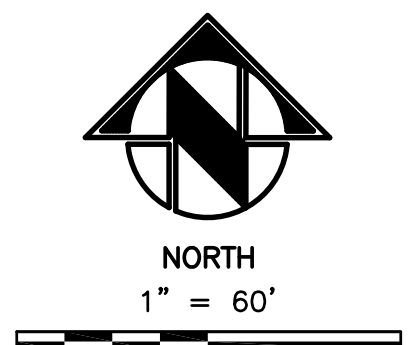
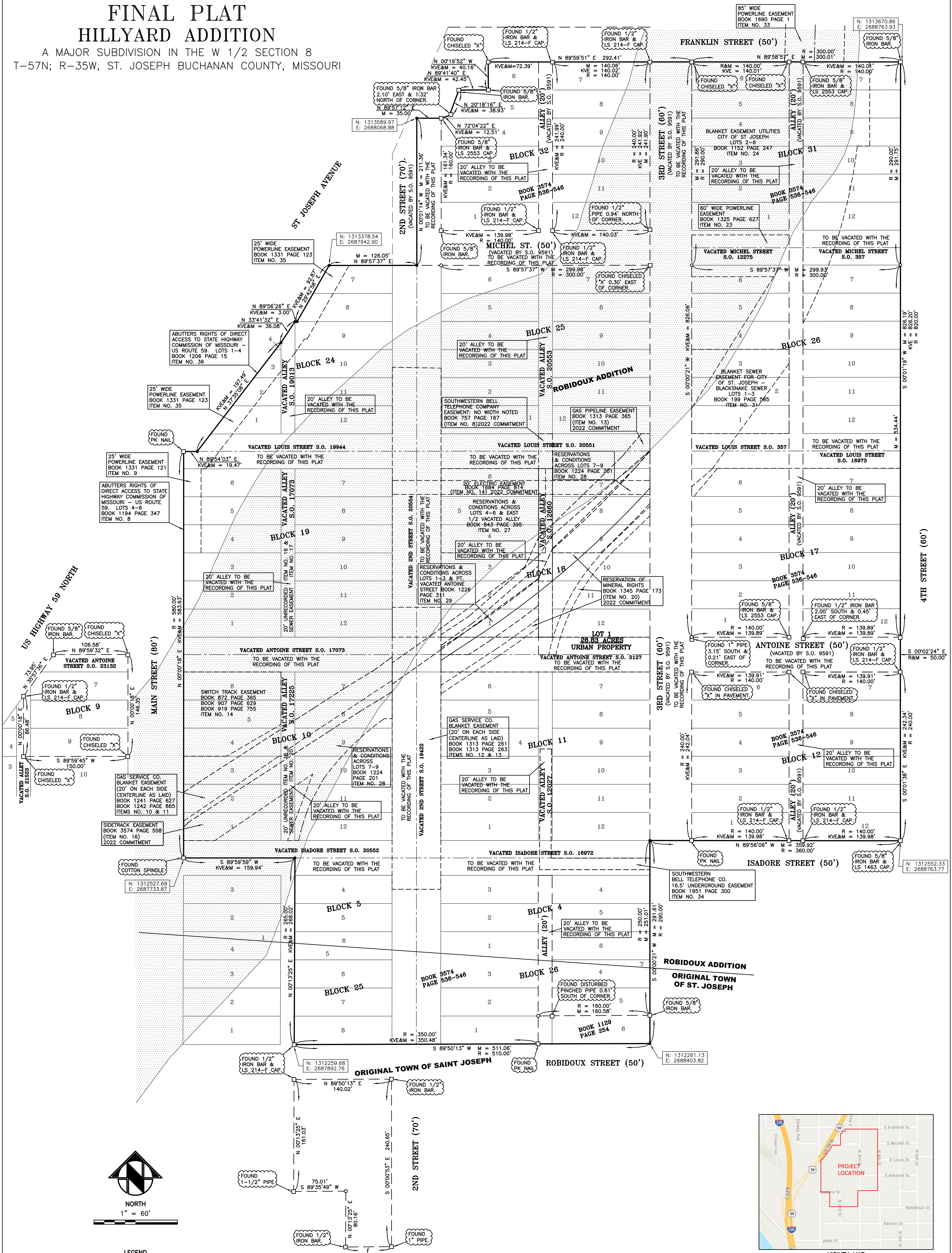
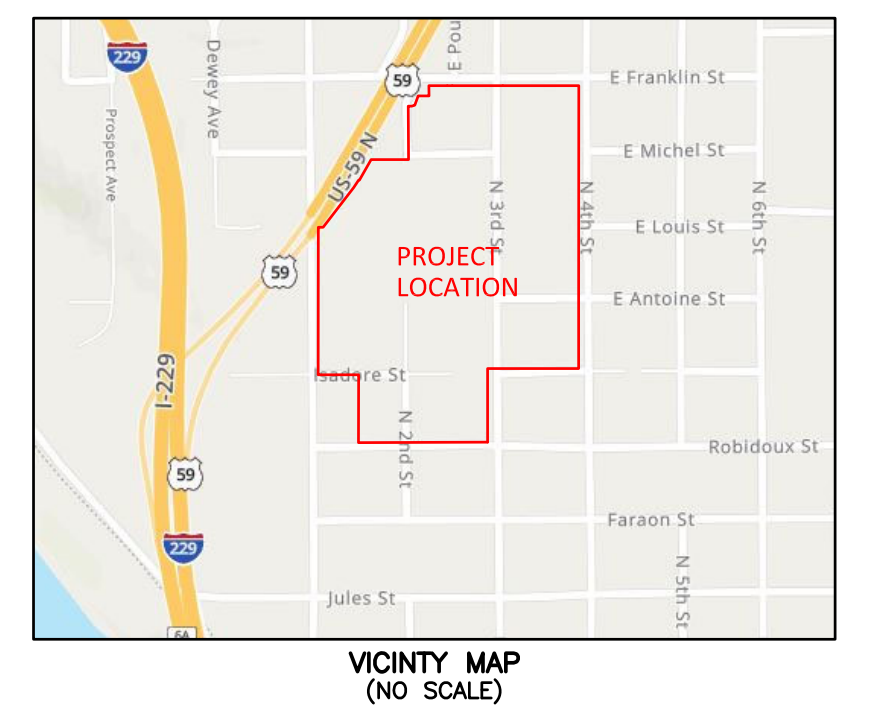


