

FIRST REGULAR SESSION
[PERFECTED]
HOUSE COMMITTEE SUBSTITUTE FOR
HOUSE BILL NO. 105
103RD GENERAL ASSEMBLY

0590H.03P

JOSEPH ENGLER, 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,
2 grant, convey, remise, release, and forever quitclaim all interest of the state of Missouri
3 in property located in Miller County, Missouri, to the City of Osage Beach, Camden
4 County, Missouri. The property to be conveyed is more particularly described as
5 follows:

6 **ROAD TRACT DESCRIPTION**

7 A tract of land for Lee C. Fine Memorial Airport in the State of Missouri and
8 County of Miller, located in Township 39 North, Range 15 West of the Fifth
9 Principal Meridian, lying in parts of Sections 22, 23, 26 and 27, being part of a
10 larger tract described in Miller County Deed Book 72 at page 312, said Airport
11 tract more particularly described as follows:

12 Commencing at an Aluminum Pipe Monument marking the Quarter Section
13 corner between said Sections 22 and 23 as described in Missouri State Land
14 Survey document # 600-108299; thence along the section line between said
15 Sections 22 and 23, South 00 degrees 42 minutes 50 seconds West, a distance of
16 705.45 feet to the TRUE POINT OF BEGINNING of the herein described
17 Airport tract; thence, leaving said section line, North 37 degrees 06 minutes 20
18 seconds East, a distance of 88.95 feet to a 1/2 inch rebar; thence North 52 degrees
19 53 minutes 40 seconds West, a distance of 17.5 feet to a 1/2 inch rebar; thence
20 North 37 degrees 06 minutes 20 seconds East, a distance of 46.0 feet to a 1/2 inch

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 rebar; thence South 52 degrees 53 minutes 40 seconds East, a distance of 17.5 feet
22 to a 1/2 inch rebar; thence North 37 degrees 06 minutes 20 seconds East, a
23 distance of 1002.1 feet to a 1/2 inch rebar; thence North 26 degrees 20 minutes
24 West, a distance of 335.4 feet to a 1/2 inch rebar; thence North 37 degrees 06
25 minutes 20 seconds East, a distance of 1849.95 feet to a 1/2 inch rebar; thence
26 South 52 degrees 53 minutes 40 seconds East, a distance of 1194.95 feet to a 1/2
27 inch rebar; thence North 37 degrees 06 minutes 50 seconds East, a distance of
28 1000.05 feet to a 1/2 inch rebar, from which an Aluminum Pipe Monument
29 marking the Quarter Section corner between Sections 14 and 23 of said township
30 as described in Missouri State Land Survey document # 600-109625, bears North
31 43 degrees 48 minutes West, a distance of 728.75 feet; thence South 52 degrees 53
32 minutes 20 seconds East, a distance of 1054.9 feet to a 1/2 inch rebar; thence
33 South 37 degrees 06 minutes 20 seconds West, a distance of 10297.55 feet to a 1/2
34 inch rebar; thence North 52 degrees 53 minutes 30 seconds West, a distance of
35 1144.95 feet to a 1/2 inch rebar on the southeasterly right-of-way of Relocated
36 Missouri Route 134 as described in Miller County Deed Book 112 at page 395;
37 thence along said Relocated Route 134 right-of-way, North 32 degrees 32 minutes
38 20 seconds East, a distance of 71.6 feet to a point of curvature; thence along the
39 arc of a curve to the right, having a radius of 2785.0 feet and a central angle of 05
40 degrees 51 minutes 52 seconds, an arc distance of 285.05 feet to a point of
41 tangency; thence North 36 degrees 59 minutes 47 seconds East, a distance of
42 2535.0 feet to a 1/2 inch rebar; thence along the arc of a spiral offset, the chord of
43 which bears North 34 degrees 57 minutes 23 seconds East, a distance of 208.28
44 feet; thence along the arc of a curve to the left, having a radius of 1035.2 feet, a
45 radius point bearing North 59 degrees 00 minutes 13 seconds West, and a central
46 angle of 22 degrees 36 minutes 44 seconds, an arc distance of 408.55 feet to a
47 point from which a 1/2 inch rebar bears North 37 degrees 06 minutes 10 seconds
48 East, a distance of 1.1 feet; thence departing said Relocated Route 134 right-of-
49 way, North 37 degrees 06 minutes 10 seconds East, a distance of 2211.32 feet to a
50 1/2 inch rebar; thence North 52 degrees 54 minutes 20 seconds West, a distance of
51 650.0 feet to a 1/2 inch rebar; thence North 37 degrees 06 minutes 20 seconds
52 East, a distance of 463.05 feet to the true point of beginning, containing 358.6
53 acres, more or less.

