

FIRST REGULAR SESSION

# HOUSE BILL NO. 1237

100TH GENERAL ASSEMBLY

INTRODUCED BY REPRESENTATIVE FITZWATER.

2478H.011

DANA RADEMAN MILLER, Chief Clerk

## AN ACT

To authorize the conveyance of certain state property.

*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 property located in the City of Rolla, Phelps County, Missouri, to Edgewood Investments. The property to be conveyed is more particularly described as follows:

A fractional part of Lot 119 of the Railroad Addition in Rolla, Missouri, and more particularly described as follows: Commencing at the Northwest Corner of said Lot 119; thence South 0°43' West, 30.00 feet to the South line of Gale Drive; thence North 88°53' East, 311.92 feet along said South street line; thence South 0°52' West, 325.00 feet; thence North 88°53' East, 109.10 feet to the true point of beginning of the tract hereinafter described: Thence North 88°53' East, 10.00 feet to the northwest corner of a parcel described in Phelps County Deed Records at Document No. 2017 4361; thence South 0°52' West, 241.19 feet along the West line of said Document No. 2017 4361 parcel to its southwest corner; thence South 89°07' West, 10.00 feet; thence North 0°52' East, 241.19 feet to the true point of beginning. Description derived from survey recorded in Phelps County Surveyor's records in Book "I" at Page S 6038, dated August 30th, A.D. 1982, made by Elgin & Associates, Engineers & Surveyors, Rolla, Missouri.

2. The commissioner of administration shall set the terms and conditions for the conveyance as the commissioner deems reasonable. Such terms and conditions may

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.

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

23 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 all interest of the state of Missouri in  
3 property located in the City of Kirksville, Adair County, Missouri. The property to be  
4 conveyed is more particularly described as follows:

5 All of Block thirty nine (39) of the Original Town (Now City) of  
6 Kirksville, Missouri.

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

11 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 property located in Macon County, Missouri, which is more particularly described as  
4 follows:

5 Tract 1:

6 The Southeast Quarter of the Northeast Quarter of Section 12, Township 56  
7 North, Range 15 West, except any coal and other minerals not owned by the  
8 Grantor, and further excepting all that part of the following described real  
9 estate falling within said Quarter Quarter Section:

10  
11 A strip of land 60 feet in width, being 30 feet on either side of the following  
12 described centerline: Beginning at a point which is 74.0 feet west of the  
13 southeast corner of the Northeast Quarter, Section 12, Township 56 North,  
14 Range 15 West, thence North 15o10' West a distance of 561.6 feet; thence  
15 North 13o41' East a distance of 312.9 feet; thence North 11o53' West a  
16 distance of 155.3 feet; thence North 19o21' West a distance of 256.5 feet;  
17 thence North 26o39' West a distance of 370.3 feet; thence North 14o14' West  
18 a distance of 996.6 feet; thence North 17o21' West a distance of 824.5 feet;  
19 thence North 5o28' West a distance of 253.2 feet; thence North 16o08' East  
20 a distance of 133.2 feet; thence North 45o20' East a distance of 116.7 feet;  
21 thence North 83o44' East a distance of 118.7 feet; thence South 84o07' East  
22 a distance of 360.9 feet; thence North 87o37' East a distance of 240.2 feet;

23        **thence North 71o24' East a distance of 106.6 feet to the West right-of-way**  
24        **line of an existing road.**

25

26        **Tract 2:**

27        **The East 10 acres of the Southeast Quarter of the Northwest Quarter; and**  
28        **the Southwest Quarter of the Northeast Quarter of Section 12, Township 56**  
29        **North, Range 15 West, Except any coal and other minerals not owned by the**  
30        **Grantor.**

31

32        **Tract 3:**

33        **The South Half of the Southeast Quarter of Section 12, Township 56 North,**  
34        **Range 15 West, and the North Half of the Northeast Quarter of the**  
35        **Northeast Quarter of Section 13, Township 56 North, Range 15 West,**  
36        **excepting any coal and other minerals not owned by the Grantor, and**  
37        **further excepting all that part of the following described real estate that falls**  
38        **within the above described real estate:**