FINAL PLAT HILLYARD ADDITION

A MAJOR SUBDIVISION IN THE W 1/2 SECTION 8
T-57N; R-35W, ST. JOSEPH BUCHANAN COUNTY, MISSOURI



- LEGEND**
- = DENOTES 1/2" BAR & LC 000120 CAP SET
 - = DENOTES CALCULATED CORNER
 - = DENOTES FOUND MONUMENT
 - M = MEASURED DISTANCE
 - R = RECORDED DISTANCE
 - KVE = DISTANCE BY KAW VALLEY ENGINEERING
 - = FENCE
 - (with dots) = APPROXIMATE SCALED LOCATION OF ZONE "A4" AS SHOWN ON FIRM MAP 2900430015C DATED 9/19/1984



PREPARED FOR:
HILLYARD INDUSTRIES, INC.
SECTION 8, T-57N; R-35W
ST. JOSEPH, BUCHANAN COUNTY, MISSOURI

MIDLAND SURVEYING
Midland Surveying, Inc.
Missouri State Certificate of Authority #000120

LAND SURVEYORS - PLANNERS
501 North Market, Maryville, MO 64468
ph. (660) 582-8633 fax (660) 582-7173
4784 Frederick Blvd. St. Joseph, MO 64506
ph. (816) 233-7900 fax (816) 233-4852

FILE: HILLYARD-ADDITION-FINAL	DATE: OCT. 17, 2022	SCALE: 1" = 60'	REVISED:	SHEET NO. 1 OF 2
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FIRST AMERICAN TITLE #NCS-781638-KCTY:
TRACT A: INTENTIONALLY DELETED

TRACT B:
ALL OF LOTS 1 TO 6 AND FRACTIONAL LOT 7 IN BLOCK 4, ROBIDOUX ADDITION, BUCHANAN COUNTY, MISSOURI, TOGETHER WITH THE SOUTH HALF OF VACATED ISADORE STREET, VACATED BY S.O. #16972 OF THE CITY OF ST. JOSEPH, MO, ADJOINING LOTS 3 AND 4 ON THE NORTH AND THE EAST HALF OF VACATED SECOND STREET, VACATED BY S.O. #19422 OF SAID CITY ADJOINING LOTS 1, 2 AND 3 ON THE WEST; AND LOTS 1, 2, 3, 4 AND 5 IN BLOCK 26, ORIGINAL TOWN, TOGETHER WITH THE EAST HALF OF VACATED SECOND STREET, VACATED BY S.O. #19422 OF SAID CITY ADJOINING LOTS 1, 2 AND 3 ON THE WEST.

