

ROMANELLI WEST

LOTS 12-24 INCL. OF BLOCK 6, ALL OF
BLOCK 7, & LOTS 1-14 INCL. OF BLOCK 8.

1949-7-15

This is a subdivision of all that part of the Northwest Fractional Quarter (N.W. Frac. 1/4) of Section 7, Township 48, Range 33, Jackson County, Missouri described as follows: Beginning at a point on the West line of Ward Parkway as now established, said point being 416.50 feet South of the North line of said Fractional Quarter (Frac. 1/4), measured along the West line of said Ward Parkway; thence South along the said West line of Ward Parkway a distance of 448.16 feet; thence West at right angles to the last described course, a distance of 3.42 feet; thence continuing Westerly along a curve to the left, from the last described course as a tangent, having a radius of 398.00 feet, a distance of 59.04 feet; thence continuing Westerly along a line tangent to the last described curve, a distance of 8.67 feet; thence continuing Westerly along a curve to the right, from the last described course as a tangent, having a radius of 827.00 feet, a distance of 174.58 feet; thence continuing Westerly along a line tangent to the last described curve, a distance of 105.30 feet; thence South along a line that deflects to the left 93°35'42" from the last described course, a distance of 113.71 feet, said line being 350.00 feet West of and parallel to the West line of said Ward Parkway; thence Westerly along a line that deflects to the right 91°01'11" from the last described course, a distance of 382.75 feet; thence continuing Westerly along a line that deflects to the left 3°26'58" from the last described course, a distance of 592.13 feet to a point on the West line of said Fractional Quarter (Frac. 1/4), also said point being on the State Line between Missouri and Kansas; thence North along said State Line and West line of said Fractional Quarter (Frac. 1/4), which line deflects to the right 89°50'49" from the last described course, a distance of 619.84 feet; thence Easterly along a line that deflects to the right 90°45'17" from the last described course, a distance of 492.07 feet; thence continuing Easterly along a line that deflects to the right 3°49'04" from the last described course, a distance of 544.00 feet; thence continuing Easterly along a line that deflects to the right 3°18'25" from the last described course, a distance of 318.08 feet to the point of beginning.

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

An easement or license to Kansas City to locate, construct and maintain or authorize the location, construction and maintenance of conduits, water, gas, sewer pipes, poles and wires or all or any of them upon, over or under the strips of land marked Right-of-Way or R/W (except that those strips of land designated as "Sewer Right-of-Way" or "Storm Drainage Right-of-Way" shall be used for sewers and storm drainage only) on this plat is hereby granted.

The Street, Road and Terrace shown on this plat and not heretofore dedicated to public use are hereby so dedicated for street purposes. The tract of land in Block 7 designated as tract "A" is hereby dedicated to be used for public purposes.

The undersigned proprietor of the above described tract of land does further consent that Kansas City may, in the ordinance approving this plat or 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 advertising on property within the limits of this subdivision, and for itself, its successors and assigns and it hereby waives all damages or remuneration on account of such prohibition, provided however, that such ordinance shall only prohibit bill boards, advertising boards or structures exceeding five (5) square feet in size.

In testimony whereof, the J.C. Nichols Company has caused these presents to be signed by its Vice President and its Corporate Seal to be hereto affixed, this 26th day of July, 1949.

J.C. Nichols Company
Frank R. Grant
Vice President

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

On this 26th day of July, 1949, before me personally appeared Frank R. Grant, to me known, who being by me duly sworn, did say that he is the Vice President of the J.C. Nichols 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 Frank R. Grant 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 last above written.

