

FIRST REGULAR SESSION

HOUSE BILL NO. 684

94TH GENERAL ASSEMBLY

INTRODUCED BY REPRESENTATIVES BRUNS (Sponsor) AND RICHARD (Co-sponsor).

Read 1st time January 31, 2007 and copies ordered printed.

D. ADAM CRUMBLISS, Chief Clerk

1264L.01I

AN ACT

To authorize the conveyance of certain state properties, 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, convey, remise, release, and forever quitclaim all interest of the state of Missouri in real property known as the Midtown State Office Building in the City of St. Louis. The property to be conveyed is more particularly described as follows:

**"PARCEL No. 1" IN CITY BLOCK 1059
ST. LOUIS, MISSOURI**

A parcel of ground in Block 1059, of the City of St. Louis, Missouri, including all of Lots A, B & C, and part of Lots 8, 7, 6, 5 & 4; said parcel being more particularly described as follows: COMMENCING at the point of intersection of the south line of Olive Street, 60 feet wide, with the east line of Grand Boulevard, 80 feet wide; Thence South 60 degrees 30 minutes West 160.00 feet, along the south line of said Olive Street, to the west line of said Lot C, and being the point of BEGINNING of the parcel herein described; Thence South 60 degrees 30 minutes East 159.84 feet, along the south line of said Olive Street, to an angle point therein; Thence South 60 degrees 38 minutes 07 seconds East 221.23 feet, along the south line of said Olive Street, to a line distant 18.00 feet east of and parallel with the west line of said Lot 4; Thence South 29 degrees 21 minutes 53 seconds West 88.25 feet, along said line parallel with the west line of said Lot 4, to the centerline

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.

of the former Alley, 10 feet wide, in said Block, Vacated by Ordinance 64807; Thence North 68 degrees 12 minutes 09 seconds West 86.98 feet, along the centerline of said former Alley; Thence South 16 degrees 14 minutes 50 seconds West 57.10 feet, to the north line of Lindell Boulevard, 100 feet wide; Thence North 75 degrees 00 minutes 25 seconds West 56.21 feet, along the north line of said Lindell Boulevard, to an angle point therein; Thence North 76 degrees 17 minutes 40 seconds West 233.92 feet, along the north line of said Lindell Boulevard, to a point distant South 76 degrees 17 minutes 40 seconds East 186.17 feet, from its intersection with the east line of said Grand Boulevard; Thence North 14 degrees 59 minutes 20 seconds East 72.53 feet, to the south line of the former Alley, 15 feet wide, in said Block, Vacated by Ordinance 58135; Thence North 5 degrees 00 minutes 21 seconds West 18.20 feet, to the point of intersection of the north line the last said Vacated Alley, with the west line of the aforesaid Lot C; Thence North 29 degrees 25 minutes 40 seconds East 147.50 feet, along the west line of said Lot, C to the south line of said Olive Street and the point of beginning and containing 65,683 Square Feet or 1.5079 Acres.

**"PARCEL No. 2" IN CITY BLOCK 1060
ST. LOUIS, MISSOURI**

A parcel of ground in Block 1060, of the City of St. Louis, Missouri, being all of Lots 1 through 7 inclusive; said parcel being more particularly described as follows: BEGINNING at the point of Intersection of the north line of Olive Street, 60 feet wide, with the west line of Theresa Avenue, 60 feet wide; Thence North 60 degrees 38 minutes 07 seconds West 396.39 feet, along the north line of said Olive Street, to the west line of said Lot 7; Thence North 29 degrees 19 minutes East 156.76 feet, along the west line of said Lot 7, to the south line of an Alley, 15 feet wide, in said Block; Thence South 75 degrees 00 minutes 54 seconds East 346.18 feet, along the south line of said Alley, to the west line of said Theresa Avenue; Thence South 15 degrees 13 minutes 06 seconds West 250.33 feet, along the west line of said Theresa Avenue; to the north line of said Olive Street and being the point of beginning and containing 74,400 Square Feet, or 1.7080 Acres.

2. The commissioner of administration shall set the terms and conditions for the conveyance as the commissioner deems reasonable. Such terms and conditions may include, but are not limited to, the number of appraisals required, the time, place, and terms of the conveyance.

