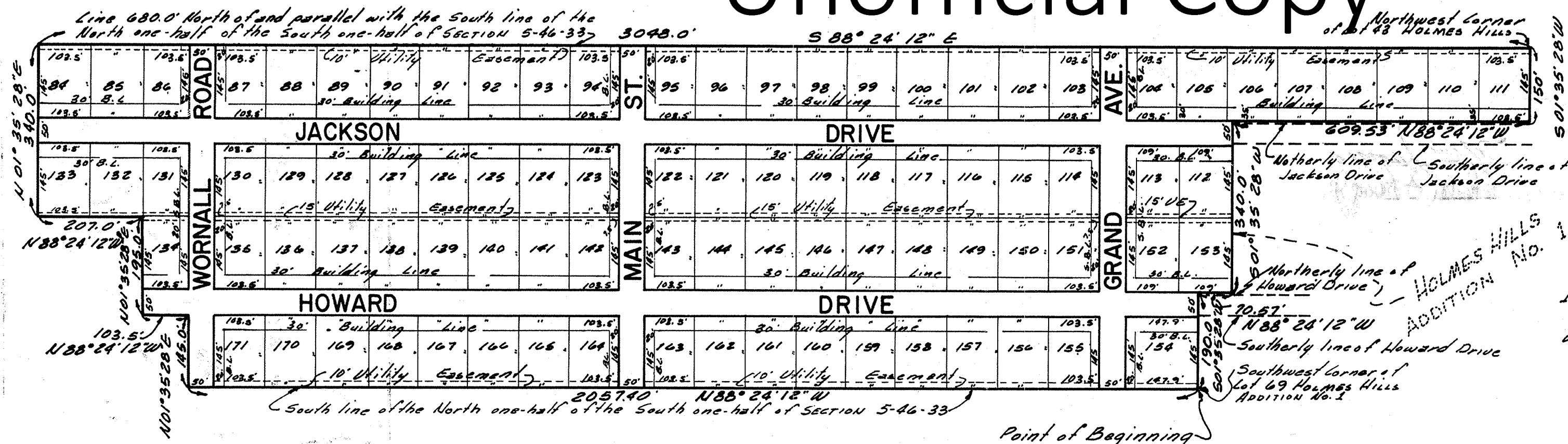


HOLMES HILLS ADDITION No. 2 Copy

6379
STATE OF MISSOURI
COUNTY OF CASS } Recorder's Office
I hereby certify that this instrument of writing was filed
for record on this 12 day of August 1961 at 11 o'clock a.m.
and recorded in book 3 page 29
given under my hand and official seal.
W. B. Ramey
Recorder
Deputy



I hereby certify the details on the above plat to be correct and I also certify that 1/2" reinforcing rods have been driven at all the block corners in this Subdivision.

James L. Bell Associates
Consulting Engineers
Surveyor

DESCRIPTION

This is a subdivision of part of the North one-half of the Southeast quarter and part of the North one-half of the Southwest quarter of Section 5, Township 46, Range 33, Cass County, Missouri, more particularly described as follows: Beginning at a point on the South line of said North half which is also the Southwest corner of Lot 69, HOLMES HILLS ADDITION No. 1, a subdivision in Cass County, Missouri, according to the recorded plat thereof: thence North 88 degrees 24 minutes 12 seconds West along the South line of said North half a distance of 2057.40 feet, thence North 01 degrees 35 minutes 28 seconds West a distance of 145.0 feet, thence North 88 degrees 24 minutes 12 seconds West a distance of 103.50 feet, thence North 01 degrees 35 minutes 28 seconds East a distance of 195.0 feet, thence North 88 degrees 24 minutes 12 seconds West a distance of 207.0 feet, thence North 01 degrees 35 minutes 28 seconds East a distance of 340.0 feet to a point on a line which is 680.0 feet North of and parallel to the South line of said North half, thence South 88 degrees 24 minutes 12 seconds East along said line a distance of 3048.0 feet to the Northwest corner of Lot 43, "HOLMES HILLS," a subdivision in Cass County, Missouri, according to the recorded plat thereof; thence South 01 degrees 35 minutes 28 seconds West along the Westerly line of said Lot 43 a distance of 150.0 feet to the Southwest corner of said Lot 43, thence North 88 degrees 24 minutes 12 seconds West along the Northerly line of Jackson Drive as now established a distance of 609.53 feet, thence South 01 degrees 35 minutes 28 seconds West a distance 340.0 feet to a point on the Northerly line of Howard Drive as now established, thence North 88 degrees 24 minutes 12 seconds West a distance 70.57 feet, thence South 01 degrees 35 minutes 28 seconds West a distance of 190.0 feet to the point of Beginning.

