

# PRAIRIE HILLS

## PART OF BLOCKS-18-19-20 & 26 & ALL OF BLOCK-27

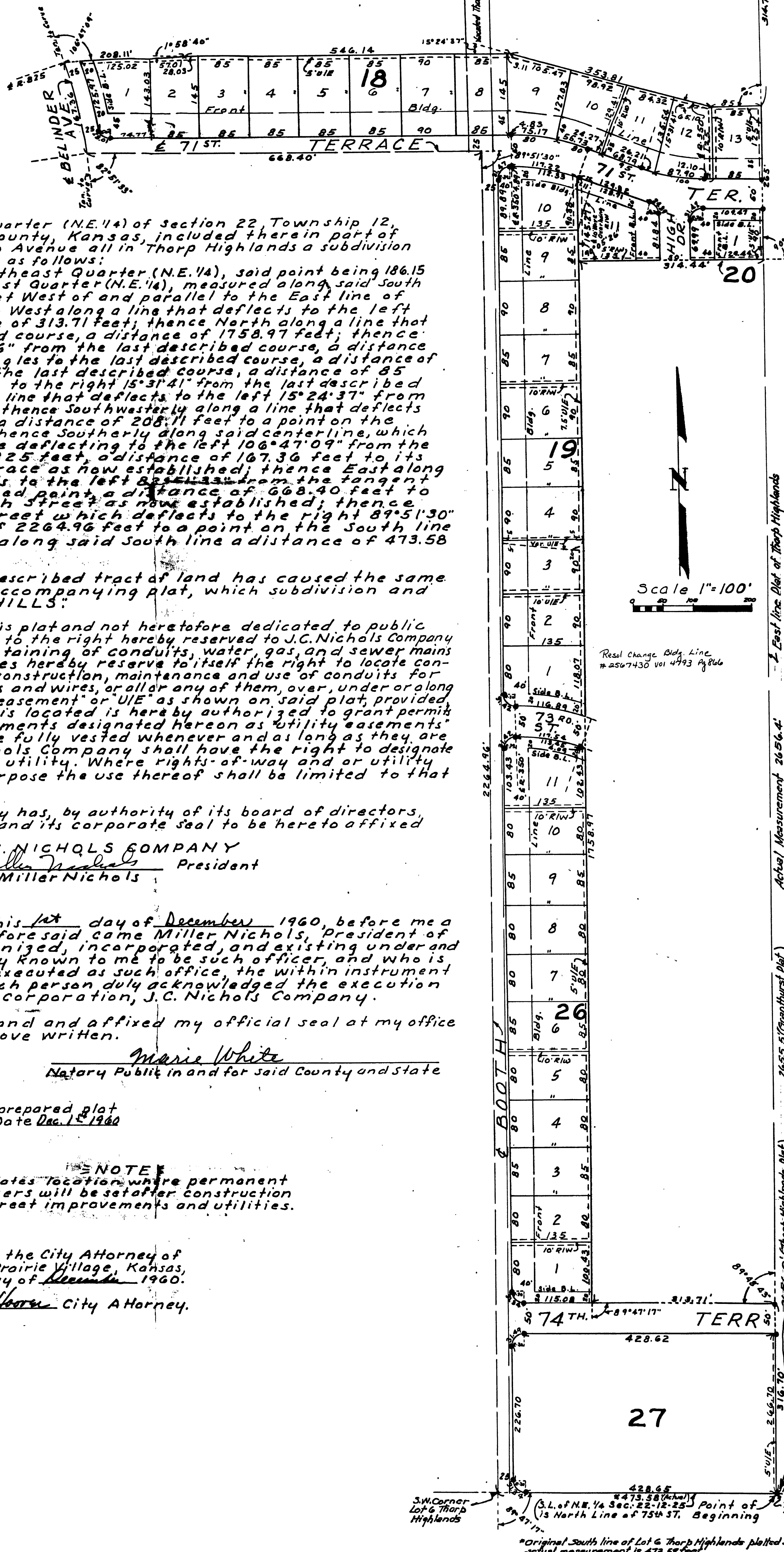
North line Plat of Thorp Highlands

N.E. Corner Lot 1 Thorp Highlands

613904

STATE OF KANSAS, Johnson Co., ss.  
 This instrument was filed for record on the  
 19th day of December 1960 at 10:08  
 and duly recorded in Book 23  
 of \_\_\_\_\_