54 ALSO a nonexclusive, permanent easement, fifty (50) feet wide, over the existing
55 Airport Entrance Road in the State of Missouri and County of Miller, located in
56 Township 39 North, Range 15 West of the Fifth Principal Meridian, lying in part
57 of the Southeast Quarter of Section 22, crossing a larger tract described in Miller

58 County Deed Book 72 at page 312, said easement more particularly described as
59 follows:

60 Commencing at an Aluminum Pipe Monument marking the Quarter Section
61 corner between said Sections 22 and 23 as described in Missouri State Land
62 Survey document # 600-108299; thence along the section line between said
63 Sections 22 and 23, South 00 degrees 42 minutes 50 seconds West, a distance of
64 705.45 feet to the northwesterly boundary of the aforescribed Airport tract;
65 thence along said boundary, South 37 degrees 06 minutes 20 seconds West, a
66 distance of 257.27 feet to the TRUE POINT OF BEGINNING of the herein
67 described easement; thence continuing South 37 degrees 06 minutes 20 seconds
68 West, a distance of 97.52 feet; thence departing said Airport boundary, South 67
69 degrees 57 minutes 00 seconds West, a distance of 544.05 feet to a point of
70 curvature; thence along the arc of a curve to the right, having a radius of 905.0
71 feet and a central angle of 25 degrees 45 minutes 04 seconds, an arc distance of
72 406.74 feet to the easterly right-of-way line of Relocated Missouri Route 134 as
73 described in Miller County Deed Book 112 at page 395; thence along said right-
74 of-way line, North 16 degrees 26 minutes 25 seconds East, a distance of 51.34
75 feet; thence departing said right-of-way line easterly along the arc of a curve to
76 the left, having a radius of 855.0 feet, a radius point bearing North 02 degrees 56
77 minutes 32 seconds East, and a central angle of 24 degrees 59 minutes 32 seconds,
78 an arc distance of 372.95 feet to a point of tangency; thence North 67 degrees 57
79 minutes 00 seconds East, a distance of 627.78 feet to the true point of beginning.
80 Said Airport Entrance Road shall be subject to a maintenance agreement.

81 ALSO a nonexclusive, permanent easement, forty (40) feet wide, over the existing
82 road to the airport observation area in the State of Missouri and County of
83 Miller, located in Township 39 North, Range 15 West of the Fifth Principal
84 Meridian, lying in part of the Southeast Quarter of Section 22, crossing a larger
85 tract described in Miller County Deed Book 72 at page 312, said easement more
86 particularly described as follows:

87 Commencing at an Aluminum Pipe Monument marking the Quarter Section
88 corner between said Sections 22 and 23 as described in Missouri State Land
89 Survey document # 600-108299; thence along the section line between said
90 Sections 22 and 23, South 00 degrees 42 minutes 50 seconds West, a distance of
91 705.45 feet to the northwesterly boundary of aforescribed Airport tract;
92 thence South 37 degrees 06 minutes 20 seconds West, a distance of 354.79 feet;
93 thence departing said Airport boundary, South 67 degrees 57 minutes 00 seconds
94 West, a distance of 544.05 feet to a point of curvature; thence along the arc of a

