

FIRST REGULAR SESSION

HOUSE BILL NO. 105

103RD GENERAL ASSEMBLY

INTRODUCED BY REPRESENTATIVE VERNETTI.

0590H.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 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°

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 31°50" East, 277.30 feet; thence South 50°13'50" East, 508.15 feet; thence
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°03'50"
96 East, 284.94 feet, and, North 36°59'50" East, 2535.79 feet, and, northeasterly
97 along a spiral curve, concave northwesterly, the chord of which is North 34°
98 57'20" East, 208.27 feet, and, northerly along the arc of a curve, concave westerly
99 with a radius of 1034.91 feet, the chord of which is North 19°40'50" East, 406.18
100 feet, all along said easterly right of way; thence North 37°06'20" East, 1315.70
101 feet; thence westerly, 383.12 feet along the arc of a curve, concave southerly with
102 a radius of 747.47 feet, the chord of which is North 35°32'50" West, 378.94 feet;
103 thence North 50°13'50" West, 508.15 feet; thence westerly, 337.05 feet along the
104 arc of a curve, concave northerly with a radius of 625.36 feet, the chord of which
105 is North 34°47'30" West, 332.99 feet; thence westerly, 29.03 feet along the arc of a
106 curve, concave southerly with a radius of 25.00 feet, the chord of which is North
107 52°36'40" West, 27.42 feet; thence North 85°12'10" West, 21.12 feet to the
108 easterly right of way of Missouri Highway 134; thence North 18°55'20" East,
109 51.50 feet along said easterly right of way; thence easterly, 398.34 feet along the
110 arc of a curve, concave northerly with a radius of 853.58 feet, the chord of which
111 is North 81°17'40" East, 394.73 feet; thence North 67°55'30" East, 628.55 feet,
112 thence North 37°06'20" East, 345.33 feet; thence North 50°28'30" West, 18.65
113 feet; thence North 39°11'30" East, 46.91 feet; thence South 46°50'10" East, 17.02
114 feet; thence North 37°06'20" East, 1002.55 feet; thence North 26°19'40" West,
115 335.41 feet; thence North 37°06'20" East, 1850.00 feet; thence South 52°53'40"
116 East, 1195.00 feet; thence North 37°06'20" East, 1000.00 feet to the true point of
117 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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