

SECOND REGULAR SESSION
HOUSE COMMITTEE SUBSTITUTE FOR
SENATE SUBSTITUTE FOR
SENATE COMMITTEE SUBSTITUTE FOR
SENATE BILL NO. 986
98TH GENERAL ASSEMBLY

6182H.05C

D. ADAM CRUMBLISS, Chief Clerk

AN ACT

To authorize the conveyance of certain state properties, with an emergency clause for a certain section.

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 to all interest of the state of Missouri in property known as the Highlands II DMH Group Home, Jackson County, Missouri, described as follows:

Part of the Southeast 1/4 of Section 34, Township 50, Range 32 in Independence, Jackson County, Missouri described as follows:

Beginning at a point 310 feet West and 25 feet South of the Northeast corner of said 1/4 section, said point being the Northwest corner of Lot 1, PRINE'S ADDITION, thence South 0 degrees 2 minutes 10 seconds East along West line of said Lot 1, 200 feet; thence South 89 degrees 55 minutes 40 seconds West parallel with North line of said 1/4 section, a distance of 150 feet, thence North 0 degrees 2 minutes 10 seconds West, parallel with West line of Lot 1, a distance of 200 feet to a point on the South line of Jones Street, as now established, thence North 89 degrees 55 minutes 40 seconds East along said South line a distance of 150 feet to the point of beginning.

2. The commissioner of administration shall set the terms and conditions for the conveyance as the commissioner deems reasonable. Such terms and conditions may

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.

18 include, but are not limited to, the number of appraisals required, the time, place, and
19 terms of the conveyance.

20 3. 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 to all interest of the state of Missouri
3 in property located in the City of Rolla, Phelps County, Missouri, described as follows:

4 A fractional part of the West Half of Railroad Lot 120 of the Railroad
5 Addition to the City of Rolla, Missouri described as follows:

6 Beginning at a point on the North Line of said Lot 120, 10 feet East of the
7 Northwest corner of said Lot 120; thence South parallel to the West line of
8 said Lot 120 a distance of 136 feet; thence East a distance of 320 feet, more
9 or less, thence North a distance of 136 feet to the North line of said Lot 120;
10 thence West along said North line a distance of 320 feet, more or less, to the
11 place of beginning; containing one acre, more or less.

12 2. The commissioner of administration shall set the terms and conditions for the
13 conveyance as the commissioner deems reasonable. Such terms and conditions may
14 include, but not be limited to, the number of appraisals required, the time, place, and terms
15 of the conveyance.

16 3. The attorney general shall approve as to form 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 to all interest of the state of Missouri
3 in property located in the City of Macon, Macon County, Missouri, described as follows:

4 All that part of the Northwest Quarter of the Northwest Quarter of Section
5 19, Township 56 North, Range 14 West of the 5th P.M. and all that part of
6 the Northeast Quarter of the Northeast Quarter of Section 24, Township 56
7 North, Range 15 West of the 5th P.M. described as follows: Beginning at
8 Northeast corner of the Northeast Quarter of the Northeast Quarter of said
9 Section 24; thence South $01^{\circ}19'50''$ West, 89.76 feet along the East line of the
10 Northeast Quarter of said Northeast Quarter to the Northwest corner of the
11 Northwest Quarter of the Northwest Quarter of said Section 19; thence
12 South $88^{\circ}50'39''$ East, 378.0 feet, more or less, along the North line of the
13 Northwest Quarter of said Northwest Quarter to the thread of the Chariton
14 River; thence in a Southerly direction along and with the thread of the
15 Chariton River to its intersection with the South line of the Northwest
16 Quarter of said Northwest Quarter; thence North $88^{\circ}38'14''$ West, 783.0
17 feet, more or less, along said South line to the Southwest corner of the

18 Northwest Quarter of said Northwest Quarter; thence North 01°23'18" East,
19 67.64 feet along the West line of the Northwest Quarter of said Northwest
20 Quarter to the Southeast Corner of the Northeast Quarter of the Northeast
21 Quarter of aforesaid Section 24; thence North 89°55'29" West, 171.71 feet
22 along the South line of the Northeast Quarter of said Northeast Quarter to
23 the centerline of Icebox Road; thence North 05°00'59" West, 183.13 feet and
24 North 21°11'46" West, 62.34 feet and North 22°57'12" West, 407.79 feet and
25 North 22°37'59" West, 309.14 feet and North 15°35'19" West, 158.92 feet
26 and North 06°36'54" West, 130.65 feet and North 22°09'30" West, 138.59
27 feet all along said centerline to the North line of the Northeast Quarter of
28 said Northeast Quarter; thence North 89°59'12" East, 630.12 feet along said
29 North line to the point of beginning. Contains 26.0 acres, more or less, per
30 Survey No. L-390 by Lortz Surveying, LLC.

31 2. The commissioner of administration shall set the terms and conditions for the
32 conveyance as the commissioner deems reasonable. Such terms and conditions may
33 include, but not be limited to, the number of appraisals required, the time, place, and terms
34 of the conveyance.

