LAND BANK BOARD MEETING
September 15, 2025 3:00 p.m.
Training Room 210
City Hall, 903 W Main Street
Blue Springs, Missouri 64015

Anyone wishing to address the Land Bank in the Visitors Section of the Agenda, must fill out a Speaker's Appearance Form. Forms are available online or located at the entrance of the conference room. After completion, the form is to be given to the Board Secretary prior to the start of the meeting.

1. Call meeting to Order
2. Confirmation of a Quorum
3. Approve Minutes of July 21, 2025 Land Bank meeting
4. Quarterly Financials
5. Approve 2025-2026 Annual Land Bank Budget
6. Approve Quit Claim Deed for Parcel 36-940-15-32-00-0-00-000
7. Visitors
8. Closed Session - Discussion related to Real Estate pursuant to Section 610.021 (2)

Posted September 12, 2025 at City Hall and on the City's website.
Erin Ford, Land Bank Board Secretary

CITY OF BLUE SPRINGS, MISSOURI
MINUTES OF LAND BANK MEETING
July 21, 2025

A meeting of the Land Bank of Blue Springs, Missouri was held on Monday, July 21, 2025 at 3:01 p.m. in the 210 Training Room of City Hall, 903 W Main Street, Blue Springs, Missouri with Vice Chair Kirk Sampson presiding.

COMMISSIONERS IN ATTENDANCE

Brian Bough
Jennifer Irey
Kirk Sampson – Vice Chair
Tracy White-Baldridge - ABSENT

Also present were City Administrator Christine Cates, Senior Director of City Development Mike Mallon, Senior Director of Finance Karen Van Winkle and Board Secretary Erin Ford.

CALL TO ORDER AND CONFIRMATION OF A QUORUM

Vice Chair Sampson called the Land Bank meeting to order at 3:01 p.m. and Board Secretary Ford confirmed a quorum of the Lank Bank was present.

APPROVE BOARD MINUTES

Commissioner Bough moved to approve the Minutes of the March 24, 2025 Land Bank of Blue Springs meeting. Motion seconded by Commissioner Irey and carried unanimously.

QUARTERLY FINANCIALS

Senior Director of Finance Karen Van Winkle presented the Land Bank Quarterly Financial Statements. The Financial Statements were previously made available to the public as an attachment to the meeting agenda.

ELECTION OF OFFICERS

Vice Chair Sampson accepted nominations from the floor. Commissioner Bough moved to appoint Kirk Sampson as Chair and Jennifer Irey as Vice Chair. Motion seconded by Commissioner Irey and carried with the following vote:

Bough-Aye	Sampson – Aye
Irey – Aye	White-Baldridge – Absent

RULES OF PROCEDURE ACKNOWLEDGEMENT

Vice Chair Sampson stated that there were no changes to the Land Bank Rules of Procedure and directed the Board to sign the annual Acknowledgement.

CLOSED SESSION

At 3:06 p.m., Commissioner Irey moved for the Land Bank to go into closed session pursuant to Section 610.021 (2), Revised Statutes of Missouri, for the purpose of privileged communications between a governmental body or its representative and legal counsel relating to Real Estate and that any minutes, documents and other records discussed or taken during the closed session remain closed, and that the special meeting of this body stand adjourned at the completion of such session. Motion seconded by Commissioner Bough and carried with the following vote:

Bough-Aye	Sampson – Aye

Irey – Aye White-Baldridge – Absent

_____

Kirk Sampson, Vice Chair

ATTEST:

_____

Erin Ford, Board Secretary

CITY OF BLUE SPRINGS
BALANCE SHEET - LAND BANK
FISCAL YEAR 2024-25

FOR THE PERIOD ENDED - JUNE 30, 2025

CATEGORY		LAND BANK
ASSETS		
Cash and investments	$	230,220
Receivables (net of allowances		
Taxes		-
Accounts		
Accrued interest		-
Interfund receivables		-
Land		190,279
Prepaid items		-
TOTAL ASSETS	**$**	**420,498**
LIABILITIES		
Accounts payable	$	-
Accrued liabilities		-
Interfund payable		-
Long term debt		-
TOTAL LIABILITIES	**$**	**-**
FUND BALANCES		
Reserved for:		
Encumbrances		-
Unassigned		420,498
TOTAL FUND BALANCES	**$**	**420,498**
TOTAL LIABILITIES AND FUND BALANCE	**$**	**420,498**

