Armour Hills

This is a subdivision of all of the Northwest Quarter of Section 8, Twp. 48, Range 33, in Jackson County, Missouri, lying East of the Easterly line of the Rt. of Way of the K.C. & W. B. Ry. Co., South of the Southerly line of lots. 1 to 18 both inclusive and Lot 25, Block 18, Armour Hills, East of the Easterly line of Main St., South of the Southerly line of 69TH St. Terrace, East of the Easterly line of Grand Ave. and South of the Southerly line of Winthrope Road, as said streets and Block 18 are shown on plats of Armour Hills, reference being had to said plats on file in the office of the Recorder of Deeds for Jackson County, Missouri.

The undersigned proprietor of the above described tract of land has caused the same to be subdivided in the manner represented on the accompanying 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 public use for Park Purposes.

All streets as 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 and maintain, or authorize the location, construction and maintenance of poles and wires, conduits, water, gas and sewer pipes, or all or any of them, over, under and along the 4' strip of land along the Northerly line of Lot A, Block 18 as designated on this plat, and is given the same rights for sewer purposes only, over, under and along the sewer right of ways designated over the Southeast corners of Blocks 33 and 43,

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 billboards 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 Vice President, ~~attested by its Secretary~~ and its corporate seal to be hereto affixed.

~~Attest~~ ~~Secretary~~

The J.C. Nichols Investment Company
By J.C. Taylor Vice President

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

On this 16th day of November 1923, before me personally appeared J. C. Taylor, to me known, who being by me duly sworn did say that he is the Vice President of The J.C. Nichols Investment Company and that the seal affixed to these presents 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. Taylor 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 Feb 25-1926

J. A. Guy
Notary Public in and for Jackson Co. Mo.

This is to certify that the within plat was submitted to and approved by the Common Council of Kansas City, Missouri by Ordinance No. 46723 duly passed and approved by the Mayor Nov 7 1923

Michael J. Pendergast City Clerk
By. Wm. E. Kehler Deputy.

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

Brookside	Road	- Ord. No.		Approved			
Main	St.	"	"		"		
Grand	Ave.	"	"		"		
Oak	St.	"	"		"		
McGee	St.	"	"		"		
Winthrope	Road.	"	"		"		
69TH	St.	"	"		"		
69TH St. Terrace		"	"		"		
70TH	St.	"	"		"		
Dartmouth	Road.	"	"		"		
70TH St. Terrace		"	"		"		
71ST	St.	"	"		"		

City Engineer.

ENTRY NO. 10238

Nov. 16. 1923

Board of Public Works.

APPROVED
CITY PLAN COMMISSION
Chairman
Secretary

Tuttle-Ayers-Woodward Co.

Sydney Lacy

Armour Hills

B. 21 ~ p. 70.

Filed for Record this 23
day of Nov A.D. 1923
at 1 o'clock 50 minutes P.M.
Recorded in Book ... at page ...
CHARLES H. MOORE,
Recorder
By R L Mayo Deputy
Recorder's Fee $1.60