

SECOND REGULAR SESSION
HOUSE COMMITTEE SUBSTITUTE FOR
HOUSE BILL NO. 2638
98TH GENERAL ASSEMBLY

6649H.02C

D. ADAM CRUMBLISS, Chief Clerk

AN ACT

To authorize the conveyance of certain state properties, with an emergency clause for a certain section.

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,
2 grant, convey, remise, release and forever quitclaim to all interest of the state of Missouri
3 in property known as the Highlands II DMH Group Home, Jackson County, Missouri,
4 described as follows:

5 Part of the Southeast 1/4 of Section 34, Township 50, Range 32 in
6 Independence, Jackson County, Missouri described as follows:

7 Beginning at a point 310 feet West and 25 feet South of the Northeast corner
8 of said 1/4 section, said point being the Northwest corner of Lot 1, PRINE'S
9 ADDITION, thence South 0 degrees 2 minutes 10 seconds East along West
10 line of said Lot 1, 200 feet; thence South 89 degrees 55 minutes 40 seconds
11 West parallel with North line of said 1/4 section, a distance of 150 feet,
12 thence North 0 degrees 2 minutes 10 seconds West, parallel with West line
13 of Lot 1, a distance of 200 feet to a point on the South line of Jones Street,
14 as now established, thence North 89 degrees 55 minutes 40 seconds East
15 along said South line a distance of 150 feet to the point of beginning.

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

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

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.

Section 2. 1. The governor is hereby authorized and empowered to sell, transfer, grant, convey, remise, release and forever quitclaim to all interest of the state of Missouri in property located in the City of Rolla, Phelps County, Missouri, described as follows:

A fractional part of the West Half of Railroad Lot 120 of the Railroad Addition to the City of Rolla, Missouri described as follows:

Beginning at a point on the North Line of said Lot 120, 10 feet East of the Northwest corner of said Lot 120; thence South parallel to the West line of said Lot 120 a distance of 136 feet; thence East a distance of 320 feet, more or less, thence North a distance of 136 feet to the North line of said Lot 120; thence West along said North line a distance of 320 feet, more or less, to the place of beginning; containing one acre, more or less.

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 not be limited to, the number of appraisals required, the time, place, and terms of the conveyance.

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

Section 3. 1. The governor is hereby authorized and empowered to sell, transfer, grant, convey, remise, release and forever quitclaim to all interest of the state of Missouri in property located in the City of Macon, Macon County, Missouri, described as follows:

All that part of the Northwest Quarter of the Northwest Quarter of Section 19, Township 56 North, Range 14 West of the 5th P.M. and all that part of the Northeast Quarter of the Northeast Quarter of Section 24, Township 56 North, Range 15 West of the 5th P.M. described as follows: Beginning at Northeast corner of the Northeast Quarter of the Northeast Quarter of said Section 24; thence South 01°19'50" West, 89.76 feet along the East line of the Northeast Quarter of said Northeast Quarter to the Northwest corner of the Northwest Quarter of the Northwest Quarter of said Section 19; thence South 88°50'39" East, 378.0 feet, more or less, along the North line of the Northwest Quarter of said Northwest Quarter to the thread of the Chariton River; thence in a Southerly direction along and with the thread of the Chariton River to its intersection with the South line of the Northwest Quarter of said Northwest Quarter; thence North 88°38'14" West, 783.0 feet, more or less, along said South line to the Southwest corner of the Northwest Quarter of said Northwest Quarter; thence North 01°23'18" East, 67.64 feet along the West line of the Northwest Quarter of said Northwest Quarter to the Southeast Corner of the Northeast Quarter of the Northeast

21 Quarter of aforesaid Section 24; thence North 89°55'29" West, 171.71 feet
22 along the South line of the Northeast Quarter of said Northeast Quarter to
23 the centerline of Icebox Road; thence North 05°00'59" West, 183.13 feet and
24 North 21°11'46" West, 62.34 feet and North 22°57'12" West, 407.79 feet and
25 North 22°37'59" West, 309.14 feet and North 15°35'19" West, 158.92 feet
26 and North 06°36'54" West, 130.65 feet and North 22°09'30" West, 138.59
27 feet all along said centerline to the North line of the Northeast Quarter of
28 said Northeast Quarter; thence North 89°59'12" East, 630.12 feet along said
29 North line to the point of beginning. Contains 26.0 acres, more or less, per
30 Survey No. L-390 by Lortz Surveying, LLC.

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

35 3. The attorney general shall approve as to form 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 to all interest of the state of Missouri
3 in property located in Kansas City, Jackson County, Missouri, described as follows:

4 All that part of the Southwest quarter of the Northwest quarter of Section
5 3, Township 49, Range 33, in Kansas City, Jackson County, Missouri,
6 described as beginning at the Northeast corner of Prospect Avenue and 12th
7 Street, said corner being 30 feet East and 40 feet North of the Southwest
8 corner of said quarter quarter section, run East along the North line of 12th
9 Street 267 feet, thence North parallel with the East line of Prospect Avenue
10 256.75 feet to the South line of Peery Avenue, thence West along the South
11 line of Peery Avenue 267 feet to the East line of Prospect Avenue and thence
12 South along the East line of Prospect Avenue 256.75 feet to the point of
13 beginning, subject to the right of way of Montgall Avenue over the East
14 twenty-five feet thereof.

15 Subject to covenants, conditions, restrictions, easements and any other
16 matters of public record.

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

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

Section 5. 1. The governor is hereby authorized and empowered to sell, transfer, grant, convey, remise, release and forever quitclaim to all interest of the state of Missouri in property located in the City of Jefferson, Cole County, Missouri, described as follows to F & F Development, LLC.

Tract 1:

Part of Inlots Nos. 664, 665, 666, 668 and 669; part of an un-named 20 foot wide alley between the southerly line of said Inlots 664, 665 and 666 and the northerly line of said Inlots 668 and 669; part of the West Elm Street Right-of-Way; and part of the Original Wears Creek as per plat of Jefferson City, Missouri, including all of Tracts 1 and 2 of a certain survey of record in Survey Record Book A, page 104, being Tracts II and III of the deed of record in Book 418, page 487, Cole County Recorder's Office, also including all of the property described by quit-claim deed of record in Book 418, page 488, Cole County Recorder's Office, the combined boundary of all the aforesaid being more particularly described as follows:

BEGINNING at the most westerly corner of Tract 1 of the aforesaid survey of record in Survey Record Book A, page 104, being a point on the southerly line of the Business 50 / Missouri Boulevard right-of-way; thence northeasterly, along said right-of-way line, on a curve to the right, having a radius of 459.91 feet, an arc distance of 261.44 feet (the chord of said curve being N58°51'20"E, 257.94 feet) to a point 40 feet left of Highway Plan Centerline PC Sta. 7+69.30; thence N75°08'28"E, along said right-of-way line, 12.75 feet to the most northerly corner of Tract 2 of the aforesaid survey of record in Survey Record Book A, page 104, also being the most northerly corner of Tract II of the aforesaid deed of record in Book 418, page 487, common to the most westerly corner of the property described by deed of record in Book 660, page 276, Cole County Recorder's Office; thence S47°26'49"E, along the common boundary thereof, being the northerly boundary of Tract 2 of said survey in Survey Record Book A, page 104, 215.19 feet to the most easterly corner thereof, being a point on the northerly high bank of the relocated Wears Creek channel; thence westerly, along the northerly high bank of said relocated Wears Creek channel, the following courses: S78°50'01"W, along the southerly boundary of Tract 2 of said survey in Survey Record Book A, page 104, 99.73 feet to the most southerly

37 corner thereof; thence $S86^{\circ}27'00''W$, 27.90 feet to the southeasterly corner
38 of the property described by quit-claim deed of record in Book 418, page
39 488, Cole County Recorder's Office; thence continuing westerly, along the
40 northerly high bank of said relocated Wears Creek channel, being the
41 southerly boundary of said property described in Book 418, page 488 the
42 following courses: $S79^{\circ}45'34''W$, 28.53 feet; thence $S69^{\circ}57'44''W$, 25.00
43 feet; thence $S64^{\circ}48'14''W$, 20.00 feet; thence $S50^{\circ}06'54''W$, 20.00 feet;
44 thence $S42^{\circ}02'44''W$, 40.00 feet; thence $S36^{\circ}48'34''W$, 40.00 feet; thence
45 $S22^{\circ}43'14''W$, 40.00 feet to a point on the northerly line of the aforesaid
46 West Elm Street right-of-way, being the most southerly corner of said
47 property described in Book 418, page 488; thence leaving the southerly
48 boundary of said property described in Book 418, page 488, continuing
49 $S22^{\circ}43'14''W$, 42.17 feet, to a point on the centerline of said West Elm Street
50 right-of-way; thence leaving the northerly high bank of said relocated Wears
51 Creek channel, $N47^{\circ}38'44''W$, along the centerline of said West Elm Street
52 right-of-way, 50.25 feet to a point on the easterly line of the U.S. Route 54
53 and Business 50 / Missouri Boulevard connection right-of-way; thence
54 $N22^{\circ}07'57''W$, along said connection right-of-way, 117.03 feet; thence
55 $N15^{\circ}57'19''W$, along said connection right-of-way, 62.54 feet to the POINT
56 OF BEGINNING.