page 15  
 Marguerite M. Brunner  
 Surveyor



This is a subdivision of part of the Northeast Quarter (N.E. 1/4) of section 22 Township 12, Range 25, in the City of Prairie Village, Johnson County, Kansas, included therein part of Lots 1 thru 6, 13 and 14 and part of vacated Thorp Avenue all in Thorp Highlands a subdivision of land in said County, more particularly described as follows:  
 Beginning at a point on the South line of said Northeast Quarter (N.E. 1/4), said point being 186.15 feet West of the Southeast corner of said Northeast Quarter (N.E. 1/4), measured along said South line thereof; thence North along a line 186.15 feet West of and parallel to the East line of said Quarter Section, a distance of 316.70 feet; thence West along a line that deflects to the left 89° 48' 43" from the last described course, a distance of 313.71 feet; thence North along a line that deflects to the right 89° 47' 17" from the last described course, a distance of 1758.97 feet; thence East along a line that deflects to the right 90° 05' 26" from the last described course, a distance of 314.44 feet; thence North along a line at right angles to the last described course, a distance of 265 feet; thence West along a line at right angles to the last described course, a distance of 85 feet; thence Northwesterly along a line that deflects to the right 15° 31' 41" from the last described course, a distance of 353.81 feet; thence West along a line that deflects to the left 15° 24' 37" from the last described course, a distance of 546.14 feet; thence Southwesterly along a line that deflects to the left 1° 58' 40" from the last described course, a distance of 208.11 feet to a point on the centerline of Belinder Avenue as now established; thence Southerly along said centerline, which is along a curve to the right, tangent to said curve deflecting to the left 106° 47' 09" from the last described course, and having a radius of 825 feet, a distance of 167.36 feet to its intersection with the centerline of 71st Terrace as now established; thence East along said centerline of 71st Terrace which deflects to the left 89° 47' 17" from the tangent of the last described curve of the last described point, a distance of 668.40 feet to its intersection with the centerline of Booth Street as now established; thence South along the centerline of said Booth Street which deflects to the right 89° 51' 30" from the last described course, a distance of 2264.96 feet to a point on the South line of said Northeast Quarter (N.E. 1/4); thence East along said South line a distance of 473.58 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 not 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", "RIW", "utility easement" or "UIE" 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 "UIE" 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 rights-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 President and its corporate seal to be hereto affixed this 19th day of December 1960.

J.C. NICHOLS COMPANY  
 Miller Nichols, President  
 Miller Nichols

State of Missouri s.s.  
 County of Jackson  
 Be it remembered that on this 19th day of December 1960, before me a Notary Public in and for the County and State aforesaid came Miller Nichols, 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 March 30, 1963  
 Marie White, Notary Public in and for said County and State

DEVELOPER: J.C. Nichols Company, 310 Ward Parkway, Kansas City, Missouri.  
 PLAT: Made computations and prepared plat by Paul B. Clatterbuck, Surveyor, Date Dec. 15, 1960.

Thereby certify the details on this plat to be correct this 19th day of December 1960.  
 Charles W. Ditcher, Professional Engineer, Kan. No. 1600

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

Approved by the City Council of the City of Prairie Village, Kansas this 19th day of December 1960.  
 Mayor: \_\_\_\_\_  
 City Clerk: \_\_\_\_\_

Approved by the City Attorney of the City of Prairie Village, Kansas, this 19th day of December 1960.  
 James R. Hoover, City Attorney.

Approved by the City Planning Commission of the City of Prairie Village, Kansas, this 6th day of November 1960.  
 Chairman: \_\_\_\_\_  
 Secretary: \_\_\_\_\_

S.W. Corner Lot 6 Thorp Highlands  
 (S.E. of N.E. 1/4 Sec. 22-12-25) Point of Beginning is North Line of 75th St.  
 \*Original South line of Lot 6 Thorp Highlands plotted as 473.58 feet, actual measurement is 473.58 feet.

Actual Measurement 2656.4'

2656.0' (Thorp Highlands Plat)

2656.0' (Thorp Highlands Plat)