SECOND REGULAR SESSION

HOUSE BILL NO. 2535

100TH GENERAL ASSEMBLY

INTRODUCED BY REPRESENTATIVE POGUE.

5493H.01I

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 director of the department of natural resources shall, at public 2 auction or private sale, sell, transfer, grant, convey, remise, release, and forever quitclaim all interest of the state of Missouri in property located in Oregon County, Missouri, which 4 is more particularly described as follows: TRACT 1: 5 6 **TOWNSHIP 22 NORTH, RANGE 2 WEST:** 7 Section 3: All that part lying West of, or right bank of, the Eleven Point 8 River: 9 Section 4: All that part of the East Half lying West of, or right bank of, 10 the Eleven Point River; All of Lot 1 of the NW1/4; 11 Section 5: All of Lot 1 of the NE1/4; All of Lots 1 and 2 of the NW1/4; All 12 that part of the E1/2 of Lot 3 of the NW1/4 of Section 5 which lies South and West of Billmore Hollow, EXCEPT therefrom that part lying north 13 14 of Hwy "Y"; All of the W1/2 of Lot 3 of the NW1/4; 15 Section 6: All of the E1/2 of Lots 2 and 3 of the NE1/4; 16 Section 9: All of the North Fractional Half of the NE Fractional Quarter 17 lying West of, or right bank of, the Eleven Point River; **TOWNSHIP 23 NORTH, RANGE 2 WEST:** 18 19 Section 33: All of the SE1/4;

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	Section 34: All of the SW1/4 lying West of, or right bank of, the Eleven
21	Point River.
22	PARCEL I:
23	An easement for ingress and egress over and across an existing private
24	road, 50 feet in width, running Southeasterly from Highway "Y" to a
25	point near the South line of Section 32, Township 23, Range 2, and thence
26	East along the South line of Sections 32 and 33, in Township 23, Range 2
27	to the West line of the above described property.
28	TRACT 2:
29	All of Lot One (1) of the Northeast Quarter (NE1/4) and all that part of
30	the Northwest Quarter (NW1/4) of the Southeast Quarter (SE1/4) lying
31	South and East of Highway Y, in Section Six (6), Township Twenty-two
32	(22), Range Two (2) West. The East Half (E1/2) of the Southeast Quarter
33	(SE1/4) of Section Six (6), Township Twenty-two (22) North, Range Two
34	(2) West. All the Southwest Quarter (SW1/4) of the Southeast Quarter
35	(SE1/4) of Section Six (6), Township Twenty-two (22) North, Range Two
36	(2) West of the Fifth Principal Meridian, except therefrom a strip of land
37	10 feet wide (being the south ten feet) of SE1/4 of said Section 6 for
38	roadway, and except right of way for State Highway Y as shown recorded
39	in Book 172 at Page 86 of the records of Oregon County, Missouri.
40	TOWNSHIP 22 NORTH, RANGE 2 WEST
41	Section 5: All of the North Half of the Southeast Quarter; Block 2 in
42	Charles W. Melton and wife and E. W. Sitton and wife Subdivision of the
43	SE 1/4 of the SE1/4 of Section 5 as shown in Plat Book 8 at Page 21 of the
44	records of Oregon County, Missouri; All of the Southwest Quarter of the
45	Southeast Quarter; All of the Southwest Quarter;
46	Section 7: All of the East Half of the Northeast Quarter; Block 1 of J. F.
47	Melton Subdivision of the SW1/4 of the NE1/4 of Section 7 as shown in
48	Plat Book 6 at Page 5 of the records of Oregon County, Missouri; All of
49	the Northwest Quarter of the Northeast Quarter;
50	Section 8: Block 5 in S. D. Melton's Subdivision of the NE1/4 of the
51	NE1/4 of Section 8 as shown in Plat Book 7 at Page 16 of the records of
52	Oregon County, Missouri; Lot 2 Block 1 in S. D. Melton's Subdivision of
53	the SW1/4 of the NE1/4 of Section 8 as shown in Plat Book 7 at Page 16 of
54	the records of Oregon County, Missouri; All of the Northwest Quarter of
55	the Northeast Ouarter: All of Block 1 in G. T. Thomasson and wife's

Subdivision of the NE1/4 of the SW1/4 of Section 8 as shown in Plat Book 6 at Page 38 of the Records of Oregon County, Missouri; All of Lot 1 of Block 1 in G. T. Thomasson and wife's former Subdivision of the NW1/4 of the SW1/4 of Section 8 as shown in Plat Book 7 at Page 17 of the Records of Oregon County, Missouri; All of the Northwest Quarter.