95 curve to the right, having a radius of 905.0 feet and a central angle of 20 degrees
96 10 minutes 09 seconds, an arc distance of 318.57 feet to the TRUE POINT OF
97 BEGINNING of the herein described easement; thence continuing along the
98 same arc of curve through a central angle of 05 degrees 34 minutes 55 seconds, an
99 arc distance of 88.17 feet; thence departing said curve southeasterly along the arc
100 of a curve to the right, having a radius of 15.02 feet, a radius point bearing South
101 03 degrees 42 minutes 04 seconds West and a central angle of 67 degrees 28
102 minutes 17 seconds, an arc distance of 17.69 feet to a point of reverse curvature;
103 thence along the arc of a curve to the left, having a radius of 630.0 feet and a
104 central angle of 31 degrees 34 minutes 01 second, an arc distance of 347.1 feet to a
105 point of tangency; thence South 50 degrees 23 minutes 40 seconds East, a
106 distance of 491.7 feet to a point of curvature; thence along the arc of a curve to
107 the right, having a radius of 784.0 feet and a central angle of 28 degrees 54
108 minutes 45 seconds, an arc distance of 395.62 feet to the said northwesterly
109 Airport tract boundary; thence along said boundary, North 37 degrees 06
110 minutes 10 seconds East, a distance of 46.45 feet; thence departing said Airport
111 boundary, northwesterly along the arc of a non-tangent curve to the left, having a
112 radius of 824.0 feet, a radius point bearing South 66 degrees 50 minutes 03
113 seconds West and a central angle of 27 degrees 13 minutes 43 seconds, an arc
114 distance of 391.59 feet to a point of tangency; thence North 50 degrees 23 minutes
115 40 seconds West, a distance of 491.7 feet to a point of curvature; thence along the
116 arc of a curve to the right, having a radius of 590.0 feet and a central angle of 27
117 degrees 31 minutes 37 seconds, an arc distance of 283.46 feet to a point of
118 compound curvature; thence along the arc of a curve to right, having a radius of
119 25.0 feet and a central angle of 110 degrees 59 minutes 12 seconds, an arc
120 distance of 48.43 feet to the true point of beginning.

121 Said road to the airport observation area shall be subject to a maintenance
122 agreement.

123 RESERVING from said Airport tract a nonexclusive, permanent easement for
124 access, described as commencing at the previously referenced Aluminum Pipe
125 Monument marking the Quarter Section corner between Sections 22 and 23;
126 thence along the section line between said Sections 22 and 23, South 00 degrees
127 42 minutes 50 seconds West, a distance of 705.45 feet to the northwesterly
128 boundary of the aforescribed Airport tract; thence along said boundary, South
129 37 degrees 06 minutes 20 seconds West, a distance of 257.27 feet to the TRUE
130 POINT OF BEGINNING of the herein described access easement; thence North
131 67 degrees 57 minutes East, a distance of 147.35 feet to a point of curvature;

thence along the arc of a curve to the left, having a radius of 115.0 feet and a central angle of 40 degrees 17 minutes, an arc distance of 80.85 feet to a point of tangency; thence North 27 degrees 40 minutes East, a distance of 61.34 feet; thence North 38 degrees West, a distance of 16.94 feet to a point of curvature; thence along the arc of curve to the left, having a radius of 65.0 feet and a central angle of 31 degrees, an arc distance of 35.17 feet to a point of tangency; thence North 69 degrees West, a distance of 30.27 feet to the northwesterly boundary of the aforescribed Airport tract; thence along said boundary, North 37 degrees 06 minutes 20 seconds East, a distance of 31.23 feet; thence departing said boundary, South 69 degrees East, a distance of 21.61 feet to a point of curvature; thence along the arc of a curve to the right, having a radius of 95.0 feet and a central angle of 31 degrees, an arc distance of 51.4 feet to a point of tangency; thence South 38 degrees East, a distance of 58.25 feet; thence South 27 degrees 40 minutes West, a distance of 71.66 feet to a point of curvature; thence along the arc of a curve to the right, having a radius of 165.0 feet and a central angle of 40 degrees 17 minutes, an arc distance of 116.0 feet to a point of tangency; thence South 67 degrees 57 minutes West, a distance of 231.08 feet to said northwesterly Airport boundary; thence along said boundary, North 37 degrees 06 minutes 20 seconds East, a distance of 97.52 feet to the true point of beginning.

ALSO RESERVING from said Airport tract a nonexclusive, permanent easement described as commencing at the previously referenced Aluminum Pipe Monument marking the Quarter Section corner between Sections 22 and 23; 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 463.05 feet to a 1/2 inch rebar; thence South 52 degrees 54 minutes 20 seconds East, a distance of 650.0 feet to a 1/2 inch rebar; thence South 37 degrees 06 minutes 10 seconds West, a distance of 847.22 feet to the TRUE POINT OF BEGINNING of the herein described easement; thence continuing South 37 degrees 06 minutes 10 seconds West, a distance of 46.45 feet; thence departing said northwesterly Airport boundary, South 18 degrees 20 minutes East, a distance of 109.2 feet; thence South 20 degrees 15 minutes East, a distance of 73.95 feet; thence 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.