CITY OF BLUE SPRINGS

STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE - LAND BANK

FISCAL YEAR 2024-25

FOR THE PERIOD ENDED - JUNE 30, 2025

CATEGORY	LAND BANK
REVENUES:	
Farm Lease	$ -
Sale of Land	-
Property Taxes	186,135
Interest	3,264
Contributed Capital - Land	4,474
Other	-
TOTAL REVENUES	**$ 193,874**
EXPENDITURES:	
Personal Services	-
Materials & Supplies	-
Contractual Services	20,397
Capital Outlay	-
Capital Improvements	-
Debt service:	-
Transfer for Debt Payments	-
TOTAL EXPENDITURES	**$ 20,398**
Excess of revenues over (under) expenditures	$ 173,475
OTHER FINANCING SOURCES (USES):	
Issuance of bonds	-
Discount on bond issuance	
Loss on sale of asset	-
Transfers in	
Transfers (out)	-
TOTAL OTHER FINANCING SOURCES (USES)	**$ -**
NET CHANGE IN FUND BALANCES	173,475
FUND BALANCES - OCTOBER 1, 2024	**$ 247,024**
FUND BALANCES - JUNE 30, 2025	**$ 420,498**



There is no budget amendment being requested by the Land Bank Board for Fiscal Year 2025. The adopted budget included $351,099 in tax revenue, which assumed inclusion of the Hoot Owl Meadows subdivision. Because ownership of this property did not transfer until May 2024, it was not taxable for Fiscal Year 2025. As a result, both revenues and expenditures are trending below budget for the year.

The FY2026 budget is submitted for your review and approval. This budget includes a transfer to the City's General Fund for property tax and NID special assessments associated with Land Bank post-sale parcels located within the NID. Although there is a pending contract for the sale of Land Bank property that may be finalized during FY2026, the anticipated proceeds from that sale are not included in this budget. Upon completion of the sale, an amended FY2026 budget request will be submitted. In addition, existing fund balance will be utilized to cover a portion of the insurance costs for 2026.

Fiscal Year 2026 Land Bank Budget		
Account	Description	Amount
Revenue		
Property Tax	Three years of property taxes – post sale	$ 151,728
Interest Income	Interest earned on cash in bank	$ 5,000
	Total Revenue	**$ 156,728**
Expenditures		
Tax Collection Services	Jackson County 1% collection fee	$ 1,517
Tax Collection Services - LB	Jackson County 4% fee for costs related to LB	$ 6,069
Tax Assessment Services	Jackson County 0.06% fee for assessing value	$ 31
Insurance Premiums & Bond	Truss	$ 10 500
Transfer to City for NID Debt	Net revenues associated with any NID property	$ 144,111
	Total Expenditures	**$ 162,228**

The 2025 budget does not include non-cash items such as Contributed Capital or Loss on the Sale of Assets. These items will be recorded when properties are either transferred to the Land Bank by the County or when the Land Bank sells a property.

Other Land Bank expenditures that are not included in the budget and that are paid by the City include office supplies, postage, and audit costs.

The proposed budget may be amended throughout the year if additional property sales occur or additional expenditures become necessary.

City of Blue Springs
Land Bank Fund Budget Summary
FY 2025-26 Annual Budget

LAND BANK FUND	2023-24 Actual	2024-25 Adopted Budget	2024-25 Year End Projection	$ Change from 2025	% Change from 2025	2025-26 Budget Request	$ Change from 2025	% Change from 2025
REVENUES								
Taxes	442,797	351,099	186,135	(164,964)	-47%	151,728	(199,371)	-57%
Charges for Service	-	-	25	25	0%	-	-	0%
Interest	17,835	10,000	5,664	(4,336)	-43%	5,000	(5,000)	-50%
Sales & Rental	8,820	-	-	-	0%	-	-	0%
Other Income	-	-	-	-	0%	-	-	0%
TOTAL REVENUES	**469,452**	**361,099**	**191,824**	**(169,275)**	**-47%**	**156,728**	**(204,371)**	**-57%**
EXPENDITURES								
Supplies and Materials	-	-	-	-	0%	-	-	0%
Contractual Services	62,471	18,990	20,397	1,407	7%	18,117	(873)	-5%
Capital Outlay	-	-	-	-	0%	-	-	0%
TOTAL EXPENDITURES	**62,471**	**18,990**	**20,397**	**1,407**	**7%**	**18,117**	**(873)**	**-5%**
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	**406,981**	**342,109**	**171,426**	**(170,683)**	**-50%**	**138,611**	**(203,498)**	**-52%**
OTHER FINANCING SOURCES (USES):								
OPERATING TRANSFERS IN								
From General Fund	-	-	-	-	0%	-	-	0%
TOTAL OPERATING TRANSFERS IN	**-**	**-**	**-**	**-**	**0%**	**-**	**-**	**0%**
OPERATING TRANSFERS OUT								
	419,363	328,905	182,907	(145,998)	-44%	144,111	(184,794)	-56%
TOTAL OPERATING TRANSFERS OUT	**419,363**	**328,905**	**182,907**	(145,998)	-44%	**144,111**	**(184,794)**	**-56%**
TOTAL OTHER FINANCING SOURCES (USES)	**(419,363)**	**(328,905)**	**(182,907)**	**145,998**	**-44%**	**(144,111)**	**184,794**	**-56%**
NET CHANGES IN FUND BALANCES	**(12,383)**	**13,204**	**(11,480)**	**(24,684)**		**(5,500)**		
FUND BALANCES - BEGINNING OF YEAR	**320,466**	**308,084**	**308,084**			**296,603**		
FUND BALANCES - END OF YEAR	**308,084**	**321,288**	**296,603**			**291,103**		
	2023-24 Actual	**2024-25 Adopted Budget**	**2024-25 Year End Projection**	**$ Change from 2025**	**% Change from 2025**	**2025-26 Budget Request**	**$ Change from 2025**	**% Change from 2025**