- 2. The property described in subsection 1 of this section shall not be used as a park, as the term is defined in section 253.010.
- 3. The property described in subsection 1 of this section shall first be offered for sale to the grantor of the property that granted such property to the department of natural resources and dedicated such property for public use, with such grantor having the right of first refusal. The grantor shall be offered the ability to repurchase such property at eighty percent of the property's fair market value. Such grantor shall have thirty calendar days to respond and accept such offer by the department of natural resources. If the grantor does not respond and accept such offer within thirty calendar days, the department may offer the property for sale at public auction or to any third party without the condition that such property be dedicated to public use, but shall not sell such property for less than eighty percent of the property's fair market value.
- 4. The commissioner of administration may set the terms and conditions for the conveyance as the commissioner deems reasonable so long as such terms do not conflict with the requirements of subsection 1 of this section. The property described under subsection 1 of this section may be subdivided and sold in parcels of not less than three hundred acres.
 - 5. The attorney general shall approve the form of the instrument of conveyance.
- 6. The property described under subsection 1 of this section shall be sold, transferred, granted, conveyed, remised, released, and forever quitclaimed by the director of the department of natural resources by December 31, 2020.

Section 2. 1. The director of the department of natural resources shall, at public auction or private sale, sell, transfer, grant, convey, remise, release, and forever quitclaim all interest of the state of Missouri in property located in Oregon County, Missouri, which is more particularly described as follows:

5 Tract 1:

Township 23 North, Range 2 West
Section 20: That part of the Northeast Quarter of the Southeast Quarter

lying North and East of a line beginning at C-E-E 1/64th corner, thence in a Southeasterly direction to N-S 1/64th corner, Sections 20 and 21. All

that part of the following described tracts lying East of Highway Y:

11	The Southeast Quarter, the North Half of the Southwest Quarter, and the
12	South Half of the Northwest Quarter: EXCEPT that part of the
13	Northeast Quarter of the Southeast Quarter lying North and East of a
14	line beginning at C-E-E 1/64th corner, thence in a Southeasterly direction
15	to N-S 1/64th corner, Sections 20 and 21.
16	Section 21: All of the East Fractional Half of the Southeast Fractional
17	Quarter lying west of, or right bank of, the Eleven Point River All that
18	part of the Southwest Fractional Quarter of the Southeast Fractional
19	Quarter lying west of, or right bank of, the Eleven Point River; All of the
20	Southeast Quarter of the Southwest Quarter; All that part of the West
21	Fractional Half of the Southwest Quarter of Section 21 that lies south of,
22	or right bank of, the Eleven Point River; All that part of the NE1/4 of the
23	SW1/4 and all that part of the NW1/4 of the SE1/4 lying west of, or the
24	right bank of the Eleven Point River.
25	Section 27: All that part of Section 27 lying west of, or right bank of, the
26	Eleven point river EXCEPT THAT PART of the West Fractional Half of
27	the Southwest Fractional Quarter south and west and being right bank of
28	Eleven Point River lying north of the 1/64th line east to Eleven Point
29	River from the N-S 1/64th corner of Sections 27 and 28;
30	Section 28: All that part of Section 28 lying west of, or right bank of the
31	Eleven Point River EXCEPT THAT PART of the Northeast Fractional
32	Quarter of the Southeast Fractional Quarter west and being right bank of
33	Eleven Point River lying east of the 1/64th line beginning at C-E-E 1/64th
34	corner, thence south along E-E 1/64th line to C-S-NE-SE 1/256th corner;
35	Section 29: All that part of the following described tracts lying East of
36	Highway Y: The South Half of the North Half, the North Half of the
37	Southeast Quarter. All that part of the following described tracts lying
38	East of Highway Y: The North Half of the North Half.
39	Section 33: NE1/4 of Section 33
40	Section 34: All that part of the N1/2 lying west of, or right bank of the
41	Eleven Point River.
42	Tract 2:
43	A Tract of land located in part of the NW1/4 of Section 33, Township 23
44	North, Range 2 West, 5th P.M., more particularly described as follows:
45	BEGINNING at the Northwest corner of the NW1/4 of said Section 33, a
46	5/8" rebar with an aluminum cap stamped "Norsworthy PLS 2235";