39

40        **Beginning at the southeast corner of the Northeast Quarter of the Northeast**  
41        **Quarter of Section 13, Township 56N, Range 15W, Macon County,**  
42        **Missouri, thence west along the south line of said Northeast Quarter of**  
43        **Northeast Quarter for a distance of 520 feet, thence north 1 degree 05**  
44        **minutes west for a distance of 1264.3 feet, thence north 46 degrees 52**  
45        **minutes east for a distance of 97.3, thence north 86 degrees 24 minutes east**  
46        **for a distance of 473.4 feet to a point in the east line of Section 12, Township**  
47        **56N, Range 15W, Macon County, Missouri, thence south to the place of**  
48        **beginning, containing 0.29 acres more or less in said Section 12, and 16.12**  
49        **acres more or less in said Section 13.**

50

51        **Tract 4:**

52        **The Southwest Quarter of the Northeast Quarter of Section 13, Township**  
53        **56 North, Range 15 West. The East Half of the Southeast Quarter of the**  
54        **Southwest Quarter of Section 12, Township 56 North, Range 15 West; also**  
55        **a tract described as beginning at the Northeast corner of the Northwest**  
56        **Quarter of the Northeast Quarter of Section 13, Township 56 North, Range**  
57        **15 West, thence West 86 yards, thence South 70 yards, thence East 86 yards,**  
58        **thence North 70 yards to the place of beginning; also a tract or parcel of**

59 land off the North side of the Northeast Quarter of the Northwest Quarter  
60 of Section 13, Township 56 North, Range 15 West, beginning 19/100 chains  
61 West of the Northeast corner thereof, thence South 13 degrees West to a  
62 point in public road 313 feet South and 96 feet West of the Northeast corner  
63 of said 40 acres, thence along said road North 83½ degrees West 630 feet,  
64 thence North 72 degrees West 462 feet, thence North 45 degrees West 132  
65 feet, more or less, to North line, thence along North line to the beginning,  
66 except one (1) acre off the West end thereof, EXCEPTING from all the  
67 above described real estate any coal and minerals not owned by the Grantor.  
68

69 **Tract 5:**

70 There is no Tract 5.  
71

72 **Tract 6:**

73 All the Northeast Quarter of the Northeast Quarter of Section Twelve,  
74 except eight feet off the South side for road, and, except coal and other  
75 minerals and right of way for railroad over the surface thereof for removal  
76 of coal; Also, the Southhalf of the northwest Quarter of the Northeast  
77 Quarter of Section 12, subject to right to construct air shaft; and, also, the  
78 Southeast Quarter of the Southeast Quarter and the South-half of the  
79 Northeast Quarter of the Southeast Quarter of Section One, except coal and  
80 other mineral and right of way 100 feet wide for railroad, all of said land  
81 lying and being in Township 56, Range 15, Macon County, Missouri  
82

83 EXCEPTING therefrom all that part of the following described real estate  
84 falling within the above described lands:  
85

86 A strip of land 60 feet in width, being 30 feet on either side of the following  
87 described centerline: Beginning at a point which is 74.0 feet west of the  
88 southeast corner of the Northeast Quarter, Section 12, Township 56 North,  
89 Range 15 West, thence North 15o10' West a distance of 561.6 feet; thence  
90 North 13o41' East a distance of 312.9 feet; thence North 11o 53' West a  
91 distance of 155.3 feet; thence North 19o21' West a distance of 256.5 feet;  
92 thence North 26o39' West a distance of 370.3 feet; thence North 14o14' West  
93 a distance of 996.6 feet; thence North 17o21' West a distance of 824.5 feet;  
94 thence North 5o28' West a distance of 253.2 feet; thence North 16o08' East

a distance of 133.2 feet; thence North 45°20' East a distance of 116.7 feet; thence North 83°44' East a distance of 118.7 feet; thence South 84°07' East a distance of 360.9 feet; thence North 87°37' East a distance of 240.2 feet; thence North 71°24' East a distance of 106.6 feet to the west right-of-way line of an existing road.

**Tract 7:**

The Northwest quarter of the Northeast quarter, except one and three quarters (1  $\frac{3}{4}$ ) acres out of the northeast corner thereof; ALSO: A strip of land off the east side of the Northeast quarter of the Northwest quarter, containing 4.84 acres, all of said land being in Section 13, Township 56, Range 15, and containing in all 43.59 acres, more or less.

**Tract 8:**

The Northwest Quarter of the Southeast Quarter of Section 12, Township 56 North, Range 15 West.