3. The attorney general shall approve the form of the instrument of conveyance.

Section 2. 1. The governor is hereby authorized and empowered to sell, transfer, grant, convey, remise, release, and forever quitclaim all interest of the state of Missouri in

3 real property located in Park Hills, St. Francois County. The property to be conveyed is
4 more particularly described as follows:

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6 All of that part of Block 4 of Doe Run Lead Company's Subdivision of the
7 Town of Flat River, in St. Francois County, Missouri, as recorded in Book
8 5 at Pages 6 and 7. Begin at the Southeast corner of Lot 13, Block 4 of said
9 Subdivision; thence South 52 degrees 58 minutes West, 135 feet on the North
10 line of Coffman Street to the point of beginning of the tract herein
11 described; thence continue South 52 degrees 58 minutes West, 125 feet on
12 the North line of Coffman Street; thence North 37 degrees 2 minutes West,
13 140 feet; thence North 52 degrees 58 minutes East, 125 feet; thence South 37
14 degrees 2 minutes East, 140 feet to the point of beginning. The above
15 described tract includes a part of Lots 14, 15 and 16 of Block 4 of said
16 Subdivision and a part of an abandoned railroad right-of-way.

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18 2. The commissioner of administration shall set the terms and conditions for the
19 conveyance as the commissioner deems reasonable. Such terms and conditions may
20 include, but are not limited to, the time, place, and terms of the conveyance.

21 3. The attorney general shall approve the form of the instrument of conveyance.

Section 3. 1. The governor is hereby authorized and empowered to sell, transfer,
2 grant, convey, remise, release, and forever quitclaim all interest of the state of Missouri in
3 real property located in Cabool, Texas County. The property to be conveyed is more
4 particularly described as follows:

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6 All of that part of a Tract of land located in the Southeast Quarter of the
7 Southeast Quarter of Section 12, Township 28 North, Range 11 West, Texas
8 County, Missouri, more particularly described as follows:
9 COMMENCING at an existing 5/8" Iron Pin at the Southwest corner of the
10 Southeast Quarter of the Southeast Quarter of Section 12, Township 28
11 North, Range 11 West, Texas County, Missouri; thence North 00 Degrees 24
12 Minutes 28 Seconds East along the West line of said Quarter Quarter, a
13 distance of 1325.38 feet to the Northwest corner thereof; thence South 88
14 Degrees 48 minutes 49 Seconds East along the North line of said Quarter
15 Quarter, a distance of 44.92 feet to a point; thence South 00 Degrees 24
16 minutes 19 seconds West, a distance of 636.20 feet to a point; thence South
17 88 Degrees 52 minutes 30 Seconds East, a distance of 5.05 feet; thence
18 continuing South 88 Degrees 52 minutes 30 Seconds East, a distance of
19 734.24 feet to the POINT OF BEGINNING; thence North 11 Degrees 00
20 minutes 28 Seconds East, a distance of 395.81 feet to a point; thence North
21 11 Degrees 00 Minutes 28 Seconds East, a distance of 395.81 feet to a point;
22 thence North 50 Degrees 01 Minutes 04 Seconds East, a distance of 239.93

23 feet to a point of intersection with the centerline of the old Cabool-Willow
24 Springs Road; thence South 39 Degrees 39 Minutes 35 Seconds East along
25 said centerline, a distance of 107.92 feet to a point; thence departing said
26 centerline South 61 Degrees 28 minutes 55 Seconds West, a distance of
27 215.25 feet to a point; thence South 04 Degrees 00 Minutes 19 Seconds East,
28 a distance of 329.20 feet to a point; thence South 21 Degrees 32 Minutes 32
29 Seconds East, a distance of 34.27 feet to a point; thence North 88 Degrees
30 52 minutes 30 Seconds West, a distance of 174.78 feet to the POINT OF
31 BEGINNING and containing 62,476 square feet or 1.434 acres, more or less.
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33 2. The commissioner of administration shall set the terms and conditions for the
34 conveyance as the commissioner deems reasonable. Such terms and conditions may
35 include, but are not limited to, the time, place, and terms of the conveyance.

36 3. The attorney general shall approve the form of the instrument of conveyance.