TRACT C:
ALL OF LOTS 4, 5 AND 6 IN BLOCK 5, ROBIDOUX ADDITION; AND ALL OF LOTS 5, 6, 7 AND 8, IN BLOCK 25, IN ORIGINAL TOWN, BUCHANAN COUNTY, MISSOURI, TOGETHER WITH SOUTH HALF OF VACATED ISADORE STREET, VACATED BY S.O. #20552 OF SAID CITY ADJOINING LOT 4 ON THE NORTH AND WEST HALF OF VACATED SECOND STREET, VACATED BY S.O. #19422 OF SAID CITY ADJOINING ALL OF SAID LOTS ON THE EAST.

TRACT D: INTENTIONALLY DELETED

TRACT F:
ALL OF LOTS 1 THRU 12, BLOCK 10, ROBIDOUX ADDITION, BUCHANAN COUNTY, MISSOURI AND ALL OF VACATED NORTH/SOUTH ALLEY IN SAID BLOCK, VACATED BY S.O. 17225 OF SAID CITY, AND THE SOUTH HALF OF VACATED ANTOINE STREET ADJOINING LOTS 6 AND 7 ON THE NORTH, VACATED BY S.O. #17073 OF SAID CITY, AND THE WEST HALF OF VACATED SECOND STREET, VACATED BY S.O. #19422 OF SAID CITY ADJOINING LOTS 7 TO 12 ON THE EAST, AND THE NORTH HALF OF VACATED ISADORE STREET; VACATED BY S.O. #20552 OF SAID CITY ADJOINING LOTS 1 AND 12 ON THE SOUTH.

TRACT G:
ALL OF LOTS 1 THRU 12 IN BLOCK 11, IN ROBIDOUX ADDITION, BUCHANAN COUNTY, MISSOURI AND ALL OF VACATED NORTH/SOUTH ALLEY, VACATED BY S.O. #12027 OF SAID CITY, AND THE SOUTH HALF OF ANTOINE STREET, VACATED BY S.O. #2127 OF SAID CITY ADJOINING LOTS 6 & 7 ON THE NORTH, AND THE EAST HALF OF VACATED SECOND STREET, VACATED BY S.O. 19422 OF SAID CITY ADJOINING LOTS 1 TO 6 ON THE WEST, AND THE NORTH HALF OF VACATED ISADORE STREET, VACATED BY S.O. #16972 OF SAID CITY ADJOINING LOTS 1 AND 12 ON THE SOUTH.

TRACT H:
LOT 1 THRU 12, INCLUSIVE, IN BLOCK 12, ROBIDOUX'S ADDITION TO THE CITY OF ST. JOSEPH, BUCHANAN COUNTY, MISSOURI.

TRACT I:
LOTS 1 THRU 12, INCLUSIVE, IN BLOCK 17, ROBIDOUX'S ADDITION TO THE CITY OF ST. JOSEPH, BUCHANAN COUNTY, MISSOURI, AND THE S 1/2 OF VACATED LOUIS STREET, EXCEPT THAT PORTION OF LOT 6 DESCRIBED IN INSTRUMENT RECORDED IN BOOK 1322 AT PAGE 13 IN THE OFFICE OF THE RECORDER OF DEEDS OF BUCHANAN COUNTY, MISSOURI.

TRACT J:
ALL OF LOTS 1 THRU 12 IN BLOCK 18, ROBIDOUX ADDITION, BUCHANAN COUNTY, MISSOURI, TOGETHER WITH ALL VACATED NORTH/SOUTH ALLEY, VACATED BY S.O. #12660 OF SAID CITY, AND SOUTH HALF OF VACATED LOUIS STREET, VACATED BY S.O. #20551 ADJOINING LOTS 6 AND 7 ON THE NORTH, AND EAST HALF OF VACATED SECOND STREET, VACATED BY S.O. #20554 ADJOINING LOTS 1 TO 6 ON THE WEST, AND THE NORTH HALF OF VACATED ANTOINE STREET, VACATED BY S.O. #2127 ADJOINING LOTS 1 AND 12 ON THE SOUTH.