Revenue Budget Summary
Land Bank

Account	Account Description	2021-22 Actual	2022-23 Actual	2023-24 Actual	2024-25 Adopted Budget	2024-25 Year End Projection	2024-25 Budget Adjustment	2025-26 Budget Request	$ Change from 2024	% Change from 2024
770-00000-401100	PROPERTY TAX - CURRENT	237,083	442,532	279,812	343,947	167,803	(176,144)	151,409	(192,538)	-56%
770-00000-401190	PROPERTY TAX - INTEREST	50	265	2,344	7,152	18,332	11,180	319	(6,833)	-96%
Total Taxes		**237,133**	**442,797**	**282,156**	**351,099**	**186,135**	**(164,964)**	**151,728**	(199,371)	-57%
						-	-	-	-	0%
Total Licenses and Permits					**-**	**-**	**-**	**-**	-	0%
						-	-	-	-	0%
Total Intergovernmental					**-**	**-**	**-**	**-**	-	0%
770-00000-430140	PURCHASE APPLICATION FEE	-			-	-	-	-	-	0%
Total Charges for Service		**-**	**-**		**-**	**-**	**-**	**-**	-	0%
						-	-	-	-	0%
Total Fines and Penalties					**-**	**-**	**-**	**-**	-	0%
770-00000-450100	INTEREST INCOME	2,385	17,835	17,908	10,000	5,664	(4,336)	5,000	(5,000)	-50%
Total Interest Earnings		**2,385**	**17,835**	**17,908**	**10,000**	**5,664**	**(4,336)**	**5,000**	(5,000)	-50%
770-00000-460300	SALE OF CITY PROPERTY	100		540,059	-	-	-	-	-	0%
770-00000-460610	LEASE REVENUE	-	8,820	-	-	-	-	-	-	0%
Total Sales & Rentals		**100**	**8,820**	**540,059**	**-**	**-**	**-**	**-**	-	0%
770-00000-480999	CONTRIBUTED CAPITAL					-	-	-	-	0%
Total Other Income		**-**			**-**	**-**	**-**	**-**	-	0%
						-	-	-	-	0%
Total Operating Transfers In					**-**	**-**	**-**	**-**	-	0%
TOTAL LAND BANK REVENUES		**239,618**	**469,452**	**840,123**	**361,099**	**191,799**	**(169,300)**	**156,728**	(204,371)	-57%

