

Plat of Blocks 5 to 14, Inclusive,

Romanelli Gardens

Filed Dec. 14, 1925, at 9:32 A. M.

Plat Book B-22, Page 96, No. A-264372.

This is a subdivision of the following described portion of the Northeast quarter of Section 7, Twp. 48, R. 33, in Kansas City, Jackson County, Missouri:

Beginning at a point on the East line and 35 feet North of the Southeast corner of the Northeast quarter of said Section 7; thence West and parallel to the South line of said quarter Section 825.0 feet; thence South and parallel to the East line of said Section 35.0 feet; thence West along the South line of said quarter Section 1180.0 feet; thence North at right angles to the South line of said quarter Section 80.87 feet; thence on a curve to the right having a radius of 1750.0 feet from the last described course as a tangent, 425.44 feet; thence Northeasterly along a line tangent to the last described curve, 241.34 feet; thence on a curve to the left having a radius of 6975.0 feet, from the last described course as a tangent, 656.19 feet; thence Northeasterly on a curve to the left, having a radius of 1950.0 feet, said curve being tangent to a line which deflects to the right 71° 26' 27" from the tangent to the last described curve, 239.96 feet; thence Northeasterly along a line tangent to the last described curve, 149.74 feet; thence on a curve to the right having a radius of 3450.0 feet from the last described course as a tangent, 236.94 feet; thence Northeasterly along a line tangent to the last described curve 90.91 feet; thence Northerly on a curve to the left having a radius of 45.0 feet from the last described course as a tangent, 117.19 feet; thence Northeasterly along a line radial to the last described curve 50.0 feet, to a point in the Northwesterly prolongation of the Southerly line of Lot 13, Block 4, Romanelli Gardens; thence Southeasterly at right angles to the last described course along the prolongation of the Southerly line of said Lot 13, 187.97 feet to the West line of Pennsylvania Ave., thence Southerly along the West line of Pennsylvania Ave. 5301 feet to the Southerly line of 69th Street as shown on the plat of said Romanelli Gardens, thence South-easterly and Easterly along the Southerly line of said 69th Street to the East line of said Section 7; thence South to point of beginning.

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 "ROMANELLI GARDENS."

The Streets, Roads, 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 billboards 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 billboards 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.

THE J. C. NICHOLS INVESTMENT CO.

(Seal)

By J. C. Nichols, President.

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