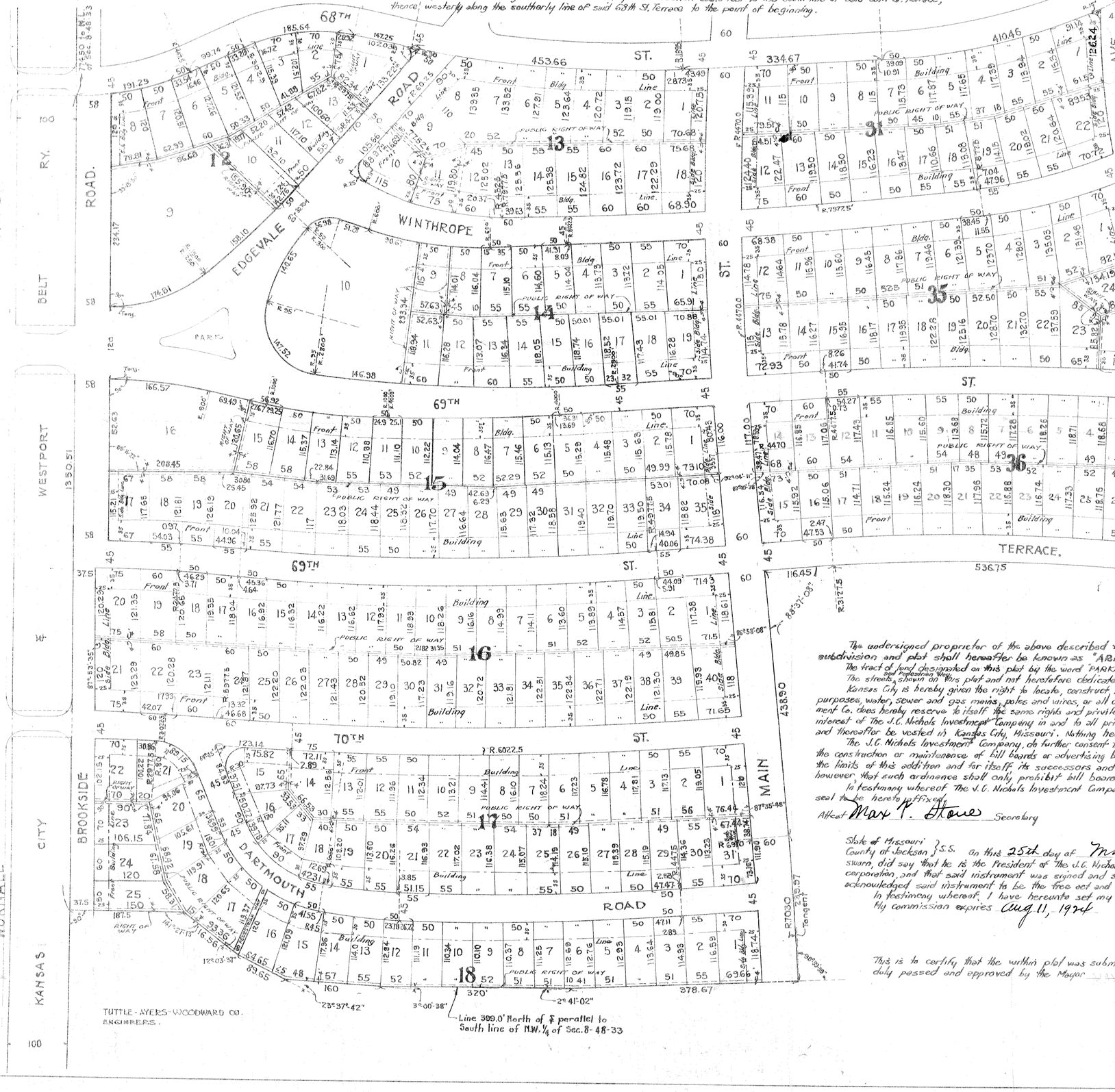
Armour Hills

This is a subdivision of all that portion of the Northwest Quarter (¼) of Section 8, Township 48, Range 33 in Kansas City, Jackson County, Missouri described as follows: — Beginning at the intersection of the southerly line of 68th Street Terrace with the East line of the right of way of the Kansas City & Westport Belt Ry., said point being 774.50 feet south of the North line of said Section 8; thence south along the east line of said right of way 1350.51 feet; thence east at right angles to said right of way, 187.50 feet; thence southeasterly along a line which deflects to the right 38°32'47" from the last described course, 116.56 feet; thence southeasterly along a line which deflects to the left 23°37'42" from the last described course, 160.0 feet to a point 392.0 feet North of the South line of the Northwest Quarter of said Section 8; thence east and parallel to the south line of said quarter section 320.0 feet; thence easterly along a line which deflects to the left 2°41'02" from the last described course, 378.67 feet to the east line of Main Street in said Kansas City; thence Northerly along the east line of Main Street on a curve to the left having a radius of 7030.0 feet, said curve being tangent to a line which deflects to the left 90°59'39" from the last described course, 839.97 feet; thence northerly along a line tangent to the last described curve, following the east line of said Main Street, 438.90 feet; thence easterly along a line which deflects to the right 91°22'52" from the last described course, 116.45 feet; thence on a curve to the right from the last described course as a tangent, having a radius of 3727.50 feet, 536.75 feet; thence easterly along a line tangent to the last described curve, 218.30 feet; thence Northwesterly along a line which deflects to the left 103°30'20" from the last described course, 29.91 feet; thence on a curve to the left from the last described course as a tangent, having a radius of 697.5 feet; 222.10 feet; thence Northwesterly along a line tangent to the last described curve, 143.86 feet; thence on a curve to the right, from the last described course as a tangent, having a radius of 1277.5 feet, 331.66 feet; thence northeasterly on a curve to the left having a radius of 922.50 feet, said curve being tangent to a line which deflects to the right 77°09'36" from the tangent to the last described curve, 76.77 feet; thence Northeasterly along a line tangent to the last described curve 183.11 feet; thence on a curve to the right from the last described course as a tangent, having a radius of 677.5 feet, 430.55 feet; thence east along a line tangent to the last described curve, 56.92 feet to a point in the east line of said quarter section and 649.54 feet south of the northeast corner thereof; thence north along the east line of said quarter section 265.0 feet to the south line of said 68th St. Terrace; thence westerly along the southerly line of said 68th St. Terrace to the point of beginning.



TUTTLE-AYERS-WOODWARD CO. ENGINEERS.

ENTRY No. 45357

Thomas Phillips
President

ATTEST
A.B. McCabe
Secretary

APPROVED
