

RECORDER'S CERTIFICATION
JACKSON COUNTY, MISSOURI

03/07/2025 3:33 PM

NON-STANDARD FEE: \$25.00 FEE: \$21.00 2 PGS



INSTRUMENT NUMBER / BOOK & PAGE

2025E0015699

Book: Page:

Diana Smith, Recorder of Deeds

Jackson County
Recorder of Deeds
Non-Standard Document

This document has been recorded and you have been charged the non-standard fee pursuant to RSMo 59.310.3. This certificate has been added to your document in compliance with the laws of the State of Missouri.



Diana Smith
Recorder of Deeds

415 E. 12th Street, Room 104
Kansas City, MO 64106

112 W. Lexington, Suite 30
Independence, MO 64050

This page has been recorded as a permanent part of your document. Please do not remove.

RESTRICTIVE COVENANT ON PARCEL IN JACKSON COUNTY, MO


KNOW ALL PERSONS BY THESE PRESENTS:

That the undersigned, being the owner and proprietor of the parcel located in Jackson County and recorded as Parcel Number 44-600-01-17-00-0-00-000 and legal description of:

SEC-12 TWP- 48 SEC 32--PT OF NE ¼ SE ¼ AND PT SW ¼ SEC-07 TWP- 48 RNG-31 DAF: BEG S ¼ COR SD SEC TH S 01 DEG 57 MIN 34 SEC W 298.17' TH S 87 DEG 15 MIN 01 SEC W 559.50' TO TRU POB TH N 01 DEG 49 MIN 04; SEC E 360' TH N 64 DEG 03 MIN 29 SEC E 114421' TH N 02 DEG 36 MIN 47 SEC E 150' TH S 87 DEG 14 MIN 21 SEC E 1021.64' TH 02 DEG 55 MIN 42 SEC E 1065.88' TH N 87 DEG 15 MIN 01 SEC W 2124.61' TO TRU POB; (KNOWN AS LOT 40N CERT SURV T-56 PG-43) does hereby place the following restrictions and covenants upon all of the tracts of land of this parcel, to wit:

1. The following activities are prohibited from being performed, operated, or authorized on the property: Veterinary Office, RV Park, Horse Breeding Facility, Halfway House, Detention or Correctional Facility, Entertainment Venues and Spectator Sports, Bed and Breakfast Facility, Mining or Quarrying Use, Compost Facility, or Freestanding Antenna or Communication Facility.
2. All property shall be used for single family residences only.
3. No residence shall be erected or maintained nearer than 100 feet from the front of the right of way.
4. Construction of any residence shall be completed, ready for use or occupancy within 18 months form the date of the beginning of construction.
5. In the event of fire, windstorm, or other damage, no building shall be permitted to remain in damaged condition longer than is necessary to repair or demolish it.
6. No mobile home or trailer may be placed on the property as a permanent residence.
7. No residence shall be built erected upon property with less than 2500 square feet.

IN WITNESS WHEREOF, the undersigned, being the owners of the tracts of land has caused these presents to be signed this day of March 7, 2025.



Phil LeVota
The Law Offices of Phil LeVota LLC.

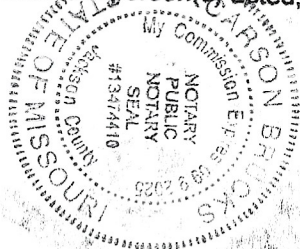
State of Missouri

County of Jackson

The foregoing document was acknowledged before me this 7 day of March, 2025 by Phil LeVota who personally appeared who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his/her/their signature on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument



Notary Signature



Notary Stamp