



File #: 230544

ORDINANCE NO. 230544

Declaring certain real property located at 8150 N. Platte Purchase Drive, Kansas City, Missouri 64151 surplus to the City's needs; authorizing the Director of General Services to offer the sale of the City's interest in this real property in accordance with City regulations, and execute related documents to complete the transfer of the real property while reserving easements, as necessary, for any existing City owned sewer, storm water, and water line infrastructure on the said property.

WHEREAS, all City departments have been notified and this property is not needed by the City and no interest has been expressed in retaining the land for future public use; and

WHEREAS, the City owns rights in certain real property generally located at 8150 N. Platte Purchase Drive, Kansas City, Platte County, Missouri; and

WHEREAS, all existing easements, right of way, and/or any other encumbrances affecting the real property, shall remain in effect as set forth in the Special Warranty Deed executed as a part of the subsequent transfer; NOW, THEREFORE,

Section 1. That the parcel described below, is hereby declared surplus to the City's needs.

Section 2. That the Director of General Services Department is hereby authorized to currently offer for sale in accord with City regulations, and make available through an open and public competition, with such conditions determined appropriate by the Director of General Services, the City's rights in the property located 8150 N. Platte Purchase Drive, Kansas City, Platte County, Missouri, in one transaction, to a single purchaser, preliminarily legally described as follows:

All that part of the Fractional Southwest Quarter of Section 10, Township 51, Range 33, in the City of Kansas City, Platte County, Missouri described as follows:

Commencing at the Southwest corner of said Fractional Southwest Quarter; thence North 0 degrees, 30 minutes, 04 seconds East, along the West line of said Fractional Southwest Quarter, a distance of 802.46 feet, to the Point of Beginning; thence continuing North 0 degrees, 30 minutes, 04 seconds East, along said West line, a distance of 1327.89 feet; thence North 89 degrees, 03 minutes, 19 seconds East, a distance of 639.10 feet, to a point on the West right-of-way line of Baughman Road, as now established; thence South 24 degrees, 38 minutes, 08

seconds West, along said West right-of-way line, a distance of 33.86 feet, to a point of curvature; thence Southwesterly, Southerly and Southeasterly, continuing along said West right-of-way line, a distance of 457.51 feet, to a point of curvature; thence Southeasterly and Southerly, continuing along said West right-of-way line, along a curve to the left having a radius of 439.26 feet and a central angle of 39 degrees, 54 minutes, 00 seconds, an arc distance of 305.90 feet, to a point of tangency; thence South 15 degrees, 15 minutes, 52 seconds East, continuing along said West right-of-way line, along a curve to the right having a radius of 1115.92 feet and a central angle of 15 degrees, 22 minutes, 07 seconds, an arc distance of 299.33 feet, to a point of tangency; thence South 0 degrees, 06 minutes, 15 seconds West, continuing along said West right-of-way line, a distance of 283.75 feet; thence North 89 degrees 06 minutes 06 seconds West, a distance of 771.42 feet, to the Point of Beginning, EXCEPT for land platted as TIMBER HILLS, a subdivision in Kansas City, Platte County, Missouri, described as follows: a subdivision of land in the Fractional Southwest Quarter of Section 10, Township 51, Range 33, Kansas City, Platte County, Missouri, being bounded and described as follows: Commencing at the Southwest corner of said Fractional Southwest Quarter; thence North 0 degrees, 32 minutes, 44 seconds East (Deed-North 0 degrees, 30 minutes, 4 seconds East), along the West line of said Fractional Southwest Quarter; 1124.99 feet to the True Point of Beginning of the tract to be herein described; thence continuing North 0 degrees, 32 minutes, 44 seconds East, along said West line, 605.43 feet to the Southwest corner of Lot 1, BARRY WOODS STATION, a subdivision of land in Kansas City, Platte County, Missouri; thence North 89 degrees, 06 minutes, 21 seconds East (Plat – North 89 degrees, 06 minutes, 26 seconds East), along the South line of said Lot 1, 623.29 feet (Plat 623.47 feet) to a point on the Westerly right-of-way line of North Platte right-of-way line, 384.28 feet; thence Southerly along said Westerly right-of-way line, on a curve to the right, tangent to the last described course, having a radius of 1115.92 feet, a central angle of 13 degrees, 22 minutes, 20 seconds, an arc distance of 260.44 feet; thence North 89 degrees, 03 minutes, 26 seconds West, 768.53 feet to the True Point of Beginning; EXCEPT for land platted as BARRY WOODS STATION, a subdivision in Kansas City, Platte County, Missouri, described as follows: all that part of the fractional Southwest quarter of Section 10, Township 51, Range 33, in Kansas City, Platte County, Missouri described as follows: Commencing at the Southwest corner of said fractional Southwest quarter; thence North 0 degrees, 32 minutes, 49 seconds East, along the west line of said fractional Southwest quarter a distance of 1730.42 feet, to the Point of Beginning; thence continuing North 0 degrees, 32 minutes, 49 seconds East along said West line a distance of 400.00 feet; thence North 89 degrees, 06 minutes, 26 seconds East a distance of 639.32 feet to a point on the West right-of-way line of Boughman Road, as now established; thence South 24 degrees, 41 minutes, 15 seconds West along said right-of-way line a distance of 33.86 feet to a point of a curvature tangent to the previous course; thence continuing along said West right-of-way line along a curve to the left having a radius of 439.26 feet and a length of 305.90 feet; thence continuing along said right-of-way line South 16 degrees, 12 minutes, 45 seconds East a