My Commission Expires October 17th, 1951

J. E. Herman
Notary Public in and for Jackson County, Missouri.

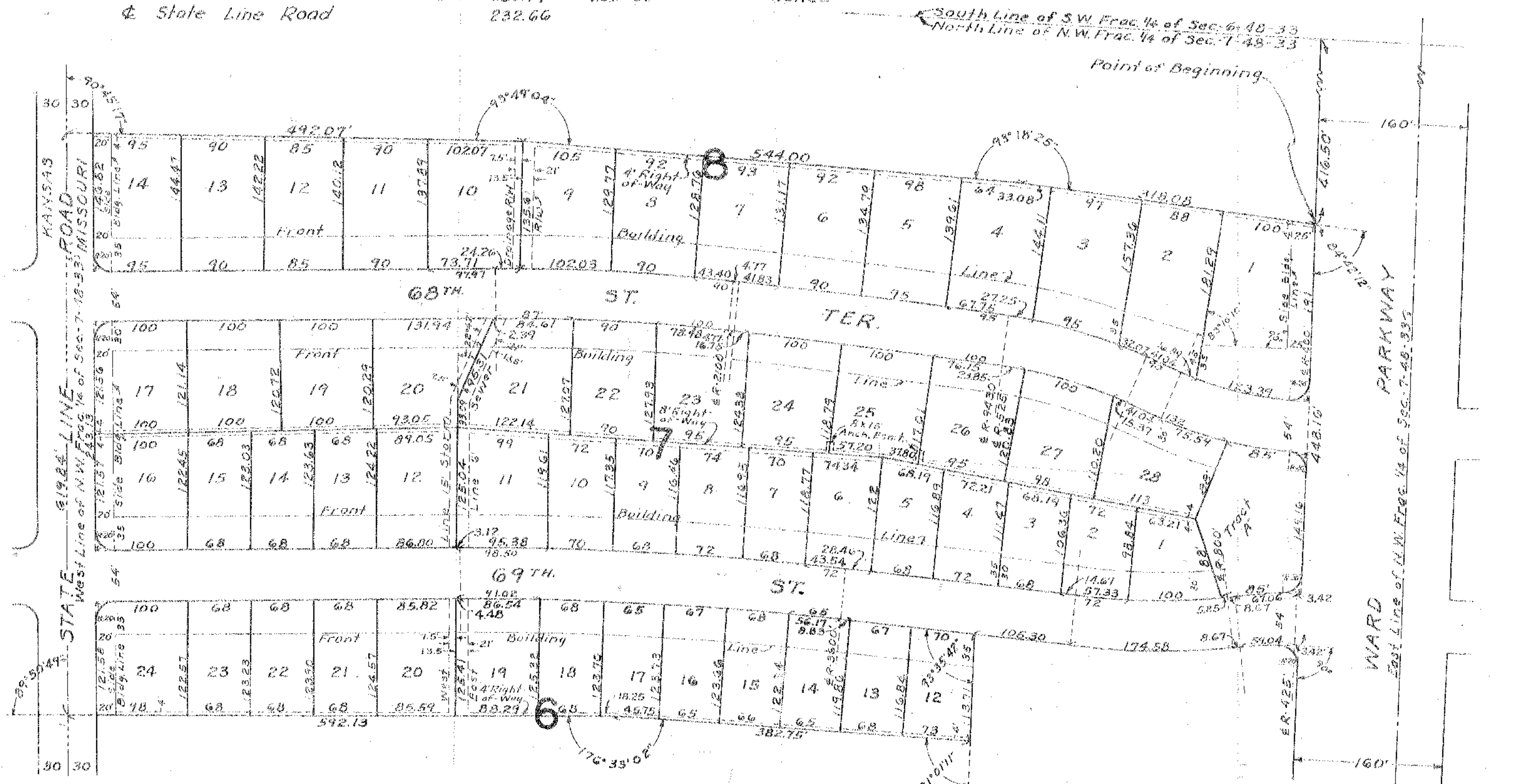
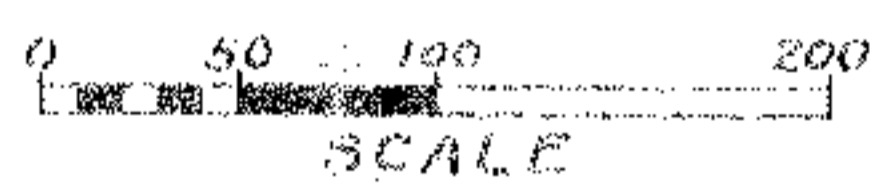
"Street Grades"

Street	Grade	V.C.T.
68 th Street Terrace		
West Line Ward Parkway	239.50	
100' West of West Line of Ward Parkway	238.50	V.C.T. - 75'
450'	219.95	V.C.T. - 50'
675'	213.83	V.C.T. - 50'
915'	207.83	V.C.T. - 125'
1325'	232.84	V.C.T. - 25'
& State Line Road	233.60	
69 th Street		
West Line Ward Parkway	241.50	
75' West of West Line of Ward Parkway	240.00	V.C.T. - 50'
550'	224.99	V.C.T. - 100'
925'	210.59	V.C.T. - 125'
1250'	230.74	V.C.T. - 50'
& State Line Road	232.66	

Approved
City Plan Commission
Date August 1, 1949
Bill Conant Chairman
Bill Conant Secretary

Entry No. 1000
Approved *John W. Manning*
City Engineer

Approved *W. McKinley* AUG 17 1949
Director of Public Works



I hereby certify the details on this plat to be correct.
W. Mitchell
Engineer

J.C. Nichols Company - Developer
Ansel N. Mitchell - Engineer

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26
Aug 1949
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20.00

STATE OF MISSOURI
COUNTY OF JACKSON

IN RECOVERY OF RENT

I, DAN T. MARSENER, Member of the Board of Equalization of the State of Missouri, do hereby certify that the foregoing is a true and correct copy of the original as filed in my office on the 26th day of August, 1949, at 3 o'clock P.M.

This office and the contents of the foregoing are on file in my office in ~~the~~ Plat Book B-26 page 87.

IN WITNESS WHEREOF, I have hereunto set my hand and the seal of said County at Kansas City, Missouri, the day and year last above stated.

DAN T. MARSENER, Recorder. J. H. Meyers