

FIRST REGULAR SESSION

HOUSE BILL NO. 1046

101ST GENERAL ASSEMBLY

INTRODUCED BY REPRESENTATIVE DINKINS.

0175H.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 department of natural resources is hereby authorized and empowered to sell, transfer, grant, convey, remise, release and forever quitclaim all interest of the department of natural resources in real property located in the County of Oregon. The property to be conveyed is more particularly described as follows:

TRACT 1:

TOWNSHIP 22 NORTH, RANGE 2 WEST:

Section 3: All that part lying West of, or right bank of, the Eleven Point River;

Section 4: All that part of the East Half lying West of, or right bank of, the Eleven Point River; All of Lot 1 of the NW1/4;

Section 5: All of Lot 1 of the NE1/4; All of Lots 1 and 2 of the NW1/4; All 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 of Hwy "Y"; All of the W1/2 of Lot 3 of the NW1/4;

Section 6: All of the E1/2 of Lots 2 and 3 of the NE1/4;

Section 9: All of the North Fractional Half of the NE Fractional Quarter lying West of, or right bank of, the Eleven Point River;

TOWNSHIP 23 NORTH, RANGE 2 WEST:

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 road,**
24 **50 feet in width, running Southeasterly from Highway "Y" to a point near**
25 **the South line of Section 32, Township 23, Range 2, and thence East along**
26 **the South line of Sections 32 and 33, in Township 23, Range 2 to the West**
27 **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 the**
30 **Northwest Quarter (NW1/4) of the Southeast Quarter (SE1/4) lying South**
31 **and East of Highway Y, in Section Six (6), Township Twenty-two (22),**
32 **Range Two (2) West. The East Half (E1/2) of the Southeast Quarter (SE1/4)**
33 **of Section Six (6), Township Twenty-two (22) North, Range Two (2) West.**
34 **All the Southwest Quarter (SW1/4) of the Southeast Quarter (SE1/4) of**
35 **Section Six (6), Township Twenty-two (22) North, Range Two (2) West of**
36 **the Fifth Principal Meridian, except therefrom a strip of land 10 feet wide**
37 **(being the south ten feet) of SE1/4 of said Section 6 for roadway, and except**
38 **right of way for State Highway Y as shown recorded in Book 172 at Page 86**
39 **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 Charles**
42 **W. Melton and wife and E. W. Sitton and wife Subdivision of the SE 1/4 of**
43 **the SE1/4 of Section 5 as shown in Plat Book 8 at Page 21 of the records of**
44 **Oregon County, Missouri; All of the Southwest Quarter of the Southeast**
45 **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 Plat**
48 **Book 6 at Page 5 of the records of Oregon County, Missouri; All of the**
49 **Northwest Quarter of the Northeast Quarter;**

50 **Section 8: Block 5 in S. D. Melton's Subdivision of the NE1/4 of the NE1/4**
51 **of Section 8 as shown in Plat Book 7 at Page 16 of the records of Oregon**
52 **County, Missouri; Lot 2 Block 1 in S. D. Melton's Subdivision of the SW1/4**
53 **of the NE1/4 of Section 8 as shown in Plat Book 7 at Page 16 of the records**
54 **of Oregon County, Missouri; All of the Northwest Quarter of the Northeast**
55 **Quarter; All of Block 1 in G. T. Thomasson and wife's Subdivision of the**

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

61 **2. The commissioner of administration shall set the terms and conditions for the**
62 **conveyance as the director deems reasonable. Such terms and conditions may include, but**
63 **not be limited to, the number of appraisals required and the time, place, and terms of the**
64 **conveyance.**

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

Section 2. 1. The department of natural resources is hereby authorized and
2 empowered to sell, transfer, grant, convey, remise, release and forever quitclaim all interest
3 of the department of natural resources in real property located in the County of Oregon.
4 The property to be conveyed is more particularly described as follows:

5 **Tract 1:**

6 **Township 23 North, Range 2 West**

7 **Section 20: That part of the Northeast Quarter of the Southeast Quarter**
8 **lying North and East of a line beginning at C-E-E 1/64th corner, thence in**
9 **a Southeasterly direction to N-S 1/64th corner, Sections 20 and 21. All that**
10 **part of the following described tracts lying East of Highway Y: The**
11 **Southeast Quarter, the North Half of the Southwest Quarter, and the South**
12 **Half of the Northwest Quarter: EXCEPT that part of the Northeast**
13 **Quarter of the Southeast Quarter lying North and East of a line beginning**
14 **at C-E-E 1/64th corner, thence in a Southeasterly direction to N-S 1/64th**
15 **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 part**
18 **of the Southwest Fractional Quarter of the Southeast Fractional Quarter**
19 **lying west of, or right bank of, the Eleven Point River; All of the Southeast**
20 **Quarter of the Southwest Quarter; All that part of the West Fractional Half**
21 **of the Southwest Quarter of Section 21 that lies south of, or right bank of,**
22 **the Eleven Point River; All that part of the NE1/4 of the SW1/4 and all that**
23 **part of the NW1/4 of the SE1/4 lying west of, or the right bank of the Eleven**
24 **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 the**

