

RETURN TO  
Director of Community Development  
City Hall Annex  
903 Main  
Blue Springs, Missouri 64015  
816-228-0207 (FAX: 816-228-0225)  
comdevlegal@bluespringsgov.com  
www.bluespringsgov.com



**PETITION OF VOLUNTARY ANNEXATION  
TO  
THE CITY OF BLUE SPRINGS, MISSOURI**

The County of Jackson, by and through the undersigned, hereinafter referred to as the Petitioner, for its Petition to the City Council of the City of Blue Springs, Missouri, states and alleges as follows:

1. That it is the owner of record of the real estate in Jackson County, Missouri described as set out in Exhibit A of this Petition, attached hereto and incorporated herein by reference.
2. That it agrees that the City shall instruct the developer of the adjoining property to post one or more Public Hearing signs to be provided by the City.
3. That it acknowledges the City will send notification to property owners within 185 ft. of its property. The City will also legally publish notice of the hearing at the City or the developer's cost.
4. That the said real estate is not now a part of any incorporated municipality.
5. That the said real estate is contiguous to the existing corporate limits of the City of Blue Springs, Missouri.
6. That it requests that the said real estate be annexed to, and be included within the corporate limits of the City of Blue Springs, Missouri, as authorized by the provisions of Section 71.012 RSMo.

Dated this 1<sup>st</sup> day of October, 2020.

Jackson County, Missouri

By: [Signature]  
Frank White, Jr., County Executive  
415 E. 12<sup>th</sup> Street  
Kansas City, Missouri 64016

Approved as to Form  
By: [Signature]  
Bryan Covinsky, County Counselor

FILED  
OCT 01 2020  
MARY JO SPINO  
COUNTY CLERK

ATTEST:  
[Signature]  
Clerk of the County Legislature

STATE OF MISSOURI )  
                                  ) SS  
COUNTY OF JACKSON)

On this 30<sup>th</sup> day of September, 2020, before me personally appeared Frank White, Jr., County Executive, Jackson County, Missouri, who executed the foregoing instrument and acknowledged that he executed the same as a free act and deed and on behalf of said County.

IN WITNESS AND TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal at my office in Jackson County, Missouri the day and year first above written.

/s/ Christine Howard

Notary Public

My Official Term Expires: February 28, 2024

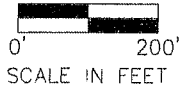
(Seal)



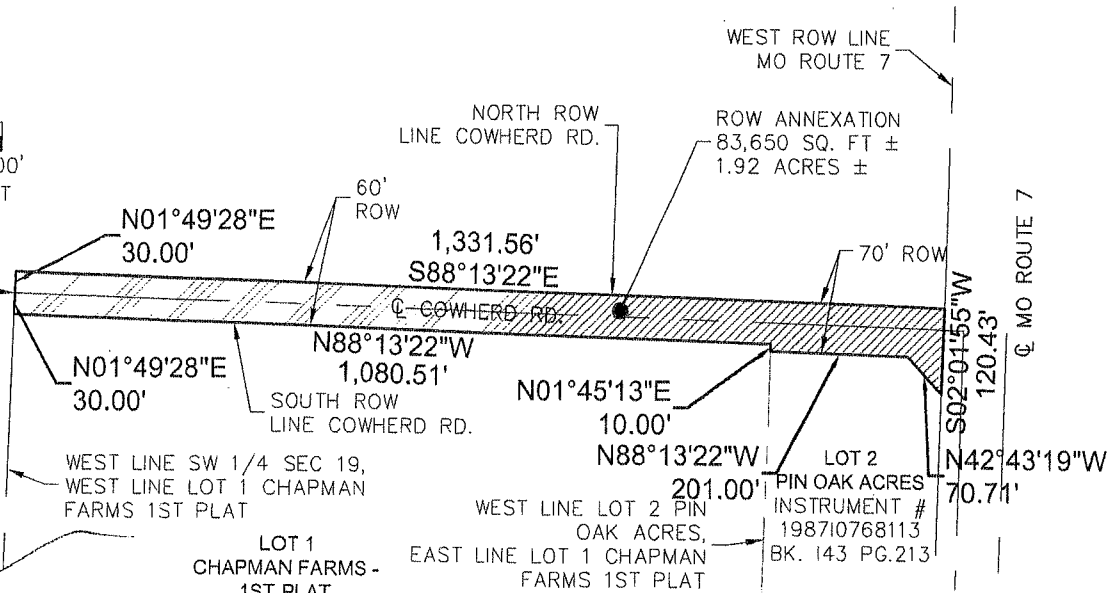
CHRISTINE HOWARD  
My Commission Expires  
February 28, 2024  
Jackson County  
Commission #12308404

