

SECOND REGULAR SESSION  
HOUSE COMMITTEE SUBSTITUTE FOR  
**HOUSE BILL NO. 2936**  
**102ND GENERAL ASSEMBLY**

6004H.02C

DANA RADEMAN MILLER, Chief Clerk

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**AN ACT**

To authorize the conveyance of certain state property.

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*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 Miller County, Missouri, to the City of Osage Beach, Camden County, Missouri. The property to be conveyed is more particularly described as follows:**

**ROAD TRACT DESCRIPTION**

**A fractional part of the Southeast Quarter of Section 22, Township 39 North, Range 15 West of the 5th P.M. described as follows: Commencing at the Northwest Corner of the Northeast Quarter of Section 23, Township 39 North, Range 15 West; thence South 43°47'40" East, 728.72 feet; thence South 37°06'20" West, 1000.00 feet; thence North 52°53'40" West, 1195.00 feet; thence South 37°06'20" West, 1850.00 feet; thence South 26°19'40" East, 335.41 feet; thence South 37°06'20" West, 1393.75 feet to the true point of beginning of the hereinafter described tract: Thence continuing South 37°06'20" West, 97.59 feet; thence South 67°55'30" West, 544.73 feet; thence westerly, 318.64 feet along the arc of a curve, concave northerly with a radius of 903.58 feet, the chord of which is South 78°01'40" West, 316.99 feet; thence southerly, 48.41 feet along the arc of a curve, concave easterly with a radius of 25.00 feet, the chord of which is South 32°39'00" West, 41.20 feet; thence easterly, 279.96 feet along the arc of a curve, concave northerly with a radius of 585.36 feet, the chord of which is South 36°31'50" East, 277.30 feet; thence South 50°13'50" East, 508.15 feet; thence**

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.

22 easterly, 378.83 feet along the arc of a curve, concave southerly with a radius of  
23 787.47 feet, the chord of which is South 36°27'00" East, 375.19 feet; thence South  
24 37°06'20" West, 46.72 feet; thence westerly, 383.12 feet along the arc of a curve,  
25 concave southerly with a radius of 747.47 feet, the chord of which is North 35°  
26 32'50" West, 378.94 feet; thence North 50°13'50" West, 508.15 feet; thence  
27 westerly, 337.05 feet along the arc of a curve, concave northerly with a radius of  
28 625.36 feet, the chord of which is North 34°47'30" West, 332.99 feet; thence  
29 westerly, 29.03 feet along the arc of a curve, concave southerly with a radius of  
30 25.00 feet, the chord of which is North 52°36'40" West, 27.42 feet; thence North  
31 85°12'10" West, 21.12 feet to the easterly right of way of Missouri Highway 134;  
32 thence North 18°55'20" East, 51.50 feet along said easterly right of way; thence  
33 easterly, 398.34 feet along the arc of a curve, concave northerly with a radius of  
34 853.58 feet, the chord of which is North 81°17'40" East, 394.73 feet; thence North  
35 67°55'30" East, 628.55 feet to the true point of beginning. Above described tract  
36 contains 2.28 acres, more or less, per plat of survey J-5593, revised March 26,  
37 2024, by CM Archer Group, P.C.

#### 38 FUEL TANK TRACT DESCRIPTION

39 A fractional part of the Southwest Quarter of Section 23, Township 39 North,  
40 Range 15 West of the 5th P.M. described as follows: Commencing at the  
41 Northwest Corner of the Northeast Quarter of said Section 23; thence South 43°  
42 47'40" East, 728.72 feet; thence South 37°06'20" West, 1000.00 feet; thence  
43 North 52°53'40" West, 1195.00 feet; thence South 37°06'20" West, 1850.00 feet;  
44 thence South 26°19'40" East, 335.41 feet; thence South 37°06'20" West, 1002.55  
45 feet to the true point of beginning of the hereinafter described tract: Thence  
46 continuing South 37°06'20" West, 45.87 feet; thence North 50°28'30" West, 18.65  
47 feet; thence North 39°11'30" East, 46.91 feet; thence South 46°50'10" East, 17.02  
48 feet to the true point of beginning. Above described tract contains 0.20 acre,  
49 more or less, per plat of survey J-5593, revised March 26, 2024, by CM Archer  
50 Group, P.C.