168 **ALSO RESERVING** from said Airport tract a nonexclusive, permanent
169 easement for trails described as commencing at the previously referenced
170 Aluminum Pipe Monument marking the Quarter Section corner between
171 Sections 14 and 23; thence South 43 degrees 48 minutes East, a distance of
172 728.75 feet to a 1/2 inch rebar at a corner of the aforescribed Airport tract;
173 thence along the boundary of said Airport tract, South 52 degrees 53 minutes 20
174 seconds East, a distance of 1054.9 feet to a 1/2 inch rebar; thence South 37
175 degrees 06 minutes 20 seconds West, a distance of 9397.55 feet to the TRUE
176 POINT OF BEGINNING of the herein described easement; thence continuing
177 South 37 degrees 06 minutes 20 seconds West, a distance of 900 feet to a 1/2 inch
178 rebar; thence North 52 degrees 53 minutes 30 seconds West, a distance of 528
179 feet; thence departing said Airport boundary, South 89 degrees 41 minutes East,
180 a distance of 407 feet; thence North 32 degrees 55 minutes 35 seconds East, a
181 distance of 658 feet; thence South 52 degrees 53 minutes 30 seconds East, a
182 distance of 250 feet to the true point of beginning.

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

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

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

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

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

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

Section 2. 1. The governor is hereby authorized and empowered to sell, transfer,
2 **grant, convey, remise, release, and forever quitclaim all interest of the state of Missouri**
3 **in property located in the County of Jackson, Missouri, to the state highways and**
4 **transportation commission. The real property to be conveyed is a tract of land being a**

5 portion of the tract described in the warranty deed, recorded in book 656, at page 111, at
6 the Jackson County, Missouri, recorder of deeds office and located in part of the
7 southwest quarter of the northeast quarter of section 8, township 47 north, range 31
8 west in the City of Lee's Summit, Jackson County, Missouri, and being more
9 particularly described as follows:

10 Commencing at the southeast corner of the southwest quarter of the northeast
11 quarter of said section 8, thence along the east line of said southeast quarter,
12 north 02°18'16" east, 556.74 feet; thence leaving said east line, north 87°49'52"
13 west, 61.56 feet, to a point on the north line of said tract, and being a point on the
14 west right-of-way line of north highway 291 , the point of beginning;

15 Thence from the point of beginning, along said west right-of-way line, south 03°
16 13'16" west, 165.09 feet, to a point on the northerly right-of-way line of highway
17 50, as now established; thence along said northerly right-of-way line, south 43°
18 45'38" west, 35.96 feet; thence leaving said northerly right-of-way line, along a
19 non-tangent curve to the right, having a radius of 3647.77 feet, an arc length of
20 47.96 feet, a chord bearing of north 06°05'02" east, and a chord length of 47.96
21 feet; thence along a non-tangent line to the last described curve, north 06°06'36"
22 east, 43.60 feet; thence along a non-tangent curve to the left, having a radius of
23 162.00 feet, an arc length of 99.35 feet, a chord bearing of north 70°59'36" west,
24 and a chord length of 97.80 feet; thence north 01°12'54" east, 72.29 feet, to a
25 point on the north line of said tract; thence along the north line of said tract,
26 south 87°49'52" east, 115.44 feet, to the point of beginning and contains 11,237
27 square feet, more or less.

28 2. The office of administration and the state highways and transportation
29 commission shall set the terms and conditions for the conveyance, including the
30 consideration, except that such consideration shall not exceed one dollar. Such terms
31 and conditions may include, but not be limited to, the number of appraisals required
32 and the time, place, and terms of the conveyance.

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

Section 3. 1. The governor is hereby authorized and empowered to sell, transfer,
2 grant, convey, remise, release, and forever quitclaim all interest of the state of Missouri
3 in property located in the County of Jackson, Missouri, to the state highways and
4 transportation commission. The real property to be conveyed is a tract of land being a
5 portion of the tract described in the warranty deed, recorded in book 656, at page 111, at
6 the Jackson County, Missouri, recorder of deeds office and located in part of the
7 southwest quarter of the northeast quarter of section 8, township 47 north, range 31

8 west in the City of Lee's Summit, Jackson County, Missouri, and being more
9 particularly described as follows:

10 Commencing at the southeast corner of the southwest quarter of the northeast
11 quarter of said section 8, thence along the east line of said southeast quarter,
12 north 02°18'16" east, 556.74 feet; thence leaving said east line, north 87°49'52"
13 west, 61.56 feet, to a point on the north line of said tract, and being a point on the
14 west right-of-way line of north highway 291; thence along the north line of said
15 tract, north 87°49'52" west, 115.44 feet, to the point of beginning;
16 Thence from the point of beginning, leaving said north line, south 01°12'54"
17 west, 72.29 feet; thence along a non-tangent curve to the right, having a radius of
18 162.00 feet, an arc length of 99.35 feet, a chord bearing of south 70°59'36" east,
19 and a chord length of 97.80 feet; thence along a nontangent line to the last
20 described curve, south 06°06'36" west, 43.60 feet; thence along a nontangent
21 curve to the left, having a radius of 3647.77 feet, an arc length of 47.96 feet, a
22 chord bearing of south 06°05'02" west, a chord length of 47.96 feet to a point on
23 the northerly right-of-way line of highway 50, as now established; thence along
24 said northerly right-of-way line, the following 4 calls and distances; thence south
25 43°45'38" west, 109.45 feet; thence south 47°03'17" west, 88.50 feet; thence along
26 a tangent curve to the right, having a radius of 418.31 feet, an arc length of
27 228.27 feet, a chord bearing of south 62°41'17" west, and a chord length of 225.45
28 feet; thence along a line non-tangent to the last described curve, south 81°35'49"
29 west, 75.63 feet, to a point on the west line of said tract; thence along the west line
30 of said tract, north 02°18'31 " east, 461.34 feet, to the northwest corner of said
31 tract; thence along the north line of said tract, south 87°49'52" east, 316.04 feet,
32 to the point of beginning and contains 142,042 square feet, more or less.

33 2. The office of administration and the state highways and transportation
34 commission shall set the terms and conditions for the conveyance, including the
35 consideration, except that such consideration shall not exceed one dollar. Such terms
36 and conditions may include, but not be limited to, the number of appraisals required
37 and the time, place, and terms of the conveyance.

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

Section 4. 1. The governor is hereby authorized and empowered to sell, transfer,
2 grant, convey, remise, release, and forever quitclaim all interest of the state of Missouri
3 in property located in Webster County, Missouri, to the state highways and
4 transportation commission. The property to be conveyed is more particularly
5 described as follows:

6 A PART OF THE GRANTOR'S LAND AS DESCRIBED IN A WARRANTY
7 DEED RECORDED IN BOOK 0237 AT PAGE 0109 OF THE WEBSTER
8 COUNTY RECORDER'S OFFICE, BEING A PART OF THE SOUTHEAST
9 QUARTER OF SECTION 34, AND OF THE SOUTHWEST QUARTER OF
10 SECTION 35, BOTH IN TOWNSHIP 29 NORTH, RANGE 18 WEST,
11 WEBSTER COUNTY, MISSOURI, DESCRIBED FROM THE SURVEYED
12 CENTERLINE OF SOUTH OUTER ROAD AS FOLLOWS:
13 THE SURVEYED CENTERLINE OF A PORTION OF THE SOUTH OUTER
14 ROAD IN SECTIONS 33, 34, 35, AND 36, ALL IN TOWNSHIP 29 NORTH,
15 RANGE 18 WEST, IN WEBSTER COUNTY, MISSOURI IS DESCRIBED AS
16 FOLLOWS: COMMENCING AT THE SOUTH QUARTER CORNER OF
17 SAID SECTION 34 (PER LAND CORNER DOCUMENT NO. 600-107434);
18 THENCE NORTH 69 DEGREES 12 MINUTES 36 SECONDS WEST, A
19 DISTANCE OF 1128.41 FEET TO THE POINT OF BEGINNING,
20 HEREINAFTER DESIGNATED AS SOUTH OUTER ROAD CENTERLINE
21 STATION 68+80.16; THENCE ALONG A NON-TANGENT CURVE TO THE
22 LEFT, THROUGH A CENTRAL ANGLE OF 48 DEGREES 25 MINUTES 00
23 SECONDS, WITH A RADIUS OF 2200.00 FEET, AND A 1804.24 FEET LONG
24 CHORD WHICH BEARS NORTH 81 DEGREES 24 MINUTES 42 SECONDS
25 EAST, AN ARC DISTANCE OF 1859.06 FEET TO CENTERLINE STATION 87
26 +39.22; THENCE NORTH 57 DEGREES 12 MINUTES 12 SECONDS EAST, A
27 DISTANCE OF 310.84 FEET TO CENTERLINE STATION 90+50.06; THENCE
28 ALONG A CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 20
29 DEGREES 52 MINUTES 38 SECONDS, WITH A RADIUS OF 995.00 FEET,
30 AND A 360.55 FEET LONG CHORD WHICH BEARS NORTH 67 DEGREES
31 38 MINUTES 31 SECONDS EAST, AN ARC DISTANCE OF 362.55 FEET TO
32 CENTERLINE STATION 94+12.62; THENCE NORTH 78 DEGREES 04
33 MINUTES 50 SECONDS EAST, A DISTANCE OF 421.19 FEET TO
34 CENTERLINE STATION 98+33.81; THENCE ALONG A CURVE TO THE
35 LEFT, THROUGH A CENTRAL ANGLE OF 31 DEGREES 51 MINUTES 26
36 SECONDS, WITH A RADIUS OF 995.00 FEET, AND A 546.13 FEET LONG
37 CHORD WHICH BEARS NORTH 62 DEGREES 09 MINUTES 07 SECONDS
38 EAST, AN ARC DISTANCE OF 553.23 FEET TO CENTERLINE STATION 103
39 +87.04; THENCE NORTH 46 DEGREES 13 MINUTES 24 SECONDS EAST, A
40 DISTANCE OF 224.65 FEET TO CENTERLINE STATION 106+11.69;
41 THENCE ALONG A CURVE TO THE RIGHT, THROUGH A CENTRAL
42 ANGLE OF 37 DEGREES 03 MINUTES 33 SECONDS, WITH A RADIUS OF

