

House _____ Amendment NO. _____

Offered By _____

1 AMEND House Bill No. 431, Page 3, Section 2, Line 38, by inserting after said section and line the
2 following:

3
4 "Section 3. 1. The governor is hereby authorized and empowered to sell, transfer, grant,
5 convey, remise, release, and forever quitclaim all interest of the state of Missouri in property located
6 in Miller County, Missouri, to the City of Osage Beach, Camden County, Missouri. The property to
7 be conveyed is more particularly described as follows:

8 A tract of land for Lee C. Fine Memorial Airport in the State of Missouri and County of
9 Miller, located in Township 39 North, Range 15 West of the Fifth Principal Meridian, lying
10 in parts of Sections 22, 23, 26 and 27, being part of a larger tract described in Miller County
11 Deed Book 72 at page 312, said Airport tract more particularly described as follows:
12 Commencing at an Aluminum Pipe Monument marking the Quarter Section corner between
13 said Sections 22 and 23 as described in Missouri State Land Survey document # 600-
14 108299; thence along the section line between said Sections 22 and 23, South 00 degrees 42
15 minutes 50 seconds West, a distance of 705.45 feet to the TRUE POINT OF BEGINNING of
16 the herein described Airport tract; thence, leaving said section line, North 37 degrees 06
17 minutes 20 seconds East, a distance of 88.95 feet to a 1/2 inch rebar; thence North 52
18 degrees 53 minutes 40 seconds West, a distance of 17.5 feet to a 1/2 inch rebar; thence North
19 37 degrees 06 minutes 20 seconds East, a distance of 46.0 feet to a 1/2 inch rebar; thence
20 South 52 degrees 53 minutes 40 seconds East, a distance of 17.5 feet to a 1/2 inch rebar;
21 thence North 37 degrees 06 minutes 20 seconds East, a distance of 1002.1 feet to a 1/2 inch
22 rebar; thence North 26 degrees 20 minutes West, a distance of 335.4 feet to a 1/2 inch rebar;
23 thence North 37 degrees 06 minutes 20 seconds East, a distance of 1849.95 feet to a 1/2 inch
24 rebar; thence South 52 degrees 53 minutes 40 seconds East, a distance of 1194.95 feet to a
25 1/2 inch rebar; thence North 37 degrees 06 minutes 50 seconds East, a distance of 1000.05
26 feet to a 1/2 inch rebar, from which an Aluminum Pipe Monument marking the Quarter
27 Section corner between Sections 14 and 23 of said township as described in Missouri State
28 Land Survey document # 600-109625, bears North 43 degrees 48 minutes West, a distance
29 of 728.75 feet; thence South 52 degrees 53 minutes 20 seconds East, a distance of 1054.9
30 feet to a 1/2 inch rebar; thence South 37 degrees 06 minutes 20 seconds West, a distance of

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10297.55 feet to a 1/2 inch rebar; thence North 52 degrees 53 minutes 30 seconds West, a distance of 1144.95 feet to a 1/2 inch rebar on the southeasterly right-of-way of Relocated Missouri Route 134 as described in Miller County Deed Book 112 at page 395; thence along said Relocated Route 134 right-of-way, North 32 degrees 32 minutes 20 seconds East, a distance of 71.6 feet to a point of curvature; thence along the arc of a curve to the right, having a radius of 2785.0 feet and a central angle of 05 degrees 51 minutes 52 seconds, an arc distance of 285.05 feet to a point of tangency; thence North 36 degrees 59 minutes 47 seconds East, a distance of 2535.0 feet to a 1/2 inch rebar; thence along the arc of a spiral offset, the chord of which bears North 34 degrees 57 minutes 23 seconds East, a distance of 208.28 feet; thence along the arc of a curve to the left, having a radius of 1035.2 feet, a radius point bearing North 59 degrees 00 minutes 13 seconds West, and a central angle of 22 degrees 36 minutes 44 seconds, an arc distance of 408.55 feet to a point from which a 1/2 inch rebar bears North 37 degrees 06 minutes 10 seconds East, a distance of 1.1 feet; thence departing said Relocated Route 134 right-of-way, North 37 degrees 06 minutes 10 seconds East, a distance of 2211.32 feet to a 1/2 inch rebar; thence North 52 degrees 54 minutes 20 seconds West, a distance of 650.0 feet to a 1/2 inch rebar; thence North 37 degrees 06 minutes 20 seconds East, a distance of 463.05 feet to the true point of beginning, containing 358.6 acres, more or less.