**Tract 9:**

The West One half of the Southeast Quarter of Section 1, and the North Half of the Northwest Quarter of the Northeast Quarter of Section 12, except coal and other mineral rights thereunder, all in Township 56, Range 15, Macon County, Missouri.

**Tract 10:**

The South Half of the Northeast Quarter of the Northeast Quarter of Section 13, Township 56, Range 15, except the coal, and further excepting that part falling within the following described tract of land, to-wit:

Beginning at the southeast corner of the Northeast Quarter of the Northeast Quarter of Section 13, Township 56N, Range 15W, Macon County, Missouri, thence west along the south line of said Northeast Quarter of Northeast Quarter for a distance of 520 feet, thence north 1 degree 05 minutes west for a distance for 1264.3 feet, thence north 46 degrees 52 minutes east for a distance of 97.3 feet, thence north 86 degrees 24 minutes east for a distance of 478.4 feet to a point in the east line of Section 12, Township 56N, Range 15W, Macon County, Missouri, thence south to the

place of beginning, containing 0.29 acres more or less in said Section 12, and 16.12 acres more or less in said Section 13.

**Tract 11:**

**The Northeast Quarter of the Southeast Quarter of Section 12, Township 56 North, Range 15 West, Except the coal and other minerals.**

**Tract 12:**

**Beginning at the Northwest corner of the Southeast Quarter of the Northeast Quarter, Section 13, Township 56N, Range 15W, thence South following center line of county road a distance of 800 feet, thence East approximately 730 feet to West side of drainage ditch, thence in Northeast direction to a point on North line of said Southeast Quarter of the Northeast Quarter 900 feet, East of point of beginning, thence West to point of beginning, containing 14.97 acres 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 and the time, place, and terms of the conveyance.**

**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, grant, convey, remise, release, and forever quitclaim all interest of the state of Missouri in property located in the City of Fulton, Callaway County, Missouri, which is more particularly described as follows:**

**Part of Block 3 of Martha T. Dyers Subdivision as per plat of record in Plat Book P, page 83, Callaway County Recorder's Office, also being part of the East Half of the Northwest Quarter of Section 16, Township 47 North, Range 9 West, in the City of Fulton, Callaway County, Missouri, more particularly described as follows:**

**BEGINNING at the southeasterly corner of Lot 5 of Block 3 of said Martha T. Dyer's Subdivision, thence N87°40'08"W, along the southerly line of said Lot 5 and the westerly extension thereof, 317.56 feet to the southeasterly corner of Lot 22 of said Martha T. Dyer's Subdivision; thence continuing N87°40'08"W, along the southerly line of Lot 22 of said Martha T. Dyer's Subdivision, 277.32 feet to the easterly right-of-way line of a portion of State Street vacated by Bill No. 289, Ordinance No. 519, Dated**

17        April 10, 1923; thence N1°02'38"E, along said vacated and the existing  
18        easterly right-of-way line of said State Street, 349.96 feet to the  
19        southwesterly corner of Lot 25 of Block 3 of said Martha T. Dyer's  
20        Subdivision; thence S87°40'08"E, along the southerly line of said Lot 25,  
21        12.00 feet; thence N1°02'38"E, parallel to the existing easterly right-of-way  
22        line of said State Street, 180.47 feet to the southerly right-of-way line of East  
23        8th Street; thence S87°10'02"E, along the southerly right-of-way line of  
24        East 8th Street, 588.68 feet to the westerly right-of-way line of Hillcrest  
25        Street (formerly known as Nolley Street); thence S1°39'41"W, along the  
26        westerly right-of-way line of Hillcrest Street, 525.18 feet to the point of  
27        beginning.

28        Containing 7.19 acres.

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

33        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 all interest of the state of Missouri in  
3        property located in the City of St. Louis, Missouri, which is more particularly described  
4        as follows:

5

6        Legal Description from Quit Claim Deed between the Land Reutilization  
7        Authority, City of St. Louis and the State of Missouri. Dated 10-3-1996

8

9        **PARCEL NO. 1:**

10       The Southern part of Lot 1 of HUTCHINSON'S THIRD ADDITION and  
11       in Block 3558 of the City of St. Louis, fronting 53 feet 5-1/2 inches on the  
12       East line of Newstead Avenue, by a depth Eastwardly of 202 feet 11-1/4  
13       inches along the North line of Carrie Avenue to the West line of Lot 2 and  
14       having a width along the West line of said Lot 2 of 50 feet. Together with all  
15       improvements thereon, if any, known as and numbered 4443 N. Newstead  
16       Avenue and also known as parcel 3558-00-01100.