27 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 River
29 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 East
38 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";
47 THENCE South 88 degrees 54 minutes 38 seconds East along the North line
48 of the NW1/4 of said Section 33, a distance of 2685.46 feet to the Northeast
49 corner of the NW1/4 of said Section 33; THENCE South 01 degrees 59
50 minutes 05 seconds West along the East line of the NW1/4 of said Section 33;
51 THENCE South 01 degrees 59 minutes 05 seconds West along the East line
52 of the NW1/4 of said Section 33, a distance of 2095.82 feet to a 5/8" rebar
53 with a plastic cap stamped "Norsworthy PLS 2235"; THENCE North 88
54 degrees 07 minutes 05 seconds West, a distance of 1623.93 feet to a 5/8"
55 rebar with a plastic cap stamped "Norsworthy PLS 2235"; THENCE North
56 29 degrees 22 minutes 35 seconds West, a distance of 405.72 feet to a 5/8"
57 rebar with a plastic cap stamped "Norsworthy PLS 2235"; THENCE North
58 77 degrees 45 minutes 53 seconds West, a distance of 857.10 feet to a 5/8"
59 rebar with a plastic cap stamped "Norsworthy PLS 2235" set on the West
60 line of the NW1/4 of said Section 33; THENCE North 01 degrees 44 minutes
61 27 seconds East along the West line of the NW1/4 of said Section 33, a

62 distance of 1557.81 feet to the point of beginning. Contains 118.804 acres,
63 more or less.

64 Also One Hundred (100) feet off the North end of the E1/2 of Section 32,
65 Township 23 North Range 2 West lying east of State Highway Y. Contains
66 5.32 acres, more or less.

67 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 33,
71 a 5/8" rebar with an aluminum cap stamped "Norsworthy PLS 2235";
72 THENCE S01°44'27"W along the West line of the W1/2 of said Section 33,
73 a distance of 1557.81 feet to a 5/8" rebar with a plastic cap stamped
74 "Norsworthy PLS 2235", the true POINT OF BEGINNING; THENCE
75 S77°45'53"E, a distance of 857.10 feet to a 5/8" rebar with a plastic cap
76 stamped "Norsworthy PLS 2235"; THENCE S29°22'35"E, a distance of
77 405.72 feet to a 5/8" rebar with a plastic cap stamped "Norsworthy PLS
78 2235"; THENCE S88°07'05"E, a distance of 1623.93 feet to a 5/8" rebar
79 with a plastic cap stamped "Norsworthy PLS 2235" set on the East line of
80 the W1/2 of said Section 33; THENCE S01°59'05"W along the East line of
81 the W1/2 of said Section 33, a distance of 3198.69 feet to the Southeast
82 corner of the W1/2 of said Section 33, a 5/8" rebar with an aluminum cap
83 stamped "Norsworthy PLS 2235"; THENCE N88°46'02"W along the South
84 line of the W1/2 of said Section 33, a distance of 2376.56 feet; THENCE
85 N88°59'23"W, continuing along the South line of the W1/2 of said Section
86 33, a distance of 286.30 feet to the Southwest corner of the W1/2 of said
87 Section 33, a 5/8" rebar with an aluminum cap stamped "Norsworthy PLS
88 2235"; THENCE N01°44'27"E along the West line of the W1/2 of said
89 Section 33, a distance of 3730.78 feet to the point of beginning.

90 ALSO a tract of land located in part of the E1/2 of Section 32, Township 23
91 North, Range 2 West, 5th P.M. lying East of State Highway "Y" more
92 particularly described as follows: BEGINNING at the Northeast corner of
93 the E1/2 of said Section 32, a 5/8" rebar with an aluminum cap stamped
94 "Norsworthy PLS 2235"; THENCE S01°44'27"W along the East line of the
95 E1/2 of said Section 32, a distance of 5288.59 feet to the Southeast corner of
96 the E1/2 of said Section 32, a 5/8" rebar with an aluminum cap stamped
97 "Norsworthy PLS 2235"; THENCE N88°59'23"W along the South line of

the E1/2 of said Section 32, a 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 Northwesterly along the centerline of said road, the following 7 courses and distances:

- 1) N53°07'50"W, a distance of 232.94 feet;
- 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-of-way line of said Highway "Y";

THENCE Northerly along the Easterly right-of-way line of said Highway "Y" the following 11 courses and distances:

- 1) N10°58'49"E, a distance of 596.72 feet;
- 2) Northerly along the arc of a curve to the left, a distance of 532.04 feet, said curve having a radius of 1202.90 feet and a central angle of 25°20'30";
- 3) N14°53'34"W, a distance of 443.59 feet;
- 4) Northerly along the arc of a curve to the right, a distance of 188.16 feet, said curve having a radius of 929.48 feet and a central angle of 11°35'55";
- 5) N03°08'38"W, a distance of 881.47 feet;
- 6) N02°01'44"W, a distance of 385.89 feet;
- 7) Northerly along the arc of a curve to the right, a distance of 294.42 feet, said curve having a radius of 1020.52 feet and a central angle of 16°31'47";
- 8) N13°33'40"W, a distance of 411.18 feet;

9) Northerly along the arc of a curve to the right, a distance of 145.39 feet, said curve having a radius of 872.95 feet and a central angle of 09°32'33";

10) N04°25'44"W, a distance of 542.80 feet;

11) Northerly along the arc of a curve to the right, a distance of 136.94 feet, said curve having a radius of 531.11 feet and a central angle of 14°46'23" to a 5/8" rebar with a plastic cap stamped "Norsworthy PLS 2235" set on the North line of the E1/2 of said Section 32; THENCE S88°50'26"E along the North line of the E1/2 of said Section 32, a distance of 2306.26 feet to the point of beginning.

EXCEPT 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.

EXCEPT FROM THE ABOVE DESCRIBED TRACTS: A Tract of land located in part of the NW1/4 of the SW1/4, the S1/2 of the SW1/4 and the SW1/4 of the SE1/4 of Section 28 and in part of the E1/2 of Section 32 and in part of the NW1/4 of the NE1/4 and the W1/2 of Section 33, all in Township 23 North, Range 2 West, 5th P.M., more particularly described as follows: BEGINNING at the Northwest corner of said Section 33, a 5/8" rebar with an aluminum cap stamped "Norsworthy PLS 2235"; THENCE N01°28'21"E along the West line of the S1/2 of the SW1/4 of said Section 28, a distance of 1321.75 feet to the Southwest corner of the NW1/4 of the SW1/4 of said Section 28, a 5/8" rebar with a plastic cap stamped "Norsworthy PLS 2235"; THENCE N06°33'11"E, a distance of 44.17 feet to a 5/8" rebar with a plastic cap stamped "Norsworthy PLS 2235"; THENCE S87°39'26"E, a distance of 43.01 feet to a 5/8" rebar with a plastic cap stamped "Norsworthy PLS 2235";

THENCE S37°01'33"E, a distance of 292.00 feet to a 5/8" rebar with a plastic cap stamped "Norsworthy PLS 2235"; THENCE S47°29'15"E, a distance of 714.87 feet to a 5/8" rebar with a plastic cap stamped "Norsworthy PLS 2235"; THENCE S00°01'21"E, a distance of 577.93 feet to a 5/8" rebar with a plastic cap stamped "Norsworthy PLS 2235"; THENCE N60°33'51"E, a distance of 819.53 feet to a 5/8" rebar with a plastic cap stamped "Norsworthy PLS 2235"; THENCE N65°56'00"E, a distance of 855.43 feet to a 5/8" rebar with a plastic cap stamped "Norsworthy PLS 2235"; THENCE S06°39'52"W, a distance of 167.32 feet to a 5/8" rebar with a plastic cap stamped "Norsworthy PLS 2235";