43 995.00 FEET, AND A 632.41 FEET LONG CHORD WHICH BEARS NORTH
44 64 DEGREES 45 MINUTES 10 SECONDS EAST, AN ARC DISTANCE OF
45 643.57 FEET TO CENTERLINE STATION 112+55.26; THENCE NORTH 83
46 DEGREES 16 MINUTES 57 SECONDS EAST, A DISTANCE OF 848.89 FEET
47 TO CENTERLINE STATION 121+04.15; THENCE ALONG A CURVE TO
48 THE LEFT, THROUGH A CENTRAL ANGLE OF 29 DEGREES 09 MINUTES
49 29 SECONDS, WITH A RADIUS OF 1840.00 FEET, AND A 926.31 FEET
50 LONG CHORD WHICH BEARS NORTH 68 DEGREES 42 MINUTES 12
51 SECONDS EAST, AN ARC DISTANCE OF 936.38 FEET TO CENTERLINE
52 STATION 130+40.53; THENCE NORTH 54 DEGREES 07 MINUTES 28
53 SECONDS EAST, A DISTANCE OF 3287.67 FEET TO CENTERLINE
54 STATION 163+28.20; THENCE ALONG A CURVE TO THE RIGHT,
55 THROUGH A CENTRAL ANGLE OF 35 DEGREES 16 MINUTES 26
56 SECONDS, WITH A RADIUS OF 1190.00 FEET, AND A 721.11 FEET
57 LONG CHORD WHICH BEARS NORTH 71 DEGREES 45 MINUTES 41
58 SECONDS EAST, AN ARC DISTANCE OF 732.62 FEET TO CENTERLINE
59 STATION 170+60.82; THENCE NORTH 89 DEGREES 23 MINUTES 54
60 SECONDS EAST, A DISTANCE OF 664.12 FEET TO CENTERLINE
61 STATION 177+24.94; THENCE ALONG A CURVE TO THE LEFT,
62 THROUGH A CENTRAL ANGLE OF 27 DEGREES 28 MINUTES 22
63 SECONDS, WITH A RADIUS OF 650.00 FEET, AND A 308.69 FEET LONG
64 CHORD WHICH BEARS NORTH 75 DEGREES 39 MINUTES 43 SECONDS
65 EAST, AN ARC DISTANCE OF 311.67 FEET TO CENTERLINE STATION 180
66 +36.61; THENCE NORTH 61 DEGREES 55 MINUTES 32 SECONDS EAST, A
67 DISTANCE OF 195.92 FEET TO CENTERLINE STATION 182+32.53 FOR A
68 TERMINUS. SAID TERMINUS LIES SOUTH 69 DEGREES 45 MINUTES 32
69 SECONDS EAST, A DISTANCE OF 1145.31 FEET FROM THE NORTHWEST
70 CORNER OF SAID SECTION 36 (PER LAND CORNER DOCUMENT NO.
71 600-107037). BEARINGS ARE BASED ON GRID NORTH, MISSOURI
72 COORDINATE SYSTEM 1983, CENTRAL ZONE.