APPROVED:
County Court of Cass County, Missouri

Judge: J. A. Callaway
Judge: E. W. Stearns sealed:
Judge: Tom Riffle

APPROVED:
County Engineer: B. J. P. Pomeroy

APPROVED:
Attorney for County Court: D. J. Crawford

RESTRICTIONS

- All lots in this subdivision shall be known and described as residential lots, with the exception of those shown on this plat as "Reserved for Commercial," and no structure shall be erected on any residential lot other than one detached single family dwelling not to exceed two stories in height and the usual accessory buildings including a private garage.
- No structure shall be erected on any residential lot nearer than 30 feet to the front lot line nor nearer than 10 feet to any side lot line and no dwelling shall be erected on any residential lot nearer than 25 feet to the rear line.
- No trailer, basement, or garage or any other outbuilding shall be erected or placed in this subdivision or used as a residence without the expressly written permission of HOLMES HILLS INC., and said permit shall show a time limit.
- No stable, barn, outside privy, closed or open cesspool shall be constructed or maintained on the property. No clothes or wash line for drying shall be erected or used in the front or side yards of any residence or dwelling lot.
- In addition to those easements shown, a perpetual easement is reserved over the front and side 5 feet of each residential lot where necessary for utility installation and maintenance.
- No permanent dwelling shall be erected or placed on any residential lot with a ground floor area, exclusive of porches and garages, of less than 672 square feet. All buildings shall be of attractive design, shall rest on masonry foundation and all exterior woodwork shall be painted. Any hip or ridge roof shall not be covered with rolled roofing. No building shall be covered with tarpaper or imitation brick siding.
- No noxious offensive or commercial activity shall be carried on upon any residential lot, nor shall anything be done which may be or become an annoyance or nuisance to the neighborhood. Said lots are to be kept free of junk, trash, refuse and weeds. No poultry or live stock of any kind are to be kept on said premises.
- No permanent dwelling shall be erected until the design and location has been approved by HOLMES HILLS INC. providing that if it fails to approve or disapprove within sixty (60) days, said design and location shall be deemed to have been approved.
- These covenants and restrictions are to run with the land and be binding on all parties and persons claiming under them until August 1st 1980, at which time said covenants and restrictions shall be extended for successive periods of ten (10) years unless by a majority of the then owners, it is agreed to change them in whole or in part.
- If the parties herein or any of them, or their heirs or assigns shall violate or attempt to violate any of these restrictions here-in it shall be lawful for a person or persons claiming property in said subdivision to prosecute any proceeding at law or in equity against the persons or person violating or attempting to violate such restrictions and either prevent him or them from doing so or to recover damages for such violations. Invalidation of any one of the above restrictions shall in no way invalidate any of the remaining restrictions.

DEDICATION

The land intended for sale are described by numbers as lots with restrictions in HOLMES HILLS ADDITION No. 2 the dimensions of which are shown thereon that portion reserved for public use as roads, the extent and direction of which are shown on this plat and utility easements as indicated are hereby dedicated to public use forever.

IN TESTIMONY WHEREOF, HOLMES HILLS INC. owner of the above described property has caused these presents to be signed by its President, attested by its Secretary and its Corporate seal to be affixed this 22 day of August, 1961.

STATE OF MISSOURI } S.S.
COUNTY OF JOHNSON }
On this 22nd day of August 1961, before me, personally appeared J. F. Reich, to me known to be the person, described in and who, by me being duly sworn, did say that he is the President of HOLMES HILLS, INC. a corporation and that the seal affixed to the foregoing instrument is the Corporate seal of said Corporation and that the said instrument was signed and sealed in behalf of the said corporation by authority of its Board of Directors and the said J. F. Reich acknowledged the execution of said instrument to be the free act and deed of said corporation.

