

**PETITION REQUESTING ANNEXATION INTO
THE CITY OF ST. JOSEPH, MISSOURI**

The undersigned (hereinafter referred to as the "Petitioner") as and for its Petition for Voluntary Annexation of Real Property into the City of St. Joseph, to be presented to the City Council of the City of St. Joseph, allege and state as follows:

1. That it is the owner in fee simple absolute of the real property located in the County of Buchanan, State of Missouri, described in **Exhibit A** attached hereto and incorporated by reference herein (hereinafter referred to as the "Real Property").
2. That the Real Property is not now part of any incorporated municipality.
3. That the Real Property is contiguous and compact to the existing corporate city limits of the City of St. Joseph, Missouri.
4. That it requests that this Real Property be annexed into, and be included within the corporate city limits of the City of St. Joseph, Missouri, as authorized by the provisions of Section 71.012, RSMo.
5. That the City has the ability to provide normal municipal services to the area to be annexed and this annexation is unconditional.
6. That it requests the City Council of the City of St. Joseph, Missouri, to cause the required notice to be published in a newspaper of general circulation located within the boundaries of the City of St. Joseph, Missouri, and to conduct a public hearing as required by law and to thereafter adopt an ordinance extending the corporate city limits of the City of St. Joseph, Missouri to include the Real Property.

WHEREFORE, Petitioner(s) requests the City annex the area described herein by ordinance pursuant to RSMo. section 71.012.

DATED THIS 3rd DAY OF April, 2026.

CAPSTONE TECHNOLOGY CAMPUS, LLC
a Missouri limited liability company

By: Eureka Realty Partners, Inc.,
a California corporation,
Manager

By: 
Steven L. Craig
President

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }
 } SS
County of Orange }

On 4/3/26 before me, Nicole K. Nakawatase, Notary Public
(insert name and title of the officer)

personally appeared STEVEN L. CRAIG, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Nicole Nakawatase



(Seal)

Notary Public - California

Notary Public - California

My Comm. Expires Oct. 3, 2023
 Orange County
 Notary Public - California
 COMM. #2462302
 NICOLE K. HAKAWATSE



Notary Public - California

EXHIBIT A

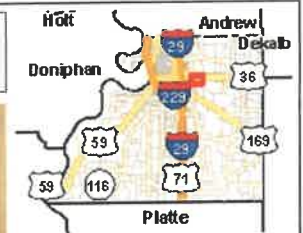
Real Estate Legal Description and Plat Map

The Land referred to herein below is situated in the County of Buchanan, State of Missouri, and is described as follows:

A TRACT OF LAND LYING IN THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 57 NORTH, RANGE 34 WEST, IN BUCHANAN COUNTY, MISSOURI, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT AN EXISTING RAILROAD SPIKE IN SE PICKETT ROAD, SAID SPIKE MARKING THE CENTER OF SAID SECTION 19; THENCE LEAVING SAID ROAD, RUN NORTH 00°16'50" EAST (RECORD = NORTH 00°24'18" EAST) ALONG THE WEST LINE OF SAID NORTHEAST QUARTER OF SECTION 19 A DISTANCE OF 2509.58 FEET TO AN EXISTING IRON PIN AT THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 36; THENCE LEAVING SAID WEST LINE, RUN ALONG SAID SOUTHERLY RIGHT OF WAY LINE AS FOLLOWS: IN A SOUTHEASTERLY DIRECTION ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A CENTRAL ANGLE OF 00°18'18", A RADIUS OF 5904.58 FEET AND A CHORD WHICH BEARS SOUTH 89°19'21" EAST 31.42 FEET FOR A CURVE LENGTH OF 31.43 FEET TO AN EXISTING RIGHT OF WAY MARKER 175.00 FEET OPPOSITE CENTERLINE HIGHWAY P.T. STATION 281+78.87; THENCE SOUTH 89°28'30" EAST 1279.49 FEET TO A POINT 175.00 FEET OPPOSITE CENTERLINE HIGHWAY STATION 294+58.3; THENCE SOUTH 00°31'30" WEST, 25.00 FEET TO A POINT 200.00 FEET OPPOSITE SAID CENTERLINE HIGHWAY STATION 294+58.3; THENCE SOUTH 89°28'30" EAST 1311.18 FEET TO THE INTERSECTION OF THE EAST LINE OF SAID SECTION 19; THENCE ALONG SAID EAST LINE AS FOLLOW: SOUTH 00°08'30" EAST 50.00 FEET TO AN EXISTING RIGHT OF WAY MARKER 250.00 FEET OPPOSITE CENTERLINE HIGHWAY STATION 307+70; THENCE LEAVING SAID SOUTHERLY RIGHT OF WAY LINE, CONTINUE SOUTH 00°08'30" EAST 2131.05 FEET TO A SET IRON PIN WHICH MARKS THE NORTHEAST CORNER OF THE TRACT OF LAND DESCRIBED BY DEED RECORDED IN BOOK 1865 AT PAGE 517 IN THE OFFICE OF THE BUCHANAN COUNTY RECORDER; THENCE LEAVING SAID EAST LINE, RUN SOUTH 89°13'54" WEST (DEED = WEST) ALONG THE NORTH LINE OF SAID RECORDED TRACT AND THE NORTH LINES OF THE TRACTS OF LAND RECORDED IN BOOK 3064 AT PAGE 708 AND BOOK 2135 AT PAGE 381 IN SAID OFFICE OF THE BUCHANAN COUNTY RECORDER, A DISTANCE OF 695.45 FEET TO A SET IRON PIN WHICH MARKS THE NORTHWEST CORNER OF SAID TRACT RECORDED IN BOOK 2135 AT PAGE 381; THENCE SOUTH 00°07'54" EAST ALONG THE WEST LINE OF SAID RECORDED TRACT A DISTANCE OF 244.00 FEET TO THE INTERSECTION OF THE SOUTH LINE OF SAID NORTHEAST QUARTER OF SAID SECTION 19, SAID POINT MARKING THE SOUTHWEST CORNER OF SAID RECORDED TRACT AND BEING IN SAID SE PICKETT ROAD; THENCE SOUTH 89°13'54" WEST ALONG SAID SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 19 AND ALONG SE PICKETT ROAD A DISTANCE OF 624.65 FEET TO AN EXISTING IRON PIN WHICH MARKS THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 19; THENCE CONTINUE SOUTH 89°13'54" WEST ALONG SAID SOUTH LINE AND SAID ROAD A DISTANCE OF 1320.13 FEET TO THE POINT OF BEGINNING. SUBJECT TO RIGHT OF WAY OF SE PICKETT ROAD WHICH RUNS ALONG THE SOUTH LINE OF THE ABOVE DESCRIBED TRACT OF LAND. EXCEPT THEREFROM, THAT PART CONVEYED TO THE STATE OF MISSOURI, ACTING BY AND THROUGH THE MISSOURI HIGHWAYS AND TRANSPORTATION COMMISSION, BY WARRANTY DEED RECORDED IN BOOK 3511 AT PAGE 296, AS CORRECTED BY THE DEED RECORDED IN BOOK 3546 AT PAGE 60 IN THE OFFICE OF THE RECORDER OF DEEDS FOR BUCHANAN COUNTY, MISSOURI; ALSO EXCEPT THEREFROM, THAT PART CONVEYED TO THE STATE OF MISSOURI, ACTING BY AND THROUGH THE MISSOURI HIGHWAYS AND TRANSPORTATION COMMISSION, BY WARRANTY DEED RECORDED IN BOOK 3518 AT PAGE 506, AS CORRECTED BY THE DEED RECORDED IN BOOK 3546 AT PAGE 60 IN SAID RECORDER'S OFFICE; ALSO EXCEPT THEREFROM, THAT PART CONVEYED TO THE STATE OF MISSOURI, ACTING BY AND THROUGH THE MISSOURI HIGHWAYS AND TRANSPORTATION COMMISSION, BY WARRANTY DEED RECORDED IN BOOK 3546 AT PAGE 52 IN SAID RECORDER'S OFFICE; ALSO EXCEPT THEREFROM, THAT PART CONVEYED TO BUCHANAN COUNTY, MISSOURI, BY CORPORATION QUIT-CLAIM DEED RECORDED IN BOOK 3676 AT PAGE 734 IN SAID RECORDER'S OFFICE.

*Commonly known as: 6321 South East Pickett Road, St. Joseph, MO 64507
Tax Parcel No. 07-4.0-19-000-000-001.002*

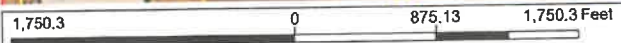
Buchanan County/St. Joseph, MO



Legend

- Road
 - Interstate
 - State Highway L
 - State Highway N
 - U.S. Highway
 - <all other values>
- Railroad
- Parcel
- Split Use
- Multi Family Use
- Leased Land
- Corporate Limit Line
- Land Hook
- Original Block
- Section
- County Boundary

1 in. = 875ft.



This Cadastral Map is for informational purposes only. It does not purport to represent a property boundary survey of the parcels shown and shall not be used for conveyances or the establishment of property boundaries.
THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes

