

BILL NO. _____

ORDINANCE NO. _____

AN ORDINANCE CONCURRENTLY DEANNEXING CERTAIN ABUTTING LANDS AT THE SOUTHEAST CORNER OF ARGO ROAD AND 7 HWY WITH THE CITY OF BLUE SPRINGS, MISSOURI, AND AUTHORIZING AND DIRECTING THE CITY CLERK TO DO THOSE THINGS NECESSARY TO ACCOMPLISH SAID ACTION.

WHEREAS, the cities of Independence and Blue Springs having abutting boundaries do desire to concurrently detach certain lands from one community and annex the same lands by the other community for the mutual benefit of both municipalities; and,

WHEREAS, a procedure has been established pursuant to Section 71.011 R.S.Mo. to accomplish said exchange of lands between adjacent municipalities; and,

WHEREAS, there are no residents living in the area proposed to be concurrently detached and annexed as set forth herein; and,

WHEREAS, the property owners, Mary Jo Falco and Joseph L. Falco, have requested the transfer of land between the municipalities so that the property can be developed under a singular set of Codes and Ordinances to help make the development process clearer and less burdensome; and

WHEREAS, the City Council deems it to be in the best interests of the City of Independence, Missouri, to effectuate the exchange of lands between Independence and Blue Springs.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF INDEPENDENCE, MISSOURI, AS FOLLOWS:

SECTION 1. That the lands described in Exhibit A, attached hereto, incorporated by reference thereto and made a part hereof as though fully set out herein, are hereby deannexed from the City Limits of the City of Independence, Missouri, and are concurrently attached into the City of Blue Springs, Missouri.

SECTION 2. That the reasons for and the purposes of the concurrent annexation and detachment by and between the cities of Independence and Blue Springs, Missouri, are to facilitate development of the property by reason of it currently being in multiple cities and development is deterred due to the multiple jurisdictions and further by reason that once developed delivery of services such as police, fire and street maintenance would be almost impossible unless merged into a single jurisdiction.

SECTION 3. That there are no residents living in the area described in Exhibit A and therefore there is no requirement for an election or declaratory judgement.

SECTION 4. That the City Clerk is hereby authorized and directed to file one certified copy of this ordinance with the Jackson County Clerk's office, one certified copy of this ordinance with the Jackson County Recorder of Deeds office and one certified copy of this ordinance with the Circuit Court of Jackson County. That the City Clerk is further authorized and directed to take any and all necessary steps to consummate this concurrent detachment and annexation by and between the cities of Independence and Blue Springs.

SECTION 5. That the concurrent and opposite action is being taken by Blue Springs to allow this annexation and detachment of the parcel of property.

PASSED THIS _____ DAY OF _____, 2020, BY THE CITY COUNCIL OF THE CITY OF INDEPENDENCE, MISSOURI.

Presiding Officer of the City Council
of the City of Independence, Missouri

ATTEST:

City Clerk

APPROVED AS TO FORM AND LEGALITY:

City Counselor

REVIEWED BY:

City Manager

EXHIBIT A

TRACT 1:

ALL THAT PART OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 13, TOWNSHIP 49, RANGE 31, IN INDEPENDENCE, JACKSON COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EAST LINE OF NO. 7 HIGHWAY, SAID POINT BEING ON THE QUARTER QUARTER SECTION LINE DUE EAST OF THE NORTHWEST CORNER OF SAID 1/4 1/4 SECTION; RUNNING THENCE EAST 356 FEET; THENCE SOUTH 12 DEGREES 12 MINUTES EAST 617.3 FEET TO THE NORTHERLY LINE OF NO. 7 HIGHWAY; THENCE IN A NORTHWESTERLY DIRECTION FOLLOWING THE EASTERLY LINE OF NO. 7 HIGHWAY TO THE PLACE OF BEGINNING.
AND ALSO:

TRACT 2:

ALL THAT PART OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 13, TOWNSHIP 49, RANGE 31, BLUE SPRINGS, JACKSON COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN OLD COUNTY ROAD 228 FEET NORTH OF THE SOUTHEAST CORNER OF NORTHEAST 1/4 OF SECTION 13, THENCE NORTH 60 DEGREES 49 MINUTES WEST ALONG OLD COUNTY ROAD 187.27 FEET TO THE TRUE POINT OF BEGINNING FOR THIS TRACT; THENCE NORTH 60 DEGREES 49 MINUTES WEST ALONG SAID ROAD 185.78 FEET TO THE INTERSECTION OF THE EAST LINE OF RIGHT OF WAY OF STATE HIGHWAY NO. 7, SAID POINT BEING 40 FEET EAST OF THE CENTER LINE THEREOF, THENCE NORTH 40 DEGREES WEST ALONG THE EAST LINE OF SAID HIGHWAY 423.33 FEET; THENCE NORTH 12 DEGREES 12 MINUTES WEST ALONG THE WEST LINE OF A 13 ACRE TRACT 252.44 FEET; THENCE EAST AT RIGHT ANGLES TO THE EAST LINE OF THE SAID QUARTER SECTION 487.64 FEET; THENCE SOUTH 661.61 FEET TO THE POINT OF BEGINNING, EXCEPT THAT PART IN ROADS.
AND ALSO:

TRACT 3:

THE SOUTH 20 ACRES OF THE EAST 33 1/2 ACRES OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER AND ALL THAT PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER LYING NORTH AND EAST OF THE COUNTY ROAD IN SECTION 13, TOWNSHIP 49 NORTH, RANGE 31 WEST, OF THE FIFTH PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE COUNTY ROAD 228 FEET NORTH OF THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 49, RANGE 31; THENCE NORTH 60 DEGREES 49 MINUTES WEST ALONG COUNTY ROAD 458 1/2 FEET; THENCE NORTH 52 DEGREES 25 MINUTES WEST 206 1/2 FEET; THENCE NORTH 12 DEGREES AND 12 MINUTES WEST 744 FEET; THENCE EAST ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 13, 700 FEET; THENCE SOUTH 1100 FEET TO THE PLACE OF BEGINNING, ALSO, ALL OF LOT TWO (2) OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 49, RANGE 30 WEST OF THE FIFTH PRINCIPAL MERIDIAN, EXCEPT, ALL THAT PART OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 13, TOWNSHIP 49, RANGE 31, BLUE SPRINGS, JACKSON COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN OLD COUNTY ROAD 228 FEET NORTH OF THE SOUTHEAST CORNER OF NORTHEAST 1/4 OF SECTION 13, THENCE NORTH 60 DEGREES 49