IN TESTIMONY WHEREOF: I have hereunto set my hand and affixed my notarial seal at my office in Overland Park, the day and year last above written.

Mike Medsker, Recorder of Deeds
Cass County, Missouri

Notary Public in and for Johnson County, Missouri - Robert J. Lavin
My Commission Expires April 9, 1962

HOLMES HILLS ADDITION NO. 2

See Plat Book 3 Page 29

S.A. 10-20-77

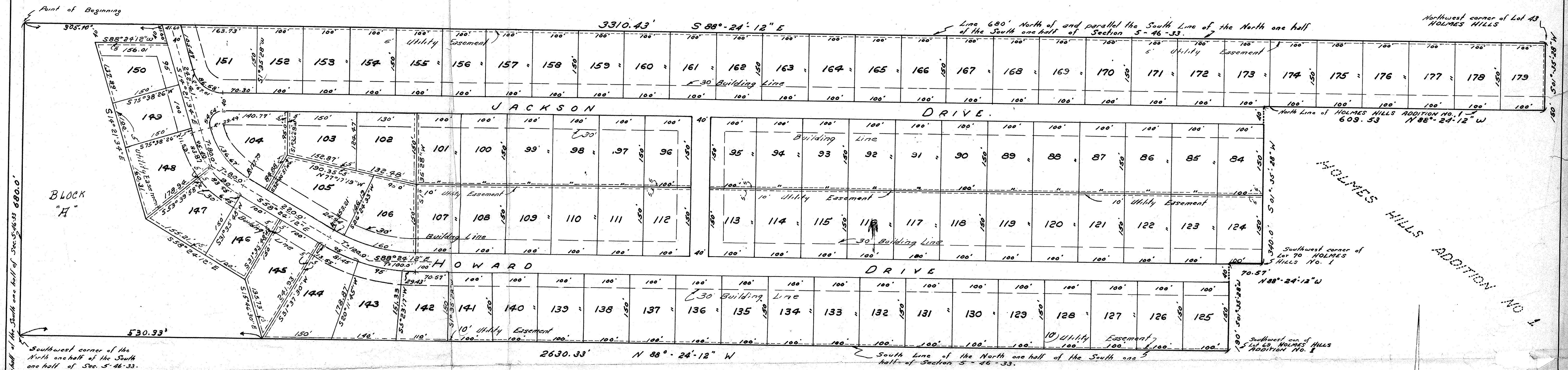
3649

STATE OF MISSOURI
COUNTY OF CASS

Recorder's Office

I hereby certify that this instrument of writing was filed
for record on this 27 day of January
A.D. 1914 at 3 o'clock P.M. of the 1th
and recorded in book 7 page 12
given under my hand and official seal.

Wm. H. Haggard Recorder
William H. Haggard Deputy



SCALE : 1" = 100'
JAMES L. BELL & ASSOCIATES
SURVEYORS & ENGINEERS

DESCRIPTION

This is a subdivision of all that part of the North one half of the South one half of Section 5, Township 46, Range 33, Cass County, Missouri, described as follows: Beginning at a point on the West line of said North one half, containing 680 feet North of the Southwest corner of said North one half; thence South 88 degrees 24 minutes 12 seconds, East and parallel to the South line of said North one half, a distance of 330.43 feet to the Northwest corner of Lot 43, HOLMES HILLS, a subdivision of land in Cass County, Missouri; thence South of degree 35 minutes 28 seconds West along the West line of said Lot 43, a distance of 150 feet to the North line of Jackson Drive as now established; thence North 88 degrees 24 minutes 12 seconds West along the North line of Jackson Drive also being the North line of HOLMES HILLS ADDITION NO. 1, a subdivision of land in Cass County, Missouri, a distance of 609.53 feet; thence South 01 degree 35 minutes 28 seconds West, a distance of 340 feet to the Southwest corner of Lot 70 of said HOLMES HILLS ADDITION NO. 1; thence North 88 degrees 24 minutes 12 seconds West along the North line of HOWARD Drive as now established; thence North 88 degrees 24 minutes 12 seconds West along the North line of HOWARD Drive, a distance of 70.51 feet; thence South 01 degree 35 minutes 28 seconds West, a distance of 190 feet to the Southwest corner of Lot 63 of said HOLMES HILLS ADDITION NO. 1; thence North 88 degrees 24 minutes 12 seconds West along the South line of said North one half, a distance of 2630.33 feet to the Southwest corner of said North one half; thence in a northerly direction along the West line of said North one half, a distance of 680 feet to the point of beginning.

