

**BILL # 214-22**

**AN ORDINANCE TO APPROVE THE FINAL PLAT ENTITLED "HILLYARD ADDITION," A MAJOR SUBDIVISION CONSISTING OF 1 LOT PROPOSED FOR THE PROPERTY LOCATED AT 201 ROBIDOUX STREET, FORMERLY KNOWN AS 229 ROBIDOUX STREET, 609 N. 2ND STREET, 915 N. 2ND STREET, 508 N. 3RD STREET, 902 N. 3RD STREET, AND 622 N. 4TH STREET AS REQUESTED BY BLAKE ROTH ON BEHALF OF HILLYARD INDUSTRIES, INC. AND HILLYARD HOLDINGS, LLC.**

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ST. JOSEPH, MISSOURI, AS FOLLOWS:

**SECTION 1.** That the Final Plat of a major subdivision entitled "Hillyard Addition," as requested by Blake Roth on behalf of Hillyard Industries, Inc. and Hillyard Holdings, LLC., be, and hereby is, APPROVED for the property shown in the attached Exhibit "A" and legally described as follows:

**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 HEREINAFTER 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 BLOCK 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.

**SECTION 2.** That any ordinances or parts of ordinances in conflict with this ordinance be, and hereby are, repealed.

**SECTION 3.** That the City Council does hereby approve said final plat based upon the following findings of fact:

1. The final plat substantially conforms to the preliminary plat approved by Special Ordinance No. 10139; and
2. The final plat conforms to the Subdivision Regulations and the applicable provisions of the zoning ordinance and other land-use regulations; and
3. The final plat represents an overall development pattern that is consistent with the goals and policies of the City's Comprehensive Land Use Plan, the Major Street Plan, the official map, the Capital Improvements Program and any other applicable planning documents adopted by the City.

**SECTION 4.** That the City Clerk is hereby authorized to endorse on the plat described in Section 1 hereof a Certificate of Approval by the Council of the City of St. Joseph, Missouri.

**SECTION 5.** That this ordinance shall be in full force and effect from and after date of passage.

Approved as to form:

\_\_\_\_\_  
City Attorney

Passed: \_\_\_\_\_, 20\_\_\_\_

\_\_\_\_\_  
City Clerk

\_\_\_\_\_  
Mayor