TRACT K:
ALL OF LOTS 1 TO 12 IN BLOCK 19, ROBIDOUX ADDITION, BUCHANAN COUNTY, MISSOURI AND ALL VACATED NORTH/SOUTH ALLEY, VACATED BY S.O. #17073, AND NORTH HALF OF VACATED ANTOINE STREET, VACATED BY S.O. #17073 ADJOINING LOTS 1 AND 12 ON THE SOUTH, AND THE WEST HALF OF VACATED SECOND STREET, VACATED BY S.O. #20554 ADJOINING LOTS 7 TO 12 ON THE EAST, AND THE SOUTH HALF OF VACATED LOUIS STREET, VACATED BY S.O. #19944 ADJOINING LOTS 6 & 7 ON THE NORTH.

TRACT L:
ALL OF LOTS 1 - 12 IN BLOCK 26, ROBIDOUX ADDITION, BUCHANAN COUNTY, MISSOURI AND ALL THE SOUTH HALF OF MICHEL STREET, VACATED BY S.O. #12275 AND #357 OF SAID CITY ADJOINING LOTS 6 AND 7 ON THE NORTH, AND THE VACATED LOUIS STREET, VACATED BY S.O. #357 & #16973 OF SAID CITY ADJOINING LOT 1 AND LOT 12 ON THE SOUTH.

TRACT M:
ALL OF LOTS 1 - 12, BLOCK 25, ROBIDOUX ADDITION, BUCHANAN COUNTY, MISSOURI, TOGETHER WITH ALL OF VACATED NORTH/SOUTH ALLEY, VACATED BY S.O. #20553 OF SAID CITY, AND THE EAST HALF OF VACATED SECOND STREET, VACATED BY S.O. #20554 OF SAID CITY ADJOINING LOTS 1 TO 6 ON THE WEST, AND THE NORTH HALF OF VACATED LOUIS STREET, VACATED BY S.O. #20551 OF SAID CITY ADJOINING LOTS 1 & 12 ON THE SOUTH.

TRACT N:
THE SOUTH 27.5 FEET OF EAST 0.26 FEET OF LOT 11, AND THE EAST 0.26 FEET OF LOT 12, IN BLOCK 24, ROBIDOUX ADDITION, BUCHANAN COUNTY, MISSOURI, AND THAT PORTION OF VACATED SECOND STREET, VACATED BY S.O. #20554 OF SAID CITY ADJOINING SAID LOTS ON THE EAST.

TRACT O:
ALL OF LOTS 1 TO 12 IN BLOCK 31, ROBIDOUX ADDITION, BUCHANAN COUNTY, MISSOURI, TOGETHER WITH THE NORTH HALF OF VACATED MICHEL STREET, VACATED BY S.O. #12275 AND #357 OF SAID CITY ADJOINING LOTS 1 & 2 ON THE SOUTH.

TRACT P:
ALL OF LOTS 1, 2 AND THE S. 30 FEET OF LOT 3 AND THE EAST 72.3 FEET OF LOT 6 AND LOTS 7, 8, 9, 10 & 12, ALL IN BLOCK 32, ROBIDOUX ADDITION, AN ADDITION TO THE CITY OF ST. JOSEPH, BUCHANAN COUNTY, MISSOURI.

TRACT Q:
THE NORTH TEN (10) FEET OF LOT THREE (3), ALL OF LOT FOUR (4) AND ALL OF LOT FIVE (5), EXCEPT THAT PART OF LOT FIVE (5) CONVEYED TO THE STATE OF MISSOURI FOR HIGHWAY PURPOSES, RECORDED IN BOOK 1195 PAGE 143 IN THE OFFICE OF THE RECORDER OF DEEDS FOR BUCHANAN COUNTY, MISSOURI, ALL IN BLOCK THIRTY-TWO (32) IN ROBIDOUX ADDITION TO THE CITY OF ST. JOSEPH, BUCHANAN COUNTY, MISSOURI.

TRACT R:
LOT ELEVEN (11), IN BLOCK THIRTY-TWO (32), IN ROBIDOUX ADDITION TO THE CITY OF ST. JOSEPH, BUCHANAN COUNTY, MISSOURI.

TRACT S:
ALL OF LOTS 7, 8, 9, 10, 11 AND 12, BLOCK 24 IN ROBIDOUX ADDITION, ST. JOSEPH, BUCHANAN COUNTY, MISSOURI, EXCEPT THEREFROM, THAT PORTION OF LOTS 11 AND 12 CONVEYED TO WIRE ROPE CORPORATION OF AMERICA, INC., A CONNECTICUT CORPORATION, BY WARRANTY DEED RECORDED IN BOOK 1342 PAGE 769 IN THE OFFICE OF THE RECORDER OF DEEDS FOR BUCHANAN COUNTY, MISSOURI. ALSO THAT PART OF VACATED LOUIS STREET LYING BETWEEN MAIN STREET AND SECOND STREET, ST. JOSEPH, MISSOURI.

