

# PUBLIC NOTICE

**ANNEXATION | ANNX-06-21-7840**  
**“Colbern Road and Highway 7 Annexation”**  
**Parcel #: 54-430-01-22-01-4-00-000**

Notice is hereby given that a public hearing will be held by the City Council of the City of Blue Springs on **Monday, July 19, 2021** at 6:00 p.m. in the Howard L. Brown Public Safety Building located at 1100 SW Smith Street, Blue Springs, MO.

The purpose of this meeting is to hear interested parties and citizens on a request by the City to annex property located at the southeast corner of SW Highway 7 and NE Colbern Road into the corporate boundary of the City of Blue Springs. The property is currently vacant. Interested parties may view the application materials on file by submitting a request via email to [ComDevLegal@bluespringsgov.com](mailto:ComDevLegal@bluespringsgov.com) or calling (816) 228-0207 for more information. The site is legally described as follows:

Legal Description from Deed:

All that part of the U.S. Government Lot 1 of the Southwest Quarter of Section 30, Township 48, Range 30, Jackson County, Missouri, described as follows: Beginning at the Northwesterly most corner of Tract "A"-CARRIAGE OAKS, a subdivision of land in said County and State, said corner being on the East right-of-way line of U.S. Highway No. 7 as now established; thence North 00 degrees 31 minutes 02 seconds East along said East right-of-way line a distance of 137.78 feet; thence North 89 degrees 28 minutes 58 seconds West along said East right-of-way line a distance of 10.00 feet; thence North 00 degrees 31 minutes 02 seconds East along said East right-of-way line a distance of 60.50 feet to a point on the South right-of-way line of Colbern Road as now established; thence South 89 degrees 38 minutes 47 seconds East along said South right-of-way line a distance of 791.20 feet; thence South 00 degrees 21 minutes 13 seconds West a distance of 347.34 feet to a point on the Northerly line of said Tract "A" of said CARRIAGE OAKS; thence in a Westerly direction along the Northerly line of said Tract "A" and said CARRIAGE OAKS; the following courses: South 73 degrees 31 minutes 45 seconds West a distance of 92.88 feet; thence North 76 degrees 13 minutes 15 seconds West a distance of 320.00 feet; thence South 86 degrees 26 minutes 45 seconds West a distance of 110.00 feet; thence North 67 degrees 46 minutes 44 seconds West a distance of 292.94 feet to the point of beginning. EXCEPT that part deeded to the State of Missouri, acting by and through the Missouri Highways and Transportation Commission being more particularly described in the Trustee's Warranty Deed recorded April 26, 2004 as Document No. 200410038635 and in the Trustee's Warranty Deed recorded April 26, 2004 as Document No. 200410038636 and in the Warranty Deed recorded June 28, 2012 as Document No. 2012E0069491 and in the Warranty Deed recorded June 28, 2012 as Document No. 2012E0069492.

Surveyor's Suggested Legal Description:

A tract of land located in Government Lot 1 of the fractional Southwest Quarter of Section 30, Township 48 North, Range 30 West, in Jackson County, Missouri, with bearings referenced to Grid North of the Missouri State Plane Coordinate System, 1983, West Zone, and more particularly described as follows:

COMMENCING at the Northeast corner of Government Lot 1 of the fractional Southwest Quarter of Section 30, T48N, R30W; Thence N88°12'10"W along the North line of Government Lot 1 of said fractional Southwest Quarter, a distance of 753.55 feet; Thence S01 0 47'50" W along a line that is perpendicular to said North line, a distance of 80.60 feet to a point on the South right-of-way line of Colbern Road, as now established, and being the POINT OF BEGINNING; Thence along said South right- of-way line of Colbern Road the following courses: N79°19'53"E, a distance of 175.72 feet; Thence S8 8°08'16" E, a distance of 103.10 feet; Thence S01 0 53' 28" W, departing said South right-of-way line of Colbern Road, a distance of 332.82 feet, to a point on the Northerly line of Tract "A", Carriage Oaks, a subdivision of land in said County and State; Thence along the Northerly line of said Tract "A", Carriage Oaks, the following courses: S75 °04' 00" W, a distance of 92.88 feet ; Thence N74°41 ' 00" W, a distance of 320.00 feet ; Thence S87°59'00" W, a distance of 110.00 feet; Thence N66°14' 29" W, a distance of 261.47 feet, to a point on the East right-of-way line of U.S. HWY No. 7, as now established ; Thence departing said Northerly line of Tract "A", Carriage Oaks, and along said East Right-of-way line the following courses: N02°32'17" E, a distance of 92.34 feet ; Thence N52°17'14" E, a distance of 115.79 feet, to a point on said South right-of-way line of Colbern Road; Thence along said South right-of-way line the following courses: S79 °43'15" E, a distance of 143.22 feet; Thence S88°08'16"E, a distance of 192.54 feet; Thence N79°20'00" E, a distance of 54.77 feet to the POINT OF BEGINNING, containing 4.4799 acres, more or less.

CITY OF BLUE SPRINGS

City Council

PUBLISH: Saturday, July 3, 2021

E-MAIL TO THE EXAMINER: [legals@examiner.net](mailto:legals@examiner.net)

06/29/2021