#### 51 ACCESS EASEMENT

52 An access easement in a fractional part of the Southeast Quarter of Section 22,  
53 and, a fractional part of the Southwest Quarter of Section 23, all in Township 39  
54 North, Range 15 West of the 5th P.M., lying 15.0 feet on each side of the following  
55 described line: Commencing at the Northwest Corner of the Northeast Quarter  
56 of said Section 23; thence South 43°47'40" East, 728.72 feet; thence South 37°  
57 06'20" West, 1000.00 feet; thence North 52°53'40" West, 1195.00 feet; thence  
58 South 37°06'20" West, 1850.00 feet; thence South 26°19'40" East, 335.41 feet;

59           thence South 37°06'20" West, 1119.47 feet to the point of beginning of the  
60           hereinafter described centerline of easement: Thence South 70°49'00" East,  
61           17.91 feet; thence South 48°46'50" East, 87.76 feet; and then transitioning to a  
62           50.0 foot wide easement, lying 25.0 feet on each side of the following described  
63           line: thence South 27°36'10" West, 63.54 feet; thence southerly, 101.11 feet along  
64           the arc of a curve, concave westerly with a radius of 143.27 feet, the chord of  
65           which is South 47°49'10" West, 99.02 feet; thence South 68°02'10" West, 188.07  
66           feet to the ending point of said centerline of easement. Per plat of survey J-5593,  
67           revised March 26, 2024, by CM Archer Group, P.C.

#### 68           SCENIC OVERLOOK EASEMENT DESCRIPTION

69           A fractional part of the Southwest Quarter of Section 23, Township 39 North,  
70           Range 15 West of the 5th P.M. described as follows: Commencing at the  
71           Northwest Corner of the Northeast Quarter of said Section 23; thence South 43°  
72           47'40" East, 728.72 feet; thence South 37°06'20" West, 1000.00 feet; thence  
73           North 52°53'40" West, 1195.00 feet; thence South 37°06'20" West, 1850.00 feet;  
74           thence South 26°19'40" East, 335.41 feet; thence South 37°06'20" West, 1600.00  
75           feet; thence South 52°53'40" East, 650.00 feet; thence South 37°06'20" West,  
76           847.69 feet to the true point of beginning of the hereinafter described tract:  
77           Thence continuing South 37°06'20" West, 46.72 feet; thence South 20°13'20"  
78           East, 61.86 feet; thence South 5°24'50" East, 105.35 feet; thence South 52°49'10"  
79           East, 34.39 feet; thence North 38°44'30" East, 231.09 feet; thence North 79°  
80           18'30" West, 64.33 feet; thence North 82°30'10" West, 106.83 feet; thence North  
81           22°05'10" West, 16.03 feet to the true point of beginning. Per plat of survey J  
82           5593, revised March 26, 2024, by CM Archer Group, P.C.

#### 83           COMBINED TRACT DESCRIPTION

84           A fractional part of the Southeast Quarter of Section 22, AND, a fractional part  
85           of Section 23, AND, a fractional part of the Northwest Quarter of Section 26,  
86           AND, a fractional part of the Northeast Quarter, and a fractional part of the  
87           Southeast Quarter, and, a fractional part of the Southwest Quarter of Section 27,  
88           ALL in Township 39 North, Range 15 West of the 5th P.M. described as follows:  
89           Commencing at the Northwest Corner of the Northeast Quarter of said Section  
90           23; thence South 43°47'40" East, 728.72 feet to the true point of beginning of the  
91           hereinafter described tract: Thence South 52°53'40" East, 1055.00 feet; thence  
92           South 37°06'20" West, 10297.56 feet; thence North 52°53'40" West, 1144.85 feet  
93           to the easterly right of way of Missouri Highway 134; thence North 32°32'30"  
94           East, 71.71 feet, and, northeasterly along the arc of a curve, concave  
95           southeasterly with a radius of 2784.96 feet, the chord of which is North 34°