Exhibit A

N



POINT OF BEGINNING  
IN COR. SW 1/4  
SEC 19 - T4P.43N.  
R6E.30A



LOT 1  
CHAPMAN FARMS -  
1ST PLAT  
INSTRUMENT #  
200510079809  
BK. 189 PG.36

WEST LINE LOT 2 PIN  
OAK ACRES,  
EAST LINE LOT 1 CHAPMAN  
FARMS 1ST PLAT

LOT 2  
PIN OAK ACRES  
INSTRUMENT #  
198710768113  
BK. 143 PG.213

PROJECT NO: 019-1236  
DRAWN BY: SS  
DATE: 2020-04-15

ROW ANNEXATION COWHERD RD.  
EDGEWATER AT CHAPMAN FARMS 1ST PLAT  
BLUE SPRINGS, JACKSON COUNTY, MISSOURI

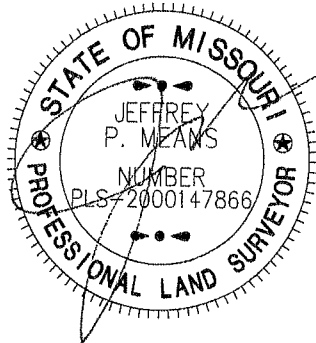
**olsson**  
1301 Burlington Street  
North Kansas City, MO 64118  
TEL 816.361.1177  
FAX 816.361.1888  
www.olsson.com  
Olsson - Land Surveying - MO 386, KS 114, MO Certificate of Authority-001592

EXHIBIT  
1 of 2


EDGEWATER 1ST PLAT  
 Olsson No. 019-1236  
 April 15, 2020

ROW Annexation Description:

A tract of land in the Southwest Quarter of Section 19 Township 48 North, Range 30 West of the 5th Principal Meridian in Blue Springs, Jackson County, Missouri being bounded and described by or under the direct supervision of Jeffrey P. Means P.L.S. 2000147866, as a Right of Way Annexation as follows: Beginning at the Northwest corner of said Southwest Quarter; thence North 01°49'28" East, 30.00 feet to a point on the Northerly Right Of Way line of Cowherd Rd. as now established; thence South 88°13'22" East on said Northerly line, 1,331.56 feet to a point on the Westerly Right Of Way line of Missouri Route 7 as now established; thence South 02°01'55" West on said Westerly line, 120.43 feet to the Northeasterly Corner of Lot 2 PIN OAK ACRES, a subdivision of land in said Blue Springs recorded as Instrument Number 198710768113 in Book 143 at Page 213 in the Jackson County Recorder of Deeds Office also being a point on the Southerly Right of Way line of said Cowherd Rd.; thence North 42°43'19" West on said Southerly line, 70.71 feet to the Northeast Corner of Said Lot 2 PIN OAK ACRES; thence North 88°13'22" West, 201.00 feet to the Northwest Corner of said Lot 2 PIN OAK ACRES also being a point on the East line of Lot 1 CHAPMAN FARMS 1ST PLAT, a subdivision of land in said Blue Springs recorded as Instrument Number 200510079809 in Book 189 at Page 36 in the Jackson County Recorder of Deeds Office; thence North 01°45'13" East on said East line, 10.00 feet to the Northeast Corner of said Lot 1 CHAPMAN FARMS 1<sup>ST</sup> PLAT; thence North 88°13'22" West, 1,080.51 feet to the Northwest Corner of Said Lot 1 CHAPMAN FARMS 1<sup>ST</sup> PLAT also being a point on the West line of said Southwest Quarter; thence North 01°49'28" East on said West line, 30.00 feet to the Point of Beginning. Containing 83,650 square feet or 1.92 acres, more or less.