Expenditure Budget Summary
Land Bank

Account	Account Description	2021-22 Actual	2022-23 Actual	2023-24 Actual	2024-25 Adopted Budget	2024-25 Year End Projection	2024-25 Budget Adjustment	2025-26 Budget Request	$ Change from 2025	% Change from 2025
	OFFICE SUPPLIES					-	-	-	-	0%
	POSTAGE					-	-	-	-	0%
Total Supplies and Materials						**-**		**-**	**-**	0%
770-00000-530100	PROFESSIONAL SERVICES	2,272	38,247	56,637	-	115	115	-	-	0%
	LEGAL SERVICES	-	-	-	-	-	-	-	-	0%
	AUDIT SERVICES	-	-	-	-	-	-	-	-	0%
770-00000-530200	TAX COLLECTION SERVICES	2,371	4,428	2,756	3,475	1,927	(1,548)	1,517	(1,958)	-56%
770-00000-530200	TAX COLLECTION SERVICES - LAND BANK 4%	9,485	17,711	11,023	13,900	7,707	(6,193)	6,069	(7,831)	-56%
770-00000-530210	TAX ASSESSMENT SERVICES	680	1,711	1,004	1,115	152	(963)	31	(1,084)	-97%
	TRAINING AND EDUCATION	-	-	-	-	-	-	-	-	0%
	MEETING & BUSINESS EXPENSES	-	-	-	-	-	-	-	-	0%
	DUES & MEMBERSHIPS	-	-	-	-	-	-	-	-	0%
770-00000-530410	INSURANCE PREMIUMS & BONDS	500	375	11,372	500	10,497	9,997	10,500	10,000	2000%
	INSURANCE DEDUCTIBLES	-	-	-	-	-	-	-	-	0%
	PRINTING & DUPLICATING	-	-	-	-	-	-	-	-	0%
	ADVERTISING & PROMOTION	-	-	-	-	-	-	-	-	0%
	LICENSES, FEES & PERMITS	-	-	-	-	-	-	-	-	0%
Total Contractual Services		**15,308**	**62,471**	**82,793**	**18,990**	**20,397**	**1,407**	**18,117**	**(873)**	-5%
	LAND	-	-	-	-	-	-	-	-	0%
770-00000-549000	GAIN/LOSS ON SALE OF LAND	-	-	57,522	-	-	-	-	-	0%
Total Capital Outlay		**-**	**-**	**57,522**	**-**	**-**	**-**	**-**	**-**	0%
	TRANSFER TO CITY FOR NUISANCE VIOLATIONS	-	-	-	-	-	-	-	-	0%
770-00000-550400	TRANSFER TO CITY FOR DS PAYMENTS - NID	224,196	419,363	760,805	328,905	182,907	(145,998)	144,111	(184,794)	-56%
						-	-			
Total Operating Transfers Out		**224,196**	**419,363**	**760,805**	**328,905**	**182,907**	**(145,998)**	**144,111**	**(184,794)**	-56%
TOTAL LAND BANK EXPENSES		**239,504**	**481,835**	**901,119**	**347,895**	**203,304**	**(144,591)**	**162,228**	**(185,667)**	-53%

Title of Document:	QUIT CLAIM DEED
Date of Document:	September___, 2025
Grantor(s):	Land Bank of Blue Springs, Missouri
Grantee(s):	City of Blue Springs, Missouri
Mailing Address(s):	903 W. Main Street Blue Springs, MO 64015
Legal Description:	**BLUE SPRINGS RESERVE 3RD PLAT--- TRACT AE**

AFTER RECORDING, RETURN TO:

Jennifer Baird
City Attorney
City of Blue Springs, Missouri
903 W. Main Street
Blue Springs, MO 64015

QUIT CLAIM DEED

THIS QUIT CLAIM DEED, made and entered into by and between the LAND BANK OF BLUE SPRINGS, MISSOURI, a land bank agency and public body corporate and politic, said City being wholly located within the County of Jackson, State of Missouri (hereinafter referred to as "Grantor") and the CITY OF BLUE SPRINGS, MISSOURI, a Missouri municipal corporation, a charter city in the County of Jackson, State of Missouri (hereinafter referred to as "Grantee"). The mailing address of Grantee is 903 W. Main Street, Blue Springs, MO 64015.

WITNESSETH, for and in consideration of the sum of one and 00/100 Dollar ($1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, does by these presents remise, release and forever quit claim to Grantee, and Grantee's heirs, successors and assigns, the following described real property in Jackson County, Missouri:

BLUE SPRINGS RESERVE 3RD PLAT--- TRACT AE, being Jackson County Tax Parcel No. 36-940-15-32-00-0-00-000 (the "Property").

To have and to hold the same, with all rights, immunities, privileges and appurtenances thereto belonging, unto Grantee and Grantee's heirs and assigns, forever; so that neither Grantor, nor Grantor's heirs, nor any other person or persons for Grantor or in Grantor's name or behalf, shall claim or demand any right or title to the aforesaid premises, or any part thereof, but they and every one of them shall, by these presents, be excluded and forever barred.

IN WITNESS WHEREOF, the said Grantor has caused this Quit Claim Deed to be executed by its Chair and attested by its Secretary, and such Chair and Secretary have thereto set their hand to this Quit Claim Deed executed this __ day of September, 2025, on behalf of such Grantor.

LAND BANK OF BLUE SPRINGS, MISSOURI

ATTEST:

By:_____
Erin Ford, Board Secretary

By:_____
Kirk Sampson, Chair

ACKNOWLEDGMENT

STATE OF MISSOURI)
) ss.
COUNTY OF JACKSON)

BE IT REMEMBERED that on this __ day of September, 2025, before me appeared Krik Sampson and Erin Ford, to me personally known, who being by me duly sworn did say that they are the Chair and the Board Secretary, respectively, of the Land Bank of Blue Springs, Missouri, a public body corporate and politic, and that said Quit Claim Deed was signed on behalf of such Land Bank, by the authority of its Board, and acknowledge said Quit Claim Deed to be the free act and deed of said Land Bank.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in said County and State, the day and year first above written.

