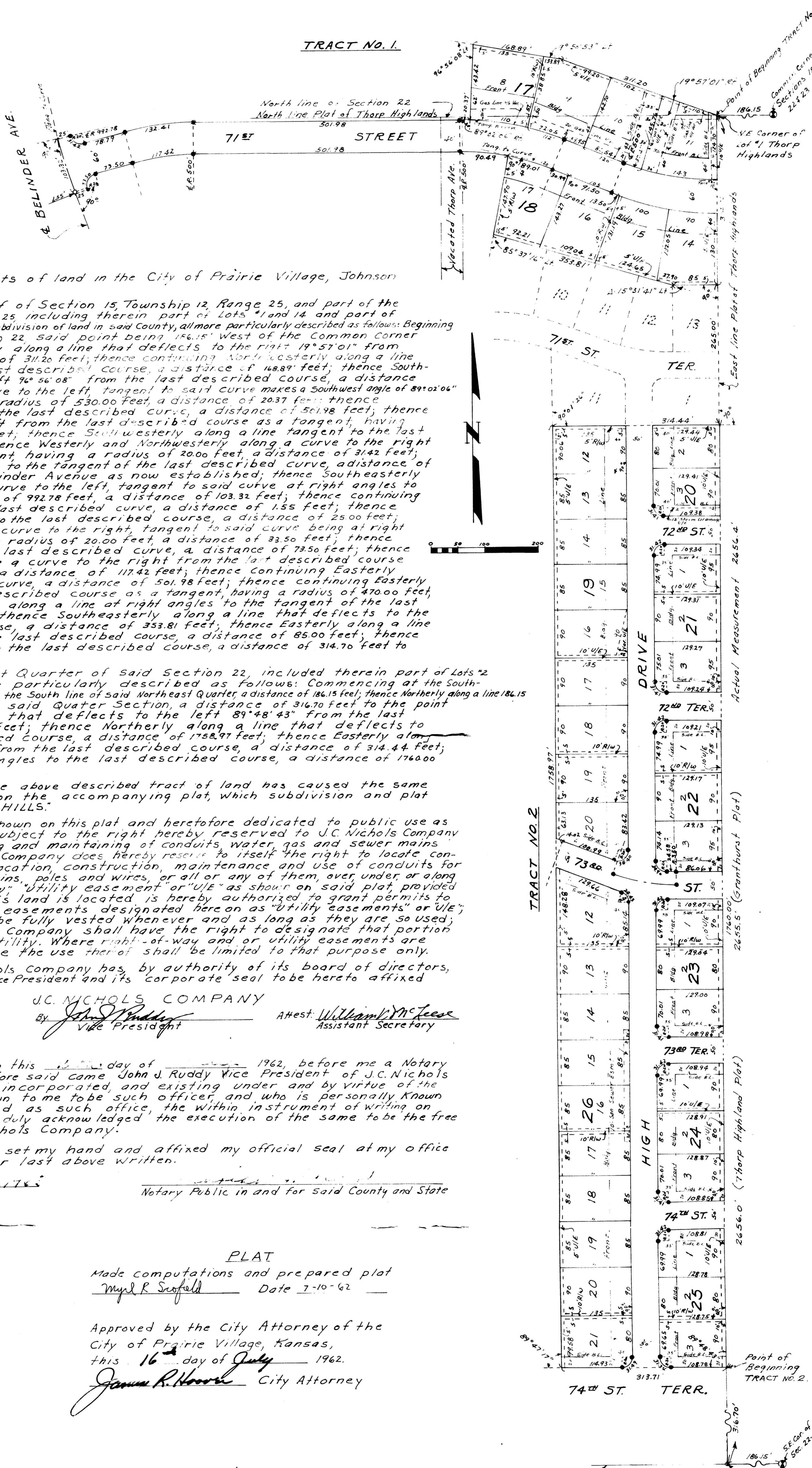


# PRAIRIE HILLS

PART OF BLOCKS-17-18-19-20 & 26 & ALL  
OF BLOCKS-21-22-23-24 & 25



This is a subdivision of two (2) Tracts of land in the City of Prairie Village, Johnson County, Kansas.

TRACT No. 1, is part of the South Half of Section 15, Township 12, Range 25, and part of the North Half of Section 22, Township 12, Range 25, including therein part of Lots 1 and 14 and part of Vacated Thorp Avenue in Thorp Highlands, a subdivision of land in said County, all more particularly described as follows: Beginning at a point on the North line of said Section 22, said point being 156.15' West of the Common Corner of Sections 15, 14, 22 and 23; thence Northwesterly along a line that deflects to the right 19° 57' 01" from the North line of said Section 22, a distance of 311.20 feet; thence continuing Northwesterly along a line that deflects to the left 9° 50' 53" from the last described course, a distance of 148.89 feet; thence Southwesterly along a line that deflects to the left 7° 56' 08" from the last described course, a distance of 143.42 feet; thence Westerly along a curve to the left tangent to said curve makes a Southwest angle of 89° 02' 06" with the last described course, and having a radius of 530.00 feet, a distance of 203.7 feet; thence continuing Westerly along a line tangent to the last described curve, a distance of 501.98 feet; thence continuing Westerly along a curve to the left from the last described course as a tangent, having a radius of 530.00 feet, a distance of 132.41 feet; thence Southwesterly along a line tangent to the last described curve, a distance of 78.79 feet; thence Westerly and Northwesterly along a curve to the right from the last described course as a tangent, having a radius of 20.00 feet, a distance of 31.42 feet; thence Westerly along a line at right angles to the tangent of the last described curve, a distance of 25.00 feet to a point on the centerline of Belinder Avenue as now established; thence Southeasterly along said center line, which is along a curve to the left tangent to said curve at right angles to the last described course, having a radius of 992.78 feet, a distance of 103.32 feet; thence continuing Southeasterly along a line tangent to the last described curve, a distance of 1.55 feet; thence Northeasterly along a line at right angles to the last described course, a distance of 25.00 feet; thence Northerly and Northeasterly along a curve to the right tangent to said curve being at right angles to the last described course, having a radius of 20.00 feet, a distance of 33.50 feet; thence Northeasterly along a line tangent to the last described curve, a distance of 73.50 feet; thence continuing Northeasterly and Easterly along a curve to the right from the last described course as a tangent, having a radius of 470.00 feet, a distance of 117.42 feet; thence continuing Easterly along a line tangent to the last described curve, a distance of 501.98 feet; thence continuing Easterly along a curve to the right from the last described course as a tangent, having a radius of 470.00 feet, a distance of 90.49 feet; thence Southwesterly along a line at right angles to the tangent of the last described curve, a distance of 147.90 feet; thence Southeasterly along a line that deflects to the left 85° 37' 16" from the last described course, a distance of 353.81 feet; thence Easterly along a line that deflects to the left 15° 31' 41" from the last described course, a distance of 85.00 feet; thence Northerly along a line at right angles to the last described course, a distance of 314.70 feet to the point of beginning.

