

FIRST REGULAR SESSION  
[TRULY AGREED TO AND FINALLY PASSED]  
HOUSE COMMITTEE SUBSTITUTE FOR

**HOUSE BILL NO. 631**

**93RD GENERAL ASSEMBLY**

1766L.03T

2005

**AN ACT**

To authorize the conveyance of property owned by the state in St. Louis County to the Manchester United Methodist Church, with an emergency clause.

*Be it enacted by the General Assembly of the state of Missouri, as follows:*

**Section 1. 1. The governor is hereby authorized and empowered to sell, transfer, grant, and convey all interest in fee simple absolute in property owned by the state in St. Louis County to the Manchester United Methodist Church either in exchange for a similar parcel of land described in subsection 2 of this section or for a sales price to be determined by the commissioner of administration. The property to be conveyed is more particularly described as follows:**

**A tract of land being part of Lot 2 of Krape's Subdivision located in the City of Manchester, Missouri at 201 Creve Coeur Avenue, also being located in Section 36, Township 45 North, Range 4 East, St. Louis County, Missouri and being more particularly described as follows:**

**Lot 2 of Krape's Subdivision, as per plat recorded in Plat Book 211 Page 78 of the St. Louis County Records, conveyed to the State of Missouri by deed recorded in Deed Book 8145 Page 667 of the St. Louis County Records, excluding therefrom, the following tract of land conveyed by the State of Missouri to Calvin and Karen Travers by deed recorded in Deed Book 10851 Page 311 of the St. Louis County Records:**

**The northern part of Lot 2 of Krape's subdivision described as follows:**

EXPLANATION — Matter enclosed in bold-faced brackets [thus] in the above bill is not enacted and is intended to be omitted from the law. Matter in **bold-face** type in the above bill is proposed language.

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**Beginning at an iron pipe at the NW corner of Lot 1 of said Krape's Subdivision as per the recorded plat of said subdivision as recorded in Plat Book 211 on page 78 of the St. Louis County Recorder of Deeds Office; thence north 88 degrees 20 minutes West a distance of 109.95 feet to the Northwest corner of lot 2, said corner also being the northwest corner of said subdivision; thence south 1 degree 01 minute west along the west line of said Lot 2 and subdivision a distance of 100.12 feet to an iron pipe; thence south 88 degrees 19 minutes 46 seconds east a distance of 168.98 feet to an iron pipe at the southwest corner of lot 1 of said subdivision; thence along the western line of lot 1, north 29 degrees 20 minutes 12 seconds west a distance of 116.81 feet to the iron pipe at the point of beginning. Said portion of lot 2 as surveyed contains 13,962 square feet more or less.**

**2. If the commissioner elects to receive property in exchange for the tract of land and building conveyed in subsection 1 of this section, the Manchester United Methodist Church shall build a new group home to specifications and design per agreement approved by the commissioner of administration on property owned by the church and convey the group home and property to the state. The property to be conveyed to the state is more particularly described as follows:**

**A tract of land being part of Lot 17 of the Subdivision of William Triplet's Estate located in the City of Manchester, Missouri at 232 Creve Coeur Avenue, also being located in Section 36, Township 45 North, Range 4 East, St. Louis County, Missouri and being more particularly described as follows:**

**Part of the tract of land conveyed to the Manchester United Methodist Church by deed recorded in Deed Book 15637 Page 2616 and more particularly described as follows:**

**Part of Lot 17 of the Subdivision of William Triplet's Estate, in Section 36, township 45 North, Range 4 East and described as follows:**

**Beginning at the Northeast corner of Wilcox Place, according to the plat thereof recorded in Plat Book 55 Page 19; thence North 0 degrees 43 minutes East 90.87 feet to a point; thence North 88 degrees 20 minutes West, 305.77 feet to a point on the arc of a curve, having a radius of 30 feet; thence Southwestwardly along said arc of a curve, 26.13 feet to a point; thence South 3 degrees 23 minutes West, 67.94 feet to a point in the North line of Wilcox Place, thence South 88 degrees 20 minutes East along the North line of Wilcox Place, 320.00 feet to the point of beginning according to the Survey made by Elbring Surveying Company during June, 1955, excluding**

62           **therefrom the following tract of land:**

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64           **Beginning at the Northeast corner of Wilcox Place; thence North 0 degrees**  
65           **43 minutes East 90.87 feet to a point, thence North 88 degrees 20 minutes**  
66           **West 116.87 feet to a point; thence South 0 degrees 43 minutes West 90.87**  
67           **feet to a point; thence South 88 degrees 20 minutes East 116.87 feet to the**  
68           **point of beginning.**

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71   **The Manchester United Methodist Church shall have a right of first refusal to purchase**  
72   **the land conveyed to the state at such time in the future as the general assembly authorizes**  
73   **the right to sell the property.**

74           **3. As alternative consideration, the Manchester United Methodist Church may**  
75   **build a new group home to specifications and design per agreement approved by the**  
76   **commissioner of administration on the property owned by the church and identified in**  
77   **subsection 2 of this section, and lease the property to the state of Missouri for one dollar**  
78   **per year for a minimum of twenty years or until such time as the state of Missouri ceases**  
79   **to use the property for a group home.**

80           **4. The commissioner of administration shall set the terms and conditions for the**  
81   **sale as the commissioner deems reasonable. Such terms and conditions may include, but**  
82   **are not limited to, the number of appraisals required, the time, place, and terms of the sale.**

83           **5. The attorney general shall approve the form of the instrument of conveyance.**

**Section B. Because of the need to expedite a building project for the department of**  
2   **mental health, section A of this act is deemed necessary for the immediate preservation of**  
3   **the public health, welfare, peace and safety, and is hereby declared to be an emergency act**  
4   **within the meaning of the constitution, and section A of this act shall be in full force and**  
5   **effect upon its passage and approval.**