169 **THENCE S17°27'52"E, a distance of 240.29 feet to a 5/8" rebar with a**
170 **plastic cap stamped "Norsworthy PLS 2235"; THENCE S34°34'14"E, a**
171 **distance of 384.45 feet to a 5/8" rebar with a plastic cap stamped**
172 **"Norsworthy PLS 2235"; THENCE S86°58'59"E, a distance of 193.42 feet**
173 **to a 5/8" rebar with a plastic cap stamped "Norsworthy PLS 2235";**
174 **THENCE S09°39'02"E, a distance of 800.21 feet to a 5/8" rebar with a**
175 **plastic cap stamped "Norsworthy PLS 2235"; THENCE S70°21'17"W, a**
176 **distance of 409.82 feet to a 5/8" rebar with a plastic cap stamped**
177 **"Norsworthy PLS 2235"; THENCE S59°26'51"W, a distance of 587.94 feet**
178 **to a 5/8" rebar with a plastic cap stamped "Norsworthy PLS 2235";**
179 **THENCE S52°00'37"W, a distance of 269.32 feet to a 5/8" rebar with a**
180 **plastic cap stamped "Norsworthy PLS 2235"; THENCE S15°30'30"E, a**
181 **distance of 647.94 feet to a 5/8" rebar with a plastic cap stamped**
182 **"Norsworthy PLS 2235"; THENCE S09°04'42"E, a distance of 779.77 feet**
183 **to a 5/8" rebar with a plastic cap stamped "Norsworthy PLS 2235";**
184 **THENCE S08°27'07"E, a distance of 508.03 feet to a 5/8" rebar with a**
185 **plastic cap stamped "Norsworthy PLS 2235"; THENCE S13°19'43"W, a**
186 **distance of 201.64 feet to a 5/8" rebar with a plastic cap stamped**
187 **"Norsworthy PLS 2235"; THENCE S01°05'15"E, a distance of 787.24 feet**
188 **to a 5/8" rebar with a plastic cap stamped "Norsworthy PLS 2235";**
189 **THENCE S03°53'24"E, a distance of 881.25 feet to a 5/8" rebar with a**
190 **plastic cap stamped "Norsworthy PLS 2235"; THENCE S13°15'24"W, a**
191 **distance of 288.39 feet to a 5/8" rebar with a plastic cap stamped**
192 **"Norsworthy PLS 2235" set on the South line of the W1/2 of said Section 33;**
193 **THENCE N88°46'02"W along the South line of the W1/2 of said Section 33,**
194 **a distance of 1981.28 feet; THENCE N88°59'23"W continuing along the**
195 **South line of the W1/2 of said Section 33, a distance of 286.30 feet to the**
196 **Southwest corner of the W1/2 of said Section 33, a 5/8" rebar with an**
197 **aluminum cap stamped "Norsworthy PLS 2235"; THENCE continuing**
198 **N88°59'23"W along the South line of the E1/2 of said Section 32, a distance**
199 **of 1174.98 feet to a 5/8" rebar with a plastic cap stamped "Norsworthy PLS**
200 **2235" set in the centerline of an existing road; THENCE Northwesterly**
201 **along the centerline of said existing road, the following 7 courses and**
202 **distances:**
203 **1) N53°07'50"W, a distance of 232.94 feet;**

- 204 2) Northwesternly along the arc of a curve to the right, a distance of
205 329.08 feet, said curve having a radius of 853.54 feet and a central angle of
206 22°05'25";
- 207 3) N31°02'27"W, a distance of 174.37 feet;
- 208 4) Northwesternly along the arc of a curve to the left, a distance of
209 114.74 feet, said curve having a radius of 376.24 feet and a central angle of
210 17°28'24";
- 211 5) N13°34'03"W, a distance of 60.83 feet;
- 212 6) Northwesternly along the arc of a curve to the left, a distance of
213 116.41 feet, said curve having a radius of 135.37 feet and a central angle of
214 49°16'19";
- 215 7) N62°50'22"W, a distance of 45.54 feet to a 5/8" rebar with a
216 plastic cap stamped "Norsworthy PLS 2235" set in the Easterly right-of-way
217 line of State Highway "Y";
- 218 THENCE Northerly along the Easterly right-of-way line of said Highway
219 "Y" the following 12 courses and distances:
- 220 1) N10°58'49"E, a distance of 596.72 feet;
- 221 2) Northerly along the arc of a curve to the left, a distance of 532.04
222 feet, said curve having a radius 1202.90 feet and a central angle of
223 25°20'30";
- 224 3) N14°53'34"W, a distance of 443.59 feet;
- 225 4) Northerly along the arc of a curve to the right, a distance of 188.16
226 feet, said curve having a radius of 929.48 feet and a central angle of
227 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
231 feet, 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
235 feet, said curve having a radius of 872.95 feet and a central angle of
236 09°32'33";
- 237 10) N04°25'44"W, a distance of 542.80 feet;
- 238 11) Northerly along the arc of a curve to the right, a distance of
239 129.35 feet, said curve having a radius of 676.80 feet and a central angle of

240 **10°57'00" to a 5/8" rebar with a plastic cap stamped "Norsworthy PLS**
241 **2235" set on the North line of the E1/2 of said Section 32;**

242 **12) N06°30'24"E, a distance of 7.44 feet to a 5/8" rebar with a plastic**
243 **cap stamped "Norsworthy PLS 2235" set on the North line of the E1/2 of**
244 **said Section 32;**

245 **THENCE S88°50'26"E along the North line of the E1/2 of said Section 32,**
246 **a distance of 2306.00 feet to the point beginning. Contains 547.327 acres,**
247 **more or less.**

248 **2. The commissioner of administration shall set the terms and conditions for the**
249 **conveyance as the director deems reasonable. Such terms and conditions may include, but**
250 **not be limited to, the number of appraisals required and the time, place, and terms of the**
251 **conveyance.**

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

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