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**File #: 230808**

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ORDINANCE NO. 230808

Authorizing the Director of General Services to execute a Special Warranty Deed to transfer certain real property generally located at 6550 N.W. Prairie View Road, Kansas City, Platte County, Missouri 64151 to SAH Properties, LLC.

WHEREAS, the City owns rights in certain real property generally located at 6550 N.W. Prairie View Road, Kansas City, Missouri 64151, Kansas City, Platte County, Missouri (the "Property"); and

WHEREAS, the City Council adopted Ordinance No. 230489 on June 15, 2023, declaring this property surplus to the City's needs and authorizing the sale of the Property subject to reserved easements and other rights; and

WHEREAS, the City issued a public Request for Proposals ("RFP") on July 7, 2023, soliciting proposals for the purchase and development of the Property; and

WHEREAS, the City received one response to the RFP; and

WHEREAS, the City now seeks to sell the Property to SAH Properties, LLC, the sole proposer, via Special Warranty Deed; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the Director of General Services Department is hereby authorized to execute a Special Warranty Deed for the property located at 6550 N.W. Prairie View Road, Kansas City, Missouri 64151, Kansas City, Platte County, Missouri, legally described as follows:

**Area 1:**

A tract of land in the Southeast Quarter of Section 19, Township 51 North, Range 33 West of the 5th Principal Meridian in Kansas City, Platte County, Missouri being bounded and described by or under the direct supervision of Jason S. Roudebush, P.L.S. 2002014092, as follows:

Commencing at the Southeast corner of said Southeast Quarter; thence North 00 degrees 47 minutes 47 seconds East, along the East line of said Southeast Quarter 1,143.06 feet; thence North 89 degrees 07 minutes 54 seconds West, 502.93 to a point on the West right-of-way line of N. Chatham Avenue, as now established, said point also being the Point of Beginning of the tract of land to be herein described: thence Southerly, along said West right-of-way line, on a curve to the

right, having an initial tangent bearing of South 02 degrees 27 minutes 21 seconds West with a radius of 270.00 feet, a central angle of 37 degrees 48 minutes 01 seconds and an arc distance of 178.13 feet; thence South 40 degrees 15 minutes 22 seconds West, continuing along said West right of way line, 7.95 feet; thence North 89 degrees 07 minutes 54 seconds West, 29.38 feet; thence North 00 degrees 52 minutes 06 seconds East, 170.00 feet; thence South 89 degrees 07 minutes 54 seconds East, 95.65 feet to the Point of Beginning. Containing 12,560 square feet or 0.29 acres, more or less.

**Area 2:**

A tract of land in the Southeast Quarter of Section 19, Township 51 North, Range 33 West of the 5th Principal Meridian in Kansas City, Platte County, Missouri being bounded and described by or under the direct supervision of Jason S. Roudebush, P.L.S. 2002014092, as follows:

Commencing at the Southeast corner of said Southeast Quarter; thence North 00 degrees 47 minutes 47 seconds East, along the East line of said Southeast Quarter 1,143.06 feet; thence North 89 degrees 07 minutes 54 seconds West, 458.59 feet to a point on the Southwesterly right-of-way line of Interstate Highway Route 29, as now established; thence South 34 degrees 23 minutes 58 seconds East, along said Southwesterly right-of-way line, 25.22 feet to the Point of Beginning of the tract of land to be herein described; thence continuing South 34 degrees 23 minutes 58 seconds East, along said Southwesterly right-of-way line, 183.00 feet; thence North 89 degrees 07 minutes 54 seconds West, 156.25 feet to a point on the East right-of-way line of N. Chatham Avenue, as now established; thence Northerly, along said East right-of-way line, on a curve to the left, having an initial tangent bearing of North 33 degrees 24 minutes 13 seconds East with a radius of 330.00 feet, a central angle of 27 degrees 39 minutes 24 seconds and an arc distance of 159.29 feet to the Point of Beginning. Containing 10,664 square feet or 0.25 acres, more or less.

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

Further subject to 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.

Approved as to form:

  
Abigail Judah  
Assistant City Attorney



Authenticated as Passed

  
Quinton Lucas, Mayor

Marilyn Sanders, City Clerk

SEP 28 2023

Date Passed