DWG: F:\2019\1001-1500\019-1236\40-Design\Survey\SRVY\Sheets\ROW\_COWHERD\_V\_ESM\_ROW1236.dwg  
 DATE: Apr 15, 2020 4:22pm  
 USER: saathfield

PROJECT NO: 019-1236	ROW ANNEXATION COWHERD RD.	 1301 Burlington Street North Kansas City, MO 64116 TEL 816.361.1177 FAX 816.361.1888 www.olsson.com	EXHIBIT
DRAWN BY: SS	EDGEWATER AT CHAPMAN FARMS 1ST PLAT		2 of 2
DATE: 2020-04-15	BLUE SPRINGS, JACKSON COUNTY, MISSOURI		

Olsson - Land Surveying - MO 366, KS 114, MO Certificate of Authority-001592

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Dated this 1<sup>st</sup> day of October, 2020.

Jackson County, Missouri  
By: [Signature]  
Frank White, Jr., County Executive  
415 E. 12<sup>th</sup> Street  
Kansas City, Missouri 64016

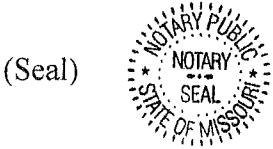
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Bryan Covinsky, County Counselor

ATTEST:  
[Signature]  
Clerk of the County Legislature

STATE OF MISSOURI )  
 ) SS  
COUNTY OF JACKSON)

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CHRISTINE HOWARD  
My Commission Expires  
February 28, 2024  
Jackson County  
Commission #12308404

/s/ Christine Howard  
Notary Public  
My Official Term Expires: February 28, 2024

EXHIBIT A

A tract of land lying in the Northwest Quarter of the Southwest Quarter and the Southwest of the Northwest Quarter of Section 23, Township 49, Range 31, Jackson County, Missouri, described as follows: Commencing at the Northwesterly corner of Sunny Pointe – 2<sup>nd</sup> Plat, a subdivision in Blue Springs, Jackson County, Missouri; thence North 37 degrees 52 minutes 49 seconds West along the East line of the NW R. D. Mize Road a distance of 94.08 feet; thence continuing North 02 degrees 35 minutes 30 seconds East along said NW R. D. Mize Road a distance of 718.26 feet to the Point of Beginning; thence North 01 degrees 58 minutes 09 seconds East a distance of 50.19 feet; thence South 88 degrees 09 minutes 58 seconds East a distance of 629.80 feet; thence South 01 degrees 48 minutes 58 seconds West a distance of 50.00 feet; thence North 88 degrees 11 minutes 02 seconds West 629.94 to the Point of Beginning. Containing 0.724 acres;

Also all that part of the Northwest Quarter of the Southwest Quarter of Section 23, Township 49, Range 31, Jackson County, Missouri, described as follows: Beginning at the Northeast corner of said Northwest Quarter of the Southwest Quarter; thence South, a distance of 25 feet to the Northeast corner of Lot 3, Chestnut Ridge Addition, a subdivision in Jackson County, Missouri; thence West along the north line of Lots 1, 2 & 3 of said subdivision, a distance of 664.21 feet to the Northwest corner of Lot 1, said subdivision; thence North 25 feet to a point on the North line of said Northwest Quarter of the Southwest Quarter; thence East along said North line, a distance of 664.20' to the point of beginning.