ALSO, THAT PART OF LOTS 1, 2, 3 AND 4 IN BLOCK 24 IN ROBIDOUX'S ADDITION TO THE CITY OF ST. JOSEPH, BUCHANAN COUNTY, MISSOURI, AS SET OUT IN THE HERINAFTER DESCRIBED TRACT, BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 1; THENCE NORTH ALONG THE EAST LINES OF SAID LOTS 1, 2, 3 AND 4 A DISTANCE OF 132.72 FEET TO A POINT ON SOUTHEAST RIGHT-OF-WAY LINE OF STATE HIGHWAY U.S. ROUTE 59 THAT IS 30 FEET SOUTH OF THE NORTHEAST CORNER OF SAID LOT 4; THENCE SOUTHWESTERLY ON A STRAIGHT LINE ALONG THE SOUTHEAST RIGHT-OF-WAY LINE OF SAID HIGHWAY TO A POINT ON THE SOUTH LINE OF SAID LOT 1 THAT IS 101.11 FEET WEST OF THE SOUTHEAST CORNER OF SAID LOT 1; THENCE EAST ALONG THE SOUTH LINE OF SAID LOT 1 A DISTANCE OF 101.11 FEET TO THE POINT OF BEGINNING. SUBJECT TO PUBLIC ROADS AND HIGHWAYS.

TRACT T:
ALL OF LOTS 7, 8, 9, 10, 11 AND 12 EXCEPT THE WEST 75 FEET OF LOTS 11 AND 12, BLOCK 24, ORIGINAL TOWN OF ST. JOSEPH, BUCHANAN COUNTY, MISSOURI, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SE CORNER OF BLOK 24; THENCE NORTH 240.7 FEET ALONG THE WEST LINE OF SECOND STREET TO THE NE CORNER; THENCE WEST 140.11 FEET ALONG THE SOUTH LINE OF ROBIDOUX STREET; THENCE SOUTH 160.6 FEET ALONG THE EAST LINE OF A 20 FOOT ALLEY; THENCE EAST 75.0 FEET; THENCE SOUTH 80.27 FEET TO THE NORTH LINE OF FARAON STREET; THENCE EAST 66.0 FEET ALONG THE SAID NORTH LINE OF FARAON STREET TO THE POINT OF BEGINNING. SUBJECT TO PUBLIC ROADS AND HIGHWAYS.

TRACT U:
LOTS ONE (1), TWO (2), THREE (3), FOUR (4) FIVE (5) AND SIX (6), IN BLOCK TWENTY-SIX (26), ORIGINAL TOWN, NOW CITY OF ST. JOSEPH, BUCHANAN COUNTY, MISSOURI, TOGETHER WITH THE EAST HALF OF 2ND STREET ADJOINING LOTS ONE (1), TWO (2) AND THREE (3) ON THE WEST, VACATED BY SPECIAL ORDINANCE NO. 19422 OF THE CITY OF ST. JOSEPH, MISSOURI.

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY that we have performed a survey and prepared the accompanying plat of the premises described hereon which meets or exceeds the current Missouri Standards for Property Boundary Surveys, 10 CSR 30-2 and 20 CSR 2030-16, and that the results of said survey are represented on this plat to the best of my professional knowledge and belief.

WITNESS hand and seal this Seventeenth (17th) day of October, 2022.

Richard L. Mattson
Missouri P.L.S. 2674
Buchanan County Surveyor

SURVEYOR'S NOTES:

1. Except as specifically stated or shown on this plat, this survey does not purport to reflect any of the following which may be applicable to the subject real estate: easements, other than possible easements that were visible at the time of making of this survey; building setback lines; restrictive covenants; subdivision restrictions; zoning or other land-use regulations; and any other facts that an accurate and current title search may disclose.
2. Declaration is made to original purchaser of the survey. It is not transferable to additional institutions or subsequent owners.
3. Survey is valid only if print has original seal and signature of surveyor.
4. Every document of record reviewed and considered as a part of this survey is noted hereon. Only the documents noted hereon were supplied the surveyor. No abstract of title, nor title commitment, nor results of title searches were furnished the surveyor. There may exist other documents of record that would affect this parcel.
5. Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search may disclose.
6. The word "certify" or "certificate" as shown and used hereon means an expression of professional opinion regarding the facts of the survey and does not constitute a warranty or guarantee, expressed or implied.
7. The East right-of-way line of Main Street bears North 00 degrees 00 minutes 18 seconds East for this survey.
8. All streets and alleys located within Lot 1 of Hillyard Addition to be vacated with the recording of this plat.

