

SECOND REGULAR SESSION  
[TRULY AGREED TO AND FINALLY PASSED]  
SENATE SUBSTITUTE FOR  
SENATE COMMITTEE SUBSTITUTE FOR  
**HOUSE BILL NO. 1838**  
99TH GENERAL ASSEMBLY

5560S.03T

2018

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**AN ACT**

To authorize the conveyance of certain state properties.

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

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

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

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

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 72.18 feet to the most southerly corner of Inlot 778; thence N42°14'14"E,  
21 along the southeasterly line of Inlot 778, being the boundary of said Original  
22 Wears Creek, 120.82 feet to the most easterly corner of Inlot 778; thence  
23 N40°09'27"W, along the northeasterly line of Inlot 778, being the boundary  
24 of said Original Wears Creek, 18.31 feet to a point on the U.S. Route 54  
25 Connection to Missouri Boulevard (Job No. 5-U-54-258B) right-of-way line;  
26 thence N38°58'35"E, along the U.S. Route 54 Connection to Missouri  
27 Boulevard (Job No. 5-U-54-258B) right-of-way line, 66.61 feet; thence  
28 N20°47'15"E, continuing along the U.S. Route 54 Connection to Missouri  
29 Boulevard (Job No. 5-U-54-258B) right-of-way line, 31.55 feet to a point on  
30 the southwesterly line of said Inlot 774; thence S47°36'20"E, along the  
31 southwesterly line of said Inlot 774, 33.47 feet to the point of beginning.  
32 Containing 0.30 acre.

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

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

Section 2. 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 the City of Independence, Jackson County, Missouri, described as  
4 follows:

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

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

16 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 to all interest of the state of Missouri  
3 in property located in St. Louis, Missouri, described as follows:

4 Lots 29, 30, 31, 32, 33 and part of Lots 27 and 28 in Block 2 of  
5 CHELTENHAM, Lots 21, 22, 23 and part of Lot 20 of WIBLE'S EASTERN  
6 ADDITION to CHELTENHAM, together with the Western 36 feet of

7 former January Avenue vacated under the provisions of Ordinance No.  
8 52058, and in Blocks 4022 and 4023 of the City of St. Louis, more  
9 particularly described as follows: Beginning at a point in the North line of  
10 Wilson Avenue, 40 feet wide, at its intersection with a line 36 feet East of and  
11 parallel to the West line of former January Avenue, 60 feet wide, as vacated  
12 under the provisions of Ordinance No. 52058; thence North 82 degrees 57  
13 minutes 15 seconds West along said North line of Wilson Avenue a distance  
14 of 355.20 feet to a point; thence North 8 degrees 15 minutes 30 seconds East  
15 a distance of 472.56 feet to a point in the Southerly Right-of- Way line of  
16 Interstate Highway 1-44; thence in an Easterly direction along said Right-of-  
17 Way line North 87 degrees 03 minutes 45 seconds East a distance of 25.59  
18 feet to an angle point being located in the Eastern line of Lot 20 of Wible's  
19 Eastern Addition to Cheltenham, said point being 477 feet North along the  
20 Eastern line of said Wible's Addition from the Northern line of Wilson  
21 Avenue, 40 feet wide; thence South 87 degrees 53 minutes 03 seconds East  
22 and along said 1-44 Right-of-Way line 295.71 feet to a point in the West line  
23 of said former January Avenue vacated as aforesaid at a point being 502.42  
24 feet North along said line from the Northern line of Wilson Avenue; thence  
25 North 74 degrees 42 minutes 01 seconds East along the South Right-of-Way  
26 line of 1-44 a distance of 39.27 feet to a point in a line 36 feet East of and  
27 parallel to said West line of former January Avenue, vacated as aforesaid;  
28 thence South 8 degrees 15 minutes 30 seconds West along said line 36 feet  
29 East of the West line of former January Avenue, vacated as aforesaid, a  
30 distance of 517.36 feet to the point of beginning.

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32 2. The commissioner of administration shall set the terms and conditions for the  
33 conveyance as the commissioner deems reasonable. Such terms and conditions may  
34 include, but not be limited to, the number of appraisals required, the time, place, and terms  
35 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 to all interest of the state of Missouri  
3 in property located in the City of Jefferson, Cole County, Missouri, described as follows:

4 A tract located in the City of Jefferson, Cole County, Missouri, also being  
5 part of the tract described by Inlot numbers 73 through 83 and Inlot  
6 numbers 313 through 330 of the original City of Jefferson, also commonly  
7 known as the state capital grounds; said tract being more particularly  
8 described as follows: commencing at the northwest corner of Inlot 84 of the  
9 original City of Jefferson, thence, N 48°44'00" W, 403.10 feet to a point on  
10 the south right of way line of the Union Pacific Railroad, the point of  
11 beginning: Commencing at the northwest corner of Inlot 84 of the original  
12 City of Jefferson, thence, N 48°44'00" W, 403.10 feet to a point on the south

13 right of way line of the Union Pacific Railroad, the point of beginning:  
14 Thence from the point of beginning, with the south right of way line of the  
15 Union Pacific Railroad N 47°38'49" W, 80.73 feet; thence leaving the south  
16 right of way line of the Union Pacific Railroad, S 71°14'48" W, 44.32 feet;  
17 thence with a non-tangent curve to the right 34.23 feet, curve radius of 49.41  
18 feet, chord S 10°25'00" E, 33.55 feet; thence with a non-tangent curve to the  
19 right 19.65 feet, curve radius of 76.00 feet, chord S 16°50'12" W, 19.60 feet;  
20 thence S 24°14'38" W, 127.11 feet; thence S 22°12'10" E, 40.01 feet; thence  
21 with a non-tangent curve to the right 14.86 feet, curve radius of 63.54 feet,  
22 chord S 77°04'30" W, 14.82 feet; thence S 23°13'34" E, 22.36 feet; thence  
23 N 42°35'20" E, 64.10 feet; thence with a non-tangent curve to the right  
24 211.51 feet, curve radius of 82.31 feet, chord N 34°46'36" E, 157.93 feet;  
25 thence N 42°21'11" E, 15.56 feet to the point of beginning and contains 0.19  
26 acres more or less.