17

18       **PARCEL NO. 2:**

19       **Lot 11 in Block 1 of HUTCHINSON'S ADDITION and in Block 3559 of the**  
20       **City of St. Louis, fronting 50 feet on the Northwest line of Pope Avenue, by**  
21       **a depth Northwest of 155 feet to the Southeast line of Lot 16 of said block**  
22       **and addition. Together with all improvements thereon, if any, known as and**  
23       **numbered 4521 Pope Avenue and also known as parcel 3559-00-02600.**

24  
25       **PARCEL NO. 3:**

26       **The Northern 1/2 of Lot 12 in Block 1 of HUTCHINSON'S ADDITION and**  
27       **in Block 3559 of the City of St. Louis, fronting 25 feet on the West line of**  
28       **Pope Avenue, by a depth Westwardly of 155 feet to the dividing line of said**  
29       **Block. (Pope Avenue is now treated as running North and South).**

30       **The Southern half of Lot No. 12, partly in Block No. 1 of HUTCHINSON'S**  
31       **SUBDIVISION of the SHREVE TRACT, and partly in HUTCHINSON'S**  
32       **THIRD SUBDIVISION and in Block No. 3559 of the City of St. Louis,**  
33       **fronting 25 feet on the West line of Pope Avenue, by a depth Westwardly of**  
34       **155 feet to the West line of said Lot. (Pope Avenue is now treated as running**  
35       **North and South). Together with all improvements thereon, if any, known**  
36       **as and numbered 4515-17 Pope Avenue and also known as parcel**  
37       **3559-00-02710.**

38  
39       **PARCEL NO. 4:**

40       **The Northern 1/2 of Lot No. 13, partly in Block No. 1 of HUTCHINSON'S**  
41       **ADDITION and partly in HUTCHINSON'S THIRD SUBDIVISION and in**  
42       **Block No. 3559 of the City of St. Louis, fronting 25 feet on the West line of**  
43       **Pope Avenue, by a depth Westwardly between parallel lines of 155 feet to**  
44       **the dividing line of said Block. (Pope Avenue is now treated as running**  
45       **North and South). Together with all improvements thereon, if any, known**  
46       **as and numbered 4511 Pope Avenue and also known as parcel**  
47       **3559-00-02900.**

48  
49       **PARCEL NO. 5:**

50       **The Southern 1/2 of Lot No. 13 in Block No. 1 of HUTCHINSON'S**  
51       **SUBDIVISION and in Block No. 3559 of the City of St. Louis, having a front**  
52       **of 25 feet on the West line of Pope Avenue, by a depth Westwardly of 155**  
53       **feet to the dividing line of said Block. Together with all improvements**



54       thereon, if any, known as and numbered 4509 Pope Avenue and also known  
55       as parcel 3559-00-03000.

56

57       **PARCEL NO. 6:**

58       Lot No. 14 in Block No. 3559 of the City of St. Louis, lying partly in  
59       HUTCHINSON'S THIRD SUBDIVISION and partly in Block No. 1 of  
60       HUTCHINSON'S ADDITION, fronting 93 feet 1-3/4. inches on the North  
61       line of Pope Avenue, by a depth Northwardly of 165 feet 81/2 inches on the  
62       West line and 155 feet on the East line to the North line of said lot, on which  
63       there is a width of 30 feet 2-1.2 inches; bounded West by Newstead Avenue.  
64       Together with all improvements thereon, if any, known as and numbered  
65       4501-03 Pope Avenue and also known as parcel 3559-00-03100.

66

67       **PARCEL NO. 7:**

68       Lots No. 15 and 16 in HUTCHINSON'S ADDITION and in Block 3559 of  
69       the City of St. Louis, beginning in the East line of Newstead Avenue at the  
70       Southwest corner of said Lot 15, thence North along the East line of  
71       Newstead Avenue 165 feet 8-1/2 inches to Carrie Avenue, thence Northeast  
72       along Carrie Avenue 117 feet 3-1/2 inches to the Northeast corner of said Lot  
73       16, thence Southeast 155 feet to the Southeast corner of said Lot 16, thence  
74       Southwest 180 feet 2-12 inches to the point of beginning. Together with all  
75       improvements thereon, if any, known as and numbered 4431 No. Newstead  
76       Avenue and also known as parcel 3559-00-03200.