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THENCE South 88 degrees 54 minutes 38 seconds East along the North line of the NW1/4 of said Section 33, a distance of 2685.46 feet to the Northeast corner of the NW1/4 of said Section 33; THENCE South 01 degrees 59 minutes 05 seconds West along the East line of the NW1/4 of said Section 33; THENCE South 01 degrees 59 minutes 05 seconds West along the East line of the NW1/4 of said Section 33, a distance of 2095.82 feet to a 5/8" rebar with a plastic cap stamped "Norsworthy PLS 2235"; THENCE North 88 degrees 07 minutes 05 seconds West, a distance of 1623.93 feet to a 5/8" rebar with a plastic cap stamped "Norsworthy PLS 2235"; THENCE North 29 degrees 22 minutes 35 seconds West, a distance of 405.72 feet to a 5/8" rebar with a plastic cap stamped "Norsworthy PLS 2235"; THENCE North 77 degrees 45 minutes 53 seconds West, a distance of 857.10 feet to a 5/8" rebar with a plastic cap stamped "Norsworthy PLS 2235" set on the West line of the NW1/4 of said Section 33; THENCE North 01 degrees 44 minutes 27 seconds East along the West line of the NW1/4 of said Section 33, a distance of 1557.81 feet to the point of beginning. Contains 118.804 acres, more or less. Also One Hundred (100) feet off the North end of the E1/2 of Section 32, Township 23 North Range 2 West lying east of State Highway Y. Contains 5.32 acres, more or less.

Tract 3:

68 A Tract of land located in part of the W1/2 of Section 33, Township 23 69 North, Range 2 West, 5th P.M., more particularly described as follows: 70 COMMENCING at the Northwest corner of the NW1/4 of said Section 71 33, a 5/8" rebar with an aluminum cap stamped "Norsworthy PLS 72 2235"; THENCE S01°44'27"W along the West line of the W1/2 of said 73 Section 33, a distance of 1557.81 feet to a 5/8" rebar with a plastic cap 74 stamped "Norsworthy PLS 2235", the true POINT OF BEGINNING; 75 THENCE S77°45'53"E, a distance of 857.10 feet to a 5/8" rebar with a 76 plastic cap stamped "Norsworthy PLS 2235"; THENCE S29°22'35"E, a 77 distance of 405.72 feet to a 5/8" rebar with a plastic cap stamped 78 "Norsworthy PLS 2235"; THENCE S88°07'05"E, a distance of 1623.93 79 feet to a 5/8" rebar with a plastic cap stamped "Norsworthy PLS 2235" 80 set on the East line of the W1/2 of said Section 33; THENCE 81 S01°59'05"W along the East line of the W1/2 of said Section 33, a distance of 3198.69 feet to the Southeast corner of the W1/2 of said 82

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83 Section 33, a 5/8" rebar with an aluminum cap stamped "Norsworthy 84 PLS 2235"; THENCE N88°46'02"W along the South line of the W1/2 of 85 said Section 33, a distance of 2376.56 feet; THENCE N88°59'23"W, 86 continuing along the South line of the W1/2 of said Section 33, a distance of 286.30 feet to the Southwest corner of the W1/2 of said Section 33, a 87 5/8" rebar with an aluminum cap stamped "Norsworthy PLS 2235"; 88 89 THENCE N01°44'27"E along the West line of the W1/2 of said Section 90 33, a distance of 3730.78 feet to the point of beginning. 91 ALSO a tract of land located in part of the E1/2 of Section 32, Township 92 23 North, Range 2 West, 5th P.M. lying East of State Highway "Y" more particularly described as follows: BEGINNING at the Northeast corner 93 94 of the E1/2 of said Section 32, a 5/8" rebar with an aluminum cap 95 stamped "Norsworthy PLS 2235"; THENCE S01°44'27"W along the 96 East line of the E1/2 of said Section 32, a distance of 5288.59 feet to the 97 Southeast corner of the E1/2 of said Section 32, a 5/8" rebar with an 98 aluminum cap stamped "Norsworthy PLS 2235"; THENCE N88°59'23"W along the South line of the E1/2 of said Section 32, a 99 100 distance of 1174.89 feet to a 5/8" rebar with a plastic cap stamped "Norsworthy PLS 2235" set in the centerline of a road; THENCE 101 102 Northwesterly along the centerline of said road, the following 7 courses 103 and distances: 104 1) N53°07'50"W, a distance of 232.94 feet;