My Commission Expires:

[SEAL]

_____
Notary Public

ACCEPTANCE OF PROPERTY

It is understood and agreed that Grantee or Grantee's representative, has conducted whatever inspections of the Property that Grantee has deemed appropriate. Grantee, by acceptance of this Quit claim Deed, takes the Property "as is" and "where is."

The Grantee acknowledges that Grantor receives title to properties which have been foreclosed upon by Jackson County because the owners have failed to pay taxes on them. Many of these properties have received minimal maintenance over a long period of time and may contain hazardous conditions, which in most instances would be unknown to Grantor, and Grantor's representatives, employees or agents.

Grantor, its employees or agents, have not obtained surveys of the Property, or searched the record for clouds of title or for subordinate property interests, such as easements or liens. Sale of the Property is "as is" and "where is" without any guarantees as to condition or location or interests such as easements. The Grantee shall have no recourse against Grantor for any defects to title that should have been disclosed on a title report, whether or not so disclosed.

Grantee hereby waives any and all claims that it has or may have in the future against the Grantor, its officers, employees, contractors, volunteers, agents, representatives, successors and assigns (who are collectively referred to in the rest of this document as the "Releasees") and releases the Releasees from any and all liability for any loss, damage, expense or injury that Grantee may suffer as a result of conditions on the Property.

GRANTEE:

CITY OF BLUE SPRINGS, MISSOURI

ATTEST:

By:_____
Megan Rogers, Deputy City Clerk

By:_____
Chris Lievsay, Mayor

ACKNOWLEDGMENT

STATE OF MISSOURI)
) ss.
COUNTY OF JACKSON)

On this _____ day of _____, 2025, before me, a Notary Public in and for the County and State aforesaid, personally appeared Chris Lievsay and Megan Rogers, who being by me duly sworn did say that they are the Mayor and Deputy City Clerk, respectively and they acknowledged before me that they executed the foregoing instrument for the purposes therein expressed as their free act and deed.

IN TESTIMONY WHEREOF, I have hereunder set my hand and affixed my official seal at my office in Blue Springs, Missouri, the day and year last above written.

My Commission Expires:

[SEAL]

_____
Notary Public

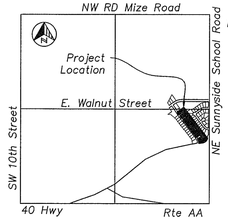
2024E0002246

Final Plat
Blue Springs Reserve, Third Plat

A replat of Lots 539, 541–549, 551 and 553, of East Lakeview Annex, Lots 539–575, together with all of Blue Springs Reserve, both subdivisions in Blue Springs, Jackson County, Missouri, all lying in the East Half of Section 31, Township 49 North, Range 30 West

LEGEND

- SECTION CORNER
- SET 5/8"x24" REBAR W/ALUMINUM CAP "LC 366"
- FOUND MONUMENT AS NOTED
- (M) MEASURED DIMENSION – THIS PLAT
- (P) PREVIOUSLY PLATTED DIMENSION
- (C) CALCULATED DIMENSION FROM RECORD
- (D) PREVIOUSLY DEEDED DIMENSION
- ℄ BUILDING SETBACK LINE
- BMP BEST MANAGEMENT PRACTICES EASEMENT
- D/E DRAINAGE EASEMENT
- LIMITS OF NO ACCESS TO RIGHT OF WAY
- ℄ PARKING SETBACK LINE
- R/W RIGHT OF WAY
- S/E SANITARY SEWER EASEMENT
- U/E UTILITY EASEMENT
- W/E WATER LINE EASEMENT