Board of Public Works.
May 25 1923.

APPROVED
CITY PLAN COMMISSION
Wm. Lyons
Chairman.
Ernest Burke
Secretary

All grades of streets shown on this plat have been established previously, viz:-

	Ordinance No.	Approved
Brookside Road		
Edgevale Road		
Main Street		
Grand Avenue		
Oak Street		
68th St. Terrace		
Winthrope Road		
69th Street		
69th St. Terrace		
70th Street		

Robert H. Waddell
City Engineer

The undersigned proprietor of the above described tract of land has caused the same to be subdivided in the manner shown by this plat, which subdivision and plat shall hereafter be known as "ARMOUR HILLS."

The tract of land designated on this plat by the word "PARK" is hereby dedicated to the public for park purposes.

The streets shown on this plat and not heretofore dedicated to public use as thoroughfares are hereby so dedicated.

Kansas City is hereby given the right to locate, construct, maintain and use, or authorize the location, construction, maintenance and use of conduits for any or all purposes, water, sewer and gas mains, poles and wires, or all or any of them, over, under and along all "public rights of way" shown on this plat and the J.C. Nichols Investment Co. does hereby reserve to itself the same rights and privileges over, under and along all "private rights of way" shown on this plat. It is further provided that all of the interest of the J.C. Nichols Investment Company in and to all private rights of way that have not been vacated or released by it prior to January 1, 1932, shall on that date and thereafter be vested in Kansas City, Missouri. Nothing herein contained shall affect Kansas City's future right of eminent domain.

The J.C. Nichols Investment Company, do 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 and 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 ten (10) square feet in size.

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

Attest Max T. Howe Secretary

The J.C. Nichols Investment Company
J.C. Nichols President

State of Missouri } S.S.
County of Jackson }

On this 25th day of May 1923, before me personally appeared J.C. Nichols, to me known, who being by me duly sworn, did say that he is the President of the J.C. Nichols Investment Company, and that the seal affixed to this instrument is the corporate seal of said corporation, and that said instrument was signed and sealed in behalf of said corporation by authority of its Board of Directors, and the said J.C. Nichols acknowledged 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 said County the day and year above written.

My commission expires Aug 11, 1924

Lola L. Derr
Notary Public in and for Jackson County, Missouri

This is to certify that the within plat was submitted to and approved by the Common Council of Kansas City, Missouri by Ordinance No. 45541 duly passed and approved by the Mayor May 25 1923

Michael J. Pendergast City Clerk
By Mark Nichols Deputy.

Gentry
Lacy

A123316

Cr.

B. 21 — pp. 36 and 37.

Filed for record this 31
day of May A.D. 1923
at 4 o'clock 53 minutes PM.
Recorded in Book ____ at page ____
CHARLES R. MOORE.
Recorder
By _____
Deputy
Recorder's Fee $ 60 00
Tax _____

60 00