RESTRICTIONS

1. All lots in this subdivision shall be known and described as residential lots, with the exception of those shown on this plat as reserved for commercial and no structure shall be erected on any residential lot other than one detached single family dwelling not to exceed two stories in height and the usual accessory buildings including of carriage porch.

2. No structure shall be erected on any residential lot nearer than 30 feet to the front lot line nor nearer than 10 feet to any side lot line.

3. No dwelling shall be located on any residential lot nearer than 25 feet to the rear lot line.

4. No trailer, mobile home or garage or other buildings shall be erected or placed in this subdivision or used as a residence without the expressly written permission of Holmes Mills Inc. and said permit shall show the location of the building on the property.

5. No stable, barn, outside privy, closed or open cesspool shall be constructed or maintained on the property. No clothes or wash line for laundry shall be erected or used in the front or side yards of any residence or dwelling lot.

6. A perpetual easement shall run over the front and rear yards of each residential lot for utility lines.

7. No permanent dwelling shall be erected or placed on any residential lot with a less than 500 square feet of area necessary for utility installation and maintenance and square feet. All buildings shall be of attractive design, shall rest on a masonry foundation and all porches and garages of less than 100 square feet shall not be covered with raised roofing. No building shall be covered with ear paper or imitation brick railing 50 ft.

8. No noxious, offensive or commercial structure shall be erected on any residential lot, no shall anything be done which may be or become an annoyance or nuisance to the neighborhood. Said lots are to be kept free from junk, trash refuse and weeds. No poultry or live stock of any kind to be kept on said premises.

9. No permanent dwelling shall be erected until the design, location and location has been approved by Holmes Mills Inc. providing that if it fails to approve or disapprove within sixty (60) days after the date of the design, location and location shall be deemed to have been approved.

10. These covenants and restrictions are to run with the land and be binding on all persons and persons claiming under them until August 1, 1980, at which time said covenants and restrictions shall be extended for successive periods of 10 years unless by a majority of the lot owners, to change them in whole or in part.

11. If the parties herein or any of them or their assigns shall violate or attempt to violate any of these restrictions herein, it shall be lawful for a person or persons claiming property in said subdivision to cause proceedings to be taken for the enforcement of the restrictions against the person or persons violating or attempting to violate such restrictions and either prevent such or therefrom from doing so or to recover damages in such violation. Violation of any one of the above restrictions shall in no way invalidate any of the remainder restrictions.

The lands intended for sale are described by numbers as lots with restrictions in Holmes Hills Addition No. 2 the dimensions of which are shown hereon that portion reserved for public use as roads, the extent and direction of which are shown on this plat and utility easements as shown on the attached plat dedicated to the public use forever.

IN TESTIMONY WHEREOF, Holmes Hills Inc. owner of the above described property has caused these presents to be signed by its President, attested by its Secretary and its corporate seal to be affixed this 9th day of January, 1961 04 M.E.S. HILLS, INC.

Attest: Francis W. Hull
Secretary

By: J. F. Reich
President

STATE OF MISSOURI } ss.
COUNTY OF JACKSON }

On this 7th day of January, D 1961 before me personally appeared John F. Reich, to me known to be the person described in foregoing instrument, s the corporate seal of said corporation and that the seal affixed to the said corporation by authority of its Board of Directors and the said John F. Reich acknowledged the execution of said instrument in his act and deed of said corporation.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal at my office in Kansas City, Missouri, the day and year above written.

Notary Public in and for Jackson County, Missouri

My Commission Expires: Feb 20, 1964

I hereby certify the details on the above plat to be correct this 30 day of January 1961

APPROVED:
County Court of Cass County, Missouri
10-2-20

County Court of Cass County, Missouri

Tom Riddle
Ernest Green South.

Scoled

Mike Medsker, Recorder of Deeds
Cass County, Missouri