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58 **Tract 2:**

59 Parts of Inlots 772, 773, 775, 776 and 777; part of an Un-labeled Inlot; Part
60 of a 20 foot wide vacated Alley vacated by City Ord. No. 11723, in Book 336,
61 page 584, Cole County Recorder's Office; and part of the Original Wears
62 Creek as per plat of Jefferson City, Missouri, being all the properties
63 described by deed of record in Book 336, page 608 & 609, Cole County
64 Recorder's Office, more particularly described as follows:

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66 From the southwesterly corner of the aforesaid Inlot 775; thence
67 $S47^{\circ}33'56''E$, along the southerly line of said Inlot 775, 42.90 feet to a corner
68 on the southwesterly boundary of the aforesaid properties described by deed
69 of record in Book 336, page 609, Cole County Recorder's Office, being a
70 point 40.85 feet left of the Dunklin Street centerline at PT Sta. 1+43.65, as
71 per the Missouri Highway and Transportation Commission Plans of Job No.
72 5-U-54-258B and said point being the POINT OF BEGINNING for this

73 description; thence, along said Highway plan right-of-ways, being the
74 boundary of said properties described in Book 336, page 609, the following
75 courses: N9°14'44"W, 46.29 feet to a point 76.0 feet left of Sta. 15+40 of the
76 Missouri Boulevard centerline; thence N38°14'47"E, 50.32 feet to a point
77 54.00 feet left of Sta. 15+00 of said Missouri Boulevard centerline; thence
78 Northeasterly, on a curve to the left, having a radius of 553.06 feet, an arc
79 distance of 205.41 feet (the chord of said curve being N51°12'34"E, 204.23
80 feet) to a point 54.0 feet left of PC Sta. 13+14.92 of said Missouri Boulevard
81 centerline; thence N40°34'09"E, 34.92 feet to a point 54.0 feet left of Sta.
82 12+80 of said Missouri Boulevard centerline; thence N65°35'10"E, 49.66 feet
83 to a point 75.0 feet left of Sta. 12+35 of said Missouri Boulevard centerline;
84 thence S65°54'55"E, 50.30 feet to a point 20.0 feet left of Sta. 9+50 of the
85 Ramp 4 base line; thence S4°51'13"W, 89.43 feet to a point 40.0 feet left of
86 Sta. 8+00 of said Ramp 4 base line; thence S18°40'19"W, 84.88 feet to a
87 point 45.0 feet left of Sta. 7+00 of said Ramp 4 base line; thence
88 S47°43'45"W, 82.66 feet to a point 63.0 feet left of Sta. 6+00 of said Ramp
89 4 base line; thence S59°45'50"W, 51.57 feet to a point 70.0 feet left of Sta.
90 5+33.3 of said Ramp 4 base line; thence S59°42'35"W, 74.45 feet to a point
91 71.33 feet left of Sta. 4+58.19 of said Ramp 4 base line, being on the
92 southerly line of the aforesaid Inlot 776, being the northerly line of the
93 Dunklin Street right-of-way; thence N47°33'56"W, along the southerly line
94 of said Inlot 776 and 775, being the northerly line of said Dunklin Street
95 right-of-way, 139.27 feet to the POINT OF BEGINNING.

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

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

Section 6. 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 Buchanan County to the City of St. Joseph, Missouri. The property to be conveyed is more
4 particularly described as follows:

5 Tract A.

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7 A tract located in the East half of Section 10 Township 57 North Range 35 West
8 Buchanan County, Missouri. Beginning 17.57 feet East and 541.50 feet South

9 of the center of Section 10 Township 57 North Range 35 West, thence on a curve
10 to the left with a radius of 622.96 feet to a point that is 356.41 feet East and
11 421.10 feet South of center of said Section 10, thence at a right angle to the right
12 10 feet, thence North 53°40' East 392.22 feet to a point 678.29 feet East and
13 196.78 feet South of center of said Section 10, thence North 75°24' East 344.17
14 feet to a point that is 1011.35 feet East and 110 feet South of the center of said
15 Section 10, thence East to a point on the West line of 36th Street 110 feet South
16 of the East and West center line of said Section 10, then North along the West
17 line of 36th Street 210 feet to a point 100 feet North of the East and West center
18 line of said Section 10, thence West parallel to the East and West center line of
19 said Section 10 to a point 100 feet North and 1011.35 feet East of Center of said
20 Section 10, thence South 27.5 feet to a point 72.5 feet North and 1011.35 feet
21 East of the center of said Section 10, thence on a curve to the left with a radius
22 of 1195.92 feet to a point 616.07 feet East and 10.29 feet North of the center of
23 said Section 10, thence South 70°42' West 274.56 feet to a point 356.94 feet East
24 and 80.45 feet South of center of said Section 10, thence on a curve to the right
25 with a radius of 1095.92 feet to the East line of 32nd Street, thence South on the
26 East line of 32nd Street to the point of beginning.

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

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

Section B. Because immediate action is necessary to enable the City of St. Joseph,
2 Missouri, to obtain the property and begin construction of a firehouse and thereby continue
3 serving its citizens safely, efficiently and effectively, the enactment of section 6 of this act is
4 deemed necessary for the immediate preservation of the public health, welfare, peace, and safety,
5 and is hereby declared to be an emergency act within the meaning of the constitution, and the
6 enactment of section 6 of this act shall be in full force and effect upon its passage and approval.

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