73 ALL THAT PART OF THE GRANTOR'S LAND DESCRIBED AS FOLLOWS:
74 BEGINNING AT A POINT 81.71 FEET LEFT OF SOUTH OUTER ROAD
75 CENTERLINE STATION 109+37.35, BEING ON THE EXISTING WEST LINE
76 OF HONOR CAMP LANE, AND ON THE EXISTING SOUTH RIGHT-OF-
77 WAY LINE OF THE BNSF RAILWAY; THENCE ALONG SAID SOUTH
78 RIGHT-OF-WAY LINE, ALONG A NON-TANGENT CURVE TO THE
79 RIGHT, THROUGH A CENTRAL ANGLE OF 02 DEGREES 01 MINUTES

57 SECONDS, WITH A RADIUS OF 1916.50 FEET AND A 67.98 FEET LONG CHORD WHICH BEARS NORTH 81 DEGREES 57 MINUTES 39 SECONDS EAST, AN ARC DISTANCE OF 67.98 FEET TO A POINT 63.86 FEET LEFT OF CENTERLINE STATION 109+98.48; THENCE CONTINUING ALONG SAID SOUTH RIGHT-OF-WAY LINE, NORTH 83 DEGREES 08 MINUTES 42 SECONDS EAST, A DISTANCE OF 33.28 FEET TO A POINT 55.93 FEET LEFT OF CENTERLINE STATION 110+28.97, BEING AT THE EAST LINE OF HONOR CAMP LANE; THENCE SOUTH 01 0 21 1 52" WEST, ALONG SAID EAST LINE, A DISTANCE OF 92.73 FEET TO A POINT 30.00 FEET RIGHT OF CENTERLINE STATION 109+94.52; THENCE ALONG A NON-TANGENT CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 06 DEGREES 37 MINUTES 59 SECONDS, WITH A RADIUS OF 965.00 FEET AND A 111.66 FEET LONG CHORD WHICH BEARS SOUTH 64 DEGREES 57 MINUTES 05 SECONDS WEST, AN ARC DISTANCE OF 111.72 FEET TO A POINT 30.00 FEET RIGHT OF CENTERLINE STATION 108+79.33, BEING ON THE WEST LINE OF HONOR CAMP LANE; THENCE NORTH 01 0 21 1 52" EAST, ALONG SAID WEST LINE, A DISTANCE OF 126.54 FEET TO THE POINT OF BEGINNING. THE ABOVE DESCRIBED PARCEL CONTAINS 0.250 ACRES (10,880 SQ. FT.)

ALSO, A TEMPORARY CONSTRUCTION EASEMENT DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 30.00 FEET RIGHT OF CENTERLINE STATION 109+94.52, ON THE EAST LINE OF HONOR CAMP LANE; THENCE SOUTH 01 0 21'52 '1 WEST, ALONG SAID EAST LINE, A DISTANCE OF 200.43 FEET TO A POINT 210.42 FEET RIGHT OF CENTERLINE STATION 108+94.64; THENCE NORTH 88 0 38 1 08" WEST A DISTANCE OF 100.00 FEET TO A POINT 157.57 FEET RIGHT OF CENTERLINE STATION 107 +90.38, BEING ON THE WEST LINE OF HONOR CAMP LANE; THENCE NORTH 01 0 21 1 52" EAST, ALONG SAID WEST LINE, A DISTANCE OF 150.76 FEET TO A POINT 30.00 FEET RIGHT OF CENTERLINE STATION 108+79.33; THENCE ALONG A NON-TANGENT CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 06 DEGREES 37 MINUTES 59 SECONDS, WITH A RADIUS OF 965.00 FEET AND A 111.66 FEET LONG CHORD WHICH BEARS NORTH 64 DEGREES 57 MINUTES 05 SECONDS EAST, AN ARC DISTANCE OF 111.72 FEET TO THE POINT OF BEGINNING. THE ABOVE DESCRIBED TEMPORARY CONSTRUCTION EASEMENT CONTAINS 0.406 ACRES (17,680 SQ. FT.)

117 **UPON COMPLETION AND ACCEPTANCE OF THE PROJECT, THE**
118 **TEMPORARY CONSTRUCTION EASEMENTS RIGHTS SHALL CEASE**
119 **AND NO LONGER BE IN EFFECT.**

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

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

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