MINUTES WEST ALONG OLD COUNTY ROAD 187.27 FEET TO THE TRUE POINT OF BEGINNING FOR THIS TRACT; THENCE NORTH 60 DEGREES 49 MINUTES WEST ALONG SAID ROAD 185.78 FEET TO THE INTERSECTION OF THE EAST LINE OF RIGHT OF WAY OF STATE HIGHWAY NO. 7, SAID POINT BEING 40 FEET EAST OF THE CENTER LINE THEREOF, THENCE NORTH 40 DEGREES WEST ALONG THE EAST LINE OF SAID HIGHWAY 423.33 FEET; THENCE NORTH 12 DEGREES 12 MINUTES WEST ALONG THE WEST LINE OF A 13 ACRE TRACT 252.44 FEET; THENCE EAST AT RIGHT ANGLES TO THE EAST LINE OF THE SAID QUARTER SECTION 487.64 FEET; THENCE SOUTH 661.61 FEET TO THE POINT OF BEGINNING, AND EXCEPT, ALL THAT PART OF LOT 2 OF THE NORTHWEST 1/4 OF SECTION 18, TOWNSHIP 49, RANGE 30, AND THAT PART OF THE EAST 163.50 FEET OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 13, TOWNSHIP 49, RANGE 31, JACKSON COUNTY, MISSOURI, BEING DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF LOT 2 OF THE NORTHWEST 1/4 OF SAID SECTION 18; THENCE SOUTH 89 DEGREES 50 MINUTES 31 SECONDS EAST A DISTANCE OF 1136.86 FEET ACTUAL (DEED 1131 FEET) TO THE SOUTHEAST CORNER OF SAID LOT 2; THENCE NORTH 0 DEGREES 24 MINUTES 06 SECONDS EAST ALONG THE EAST LINE OF SAID LOT 2 A DISTANCE OF 1503.42 FEET; THENCE SOUTH 72 DEGREES 17 MINUTES 51 SECONDS WEST A DISTANCE OF 1383.24 FEET TO A POINT 163.50 FEET WEST OF THE EAST LINE OF SAID SECTION 13; THENCE SOUTH 0 DEGREES 21 MINUTES 50 SECONDS EAST AND PARALLEL TO LAST SAID EAST LINE A DISTANCE OF 679.43 FEET ACTUAL (661.61 FEET DEED) TO A POINT IN THE OLD (NOW EXISTING) COUNTY ROAD; THENCE SOUTH 59 DEGREES 52 MINUTES 26 SECONDS EAST ALONG SAID OLD COUNTY ROAD FOR A DISTANCE OF 189.73 FEET TO THE EAST LINE OF SAID SECTION 13; THENCE SOUTH 0 DEGREES 21 MINUTES 50 SECONDS EAST A DISTANCE OF 305.00 FEET TO THE POINT OF BEGINNING, EXCEPT THAT PART LYING SOUTH AND WEST OF THE CENTER LINE OF OLD COUNTY ROAD, AND EXCEPT PART IN ROADS.
AND ALSO:

TRACT 4:

THE SOUTH 20 ACRES OF THE EAST 33 1/2 ACRES OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER AND ALL THAT PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER LYING NORTH AND EAST OF THE COUNTY ROAD IN SECTION 13, TOWNSHIP 49 NORTH, RANGE 31 WEST, OF THE FIFTH PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE COUNTY ROAD 228 FEET NORTH OF THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 49, RANGE 31; THENCE NORTH 60 DEGREES 49 MINUTES WEST ALONG COUNTY ROAD 458 1/2 FEET; THENCE NORTH 52 DEGREES 25 MINUTES WEST 206 1/2 FEET; THENCE NORTH 12 DEGREES AND 12 MINUTES WEST 744 FEET; THENCE EAST ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 13, 700 FEET; THENCE SOUTH 1100 FEET TO THE PLACE OF BEGINNING,
ALSO, ALL OF LOT TWO (2) OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 49, RANGE 30 WEST OF THE FIFTH PRINCIPAL MERIDIAN, EXCEPT, ALL THAT PART OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 13, TOWNSHIP 49, RANGE 31, BLUE SPRINGS, JACKSON COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN OLD COUNTY ROAD 228 FEET NORTH OF THE SOUTHEAST CORNER OF NORTHEAST 1/4 OF SECTION 13,

THENCE NORTH 60 DEGREES 49 MINUTES WEST ALONG OLD COUNTY ROAD 187.27 FEET TO THE TRUE POINT OF BEGINNING FOR THIS TRACT;

THENCE NORTH 60 DEGREES 49 MINUTES WEST ALONG SAID ROAD 185.78 FEET TO THE INTERSECTION OF THE EAST LINE OF RIGHT OF WAY OF STATE HIGHWAY NO. 7, SAID POINT BEING 40 FEET EAST OF THE CENTER LINE THEREOF, THENCE NORTH 40 DEGREES WEST ALONG THE EAST LINE OF SAID HIGHWAY