Section 4. 1. The governor is hereby authorized and empowered to sell, transfer,
2 grant, convey, remise, release, and forever quitclaim all interest of the state of Missouri in
3 real property located in Joplin, Newton County. The property to be conveyed is more
4 particularly described as follows:

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6 Tract "A" Description:

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8 Commencing at a found monument at the Northwest corner of the Northeast
9 Quarter of Section 21, Township 27 North, Range 33 West in the City of
10 Joplin, Newton County, Missouri; Thence S01°42'35"W along the West line
11 of said Quarter Section a distance of 50.01 feet to the South Line of 32nd
12 Street; Thence S89°36'28"E along said line parallel with the North Line of
13 said Section 21, a distance of 534.01 feet to the Northwest Corner of the
14 Additional 100 foot wide Missouri National Guard Armory Tract and the
15 point of beginning. Thence S89°36'28"E along the South Line of 32nd
16 Street 50.00 Feet; Thence on a deed bearing of S00°41'30"W 500.00 feet;
17 Thence N89°36'28"W 50.00 Feet to the Southwest Corner of the additional
18 100 foot wide Missouri National Guard Armory tract; Thence along the
19 West line of Said tract on a Deed bearing of N00°41'30"E 500.00 feet to the
20 point of beginning. Excepting any portion lying within any additional road
21 right-of- way for 32nd Street on the North Side thereof. Containing 0.57
22 acre (24,979 square feet) more or less.
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24 2. The commissioner of administration shall set the terms and conditions for the
25 conveyance as the commissioner deems reasonable. Such terms and conditions may
26 include, but are not limited to, the time, place, and terms of the conveyance.

27 3. The attorney general shall approve the form of the instrument of conveyance.

Section 5. 1. The governor is hereby authorized and empowered to sell, transfer, grant, convey, remise, release, and forever quitclaim all interest of the state of Missouri in real property located in Springfield, Greene County. The property to be conveyed is more particularly described as follows:

Beginning on the South side of St. Louis Street at a point fifty (50) feet west of the Northwest corner of a lot known at one time as the W. J. McDaniel Lot, which point is now the Northwest corner of the Simmons Lot (formerly the A. J. Clements lot), thence West along the South side of St. Louis Street fifty (50) feet to Bryan's Northeast corner, thence South to South alley now McDaniel Street, thence East fifty (50) feet to the Southwest corner of the lot formerly belonging to said Clements, thence North to the beginning, all in the City of Springfield, Missouri. Also described as Beginning 50 feet West of the Northwest corner of Lot 1, Kimbroughs Addition, West 50 feet, thence South 222 feet to McDaniel Street, East 50 feet, North to the beginning.

2. The commissioner of administration shall set the terms and conditions for the conveyance as the commissioner deems reasonable. Such terms and conditions may include, but are not limited to, the time, place, and terms of the conveyance.

3. The attorney general shall approve the form of the instrument of conveyance.

Section 6. 1. The governor is hereby authorized and empowered to sell, transfer, grant, convey, remise, release, and forever quitclaim to the City of Chillicothe all interest of the state of Missouri in real property located in Chillicothe, Livingston County. The property to be conveyed is more particularly described as follows:

DESCRIPTION OF TRACT #1

A tract of land being part of the East 770 feet of Lot 1 of Weston Heights Addition to Chillicothe and part of Block 3 of Bruce's Subdivision to the City of Chillicothe, all being in the Southeast Quarter of Section 35, Township 58 North, Range 24 West of the fifth principal meridian, Livingston County, Missouri, being more particularly described as follows: Commencing at an iron pin marking the Southeast corner of said Section 35; thence North 00 degrees 01 minutes 02 seconds East, a distance of 29.81 feet to the North line of Third Street; thence along said North line, South 88 degrees 35 minutes 04 seconds West, a distance of 659.70 feet to an iron pin and the POINT OF BEGINNING; thence continuing South 88 degrees 35 minutes 04 Seconds West, a distance of 769.71 feet to an iron pin on the East line of Woodrow Avenue; thence along said East line, North 00 degrees 06 minutes 17 seconds West, a distance of 671.34 feet to an iron pin marking

21 the Southwest corner of the Penniston School tract; thence along the South
22 line of said School tract, North 88 degrees 48 minutes 28 seconds East, a
23 distance of 384.94 feet to an iron pin marking the Southeast corner of said
24 School Tract; thence North 00 degrees 06 minutes 28 seconds West, a
25 distance of 339.73 feet to an iron pin on the South right of way of Clay Street
26 marking the Northeast corner of said School Tract; thence along the South
27 line of Clay Street North 88 degrees 36 minutes 41 seconds East, a distance
28 of 385.06 feet to an iron pin; thence leaving said right of way along the West
29 line of John Grave's Western Addition to Chillicothe, South 00 degrees 05
30 minutes 15 seconds East, a distance of 858.71 feet to an iron pin; thence
31 North 89 degrees 58 minutes 03 seconds East , a distance of 180.28 feet to an
32 iron pin on the East line of Lot 5, Block 3 of Bruces' Subdivision of Blocks
33 17 and 18 of Graves Western Addition to the City of Chillicothe; thence
34 South 00 degrees 08 minutes 25 seconds West, a distance of 146.35 feet to an
35 iron pin on the North line of Third Street and the Southeast Corner of said
36 Lot 5; thence South 88 degrees 35 minutes 04 seconds West, a distance of
37 179.74 feet to the POINT OF BEGINNING, containing 15.46 acres, more or
38 less.

