

RESOLUTION NO. 2023-08-_____

A RESOLUTION AUTHORIZING THE TRANSFER OF CERTAIN REAL ESTATE BEING A TRACT OF LAND SITUATED IN THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 34 SOUTH, RANGE 4 EAST OF THE 6TH PRINCIPAL MERIDIAN, COWLEY COUNTY, KANSAS, TO KLANDS VENTURE, LLC.

NOW THEREFORE, IN CONSIDERATION OF THE AFORESTATED PREMISES, BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF ARKANSAS CITY, KANSAS:

SECTION ONE: That the Governing Body of the City of Arkansas City hereby authorizes the City to execute a Statutory Quit Claim Deed with Klands Venture, LLC for all the following lands and property situated in Cowley County, together with any and all improvements located thereon, subject to easements and restrictions of record, if any, and legally described as:

A tract of land situated in the Northeast Quarter of Section 19, Township 34 South, Range 4 East of the 6th Principal Meridian, Cowley County, Kansas and, prepared by Greg D. Frederick, PS#1323, Smith & Oakes, Inc. on August 6th, 2021, being more particularly described as follows: Commencing at a 1 ½" Pipe marking the Southwest Corner of Thompson Gardens Subdivision (now vacated) on the North Right-of-Way for Kansas Avenue; thence North 89 degrees, 22 minutes, 04 seconds East (assumed), along said North Right-of-Way, a distance of 200.00 feet to the Point of Beginning of the herein described tract; thence North 01 degrees, 56 minutes, 43 seconds West, parallel with the West Line of said Subdivision, a distance of 100.00 feet to a point; thence North 42 degrees, 05 minutes, 51 seconds West, a distance of 155.00 feet to a point being 100.00 feet East of the West Line of said Subdivision; thence North 01 degrees, 56 minutes, 43 seconds West, parallel with the West Line of said Subdivision, a distance of 585.00 feet to a point; thence North 89 degrees, 22 minutes, 28 seconds East, a distance of 843.28 feet to a point on the West Right-of-Way for U.S. 77 Highway Bypass; thence South 01 degrees, 56 minutes, 23 seconds East, along said West Right-of-Way, a distance of 458.00 feet to a point; thence South 05 degrees, 53 minutes, 50 seconds East, along said West Right-of-Way, a distance of 143.69 feet to the Northeast Corner of Lot 18, Block 8, Thompson Gardens Subdivision; thence South 89 degrees, 22 minutes, 28 seconds West, along the North Line of Lots 18-13 of said Block 8 extended, a distance of 325.00 feet to a point on the centerline of vacated K Street of said Subdivision; thence South 01 degrees, 56 minutes, 44 seconds East, along said centerline, a distance of 200.00 feet to a point on the North Right-of-Way for Kansas Avenue; thence South 89 degrees, 22 minutes, 04 seconds West, along said North Right-of-Way, a distance of 428.17 feet to the Point of Beginning, containing 13.71 acres, more or less.

Subject to the following:

BUYER shall commence construction within twenty-four months of the execution of this deed, otherwise ownership of the property, including all improvements made thereon, will revert back to the SELLER upon written notice provided to the BUYER.

SECTION TWO: That the Governing Body of the City of Arkansas City hereby authorizes the Mayor and/or City Manager of the City of Arkansas City to take such further and other necessary actions that are required to effectuate the intent and purposes of this Legislative Enactment.

SECTION THREE: This Resolution will be in full force and effect from its date of passage by the City Commission of the City of Arkansas City.

PASSED AND RESOLVED by the Governing Body of the City of Arkansas, Kansas this 15th day of August, 2023.

(Seal)

Diana L. Spielman, Mayor

ATTEST:

Tiffany Parsons, City Clerk

APPROVED AS TO FORM

Larry R. Schwartz, City Attorney

CERTIFICATE

I hereby certify that the above and foregoing is a true and correct copy of Resolution No. 2023-08-_____ of the City of Arkansas City, Kansas adopted by the governing body on August 15th, 2023 as the same appears of record in my office.

DATED: _____.

Tiffany Parsons, City Clerk