ALSO a nonexclusive, permanent easement, fifty (50) feet wide, over the existing Airport Entrance Road in the State of Missouri and County of Miller, located in Township 39 North, Range 15 West of the Fifth Principal Meridian, lying in part of the Southeast Quarter of Section 22, crossing a larger tract described in Miller County Deed Book 72 at page 312, said easement more particularly described as follows:

Commencing at an Aluminum Pipe Monument marking the Quarter Section corner between said Sections 22 and 23 as described in Missouri State Land Survey document # 600-108299; thence along the section line between said Sections 22 and 23, South 00 degrees 42 minutes 50 seconds West, a distance of 705.45 feet to the northwesterly boundary of the aforescribed Airport tract; thence along said boundary, South 37 degrees 06 minutes 20 seconds West, a distance of 257.27 feet to the TRUE POINT OF BEGINNING of the herein described easement; thence continuing South 37 degrees 06 minutes 20 seconds West, a distance of 97.52 feet; thence departing said Airport boundary, South 67 degrees 57 minutes 00 seconds West, a distance of 544.05 feet to a point of curvature; thence along the arc of a curve to the right, having a radius of 905.0 feet and a central angle of 25 degrees 45 minutes 04 seconds, an arc distance of 406.74 feet to the easterly right-of-way line of Relocated Missouri Route 134 as described in Miller County Deed Book 112 at page 395; thence along said right-of-way line, North 16 degrees 26 minutes 25 seconds East, a distance of 51.34 feet; thence departing said right-of-way line easterly along the arc of a curve to the left, having a radius of 855.0 feet, a radius point bearing North 02 degrees 56 minutes 32 seconds East, and a central angle of 24 degrees 59 minutes 32 seconds, an arc distance of 372.95 feet

1 to a point of tangency; thence North 67 degrees 57 minutes 00 seconds East, a distance of
2 627.78 feet to the true point of beginning.
3 Said Airport Entrance Road shall be subject to a maintenance agreement.
4 ALSO a nonexclusive, permanent easement, forty (40) feet wide, over the existing road to
5 the airport observation area in the State of Missouri and County of Miller, located in
6 Township 39 North, Range 15 West of the Fifth Principal Meridian, lying in part of the
7 Southeast Quarter of Section 22, crossing a larger tract described in Miller County Deed
8 Book 72 at page 312, said easement more particularly described as follows:
9 Commencing at an Aluminum Pipe Monument marking the Quarter Section corner between
10 said Sections 22 and 23 as described in Missouri State Land Survey document # 600-
11 108299; thence along the section line between said Sections 22 and 23, South 00 degrees 42
12 minutes 50 seconds West, a distance of 705.45 feet to the northwesterly boundary of
13 aforescribed Airport tract; thence South 37 degrees 06 minutes 20 seconds West, a
14 distance of 354.79 feet; thence departing said Airport boundary, South 67 degrees 57
15 minutes 00 seconds West, a distance of 544.05 feet to a point of curvature; thence along the
16 arc of a curve to the right, having a radius of 905.0 feet and a central angle of 20 degrees 10
17 minutes 09 seconds, an arc distance of 318.57 feet to the TRUE POINT OF BEGINNING of
18 the herein described easement; thence continuing along the same arc of curve through a
19 central angle of 05 degrees 34 minutes 55 seconds, an arc distance of 88.17 feet; thence
20 departing said curve southeasterly along the arc of a curve to the right, having a radius of
21 15.02 feet, a radius point bearing South 03 degrees 42 minutes 04 seconds West and a central
22 angle of 67 degrees 28 minutes 17 seconds, an arc distance of 17.69 feet to a point of reverse
23 curvature; thence along the arc of a curve to the left, having a radius of 630.0 feet and a
24 central angle of 31 degrees 34 minutes 01 second, an arc distance of 347.1 feet to a point of
25 tangency; thence South 50 degrees 23 minutes 40 seconds East, a distance of 491.7 feet to a
26 point of curvature; thence along the arc of a curve to the right, having a radius of 784.0 feet
27 and a central angle of 28 degrees 54 minutes 45 seconds, an arc distance of 395.62 feet to the
28 said northwesterly Airport tract boundary; thence along said boundary, North 37 degrees 06
29 minutes 10 seconds East, a distance of 46.45 feet; thence departing said Airport boundary,
30 northwesterly along the arc of a non-tangent curve to the left, having a radius of 824.0 feet, a
31 radius point bearing South 66 degrees 50 minutes 03 seconds West and a central angle of 27
32 degrees 13 minutes 43 seconds, an arc distance of 391.59 feet to a point of tangency; thence
33 North 50 degrees 23 minutes 40 seconds West, a distance of 491.7 feet to a point of
34 curvature; thence along the arc of a curve to the right, having a radius of 590.0 feet and a
35 central angle of 27 degrees 31 minutes 37 seconds, an arc distance of 283.46 feet to a point
36 of compound curvature; thence along the arc of a curve to right, having a radius of 25.0 feet
37 and a central angle of 110 degrees 59 minutes 12 seconds, an arc distance of 48.43 feet to the
38 true point of beginning.
39 Said road to the airport observation area shall be subject to a maintenance agreement.