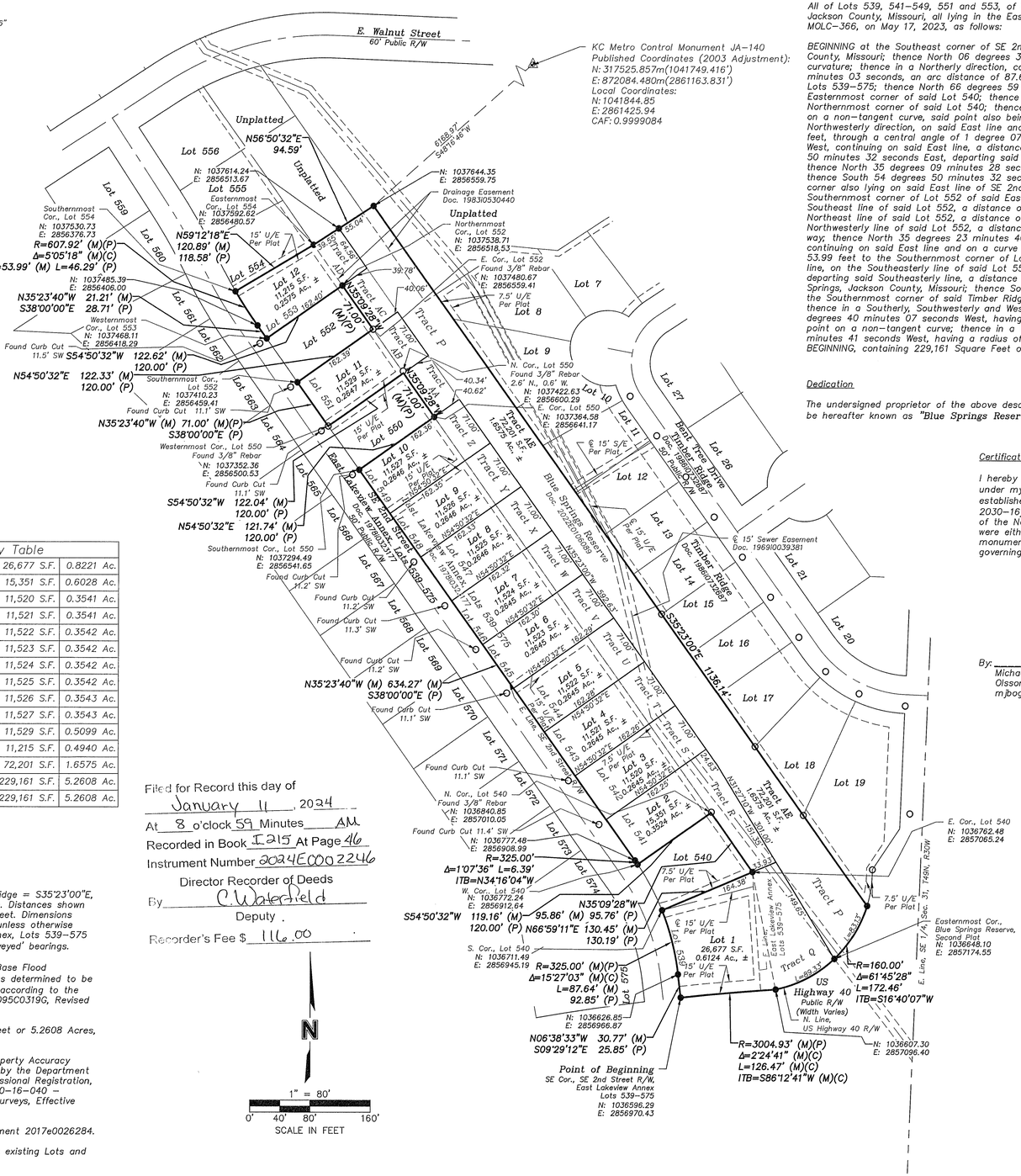


Section 31, T49N, R30W

VICINITY MAP

Scale: 1" = 2000'

Area Summary Table		
Lot 1	26,677 S.F.	0.8221 Ac.
Lot 2	15,351 S.F.	0.6028 Ac.
Lot 3	11,520 S.F.	0.3541 Ac.
Lot 4	11,521 S.F.	0.3541 Ac.
Lot 5	11,522 S.F.	0.3542 Ac.
Lot 6	11,523 S.F.	0.3542 Ac.
Lot 7	11,524 S.F.	0.3542 Ac.
Lot 8	11,525 S.F.	0.3542 Ac.
Lot 9	11,526 S.F.	0.3543 Ac.
Lot 10	11,527 S.F.	0.3543 Ac.
Lot 11	11,529 S.F.	0.5099 Ac.
Lot 12	11,215 S.F.	0.4940 Ac.
Tract AE	72,201 S.F.	1.6575 Ac.
Total	229,161 S.F.	5.2608 Ac.
Replatted Area	229,161 S.F.	5.2608 Ac.



Filed for Record this day of January 11, 2024

At 8 o'clock 59 Minutes AM

Recorded in Book I215 At Page 46

Instrument Number 2024E0002246

Director Recorder of Deeds

By C. Waterfield

Deputy .

Recorder's Fee $ 116.00

Surveyor's Notes:

1. *Basis of Bearings: Held West Line, Timber Ridge = S35°23'00"E, Missouri Coordinate System 1983, West Zone. Distances shown hereon are ground distances in US Survey Feet. Dimensions shown hereon match Blue Springs Reserve, unless otherwise noted. Rotate bearings of East Lakeview Annex, Lots 539–575 counterclockwise 2°50'32" to match 'as–surveyed' bearings.*
2. *Subject Property lies within "Zone A – No Base Flood Elevations Determined," and "Zone X – Areas determined to be outside the 0.2% annual chance floodplain," according to the FEMA Flood Insurance Rate Map Number 29095C0319G, Revised January 20, 2017.*
3. *Subject Property contains 229,161 Square Feet or 5.2608 Acres, more or less.*
4. *This survey meets or exceeds the Urban Property Accuracy Standard of Closure of 1:20,000 as defined by the Department of Insurance, Financial Institutions and Professional Registration, Division 2030, Chapter 16, Title 20 CSR 2030–16–040 – Accuracy Standards for Property Boundary Surveys, Effective June 30, 2017.*
6. *Subject Property was last conveyed in Document 2017e0026284.*
7. *The purpose of this Final Plat is to combine existing Lots and Tracts into contiguous Lots and Tracts.*