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- 2) Northwesterly along the arc of a curve to the right, a distance of 329.08 feet, said curve having a radius of 853.54 feet and a central angle of 22°05'25";
 - 3) N31°02'27"W, a distance of 174.37 feet;
- 4) Northwesterly along the arc of a curve to the right, a distance of 114.74 feet, said curve having a radius of 376.24 feet and a central angle of 17°28'24";
 - 5) N13°34'03"W, a distance of 60.83 feet;
- 6) Northwesterly along the arc of a curve to the left, a distance of 116.41 feet, said curve having a radius of 135.37 feet and a central angle of 49°16'19";
- 7) N62°50'22"W, a distance of 45.54 feet to a 5/8" rebar with a plastic cap stamped "Norsworthy PLS 2235" set in the Easterly right-ofway line of said Highway "Y";

119	THENCE Northerly along the Easterly right-of-way line of said Highway
120	"Y" the following 11 courses and distances:
121	1) N10°58'49"E, a distance of 596.72 feet;
122	2) Northerly along the arc of a curve to the left, a distance of
123	532.04 feet, said curve having a radius of 1202.90 feet and a central angle
124	of 25°20'30";
125	3) N14°53'34"W, a distance of 443.59 feet;
126	4) Northerly along the arc of a curve to the right, a distance of
127	188.16 feet, said curve having a radius of 929.48 feet and a central angle
128	of 11°35'55";
129	5) N03°08'38"W, a distance of 881.47 feet;
130	6) N02°01'44"W, a distance of 385.89 feet;
131	7) Northerly along the arc of a curve to the right, a distance of
132	294.42 feet, said curve having a radius of 1020.52 feet and a central angle
133	of 16°31'47";
134	8) N13°33'40"W, a distance of 411.18 feet;
135	9) Northerly along the arc of a curve to the right, a distance of
136	145.39 feet, said curve having a radius of 872.95 feet and a central angle
137	of 09°32'33";
138	10) N04°25'44"W, a distance of 542.80 feet;
139	11) Northerly along the arc of a curve to the right, a distance of
140	136.94 feet, said curve having a radius of 531.11 feet and a central angle
141	of 14°46'23" to a 5/8" rebar with a plastic cap stamped "Norsworthy PLS
142	2235" set on the North line of the E1/2 of said Section 32; THENCE
143	S88°50'26"E along the North line of the E1/2 of said Section 32, a
144	distance of 2306.26 feet to the point of beginning.
145	EXCEPT One Hundred (100) feet off the North end of the E1/2 of Section
146	32, Township 23 North Range 2 West lying east of State Highway Y.
147	EXCEPT FROM THE ABOVE DESCRIBED TRACTS: A Tract of land
148	located in part of the NW1/4 of the SW1/4, the S1/2 of the SW1/4 and the
149	SW1/4 of the SE1/4 of Section 28 and in part of the E1/2 of Section 32 and
150	in part of the NW1/4 of the NE1/4 and the W1/2 of Section 33, all in
151	Township 23 North, Range 2 West, 5th P.M., more particularly described
152	as follows: BEGINNING at the Northwest corner of said Section 33, a
153	5/8" rebar with an aluminum cap stamped "Norsworthy PLS 2235";
154	THENCE N01°28'21"E along the West line of the S1/2 of the SW1/4 of