35 3. The attorney general shall approve as to form 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 to all interest of the state of Missouri
3 in property located in Kansas City, Jackson County, Missouri, described as follows:

4 All that part of the Southwest quarter of the Northwest quarter of Section
5 3, Township 49, Range 33, in Kansas City, Jackson County, Missouri,
6 described as beginning at the Northeast corner of Prospect Avenue and 12th
7 Street, said corner being 30 feet East and 40 feet North of the Southwest
8 corner of said quarter quarter section, run East along the North line of 12th
9 Street 267 feet, thence North parallel with the East line of Prospect Avenue
10 256.75 feet to the South line of Peery Avenue, thence West along the South
11 line of Peery Avenue 267 feet to the East line of Prospect Avenue and thence
12 South along the East line of Prospect Avenue 256.75 feet to the point of
13 beginning, subject to the right of way of Montgall Avenue over the East
14 twenty-five feet thereof.

15 Subject to covenants, conditions, restrictions, easements and any other
16 matters of public record.

17 2. The commissioner of administration shall set the terms and conditions for the
18 conveyance as the commissioner deems reasonable. Such terms and conditions may

19 include, but not be limited to, the number of appraisals required, the time, place, and terms
20 of the conveyance.

21 3. The attorney general shall approve as to form the instrument of conveyance.

Section 5. 1. The governor is hereby authorized and empowered to sell, transfer,
2 grant, convey, remise, release and forever quitclaim to all interest of the state of Missouri
3 in property located in the City of Jefferson, Cole County, Missouri, described as follows
4 to F & F Development, LLC.

5 Tract 1:

6 Part of Inlots Nos. 664, 665, 666, 668 and 669; part of an un-named 20 foot
7 wide alley between the southerly line of said Inlots 664, 665 and 666 and the
8 northerly line of said Inlots 668 and 669; part of the West Elm Street Right-
9 of-Way; and part of the Original Wears Creek as per plat of Jefferson City,
10 Missouri, including all of Tracts 1 and 2 of a certain survey of record in
11 Survey Record Book A, page 104, being Tracts II and III of the deed of
12 record in Book 418, page 487, Cole County Recorder's Office, also including
13 all of the property described by quit-claim deed of record in Book 418, page
14 488, Cole County Recorder's Office, the combined boundary of all the
15 aforesaid being more particularly described as follows:

16 BEGINNING at the most westerly corner of Tract 1 of the aforesaid survey
17 of record in Survey Record Book A, page 104, being a point on the southerly
18 line of the Business 50 / Missouri Boulevard right-of-way; thence
19 northeasterly, along said right-of-way line, on a curve to the right, having
20 a radius of 459.91 feet, an arc distance of 261.44 feet (the chord of said curve
21 being N58°51'20"E, 257.94 feet) to a point 40 feet left of Highway Plan
22 Centerline PC Sta. 7+69.30; thence N75°08'28"E, along said right-of-way
23 line, 12.75 feet to the most northerly corner of Tract 2 of the aforesaid
24 survey of record in Survey Record Book A, page 104, also being the most
25 northerly corner of Tract II of the aforesaid deed of record in Book 418,
26 page 487, common to the most westerly corner of the property described by
27 deed of record in Book 660, page 276, Cole County Recorder's Office; thence
28 S47°26'49"E, along the common boundary thereof, being the northerly
29 boundary of Tract 2 of said survey in Survey Record Book A, page 104,
30 215.19 feet to the most easterly corner thereof, being a point on the northerly
31 high bank of the relocated Wears Creek channel; thence westerly, along the
32 northerly high bank of said relocated Wears Creek channel, the following
33 courses: S78°50'01"W, along the southerly boundary of Tract 2 of said

34 survey in Survey Record Book A, page 104, 99.73 feet to the most southerly
35 corner thereof; thence $S86^{\circ}27'00''W$, 27.90 feet to the southeasterly corner
36 of the property described by quit-claim deed of record in Book 418, page
37 488, Cole County Recorder's Office; thence continuing westerly, along the
38 northerly high bank of said relocated Wears Creek channel, being the
39 southerly boundary of said property described in Book 418, page 488 the
40 following courses: $S79^{\circ}45'34''W$, 28.53 feet; thence $S69^{\circ}57'44''W$, 25.00
41 feet; thence $S64^{\circ}48'14''W$, 20.00 feet; thence $S50^{\circ}06'54''W$, 20.00 feet;
42 thence $S42^{\circ}02'44''W$, 40.00 feet; thence $S36^{\circ}48'34''W$, 40.00 feet; thence
43 $S22^{\circ}43'14''W$, 40.00 feet to a point on the northerly line of the aforesaid
44 West Elm Street right-of-way, being the most southerly corner of said
45 property described in Book 418, page 488; thence leaving the southerly
46 boundary of said property described in Book 418, page 488, continuing
47 $S22^{\circ}43'14''W$, 42.17 feet, to a point on the centerline of said West Elm Street
48 right-of-way; thence leaving the northerly high bank of said relocated Wears
49 Creek channel, $N47^{\circ}38'44''W$, along the centerline of said West Elm Street
50 right-of-way, 50.25 feet to a point on the easterly line of the U.S. Route 54
51 and Business 50 / Missouri Boulevard connection right-of-way; thence
52 $N22^{\circ}07'57''W$, along said connection right-of-way, 117.03 feet; thence
53 $N15^{\circ}57'19''W$, along said connection right-of-way, 62.54 feet to the POINT
54 OF BEGINNING.