Prepared By:
Olsson
7301 W. 133rd Street, Suite 200
Overland Park, Kansas 66213
Telephone (913) 381–1170

Prepared For:
Land Bank of Blue Springs, Missouri
City of Blue Springs
903 West Main Street
Blue Springs, MO 64015

Property Description

All of Lots 539, 541–549, 551 and 553, of East Lakeview Annex, Lots 539–575, together with all of Blue Springs Reserve, both subdivisions in the City of Blue Springs, Jackson County, Missouri, all lying in the East Half of Section 31, Township 49 North, Range 30 West, described by Michael J. Bogina, Missouri PLS–2022043970, of Olsson MOLC–366, on May 17, 2023, as follows:

BEGINNING at the Southeast corner of SE 2nd Street right of way, as established in East Lakeview Annex, Lots 539–575, a subdivision in the City of Blue Springs, Jackson County, Missouri; thence North 06 degrees 38 minutes 33 seconds West, on the East line of said SE 2nd Street right of way, a distance of 30.77 feet to a point of curvature; thence in a Northerly direction, continuing on said East line and on a curve to the left, having a radius of 325.00 feet, through a central angle of 15 degrees 27 minutes 03 seconds, an arc distance of 87.64 feet to a point on a non–tangent line, said point also being the Southernmost corner of Lot 540 of said East Lakeview Annex, Lots 539–575; thence North 66 degrees 59 minutes 11 seconds East, departing said East line, on the Southeasterly line of said Lot 540, a distance of 130.45 feet to the Easternmost corner of said Lot 540; thence North 35 degrees 09 minutes 28 seconds West, on the Easterly line of said Lot 540, a distance of 95.86 feet to the Northernmost corner of said Lot 540; thence South 54 degrees 50 minutes 32 seconds West, on the Northwesterly line of said Lot 540, a distance of 119.16 feet to a point on a non–tangent curve, said point also being the Westernmost corner of said Lot 540, said point also lying on said East line of SE 2nd Street right of way; thence in a Northwesterly direction, on said East line and on a curve to the left whose initial tangent bears North 34 degrees 16 minutes 04 seconds West, having a radius of 325.00 feet, through a central angle of 1 degree 07 seconds 36 seconds, an arc distance of 6.39 feet to a point of tangency; thence North 35 degrees 23 minutes 40 seconds West, continuing on said East line, a distance of 634.27 feet to the Southernmost corner of Lot 550 of said East Lakeview Annex, Lots 539–575; thence North 54 degrees 50 minutes 32 seconds East, departing said East line, on the Southeasterly line of said Lot 550, a distance of 121.74 feet to the Easternmost corner of said Lot 550; thence North 35 degrees 09 minutes 28 seconds West, on the Northeasterly line of said Lot 550, a distance of 71.00 feet to the Northernmost corner of said Lot 550; thence South 54 degrees 50 minutes 32 seconds West, on the Northwesterly line of said Lot 550, a distance of 122.04 feet to the Westernmost corner of said Lot 550, said corner also lying on said East line of SE 2nd Street right of way; thence North 35 degrees 23 minutes 40 seconds West, on said East line, a distance of 71.00 feet to the Southernmost corner of Lot 552 of said East Lakeview Annex, Lots 539–575; thence North 54 degrees 50 minutes 32 seconds East, departing said East line, on the Southeast line of said Lot 552, a distance of 122.33 feet to the Easternmost corner of said Lot 552; thence North 35 degrees 09 minute 28 seconds West, on the Northeast line of said Lot 552, a distance of 71.00 feet to the Northernmost corner of said Lot 552; thence South 54 degrees 50 minutes 32 seconds West, on the Northwesterly line of said Lot 552, a distance of 122.62 feet to the Westernmost corner of said Lot 552, said corner also lying on said East line of SE 2nd Street right of way; thence North 35 degrees 23 minutes 40 seconds West, on said East line, a distance of 21.21 feet to a point of curvature; thence in a Northwesterly direction, continuing on said East line and on a curve to the right, having a radius of 607.92 feet, through a central angle of 5 degrees 05 minutes 18 seconds, an arc distance of 53.99 feet to the Southernmost corner of Lot 554 of said East Lakeview Annex, Lots 539–575; thence North 59 degrees 12 minutes 18 seconds East, departing said East line, on the Southeasterly line of said Lot 554, a distance of 120.89 feet to the Easternmost corner of said Lot 554; thence North 56 degrees 50 minutes 32 seconds East, departing said Southeasterly line, a distance of 94.59 feet to a point on the Northwesterly extension of the West line of Timber Ridge, a subdivision in the City of Blue Springs, Jackson County, Missouri; thence South 35 degrees 23 minutes 00 seconds East, on said Northwesterly extension and on said West line, a distance of 1136.14 feet to the Southernmost corner of said Timber Ridge, said corner also lying on a non–tangent curve and on the North line of US Highway 40 right of way, as now established; thence in a Southerly, Southwesterly and Westerly direction, departing said West line, on said North line, and on a curve to the right whose initial tangent bears South 16 degrees 40 minutes 07 seconds West, having a radius of 160.00 feet, through a central angle of 61 degrees 45 minutes 28 seconds, an arc distance of 172.46 feet to a point on a non–tangent curve; thence in a Westerly direction, continuing on said North line and on a curve to the left whose initial tangent bears South 86 degrees 12 minutes 41 seconds West, having a radius of 3004.93 feet, through a central angle of 2 degrees 24 minutes 41 seconds, an arc distance of 126.47 feet to the POINT OF BEGINNING, containing 229,161 Square Feet or 5.2608 Acres, more or less.