155	said Section 28, a distance of 1321.75 feet to the Southwest corner of the
156	NW1/4 of the SW1/4 of said Section 28, a 5/8" rebar with a plastic cap
157	stamped "Norsworthy PLS 2235"; THENCE N06°33'11"E, a distance of
158	44.17 feet to a 5/8" rebar with a plastic cap stamped "Norsworthy PLS
159	2235"; THENCE S87°39'26"E, a distance of 43.01 feet to a 5/8" rebar
160	with a plastic cap stamped "Norsworthy PLS 2235";
161	THENCE S37°01'33"E, a distance of 292.00 feet to a 5/8" rebar with a
162	plastic cap stamped "Norsworthy PLS 2235"; THENCE S47°29'15"E, a
163	distance of 714.87 feet to a 5/8" rebar with a plastic cap stamped
164	"Norsworthy PLS 2235"; THENCE S00°01'21"E, a distance of 577.93
165	feet to a 5/8" rebar with a plastic cap stamped "Norsworthy PLS 2235";
166	THENCE N60°33'51"E, a distance of 819.53 feet to a 5/8" rebar with a
167	plastic cap stamped "Norsworthy PLS 2235"; THENCE N65°56'00"E, a
168	distance of 855.43 feet to a 5/8" rebar with a plastic cap stamped
169	"Norsworthy PLS 2235"; THENCE S06°39'52"W, a distance of 167.32
170	feet to a 5/8" rebar with a plastic cap stamped "Norsworthy PLS 2235";
171	THENCE S17°27'52"E, a distance of 240.29 feet to a 5/8" rebar with a
172	plastic cap stamped "Norsworthy PLS 2235"; THENCE S34°34'14"E, a
173	distance of 384.45 feet to a 5/8" rebar with a plastic cap stamped
174	"Norsworthy PLS 2235"; THENCE S86°58'59"E, a distance of 193.42
175	feet to a 5/8" rebar with a plastic cap stamped "Norsworthy PLS 2235";
176	THENCE S09°39'02"E, a distance of 800.21 feet to a 5/8" rebar with a
177	plastic cap stamped "Norsworthy PLS 2235"; THENCE S70°21'17"W, a
178	distance of 409.82 feet to a 5/8" rebar with a plastic cap stamped
179	"Norsworthy PLS 2235"; THENCE S59°26'51"W, a distance of 587.94
180	feet to a 5/8" rebar with a plastic cap stamped "Norsworthy PLS 2235";
181	THENCE S52°00'37"W, a distance of 269.32 feet to a 5/8" rebar with a
182	plastic cap stamped "Norsworthy PLS 2235"; THENCE S15°30'30"E, a
183	distance of 647.94 feet to a 5/8" rebar with a plastic cap stamped
184	"Norsworthy PLS 2235"; THENCE S09°04'42"E, a distance of 779.77
185	feet to a 5/8" rebar with a plastic cap stamped "Norsworthy PLS 2235";
186	THENCE S08°27'07"E, a distance of 508.03 feet to a 5/8" rebar with a
187	plastic cap stamped "Norsworthy PLS 2235"; THENCE S13°19'43"W, a
188	distance of 201.64 feet to a 5/8" rebar with a plastic cap stamped
189	"Norsworthy PLS 2235"; THENCE S01°05'15"E, a distance of 787.24
190	feet to a 5/8" rebar with a plastic cap stamped "Norsworthy PLS 2235";