1 RESERVING from said Airport tract a nonexclusive, permanent easement for access,
 2 described as commencing at the previously referenced Aluminum Pipe Monument marking
 3 the Quarter Section corner between Sections 22 and 23; thence along the section line
 4 between said Sections 22 and 23, South 00 degrees 42 minutes 50 seconds West, a distance
 5 of 705.45 feet to the northwesterly boundary of the aforescribed Airport tract; thence
 6 along said boundary, South 37 degrees 06 minutes 20 seconds West, a distance of 257.27 feet
 7 to the TRUE POINT OF BEGINNING of the herein described access easement; thence
 8 North 67 degrees 57 minutes East, a distance of 147.35 feet to a point of curvature; thence
 9 along the arc of a curve to the left, having a radius of 115.0 feet and a central angle of 40
 10 degrees 17 minutes, an arc distance of 80.85 feet to a point of tangency; thence North 27
 11 degrees 40 minutes East, a distance of 61.34 feet; thence North 38 degrees West, a distance
 12 of 16.94 feet to a point of curvature; thence along the arc of curve to the left, having a radius
 13 of 65.0 feet and a central angle of 31 degrees, an arc distance of 35.17 feet to a point of
 14 tangency; thence North 69 degrees West, a distance of 30.27 feet to the northwesterly
 15 boundary of the aforescribed Airport tract; thence along said boundary, North 37 degrees
 16 06 minutes 20 seconds East, a distance of 31.23 feet; thence departing said boundary, South
 17 69 degrees East, a distance of 21.61 feet to a point of curvature; thence along the arc of a
 18 curve to the right, having a radius of 95.0 feet and a central angle of 31 degrees, an arc
 19 distance of 51.4 feet to a point of tangency; thence South 38 degrees East, a distance of
 20 58.25 feet; thence South 27 degrees 40 minutes West, a distance of 71.66 feet to a point of
 21 curvature; thence along the arc of a curve to the right, having a radius of 165.0 feet and a
 22 central angle of 40 degrees 17 minutes, an arc distance of 116.0 feet to a point of tangency;
 23 thence South 67 degrees 57 minutes West, a distance of 231.08 feet to said northwesterly
 24 Airport boundary; thence along said boundary, North 37 degrees 06 minutes 20 seconds East,
 25 a distance of 97.52 feet to the true point of beginning.

26 ALSO RESERVING from said Airport tract a nonexclusive, permanent easement described
 27 as commencing at the previously referenced Aluminum Pipe Monument marking the Quarter
 28 Section corner between Sections 22 and 23; thence along the section line between said
 29 Sections 22 and 23, South 00 degrees 42 minutes 50 seconds West, a distance of 705.45 feet
 30 to the northwesterly boundary of the aforescribed Airport tract; thence along said
 31 boundary South 37 degrees 06 minutes 20 seconds West, a distance of 463.05 feet to a 1/2
 32 inch rebar; thence South 52 degrees 54 minutes 20 seconds East, a distance of 650.0 feet to a
 33 1/2 inch rebar; thence South 37 degrees 06 minutes 10 seconds West, a distance of 847.22
 34 feet to the TRUE POINT OF BEGINNING of the herein described easement; thence
 35 continuing South 37 degrees 06 minutes 10 seconds West, a distance of 46.45 feet; thence
 36 departing said northwesterly Airport boundary, South 18 degrees 20 minutes East, a distance
 37 of 109.2 feet; thence South 20 degrees 15 minutes East, a distance of 73.95 feet; thence
 38 North 38 degrees 30 minutes East, a distance of 209 feet; thence North 82 degrees 30

minutes West, a distance of 152 feet; thence North 23 degrees West, a distance of 29 feet to the true point of beginning.

ALSO RESERVING from said Airport tract a nonexclusive, permanent easement for trails described as commencing at the previously referenced Aluminum Pipe Monument marking the Quarter Section corner between Sections 14 and 23; thence South 43 degrees 48 minutes East, a distance of 728.75 feet to a 1/2 inch rebar at a corner of the aforescribed Airport tract; thence along the boundary of said Airport tract, South 52 degrees 53 minutes 20 seconds East, a distance of 1054.9 feet to a 1/2 inch rebar; thence South 37 degrees 06 minutes 20 seconds West, a distance of 9397.55 feet to the TRUE POINT OF BEGINNING of the herein described easement; thence continuing South 37 degrees 06 minutes 20 seconds West, a distance of 900 feet to a 1/2 inch rebar; thence North 52 degrees 53 minutes 30 seconds West, a distance of 528 feet; thence departing said Airport boundary, South 89 degrees 41 minutes East, a distance of 407 feet; thence North 32 degrees 55 minutes 35 seconds East, a distance of 658 feet; thence South 52 degrees 53 minutes 30 seconds East, a distance of 250 feet to the true point of beginning.

ALSO RESERVING all mineral rights not heretofore reserved. This reservation shall not preclude Grantee's right to withdraw groundwater.

SUBJECT TO existing leases, licenses, agreements, easements, utilities, conditions, reservations, restrictions and roadways of record or now in effect.

ALSO SUBJECT TO reservation by the United States of America of any uranium, thorium, or other materials which are or may be determined to be peculiarly essential to the production of fissionable materials, whether or not of commercial value, together with the right through its authorized agents or representatives at any time to enter upon the lands and prospect for, mine, and remove the same as noted in document filed for record in Miller County Deed Book 72 at page 312.

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 ordinances of the City of Osage Beach shall be in force and effect on land conveyed under this section.

4. The attorney general shall approve the form of the instrument of conveyance."; and

Further amend said bill by amending the title, enacting clause, and intersectional references accordingly.