423.33 FEET; THENCE NORTH 12 DEGREES 12 MINUTES WEST ALONG THE WEST LINE OF A 13 ACRE TRACT 252.44 FEET; THENCE EAST AT RIGHT ANGLES TO THE EAST LINE OF THE SAID QUARTER SECTION

487.64 FEET; THENCE SOUTH 661.61 FEET TO THE POINT OF BEGINNING, AND EXCEPT,

ALL THAT PART OF LOT 2 OF THE NORTHWEST 1/4 OF SECTION 18, TOWNSHIP 19, RANGE 30, AND THAT PART OF THE EAST 163.50 FEET OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 13, TOWNSHIP 49, RANGE 31, JACKSON COUNTY, MISSOURI, BEING DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF LOT 2 OF THE NORTHWEST 1/4 OF SAID SECTION 18; THENCE SOUTH 89 DEGREES 50 MINUTES 31 SECONDS EAST A DISTANCE OF 1136.86 FEET ACTUAL (DEED 1131 FEET) TO THE SOUTHEAST CORNER OF SAID LOT 2; THENCE NORTH 0 DEGREES 24 MINUTES 06 SECONDS EAST ALONG THE EAST LINE OF SAID LOT 2 A DISTANCE OF 1503.42 FEET; THENCE SOUTH 72 DEGREES 17 MINUTES 51 SECONDS WEST A DISTANCE OF 1383.24 FEET TO A POINT 163.50 FEET WEST OF THE EAST LINE OF SAID SECTION 13; THENCE SOUTH 0 DEGREES 21 MINUTES 50 SECONDS EAST AND PARALLEL TO LAST SAID EAST LINE A DISTANCE OF 679.43 FEET ACTUAL (661.61 FEET DEED) TO A POINT IN THE OLD (NOW EXISTING) COUNTY ROAD; THENCE SOUTH 59 DEGREES 52 MINUTES 26 SECONDS EAST ALONG SAID OLD COUNTY ROAD FOR A DISTANCE OF 189.73 FEET TO THE EAST LINE OF SAID SECTION 13; THENCE SOUTH 0 DEGREES 21 MINUTES 50 SECONDS EAST A DISTANCE OF 305.00 FEET TO THE POINT OF BEGINNING, EXCEPT THAT PART LYING SOUTH AND WEST OF THE CENTER LINE OF OLD COUNTY ROAD, AND EXCEPT PART IN ROADS. AND ALSO:

TRACTS:

ALL THAT PART OF THE FOLLOWING DESCRIBED TRACT LYING EAST OF HIGHWAY #7: 6.5 ACRES OFF THE WEST SIDE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 49, RANGE 31 IN JACKSON COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID QUARTER QUARTER SECTION, THENCE EAST 13 RODS; THENCE NORTH 80 RODS, THENCE WEST 13 RODS; THENCE SOUTH 80 RODS TO THE BEGINNING. LESS AND EXCEPT: BEGINNING AT A POINT ON THE EAST RIGHT-OF-WAY LINE OF MISSOURI ROUTE 7, SAID POINT BEING 42.49 FEET SOUTH OF THE INTERSECTION OF SAID RIGHT-OF-WAY LINE OF THE NORTH LINE OF SECTION 13, TOWNSHIP 49, RANGE 31, THENCE ALONG SAID RIGHT-OF-WAY LINE SOUTH 7 DEGREES 20 MINUTES EAST, 455.29 FEET; THENCE EAST 89.67 FEET, THENCE NORTH 1 DEGREE 14 MINUTES EAST, 212.61 FEET; THENCE NORTH 32 DEGREES 31 MINUTES WEST 283.44 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM ALL THAT PART OF THE HEREIN DESCRIBED TRACTS 1, 2, 3, AND 4 THAT CURRENTLY LIE OUTSIDE THE CITY LIMITS OF

Deannexing & Attaching
07/13/20 - JF

INDEPENDENCE, JACKSON COUNTY, MISSOURI.