DEDICATION:

Hillyard Industries, Inc. and Hillyard Holdings, LLC, declare that they are the sole owner of the above described tract and they have caused the same to be divided into streets and lots of the sizes, dimensions, and locations as shown on this plat, which plat was drawn by said owner's authority and under their direction. Said plat shall hereinafter be known as:

"Hillyard Addition"

The streets and other right-of-ways shown on this plat and not heretofore dedicated to public use are hereby so dedicated. In consideration of the acceptance of this plat and dedication, the owner does hereby waive any claims for damages to any of the above described property by reason of the future grading of the streets in this plat to such grades that may be established by the City Council of the City of St. Joseph, Missouri at the time of approval of this plat, or at any time thereafter. This waiver shall be binding upon the owner, their heirs, successors, and grantees. All street improvements shall be Type "B" in accordance with the City of St. Joseph General Ordinance No. 661.

An easement or license is hereby granted to the City of St. Joseph, Missouri to locate, construct, and maintain, or to authorize the location, construction, and maintenance of conduits, water, gas, and sewer pipes, poles, wires, sidewalks and surface drainage, or any or all of them over, under, along, and through the strips marked "UE" or "utility easement", and that the planting of any trees or shrubbery or the placing of other improvements on said easements will be done at the risk of subsequent damage thereto without compensation therefore the easements granted to the City of St. Joseph, Missouri shall be superior to any other easement in the subdivision unless otherwise agreed to by the City of St. Joseph, Missouri.

IN TESTIMONY WHEREOF, the undersigned have caused these presents to be signed as follows:

Hillyard Industries, Inc.,

Blake Roth
Chief Manufacturing Officer

STATE OF MISSOURI)
COUNTY OF BUCHANAN) SS;

On this _____ day of _____, 2022, before me, a Notary Public in and for said state, personally appeared Blake Roth, Chief Manufacturing Officer, who to me personally known and by me duly sworn did say they executed the same as their free act and deed for the purposed therein stated.

IN TESTIMONY WHEREOF I have hereunto set my hand and affixed my official seal on the date last above written.

Notary Public My Commission Expires: _____

IN TESTIMONY WHEREOF, the undersigned have caused these presents to be signed as follows:

Hillyard Holdings, LLC

Blake Roth
Chief Manufacturing Officer

STATE OF MISSOURI)
COUNTY OF BUCHANAN) SS;

On this _____ day of _____, 2022, before me, a Notary Public in and for said state, personally appeared Blake Roth, Chief Manufacturing Officer, who to me personally known and by me duly sworn did say they executed the same as their free act and deed for the purposed therein stated.

IN TESTIMONY WHEREOF I have hereunto set my hand and affixed my official seal on the date last above written.

Notary Public My Commission Expires: _____

OFFICE OF THE DIRECTOR OF PUBLIC WORKS AND TRANSPORTATION:

This is to certify that this plat was duly presented for the approval of the Director of Public Works & Transportation and has been approved on this _____ day of _____, 2022.


BY: _____
Abe Farney
Director of Public Works

OFFICE OF PLANNING & COMMUNITY DEVELOPMENT:

This is to certify that this plat was duly presented for the approval by the Director of the Planning & Community Development Department and has been duly approved on this _____ day of _____, 2022.

BY: _____ ATTEST: _____
Clint Thompson, Director of Planning & Community Development Clerk

BY: _____
Paula Heyde, CMC
City Clerk

PREPARED FOR: HILLYARD INDUSTRIES, INC. SECTION 8, T-57N; R-35W ST. JOSEPH, BUCHANAN COUNTY, MISSOURI			
 Midland Surveying, Inc. Missouri State Certificate of Authority #000120		LAND SURVEYORS - PLANNERS 501 North Market, Maryville, MO 64468 ph. (660) 582-8633 fax (660) 582-7173 4784 Frederick Blvd, St. Joseph, MO 64506 ph. (816) 233-7900 fax (816) 233-4852	
FILE: HILLYARD-ADDITION-FINAL	DATE: OCT. 17, 2022	SCALE: 1" = 60'	REVISED: SHEET NO. 2 OF 2