Armour Hills

This is a subdivision of a portion of Sections 5 and 8, Township 48, Range 33, in Jackson County, Missouri described as follows:- Beginning at a point on the East line and 30.66 feet South of the Northeast corner of the South half of the Southwest quarter of said Section 5; thence Southwesterly along a line which makes a Southwest angle of 34°37'21" with the East line of said quarter section, 225.45 feet; thence on a curve to the left from the last described course as a tangent, having a radius of 2975.0, 603.48 feet; thence Southwesterly along a line tangent to the last described curve, 228.45 feet; thence on a curve to the left from the last described course as a tangent, having a radius of 6975.0, 466.66 feet; thence Southwesterly along a line tangent tangent to the last described curve 287.22 feet to a point on the South line of said Section 5, which is 1341.83 feet East of the Southwest corner of said Section; thence continuing in a Southwesterly direction on a prolongation of the last described course, said course making a Southwest angle of 51°45' with the South line of said Section, 32.49 feet; thence Southerly along a line which deflects to the left 32°51' from the last described course 463.47 feet; thence continuing in a Southerly direction on a curve to the left from the last described course as a tangent, having a radius of 4470.0, 228.89 feet; thence Easterly along a line which makes a Southeast angle of 95°27'58" from the tangent to the last described curve at the last described point, 230.91 feet; thence Northeasterly on a curve to the left from the last described course as a tangent, having a radius of 1022.5, 410.46 feet; thence Northeasterly along a line tangent to the last described curve, 232.11 feet; thence Northeasterly on a curve to the right from the last described course as a tangent, having a radius of 1121.5, 493.73 feet; thence East along a line tangent to the last described curve, said line being at right angles to the East line of the Northwest quarter of said Section 8, 56.44 feet to a point in the East line of said quarter Section which is 384.52 feet South of the Northeast corner thereof; thence North along the East line of said quarter Section and along the East line of the Southwest quarter of said Section 5, to the point of beginning.

The undersigned proprietors of the above described tract of land have 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 streets and roads shown by 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 and 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 Company does hereby reserve to itself the same rights and privileges over, under and along all "private rights-of-way" shown on said plat. It is further provided that all of the right, title and 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 thereafter, 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.

The J.C. Nichols Investment Company

By J.C. Taylor Vice President.

Attest

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

On this 28th day of November 1922, 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 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. 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 February 25 - 1924

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. 44448 duly passed and approved by the Mayor December 15th 1922.

Michael J. Pendergast Mayor

Wm. E. Kelroe City Clerk

Thomas J. Phillips President

ATTEST: H.E. Meade Secretary

APPROVED
DEC 5 - 1922
Scale 1" = 100'
Board of Public Works.

ADOPTED
PARK
Board of Public Works
ENTRY NO.
President
ATTEST:
Secretary

Robert H. Waddell City Engr.

APPROVED
CITY PLAN COMMISSION
Chairman
Secretary

Tuttle-Ayers-Waddard Engineering Co.

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

	Ordinance No.	Approved
Main Street		
Edgevale Road	"	"
Grand Ave.	"	"
Oak Street	"	"
65TH St.	"	"
66TH St.	"	"
66TH St. Terrace	"	"
67TH St.	"	"
68TH St.	"	"
68TH St. Terrace	"	"

City Engineer.

Abstor
Sieene

A 93709

Armour Hills

B. 20 – p. 100.

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Filed for
Dec 20
8 – 22
a

J A Morrison
Deputy
Recorder
3500