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40 **DESCRIPTION OF TRACT #2**

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42 A tract of land lying in the Northeast Quarter of Section 2, Township 57
43 North, Range 24 West of the fifth principal meridian, City of Chillicothe,
44 Livingston County, Missouri, being more particularly described as follows:
45 Commencing at an iron pin marking the Northeast corner of said Section 2;
46 thence along the East line of said Section 2, South 00 degrees 00 minutes 58
47 seconds West, a distance of 30.21 feet to an iron pin on the South right of
48 way line of Third Street and the POINT OF BEGINNING; thence
49 continuing South 00 degrees 00 minutes 58 seconds West, a distance of
50 1591.66 feet to an iron pin on the Northerly right of way of the former
51 Norfolk Southern Railroad; thence along said right of way, along the arc of
52 a curve to the right, having a radius of 1382.69 feet for a distance of 242.48
53 feet (chord bearing N89°56'35"W - 242.17') to an iron pin; thence North 84
54 degrees 55 minutes 09 seconds West, a distance of 1021.59 feet to an iron pin
55 on the Quarter-Quarter Section line; thence along said Quarter - Quarter
56 line, North 00 degrees 01 minutes 27 seconds West, a distance of 164.31 feet
57 to an iron pin; thence North 89 degrees 58 minutes 33 seconds East, a
58 distance of 20.00 feet to an iron pin on the East line of Woodrow Street;
59 thence along said East line, North 00 degrees 01 minutes 27 seconds West,
60 a distance of 1305.97 feet to an iron pin on the South right of way line of
61 Third Street; thence North 88 degrees 35 minutes 04 seconds East, a distance
62 of 1241.20 feet to the POINT OF BEGINNING, containing 43.96 acres, more
63 or less.

64 **DESCRIPTION OF TRACT #3**

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66 **A tract of land lying in the Northeast Quarter of Section 2, Township 57**
67 **North, Range 24 West of the fifth principal meridian, City of Chillicothe,**
68 **Livingston County, Missouri, being more particularly described as follows:**
69 **Commencing at an iron pin marking the Northeast corner of said Section 2;**
70 **thence along the East line of said Section 2, South 00 degrees 00 minutes 58**
71 **seconds West, a distance of 1621.87 feet to an iron pin on the Northerly right**
72 **of way of the former Norfolk Southern Right of way and the POINT OF**
73 **BEGINNING; thence continuing South 00 degrees 00 minutes 58 seconds**
74 **West, a distance of 50.18 feet to an iron pin at the centerline of said Norfolk**
75 **Southern right of way; thence along said centerline, along the arc of a curve**
76 **to the right, having a radius of 1432.69 feet for a distance 246.89 feet (chord**
77 **bearing N89°51'21''W - 246.58') to an iron pin; thence North 84 degrees 55**
78 **minutes 09 seconds West, a distance 1017.13 feet to an iron pin on the**
79 **Quarter-Quarter Section line; thence North 00 degrees 01 minutes 27**
80 **seconds West, a distance of 50.20 feet to an iron pin on said Northerly right**
81 **of way; thence along said right of way, South 84 degrees 55 minutes 09**
82 **seconds East, a distance of 1021.59 feet to an iron pin; thence along a curve**
83 **to the left, having a radius of 1382.69 feet for a distance of 242.48 feet (chord**
84 **bearing S89°56'35''E - 242.17') to the POINT OF BEGINNING, containing**
85 **1.45 acres, more or less.**

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87 **2. The commissioner of administration shall set the terms and conditions for the**
88 **conveyance as the commissioner deems reasonable. Such terms and conditions may**
89 **include, but are not limited to, the time, place, and terms of the conveyance.**

90 **3. The attorney general shall approve the form of the instrument of conveyance.**

Section B. Because immediate action is necessary to continue economic development
2 efforts, section A of this act is deemed necessary for the immediate preservation of the public
3 health, welfare, peace, and safety, and is hereby declared to be an emergency act within the
4 meaning of the constitution, and section A of this act shall be in full force and effect upon its
5 passage and approval.

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