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

32 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,  
2 grant, convey, remise, release and forever quitclaim to all interest of the state of Missouri  
3 in property located in Mack's Creek, Camden County, Missouri, described as follows:

4 In Section 13, Township 37 North, Range 18 West of the 5th Principal  
5 Meridian, all that part of Lot 4, described as follows: Beginning at the  
6 Northeast corner of said Lot 4; thence South with the meanderings of the  
7 Niangua River 140 yards; thence West 210 yards; thence North to the North  
8 line of said Lot 4; thence East to the place of beginning. ALSO beginning at  
9 a point 210 yards West of the Northeast corner of said Lot 4, or at the  
10 Northwest corner of above described tract; thence West to the Quarter  
11 Section corner on West side of Section; thence South 35 yards; thence East  
12 to the West line of first above described tract; thence North to place of  
13 beginning. ALSO in said Section 13, Township 37 North, Range 18 West of  
14 the 5th Principal Meridian, that part of Lot 3, described as follows:  
15 Beginning at the Southwest corner of said Lot 3; thence East 420 feet; thence  
16 North 745 feet; thence in a Northwest direction on a straight line to a point  
17 329 feet South of the Northwest corner of said Lot 3; thence South to place  
18 of beginning.

19 ALSO in Section 14, Township 37 North, Range 18 West of the 5th Principal  
20 Meridian, all of the Southeast Quarter of the Northwest Quarter and the  
21 South Half of the North-east Quarter, EXCEPT 1 3/4 acres in the Northeast  
22 corner of the Southeast Quarter of the Northeast Quarter, described as

23 follows: Beginning at the Northeast corner of said Southeast Quarter of the  
24 Northeast Quarter; thence West 472 feet; thence in a Southeast direction on  
25 a straight line to a point 329 feet South of above mentioned Northeast corner  
26 of the Southeast Quarter of the Northeast Quarter; thence North to place of  
27 beginning. EXCEPTING ALSO that part of the South Half of the Northeast  
28 Quarter of Section 14, Township 37 North, Range 18 West, bounded as  
29 follows: Beginning on the South line at the Southwest corner of the  
30 Southeast Quarter of the Northeast Quarter; thence West 70 yards; thence  
31 North 70 yards; thence East 70 yards; thence South 70 yards to the place of  
32 beginning; thence beginning at the above mentioned Southwest corner of the  
33 Southeast Quarter of the Northeast Quarter; thence East 150 feet to a road;  
34 thence in a Northeast direction following said road 250 feet; thence North  
35 100 feet; thence in a Southwest direction 306.5 feet to a point 70 yards North  
36 of the said Southwest corner of said Southeast Quarter of the Northeast  
37 Quarter; thence South to the place of beginning, excepting therefrom land  
38 conveyed to the State of Missouri, acting by and through the State Highway  
39 Commission of Missouri, for supplementary State Route U. All of the above  
40 described lands being in Camden County, Missouri.

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

46 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,  
2 grant, convey, remise, release and forever quitclaim all interest of the state of Missouri in  
3 fee simple absolute in property owned by the state in Butler County to any lawful buyer  
4 or transferee. The property to be conveyed is more particularly described as follows:

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6 All that part of section 33, township 25 north, range 6 east of the fifth  
7 principal meridian, Butler County, state of Missouri, described as follows:  
8 commencing at an aluminum monument marking the closing corner of  
9 sections 4 and 5 of township 24 north on the southern line of township 25  
10 north, thence measure 3437.9 feet east and 14.6 feet north to a 1/2" rebar  
11 marking the intersection of the existing north right of way line of West  
12 Harper Street with the existing west MHTC boundary line of Business Rte.  
13 60/67, for the point of beginning; thence, S89°18'E along said north right of  
14 way line of West Harper Street a distance of 313.4 feet, to a 5/8" rebar  
15 located 75 feet west (or right) of the survey centerline of Business Rte. 60-67  
16 marking the intended northeast corner of that tract of land previously  
17 conveyed to the City of Poplar Bluff via an instrument dated April 11<sup>th</sup> 2003

18 (same described in Poplar Bluff city ordinance 6556); thence, N45°43'W  
19 along the new MHTC boundary line of Business Hwy. 60/67 a distance of  
20 245.5 feet, to a 5/8" rebar 136.4 feet south (or right) of Rte. PP centerline  
21 station 30+936.538m; thence, S88°01'W along the new south MHTC  
22 boundary line of Rte. PP a distance of 91.6 feet, to a 5/8" rebar 92.66 feet  
23 south (or right) of Rte. PP centerline station 30+914.099m; thence, S72°34'W  
24 along the new south MHTC boundary line of Rte. PP a distance of 233.5  
25 feet, to MHTC boundary marker 91.86 feet south (or right) of Rte. PP  
26 centerline station 30+852.493m; thence, S61°53'E along existing MHTC  
27 boundary line of Business Hwy. 60/67 as shown on sheet 9 of J0S0563, a  
28 distance of 200.4 feet, to the point of beginning, containing 1.16 acres.

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

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

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