

Plat of Blocks 15 to 23, Inclusive, of Romanelli Gardens

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This is a resurvey and subdivision of all of Blocks 10 to 14, both inclusive, Romanelli Gardens and the streets therein, vacated under Ordinance No. 53947 passed January 3rd, 1927 and unplatted land North of same, being all that part of the Northeast Quarter of Section 7, Township 48, Range 33 lying West of the Westerly line of Pennsylvania Avenue and Jefferson Street in Kansas City, Missouri, and East of the following described Westerly line of Valley Road; Beginning at a point in the South line of said Northeast Quarter, 2005 feet West of the East line of said Section 7; thence North at right angles to said South line, 80.87 feet; thence North Easterly on a curve to the right, having a radius of 1750 feet, from the last described course as a tangent, 425.44 feet; thence Northeasterly along a line tangent to the last described curve, 325.62 feet; thence Northeasterly on a curve to the left, having a radius of 11975 feet, from the last described course as a tangent, 832.53 feet; thence on a curve to the left, having a common tangent with the last described curve and a radius of 2475 feet, 951.05 feet; thence Northwesterly along a line tangent to the last described curve 67.91 feet to a point in the North line of said Section 7, 1694.10 feet West of the Northeast corner thereof.

The undersigned proprietors of the above described tract of land have caused the same to be subdivided in the manner shown on the accompanying plat which subdivision and plat shall hereafter be known as "ROMANELLI GARDENS."

The Streets, Roads, Avenues and Terraces as shown on this plat and not heretofore dedicated to public use as thoroughfares are hereby so dedicated, also all tracts of land at street intersections designated as "Park" are hereby dedicated to the public for park purposes.

An easement or license to Kansas City to locate, construct and maintain or authorize the

location, construction and maintenance of poles and wires, conduits, water, gas and sewer pipes or any or all of them upon the strips of land marked "right of way" on this plat is hereby granted and the same rights are hereby reserved to The J. C. Nichols Investment Company for the construction and maintenance of Guys or braces to pole lines over or under the strips of land designated on the plat as Guy Pole Easement.

The J. C. Nichols Investment Company does 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 the property within the limits of this addition and for themselves, their successors and assigns, they waive 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 five (5) square feet in size.

In testimony whereof, The J. C. Nichols Investment Company has caused these presents to be signed by its President and its corporate seal to be hereto affixed and the other parties to this instrument have hereunto set their hands.

(Seal)

The J. C. Nichols Investment Company,
Owner of all lots in this addition except
Lots 19-20-21 and 22-Block 22.

By J. C. Nichols, President.

Elbert H. Peabody

Nellie T. Peabody

Owners of Lots 19-20-21 and 22-Block 22.

Here follows certificate of acknowledgment in usual form and certificate of City Departments as to approval of plat.