

SECOND REGULAR SESSION

HOUSE BILL NO. 2530

94TH GENERAL ASSEMBLY

INTRODUCED BY REPRESENTATIVE COOPER (155).

Read 1st time March 31, 2008 and copies ordered printed.

D. ADAM CRUMBLISS, Chief Clerk

5566L.01I

AN ACT

To authorize the conveyance of property owned by the state in Camden County to Noel C. Calkin.

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 Camden County to Noel C. Calkin. The property to be conveyed is more particularly described as follows:

A part of lands described by the Quit Claim Deed filed at Book 85, Page 195 in the Office of the Recorder of Deeds for Camden County, Missouri lying above the 662 ft. contour elevation of the Lake of the Ozarks in the South one half of Lot 2 of the northwest quarter of Section 19, Township 39 North, Range 15 West, Camden County, Missouri and more particularly described as follows:

Commencing at the southwest corner of the North one half of Lot 2 of the northwest quarter of said Section 19; thence along the North line of the South one half of Lot 2 of the northwest quarter of said Section 19, S 88° 57' 08" E - 931.4 ft., (Call by Deed filed at Book 89, Page 60 = East - 931.4 ft.), to its intersection with the 662 ft. contour elevation of the Lake of the Ozarks at the southwest corner of lands described by the General Warranty Deed filed at Book 89, Page 60 in the Camden County, Missouri Deed

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.

20 records and the POINT OF BEGINNING for the herein described tract of
21 land; thence continue along the North line of the South one half of Lot 2 of
22 the northwest quarter of said Section 19 and the South line of said tract of
23 land described by Deed filed at Book 89, Page 60, S 88° 57' 08" E - 298.98 ft.
24 to a point on the 662 ft. contour elevation of the Lake of the Ozarks; thence
25 along said 662 ft. contour elevation of the Lake of the Ozarks on a traverse
26 closure line approximating the meanders of said 662 ft. contour elevation of
27 the Lake of the Ozarks on the following courses:

28
29 S 47° 14' 28" W - 32.85 ft., S 62° 46' 15" W - 54.6 ft., S 67° 09' 35" W - 67.89 ft., S
30 81° 46' 22" W - 55.76 ft., N 63° 34' 01" W - 41.21 ft., N 53° 48' 29" W - 48.77 ft., N
31 44° 06' 59" W - 35.58 ft. and N 27° 29' 28" W - 16.23 ft. to the point of beginning.

32
33 Containing in area 0.367 acres.

34
35 Subject to all rights of way, easements, restrictions, reservations and conditions of
36 record and to all utilities as the same may now be located.

37
38 Description as per Survey No. 2007-12-4120, GARY B. GEORGE SURVEYORS,
39 INC., Lake Ozark, Mo.

40
41 2. The commissioner of administration shall set the terms and conditions for the
42 conveyance as the commissioner deems reasonable. Such terms and conditions may
43 include, but are not limited to, the number of appraisals required, the time, place, and
44 terms of the conveyance. Consideration for the conveyance shall be the sum of two
45 thousand five hundred dollars.

46 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,
2 grant, and convey all interest in fee simple absolute in property owned by the state in
3 Camden County to Noel C. Calkin. The property to be conveyed is more particularly
4 described as follows:

5
6 A part of lands described by the Quit Claim Deed filed at Book 85, Page 195 in the
7 Office of the Recorder of Deeds for Camden County, Missouri in the North one half
8 of Lot 2 of the northwest quarter of Section 19, Township 39 North, Range 15 West,
9 Camden County, Missouri and more particularly described as follows:

10
11 Commencing at the southwest corner of the North one half of Lot 2 of the northwest
12 quarter of said Section 19; thence along the North line of the South one half of Lot
13 2 of the northwest quarter of said Section 19, S 88° 57' 08" E - 931.4 ft., (Call by
14 Deed filed at Book 89, Page 60 = East - 931.4 ft.), to its intersection with the 662 ft.

contour elevation of the Lake of the Ozarks at the southwest corner of lands described by the General Warranty Deed filed at Book 89, Page 60 in the Camden County, Missouri Deed Records; thence departing said North line of the South one half of Lot 2 of the northwest quarter of said Section 19 and said southwest corner of lands described by the General Warranty Deed filed at Book 89, Page 60 in the Camden County, Missouri Deed records at the 662 ft. contour elevation of the Lake of the Ozarks along and with the West boundary line of said lands described by the General Warranty Deed filed at Book 89, Page 60, N 01° 02' 55" E - 525.43 ft., (Call by Deed filed at Book 89, Page 60 = North - 508.1 ft.), to an iron pin set on the South right of way line of a 30 ft. wide private roadway, (Deed Call = South side of the present roadway across said premises), which monuments the northwest corner of said lands described by the General Warranty Deed filed at Book 89, Page 60 and the POINT OF BEGINNING for the herein described tract of land; thence continue along the northerly prolongation of the West boundary line of said lands described by the General Warranty Deed filed at Book 89, Page 60, N 01° 02' 55" E - 156.77 ft. to an iron pin set to monument its intersection with the South right of way line of Whispering Oaks Road, A.K.A. Lake Road 134-2, (50 ft. wide County Road); thence along and with the South right of way line of Whispering Oaks Road, (50 ft. wide County Road), on the following courses: N 67° 55' 02" E - 307.51 ft., N 73° 00' 17" E - 74.6 ft., N 76° 14' 29" E - 112.27 ft., N 80° 30' 32" E - 75.28 ft. and N 85° 06' 13" E - 147.56 ft. to an iron pin monumenting its intersection with the East line of the North one half of Lot 2 of the northwest quarter of Section 19; thence departing the South right of way line of Whispering Oaks Road, (50 ft. wide County Road), along and with the East line of the North one half of Lot 2 of the northwest quarter of said Section 19, S 01° 02' 55" W - 253.27 ft. to the northeast corner of the said lands described by the General Warranty Deed filed at Book 89, Page 60 in the Camden County, Missouri Deed Records on the South right of way line of a 30 ft. wide private roadway, (Deed Call = South side of the present roadway); thence departing the East line of the North one half of Lot 2 of the northwest quarter of said Section 19 along and with the South right of way line of the 30 ft. wide private roadway, (South side of the present roadway) and the North Boundary of the lands described by the General Warranty Deed filed at Book 89, Page 60 on the following monumented courses: N 74° 13' 52" W - 253.87 ft., S 63° 59' 40" W - 404.41 ft. and N 78° 29' 19" W - 78.64 ft. to the point of beginning.

Containing in area 3.015 acres.

Subject to all rights of way, easements, restrictions, reservations and conditions of record and to all utilities as the same may now be located.

Description as per Survey No. 2007-12-4120, GARY B. GEORGE SURVEYORS, INC., Lake Ozark, Mo.

58 **2. The commissioner of administration shall set the terms and conditions for the**
59 **conveyance as the commissioner deems reasonable. Such terms and conditions may**
60 **include, but are not limited to, the number of appraisals required, the time, place, and**
61 **terms of the conveyance. Consideration for the conveyance shall be the sum of two**
62 **thousand five hundred dollars.**

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

✓