 9 day of JUNE 1947 by the City Planning Commission of the City of Kansas City Kansas.

Attest: *Frederic Robinson* Secretary
Leah A. ... Chairman

Approved this 12 day of JUNE 1947 by the Board of Commissioners of the City of Kansas City Kansas.

Attest: *Howard ...* City Clerk
Walter ... Mayor

Approved this 11 day of June 1947 by the City Engineer of the City of Kansas City Kansas.

J. ...
City Engineer

Approved this 27 day of May 1948 by the County Planning Board of Wyandotte County Kansas.

Attest: *W. M. Buckridge* Secretary
Wm. Madden Chairman

Approved this 27 day of May 1948 by the Board of Commissioners of Wyandotte County Kansas.

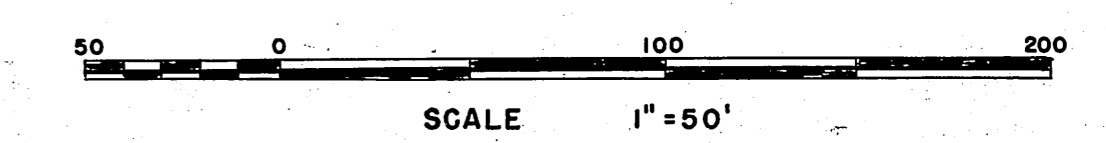
Attest: *Beverly ...* County Clerk
Ray ... Chairman

Approved this 27 day of May 1948 by the County Engineer of Wyandotte County Kansas.

Howard C. ...
County Engineer

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Platted by Engineering Service
A. C. Elson
A. C. Elson Engineer