Dedication

The undersigned proprietor of the above described tract of land has caused the same to be subdivided in the manner shown on the accompanying Plat, which subdivision shall be hereafter known as ***"Blue Springs Reserve, Third Plat"****.*

Certification

I hereby certify that this Final Plat of ***"Blue Springs Reserve, Third Plat"****, a subdivision, is based on an actual survey made by me or under my direct supervision and that survey meets or exceeds the current "Missouri Standards for Property Boundary Surveys" as established by the Missouri Board for Architects, Professional Engineers and Land Surveyors in Division 2030 – Chapter 16 (20 CSR 2030–16). I further certify that the bearings shown on this plat are based on the State Plane Coordinate System of Missouri, Western Zone of the North American Datum of 1983; that the section and section subdivision corner monuments and Survey boundary corner monuments were either found or set as indicated on this plat; that the corner lots and street center lines have been marked with permanent monumentation as indicated on this plat; that I have complied with all State and Jackson County Statutes, ordinances, and regulations governing the practice of Surveying and the platting of subdivisions to the best of my professional knowledge and belief.*

STATE OF MISSOURI · MICHAEL JAMES BOGINA · NUMBER LS–2022043970 · 2023.07.20 · SURVEYOR

By: _____
Michael J. Bogina, MO PLS No. 2022043970
Olsson, LC–366
mjbogina@olsson.com

Approvals

This hereby certifies that the accompanying plat of ***"Blue Springs Reserve, Third Plat"*** *was submitted to and approved by the Mayor and City Council of the City of Blue Springs, Jackson County, Missouri, this 16th day of July, 2023, by Ordinance No. 5244.*

_____
Carson Ross, Mayor

CITY OF BLUE SPRINGS MISSOURI · CORPORATE SEAL

_____
Sheryl Morgan, City Clerk

_____
Bryan Craddolph, Planning Commission Chair

APPROVED BY the Community Development of the City of Blue Springs, Jackson County, Missouri, this 28 day of November, 2023.

_____
Mike Mallon, Director of Community Development

APPROVED BY the Engineering Department of the City of Blue Springs, Jackson County, Missouri, this 4th day of August, 2023.

_____
James C. Burgess, PE, City Engineer

APPROVED BY the Jackson County Assessment Department, this 11 day of Jan, 2023.

_____

olsson
7301 West 133rd Street, Suite 200
Overland Park, KS 66213-4750
TEL 913.381.1170
www.olsson.com

REV. NO.	DATE	REVISIONS DESCRIPTION
1	2023.05.31	Revised Drawing Title, Darkened Lot Lines

REVISIONS · BY · MJB

Final Plat
Blue Springs Reserve, Third Plat

A replat of Lots 539, 541-549, 551 and 553 of East Lakeview Annex, Lots 539-575, together with all of Blue Springs Reserve lying in the E. 1/2 of, Sec. 31, T49N, R30W

2023

Blue Springs, Jackson County, Missouri

drawn by:	MJB
checked by:	PEW
approved by:	MJB
QA/QC by:	PEW
project no.:	018-3369 - 251
drawing no.:	V_FP_183369_251
date:	2023.05.16

SHEET 1 of 2

DWG: C:\Temp\AcPublish_25844\V_FP_183369_251.dwg USCR: mjbogina
DATE: May 31, 2023 4:40pm XREFS: V_PP_1803369_251 – JUNK