96 03'50" East, 284.94 feet, and, North 36°59'50" East, 2535.79 feet, and,  
97 northeasterly along a spiral curve, concave northwesterly, the chord of which  
98 is North 34°57'20" East, 208.27 feet, and, northerly along the arc of a curve,  
99 concave westerly with a radius of 1034.91 feet, the chord of which is North 19°  
100 40'50" East, 406.18 feet, all along said easterly right of way; thence North 37°  
101 06'20" East, 1315.70 feet; thence westerly, 383.12 feet along the arc of a curve,  
102 concave southerly with a radius of 747.47 feet, the chord of which is North 35°  
103 32'50" West, 378.94 feet; thence North 50°13'50" West, 508.15 feet; thence  
104 westerly, 337.05 feet along the arc of a curve, concave northerly with a radius of  
105 625.36 feet, the chord of which is North 34°47'30" West, 332.99 feet; thence  
106 westerly, 29.03 feet along the arc of a curve, concave southerly with a radius of  
107 25.00 feet, the chord of which is North 52°36'40" West, 27.42 feet; thence North  
108 85°12'10" West, 21.12 feet to the easterly right of way of Missouri Highway 134;  
109 thence North 18°55'20" East, 51.50 feet along said easterly right of way; thence  
110 easterly, 398.34 feet along the arc of a curve, concave northerly with a radius of  
111 853.58 feet, the chord of which is North 81°17'40" East, 394.73 feet; thence North  
112 67°55'30" East, 628.55 feet, thence North 37°06'20" East, 345.33 feet; thence  
113 North 50°28'30" West, 18.65 feet; thence North 39°11'30" East, 46.91 feet; thence  
114 South 46°50'10" East, 17.02 feet; thence North 37°06'20" East, 1002.55 feet;  
115 thence North 26°19'40" West, 335.41 feet; thence North 37°06'20" East, 1850.00  
116 feet; thence South 52°53'40" East, 1195.00 feet; thence North 37°06'20" East,  
117 1000.00 feet to the true point of beginning.

118 EXCEPT, a fractional part of the Southeast Quarter of Section 22, Township 39  
119 North, Range 15 West of the 5th P.M. described as follows: Commencing at the  
120 Northwest Corner of the Northeast Quarter of Section 23, Township 39 North,  
121 Range 15 West; thence South 43°47'40" East, 728.72 feet; thence South 37°  
122 06'20" West, 1000.00 feet; thence North 52°53'40" West, 1195.00 feet; thence  
123 South 37°06'20" West, 1850.00 feet; thence South 26°19'40" East, 335.41 feet;  
124 thence South 37°06'20" West, 1491.34 feet to the true point of beginning of the  
125 hereinafter described tract: Thence South 67°55'30" West, 544.73 feet; thence  
126 westerly, 318.64 feet along the arc of a curve, concave northerly with a radius of  
127 903.58 feet, the chord of which is South 78°01'40" West, 316.99 feet; thence  
128 southerly, 48.41 feet along the arc of a curve, concave easterly with a radius of  
129 25.00 feet, the chord of which is South 32°39'00" West, 41.20 feet; thence  
130 easterly, 279.96 feet along the arc of a curve, concave northerly with a radius of  
131 585.36 feet, the chord of which is South 36°31'50" East, 277.30 feet; thence South  
132 50°13'50" East, 508.15 feet; thence easterly, 378.83 feet along the arc of a curve,

133 **concave southerly with a radius of 787.47 feet, the chord of which is South 36°**  
134 **27'00" East, 375.19 feet; thence North 37°06'20" East, 847.69 feet; thence North**  
135 **52°53'40" West, 650.00 feet; thence North 37°06'20" East, 271.63 feet to the true**  
136 **point of beginning.**

137 **Above described tract contains 362.03 acres, more or less, per plat of survey**  
138 **J-5593, revised March 26, 2024, by CM Archer Group, P.C.**

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

143 **3. The ordinances of the City of Osage Beach shall be in force and effect on land**  
144 **conveyed under this section.**

145 **4. The attorney general shall approve the form of the instrument of conveyance.**

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