distance of 73.30 feet; thence South 89 degrees, 06 minutes, 26 seconds West a distance of 623.47 feet to the Point of Beginning; and EXCEPT for such lands described in the "Special Warranty Deed" from the City of Kansas City, Missouri to Land Clearance for Redevelopment Authority, recorded on February 18, 1998 as Instrument Number 0002531 in Book 876, Page 997 and described as: "All of Lot 1, That part of Lots 2 and 3, All in Walnut Hills, No. II, a subdivision of Kansas City, MO; and that part of the fractional southwest quarter of Section 10, Township 51, Range 33, in Kansas City, Platte County, Missouri, which lies southerly of Line A described below, and which lies northerly of Line B described below, which lies easterly of the west line of the fractional southwest quarter of Section 10, Township 51, Range 33, in Kansas City, Platte County, Missouri, and which lies westerly of the westerly right of line of Baughman Road. Line A is described as follows: Commencing at the southwest corner of the fractional southwest quarter of Section 10, Township 51, Range 33, in Kansas City, Platte County, Missouri; thence north 0 degrees, 29 minutes, 43 seconds east, along the west line of said fractional southwest quarter a distance of 2,130.42 feet to the point of beginning of Line A; thence north 89 degrees, 03 minutes, 19 seconds east, a distance of 639.1 feet (measured 639.32 feet) to a point on the west right-of-way lien of Baughman Road as now established and there terminating. Line [B (*previously identified as line "A"*)] is described as follows: Commencing at the southwest corner of the factional southwest quarter of Section 10, Township 51, Range 33, in Kansas City, Platte County, Missouri; thence north 0 degrees, 29 minutes, 43 seconds east, along the west line of said fractional southwest quarter a distance of 2,130.42 feet to the point of beginning of Line [B (*previously identified as line "A"*)]]; thence north 89 degrees, 03 minutes, 19 seconds east, a distance of 639.1 feet (measured 639.32 feet) to a point on the west right-of-way line of Baughman Road as now established and there terminating."

Subject to building lines, easements, reservation, restrictions, covenants, and conditions of record.

Further subject to the requirements set forth in the Section 88-415 "Stream Buffer" Ordinance, any and all other existing easements, right of way, and/or any other encumbrances, recorded or non-recorded, affecting the real property, and also subject to a reservation of easements, as necessary, for City owned sewer, storm water, and/or water line infrastructure located on the said property and existing on or before the execution of this Special Warranty Deed.

Section 3. That the Director of General Services is hereby authorized to execute any real estate or other documents needed to effectuate this transaction, which may include conveying said property under a different legal description should an ALTA Land Survey be obtained prior to transfer.

Approved as to form:



Abigail Judah
Assistant City Attorney



Authenticated as Passed



Quinten Lucas, Mayor



Marilyn Sanders, City Clerk

JUL 13 2023

Date Passed