TRACT No. 2, is part of the Northeast Quarter of said Section 22, included therein part of Lots 2 thru 6 of said Thorp Highlands, all more particularly described as follows: Commencing at the Southeast Corner of said Northeast Quarter, thence West along the South line of said Northeast Quarter, a distance of 186.15 feet; thence Northerly along a line 186.15 feet West of and parallel to the East line of said Quarter Section, a distance of 316.70 feet to the point of beginning; thence Westerly along a line that deflects to the left 89° 48' 43" from the last described course, a distance of 313.71 feet; thence Northerly along a line that deflects to the right 89° 47' 17" from the last described course, a distance of 175.97 feet; thence Easterly along a line that deflects to the right 90° 01' 26" from the last described course, a distance of 314.44 feet; thence Southerly along a line at right angles to the last described course, a distance of 176.00 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 the accompanying plat, which subdivision and plat shall hereafter be known as "PRAIRIE HILLS."

The avenue, streets and Terraces shown on this plat and heretofore dedicated to public use as thoroughfares are hereby so dedicated, subject to the right hereby reserved to J.C. Nichols Company and its successors and assigns for the laying and maintaining of conduits, water, gas and sewer mains under and along said roadways. J.C. Nichols Company does hereby reserve to itself the right to locate, construct, maintain and use or authorize the location, construction, maintenance and use of conduits for any and all purposes, water, gas, and sewer mains, poles and wires, or all or any of them, over, under, or along the strips of land marked "right-of-way," "R/W," "Utility easement" or "U/E" as shown on said plat, provided however, that any municipality in which this land is located is hereby authorized to grant permits to any public utility to use any part of those easements designated hereon as "Utility easements" or "U/E"; and the rights to the use thereof shall be fully vested whenever and as long as they are so used; provided further, however, that J.C. Nichols Company shall have the right to designate that portion thereof to be used by each such public utility. Where right-of-way and/or utility easements are designated for use for a particular purpose the use thereof shall be limited to that purpose only.

In testimony whereof the J.C. Nichols Company has, by authority of its board of directors, caused these presents to be signed by its Vice President and its corporate seal to be hereto affixed this 16th day of July 1962.

J.C. NICHOLS COMPANY

By John D. Ruddy  
Vice President

Attest: William M. McCreese  
Assistant Secretary

State of Missouri s.s.  
County of Jackson

Be it remembered that on this 16th day of July 1962, before me a Notary Public in and for the County and State aforesaid came John D. Ruddy Vice President of J.C. Nichols Company, a corporation duly organized, incorporated, and existing under and by virtue of the laws of Missouri, who is personally known to me to be such officer, and who is personally known to me to be the same person who executed as such officer, the within instrument of writing on behalf of said corporation, and such person duly acknowledged the execution of the same to be the free act and deed of said corporation, J.C. Nichols Company.

In witness whereof I have hereunto set my hand and affixed my official seal at my office in said County and State the day and year last above written.

My Commission expires August 1, 1963

Notary Public in and for said County and State

### DEVELOPER

J.C. Nichols Company  
310 Ward Parkway  
Kansas City, Missouri.

I hereby certify the details on this plat to be correct this 10th day of July 1962.

Clare M. Mitchem  
Professional Engineer, Kan. No. 1600

Approved by the City Council of the City of Prairie Village, Kansas this 16th day of July 1962.

James R. Hoover Mayor  
Janet Scott City Clerk

Approved by the City Planning Commission of the City of Prairie Village, Kansas, this 10th day of July 1962.

A. C. Cooke Chairman  
U. C. Cooke Secretary

### PLAT

Made computations and prepared plat  
Myrl R. Scofield Date 7-10-62

Approved by the City Attorney of the City of Prairie Village, Kansas, this 16th day of July 1962.

James R. Hoover City Attorney

### NOTE

• Indicates location where permanent markers will be set after construction of street improvements and utilities.

STATE OF KANSAS  
COUNTY OF JOHNSON  
FILED FOR RECORD

JUL 31 1962  
Margaret M. Bennett  
RECORDS & CLERK  
CITY OF PRAIRIE VILLAGE

BOOK 14 PAGE 45

K.F.D. 5-3-62