191	THENCE S03°53'24"E, a distance of 881.25 feet to a 5/8" rebar with a
192	plastic cap stamped "Norsworthy PLS 2235"; THENCE S13°15'24"W, a
193	distance of 288.39 feet to a 5/8" rebar with a plastic cap stamped
194	"Norsworthy PLS 2235" set on the South line of the W1/2 of said Section
195	33; THENCE N88°46'02"W along the South line of the W1/2 of said
196	Section 33, a distance of 1981.28 feet; THENCE N88°59'23"W continuing
197	along the South line of the W1/2 of said Section 33, a distance of 286.30
198	feet to the Southwest corner of the W1/2 of said Section 33, a 5/8" rebar
199	with an aluminum cap stamped "Norsworthy PLS 2235"; THENCE
200	continuing N88°59'23"W along the South line of the E1/2 of said Section
201	32, a distance of 1174.98 feet to a 5/8" rebar with a plastic cap stamped
202	"Norsworthy PLS 2235" set in the centerline of an existing road;
203	THENCE Northwesterly along the centerline of said existing road, the
204	following 7 courses and distances:
205	1) N53°07'50"W, a distance of 232.94 feet;
206	2) Northwesterly along the arc of a curve to the right, a distance of 329.08
207	feet, said curve having a radius of 853.54 feet and a central angle of
208	22°05'25";
209	3) N31°02'27"W, a distance of 174.37 feet;
210	4) Northwesterly along the arc of a curve to the left, a distance of 114.74
211	feet, said curve having a radius of 376.24 feet and a central angle of
212	17°28'24";
213	5) N13°34'03"W, a distance of 60.83 feet;
214	6) Northwesterly along the arc of a curve to the left, a distance of 116.41
215	feet, said curve having a radius of 135.37 feet and a central angle of
216	49°16'19";
217	7) N62°50'22"W, a distance of 45.54 feet to a 5/8" rebar with a plastic cap
218	stamped "Norsworthy PLS 2235" set in the Easterly right-of-way line of
219	State Highway "Y";
220	THENCE Northerly along the Easterly right-of-way line of said Highway
221	"Y" the following 12 courses and distances:
222	1) N10°58'49"E, a distance of 596.72 feet;
223	2) Northerly along the arc of a curve to the left, a distance of 532.04 feet,
224	said curve having a radius 1202.90 feet and a central angle of 25°20'30";
225	3) N14°53'34"W, a distance of 443.59 feet;

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acres, more or less.

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226 4) Northerly along the arc of a curve to the right, a distance of 188.16 feet, 227 said curve having a radius of 929.48 feet and a central angle of 11°35'55"; 228 5) N03°08'38"W, a distance of 881.47 feet; 229 6) N02°01'44"W, a distance of 385.89 feet; 230 7) Northerly along the arc of a curve to the left, a distance of 294.42 feet, 231 said curve having a radius of 1020.52 feet and a central angle of 232 16°31'47"; 233 8) N13°33'40"W, a distance of 411.18 feet; 234 9) Northerly along the arc of a curve to the right, a distance of 145.39 feet, 235 said curve having a radius of 872.95 feet and a central angle of 09°32'33"; 236 10) N04°25'44"W, a distance of 542.80 feet; 237 11) Northerly along the arc of a curve to the right, a distance of 129.35 238 feet, said curve having a radius of 676.80 feet and a central angle of 239 10°57'00" to a 5/8" rebar with a plastic cap stamped "Norsworthy PLS 240 2235" set on the North line of the E1/2 of said Section 32: 241 12) N06°30'24"E, a distance of 7.44 feet to a 5/8" rebar with a plastic cap 242 stamped "Norsworthy PLS 2235" set on the North line of the E1/2 of said 243 **Section 32:** 244 THENCE S88°50'26"E along the North line of the E1/2 of said Section 245 32, a distance of 2306.00 feet to the point beginning. Contains 547.327

- 2. The property described in subsection 1 of this section shall not be used as a park, as the term is defined in section 253.010.
- 3. The property described in subsection 1 of this section shall first be offered for sale to the grantor of the property that granted such property to the department of natural resources and dedicated such property for public use, with such grantor having the right of first refusal. The grantor shall be offered the ability to repurchase such property at eighty percent of the property's fair market value. Such grantor shall have thirty calendar days to respond and accept such offer by the department of natural resources. If the grantor does not respond and accept such offer within thirty calendar days, the department may offer the property for sale at public auction or to any third party without the condition that such property be dedicated to public use, but shall not sell such property for less than eighty percent of the property's fair market value.
- 4. The commissioner of administration may set the terms and conditions for the conveyance as the commissioner deems reasonable so long as such terms do not conflict with the requirements of subsection 1 of this section. The property described under

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- subsection 1 of this section may be subdivided and sold in parcels of not less than three hundred acres.
- 5. The attorney general shall approve the form of the instrument of conveyance.
- 6. The property described under subsection 1 of this section shall be sold, transferred, granted, conveyed, remised, released, and forever quitclaimed by the

267 director of the department of natural resources by December 31, 2021.

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