

SENATE SUBSTITUTE

FOR

SENATE COMMITTEE SUBSTITUTE

FOR

HOUSE BILL NO. 1838

AN ACT

To authorize the conveyance of certain state properties.

BE IT ENACTED BY THE GENERAL ASSEMBLY OF THE STATE OF MISSOURI, AS FOLLOWS:

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

6           All that part of the Original Wears Creek as per the  
7 plat of Jefferson City, Missouri, that lies  
8 southeasterly of the U.S. Route 54 Connection to  
9 Missouri Boulevard (Job No. 5-U-54-258B) right-of-way  
10 line, southwesterly of Inlot 774, northwesterly of the  
11 Wears Creek Channel Change (Highway Job No. 5-U-54-  
12 258B), northeasterly of the Dunklin Street right-of-way  
13 line and easterly of Inlot 778, in the City of  
14 Jefferson, Cole County, Missouri, being more  
15 particularly described as follows:

16  
17           Beginning at the most southerly corner of Inlot 774;  
18 thence S12°00'46"E, along the boundary of said Original  
19 Wears Creek, 45.62 feet to the northwesterly boundary  
20 of the Wears Creek Channel Change (Highway Job No. 5-U-  
21 54-258B); thence S31°53'40"W, along the northwesterly  
22 boundary of the Wears Creek Channel Change (Highway Job  
23 No. 5-U-54-258B), 195.78 feet to the northeasterly  
24 right-of-way line of Dunklin Street; thence  
25 N47°33'56"W, along the northeasterly right-of-way line  
26 of Dunklin Street, 72.18 feet to the most southerly  
27 corner of Inlot 778; thence N42°14'14"E, along the

1 southeasterly line of Inlot 778, being the boundary of  
2 said Original Wears Creek, 120.82 feet to the most  
3 easterly corner of Inlot 778; thence N40°09'27"W, along  
4 the northeasterly line of Inlot 778, being the boundary  
5 of said Original Wears Creek, 18.31 feet to a point on  
6 the U.S. Route 54 Connection to Missouri Boulevard (Job  
7 No. 5-U-54-258B) right-of-way line; thence N38°58'35"E,  
8 along the U.S. Route 54 Connection to Missouri  
9 Boulevard (Job No. 5-U-54-258B) right-of-way line,  
10 66.61 feet; thence N20°47'15"E, continuing along the  
11 U.S. Route 54 Connection to Missouri Boulevard (Job No.  
12 5-U-54-258B) right-of-way line, 31.55 feet to a point  
13 on the southwesterly line of said Inlot 774; thence  
14 S47°36'20"E, along the southwesterly line of said Inlot  
15 774, 33.47 feet to the point of beginning.  
16 Containing 0.30 acre.

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

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

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

29 The East 116 feet of Lot 11, FRELING ORCHARD ACRES, a  
30 subdivision in Independence, Jackson County, Missouri,  
31 except Right-of-Way conveyed to the City of  
32 Independence on March 12, 1981, and recorded as Document  
33 No. I 457242. Subject to easement reserved for ingress  
34 and egress to grantor's adjoining property, reserved  
35 across the South Forty (40) feet of the conveyed  
36 parcel.

37  
38 2. The commissioner of administration shall set the terms  
39 and conditions for the conveyance as the commissioner deems

1 reasonable. Such terms and conditions may include, but not be  
2 limited to, the number of appraisals required, the time, place,  
3 and terms of the conveyance.

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

6 Section 3. 1. The governor is hereby authorized and  
7 empowered to sell, transfer, grant, convey, remise, release and  
8 forever quitclaim to all interest of the state of Missouri in  
9 property located in St. Louis, Missouri, described as follows:

10 Lots 29, 30, 31, 32, 33 and part of Lots 27 and 28 in  
11 Block 2 of CHELTENHAM, Lots 21, 22, 23 and part of Lot  
12 20 of WIBLE'S EASTERN ADDITION to CHELTENHAM, together  
13 with the Western 36 feet of former January Avenue  
14 vacated under the provisions of Ordinance No. 52058,  
15 and in Blocks 4022 and 4023 of the City of St. Louis,  
16 more particularly described as follows: Beginning at a  
17 point in the North line of Wilson Avenue, 40 feet wide,  
18 at its intersection with a line 36 feet East of and  
19 parallel to the West line of former January Avenue, 60  
20 feet wide, as vacated under the provisions of Ordinance  
21 No. 52058; thence North 82 degrees 57 minutes 15  
22 seconds West along said North line of Wilson Avenue a  
23 distance of 355.20 feet to a point; thence North 8  
24 degrees 15 minutes 30 seconds East a distance of 472.56  
25 feet to a point in the Southerly Right-of- Way line of  
26 Interstate Highway 1-44; thence in an Easterly  
27 direction along said Right-of-Way line North 87 degrees  
28 03 minutes 45 seconds East a distance of 25.59 feet to  
29 an angle point being located in the Eastern line of Lot  
30 20 of Wible's Eastern Addition to Cheltenham, said  
31 point being 477 feet North along the Eastern line of  
32 said Wible's Addition from the Northern line of Wilson  
33 Avenue, 40 feet wide; thence South 87 degrees 53  
34 minutes 03 seconds East and along said 1-44 Right-of-  
35 Way line 295.71 feet to a point in the West line of  
36 said former January Avenue vacated as aforesaid at a  
37 point being 502.42 feet North along said line from the  
38 Northern line of Wilson Avenue; thence North 74 degrees  
39 42 minutes 01 seconds East along the South Right-of-Way  
40 line of 1-44 a distance of 39.27 feet to a point in a  
41 line 36 feet East of and parallel to said West line of  
42 former January Avenue, vacated as aforesaid; thence  
43 South 8 degrees 15 minutes 30 seconds West along said  
44 line 36 feet East of the West line of former January

1 Avenue, vacated as aforesaid, a distance of 517.36 feet  
2 to the point of beginning.  
3

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

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

11 Section 4. 1. The governor is hereby authorized and  
12 empowered to sell, transfer, grant, convey, remise, release and  
13 forever quitclaim to all interest of the state of Missouri in  
14 property located in the City of Jefferson, Cole County, Missouri,  
15 described as follows:

16 A tract located in the City of Jefferson, Cole County,  
17 Missouri, also being part of the tract described by  
18 Inlot numbers 73 through 83 and Inlot numbers 313  
19 through 330 of the original City of Jefferson, also  
20 commonly known as the state capital grounds; said tract  
21 being more particularly described as follows:  
22 commencing at the northwest corner of Inlot 84 of the  
23 original City of Jefferson, thence, N 48°44'00'' W,  
24 403.10 feet to a point on the south right of way line  
25 of the Union Pacific Railroad, the point of beginning:  
26 Commencing at the northwest corner of Inlot 84 of the  
27 original City of Jefferson, thence, N 48°44'00'' W,  
28 403.10 feet to a point on the south right of way line  
29 of the Union Pacific Railroad, the point of beginning:  
30 Thence from the point of beginning, with the south  
31 right of way line of the Union Pacific Railroad N  
32 47°38'49'' W, 80.73 feet; thence leaving the south  
33 right of way line of the Union Pacific Railroad, S  
34 71°14'48'' W, 44.32 feet; thence with a non-tangent  
35 curve to the right 34.23 feet, curve radius of 49.41  
36 feet, chord S 10°25'00'' E, 33.55 feet; thence with a  
37 non-tangent curve to the right 19.65 feet, curve radius  
38 of 76.00 feet, chord S 16°50'12'' W, 19.60 feet; thence  
39 S 24°14'38'' W, 127.11 feet; thence S 22°12'10'' E,  
40 40.01 feet; thence with a non-tangent curve to the

1 right 14.86 feet, curve radius of 63.54 feet, chord S  
2 77°04'30'' W, 14.82 feet; thence S 23°13'34'' E, 22.36  
3 feet; thence N 42°35'20'' E, 64.10 feet; thence with a  
4 non-tangent curve to the right 211.51 feet, curve  
5 radius of 82.31 feet, chord N 34°46'36'' E, 157.93  
6 feet; thence N 42°21'11'' E, 15.56 feet to the point of  
7 beginning and contains 0.19 acres more or less.  
8

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

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

16 Section 5. 1. The governor is hereby authorized and  
17 empowered to sell, transfer, grant, convey, remise, release and  
18 forever quitclaim to all interest of the state of Missouri in  
19 property located in Mack's Creek, Camden County, Missouri,  
20 described as follows:

21 In Section 13, Township 37 North, Range 18 West of the  
22 5th Principal Meridian, all that part of Lot 4,  
23 described as follows: Beginning at the Northeast corner  
24 of said Lot 4; thence South with the meanderings of the  
25 Niangua River 140 yards; thence West 210 yards; thence  
26 North to the North line of said Lot 4; thence East to  
27 the place of beginning. ALSO beginning at a point 210  
28 yards West of the Northeast corner of said Lot 4, or at  
29 the Northwest corner of above described tract; thence  
30 West to the Quarter Section corner on West side of  
31 Section; thence South 35 yards; thence East to the West  
32 line of first above described tract; thence North to  
33 place of beginning. ALSO in said Section 13, Township  
34 37 North, Range 18 West of the 5th Principal Meridian,  
35 that part of Lot 3, described as follows: Beginning at  
36 the Southwest corner of said Lot 3; thence East 420  
37 feet; thence North 745 feet; thence in a Northwest  
38 direction on a straight line to a point 329 feet South  
39 of the Northwest corner of said Lot 3; thence South to  
40 place of beginning.  
41 ALSO in Section 14, Township 37 North, Range 18 West of

1 the 5th Principal Meridian, all of the Southeast  
2 Quarter of the Northwest Quarter and the South Half of  
3 the North-east Quarter, EXCEPT 1 3/4 acres in the  
4 Northeast corner of the Southeast Quarter of the  
5 Northeast Quarter, described as follows: Beginning at  
6 the Northeast corner of said Southeast Quarter of the  
7 Northeast Quarter; thence West 472 feet; thence in a  
8 Southeast direction on a straight line to a point 329  
9 feet South of above mentioned Northeast corner of the  
10 Southeast Quarter of the Northeast Quarter; thence  
11 North to place of beginning. EXCEPTING ALSO that part  
12 of the South Half of the Northeast Quarter of Section  
13 14, Township 37 North, Range 18 West, bounded as  
14 follows: Beginning on the South line at the Southwest  
15 corner of the Southeast Quarter of the Northeast  
16 Quarter; thence West 70 yards; thence North 70 yards;  
17 thence East 70 yards; thence South 70 yards to the  
18 place of beginning; thence beginning at the above  
19 mentioned Southwest corner of the Southeast Quarter of  
20 the Northeast Quarter; thence East 150 feet to a road;  
21 thence in a Northeast direction following said road 250  
22 feet; thence North 100 feet; thence in a Southwest  
23 direction 306.5 feet to a point 70 yards North of the  
24 said Southwest corner of said Southeast Quarter of the  
25 Northeast Quarter; thence South to the place of  
26 beginning, excepting therefrom land conveyed to the  
27 State of Missouri, acting by and through the State  
28 Highway Commission of Missouri, for supplementary State  
29 Route U. All of the above described lands being in  
30 Camden County, Missouri.

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

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

39 Section 6. 1. The governor is hereby authorized and  
40 empowered to sell, transfer, grant, convey, remise, release and  
41 forever quitclaim all interest of the state of Missouri in fee  
42 simple absolute in property owned by the state in Butler County

1 to any lawful buyer or transferee. The property to be conveyed  
2 is more particularly described as follows:

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4 All that part of section 33, township 25 north, range 6  
5 east of the fifth principal meridian, Butler County,  
6 state of Missouri, described as follows: commencing at  
7 an aluminum monument marking the closing corner of  
8 sections 4 and 5 of township 24 north on the southern  
9 line of township 25 north, thence measure 3437.9 feet  
10 east and 14.6 feet north to a ½" rebar marking the  
11 intersection of the existing north right of way line of  
12 West Harper Street with the existing west MHTC boundary  
13 line of Business Rte. 60/67, for the point of  
14 beginning; thence, S89°18'E along said north right of  
15 way line of West Harper Street a distance of 313.4  
16 feet, to a 5/8" rebar located 75 feet west (or right)  
17 of the survey centerline of Business Rte. 60-67 marking  
18 the intended northeast corner of that tract of land  
19 previously conveyed to the City of Poplar Bluff via an  
20 instrument dated April 11<sup>th</sup> 2003 (same described in  
21 Poplar Bluff city ordinance 6556); thence, N45°43'W  
22 along the new MHTC boundary line of Business Hwy. 60/67  
23 a distance of 245.5 feet, to a 5/8" rebar 136.4 feet  
24 south (or right) of Rte. PP centerline station  
25 30+936.538m; thence, S88°01'W along the new south MHTC  
26 boundary line of Rte. PP a distance of 91.6 feet, to a  
27 5/8" rebar 92.66 feet south (or right) of Rte. PP  
28 centerline station 30+914.099m; thence, s72°34'w along  
29 the new south MHTC boundary line of Rte. PP a distance  
30 of 233.5 feet, to MHTC boundary marker 91.86 feet south  
31 (or right) of Rte. PP centerline station 30+852.493m;  
32 thence, S61°53'E along existing MHTC boundary line of  
33 Business Hwy. 60/67 as shown on sheet 9 of J0S0563, a  
34 distance of 200.4 feet, to the point of beginning,  
35 containing 1.16 acres.

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

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