77

78       Legal Description from Quit Claim Deed between the Health and  
79       Educational Facilities Authority and the State of Missouri. Dated 9-16-1993.

80

81       **PARCEL 1:**

82       Lots numbered 1, 2, 3, 4, 5 and 9 of HUTCHINSON'S 3RD SUBDIVISION  
83       in the Shreve Tract and in BLOCK 4417 of the City of St. Louis, being more  
84       particularly described as follows: Beginning at the intersection of the North  
85       line of Carter Avenue and the West line of Newstead Avenue; thence  
86       Northwardly along the West line of Newstead Avenue 190 feet to an angle  
87       in said street; thence Northwardly still following said West line of Newstead  
88       Avenue 209 feet 10-3/4 inches to the corner of Lot 8; thence  
89       Southwestwardly along the line between Lots 8 and 9, a distance of 180 feet

0-1/2 inch to the North line of Lot 3; thence Westwardly along the north line of Lots 3, 4 and 5, a distance of 500 feet to a point in the East line of Taylor Avenue; thence Southwardly along the East line of Taylor Avenue 369 feet 4-1/2 inches to the North line of Carter Avenue; thence Eastwardly along the North line of Carter Avenue 801 feet 2-1/2 inches to the West line of Newstead Avenue and the place of beginning.

**PARCEL 2:**

Lots 7 and 8 of HUTCHINSON'S 3RD SUBDIVISION in the Shreve Tract and in BLOCK 4417 of the City of St. Louis, together fronting 225 feet 1-1/2 inches on the West line of Newstead Avenue, by a depth Westwardly on the North line of Lot 7 of 283 feet 4-1/2 inches and on the South line of Lot 8 a distance of 180 feet 1/2 inch; bounded North by Lot 6 and South by Lot 9 and on the West by Lots 3 and 4 of said subdivision.

**PARCEL 3:**

Part of Lot 6 of HUTCHINSON'S 3RD SUBDIVISION in the Shreve Tract and in BLOCK 4417 of the City of St. Louis, beginning at a point in the East line of an alley, 181 feet South of the South line of Newstead Avenue; thence Southwardly along the East line of said alley, 183 feet 9 inches to the south line of Lot 6; thence Eastwardly along the South line of said Lot, 157 feet 6 inches to the West line of Lot 7; thence Northwardly along the West line of Lot 7 183 feet 9 inches to a point 99 feet 7-1/2 inches South of the South line of Newstead Avenue; thence Westwardly 157 feet 6 inches to the East line of said alley and the point of 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 number of appraisals required and 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 all interest of the state of Missouri in property located in the City of Kansas City, Wyandotte County, Missouri, described as follows:

**PUMP HOUSE TRACT DESCRIPTION**

7        **A tract of land being a portion of Lot 1, Gateway 2000 - Kansas, a**  
8        **subdivision of land in Kansas City, Wyandotte County, Kansas and also the**  
9        **adjoining land to the West lying between said Lot 1 and the Kansas River**  
10       **creating a 20 foot perimeter around an existing pump house and being more**  
11       **particularly described as follows:**

12       **Commencing at the Northwest corner of said Lot 1; Thence Southerly**  
13       **237.37 feet, along the West line of said Lot 1 and a curve to the right having**  
14       **a radius of 2536.63 feet, a delta angle of 5° 21' 42", a chord bearing of South**  
15       **18° 18' 24" East, and a chord length of 237.28 feet;**

16       **Thence continuing Southerly 35.37 feet, along a curve to the left, having a**  
17       **radius of 2570.20 feet, a delta angle of 0° 47' 19", a chord bearing of south**  
18       **16° 01' 12" East, and a chord length of 35.37 feet, to the point of beginning;**

19       **Thence North 73° 21' 54" East 44.37 feet;**

20       **Thence South 16° 23' 20" East 65.14 feet;**

21       **Thence South 73° 58' 48" West 72.27 feet;**

22       **Thence North 17° 24' 34" West 64.37 feet;**

23       **Thence North 73° 21' 54" East 29.05 feet to the West line of said Lot 1 and**  
24       **the point of beginning, containing 4,717 square feet, subject to all easements**  
25       **and restrictions of record.**

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

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

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