55 **Tract 2:**
56 **Parts of Inlots 772, 773, 775, 776 and 777; part of an Un-labeled Inlot; Part**
57 **of a 20 foot wide vacated Alley vacated by City Ord. No. 11723, in Book 336,**
58 **page 584, Cole County Recorder's Office; and part of the Original Wears**
59 **Creek as per plat of Jefferson City, Missouri, being all the properties**
60 **described by deed of record in Book 336, page 608 & 609, Cole County**
61 **Recorder's Office, more particularly described as follows:**
62 **From the southwesterly corner of the aforesaid Inlot 775; thence**
63 **$S47^{\circ}33'56''E$, along the southerly line of said Inlot 775, 42.90 feet to a corner**
64 **on the southwesterly boundary of the aforesaid properties described by deed**
65 **of record in Book 336, page 609, Cole County Recorder's Office, being a**
66 **point 40.85 feet left of the Dunklin Street centerline at PT Sta. 1+43.65, as**
67 **per the Missouri Highway and Transportation Commission Plans of Job No.**
68 **5-U-54-258B and said point being the POINT OF BEGINNING for this**
69 **description; thence, along said Highway plan right-of-ways, being the**

70 boundary of said properties described in Book 336, page 609, the following
 71 courses: $N9^{\circ}14'44''W$, 46.29 feet to a point 76.0 feet left of Sta. 15+40 of the
 72 Missouri Boulevard centerline; thence $N38^{\circ}14'47''E$, 50.32 feet to a point
 73 54.00 feet left of Sta. 15+00 of said Missouri Boulevard centerline; thence
 74 Northeasterly, on a curve to the left, having a radius of 553.06 feet, an arc
 75 distance of 205.41 feet (the chord of said curve being $N51^{\circ}12'34''E$, 204.23
 76 feet) to a point 54.0 feet left of PC Sta. 13+14.92 of said Missouri Boulevard
 77 centerline; thence $N40^{\circ}34'09''E$, 34.92 feet to a point 54.0 feet left of Sta.
 78 12+80 of said Missouri Boulevard centerline; thence $N65^{\circ}35'10''E$, 49.66 feet
 79 to a point 75.0 feet left of Sta. 12+35 of said Missouri Boulevard centerline;
 80 thence $S65^{\circ}54'55''E$, 50.30 feet to a point 20.0 feet left of Sta. 9+50 of the
 81 Ramp 4 base line; thence $S4^{\circ}51'13''W$, 89.43 feet to a point 40.0 feet left of
 82 Sta. 8+00 of said Ramp 4 base line; thence $S18^{\circ}40'19''W$, 84.88 feet to a
 83 point 45.0 feet left of Sta. 7+00 of said Ramp 4 base line; thence
 84 $S47^{\circ}43'45''W$, 82.66 feet to a point 63.0 feet left of Sta. 6+00 of said Ramp
 85 4 base line; thence $S59^{\circ}45'50''W$, 51.57 feet to a point 70.0 feet left of Sta.
 86 5+33.3 of said Ramp 4 base line; thence $S59^{\circ}42'35''W$, 74.45 feet to a point
 87 71.33 feet left of Sta. 4+58.19 of said Ramp 4 base line, being on the
 88 southerly line of the aforesaid Inlot 776, being the northerly line of the
 89 Dunklin Street right-of-way; thence $N47^{\circ}33'56''W$, along the southerly line
 90 of said Inlot 776 and 775, being the northerly line of said Dunklin Street
 91 right-of-way, 139.27 feet to the POINT OF BEGINNING.

92 2. The commissioner of administration shall set the terms and conditions for the
 93 conveyance as the commissioner deems reasonable. Such terms and conditions may
 94 include, but not be limited to, the number of appraisals required, the time, place, and terms
 95 of the conveyance.

96 3. The attorney general shall approve as to form the instrument of conveyance.

Section 6. 1. The governor is hereby authorized and empowered to sell, transfer,
 2 grant, and convey all interest in fee simple absolute in property owned by the state in
 3 Buchanan County to the City of St. Joseph, Missouri. The property to be conveyed is more
 4 particularly described as follows:

5 Tract A.

6 A tract located in the East half of Section 10 Township 57 North Range 35
 7 West Buchanan County, Missouri. Beginning 17.57 feet East and 541.50 feet
 8 South of the center of Section 10 Township 57 North Range 35 West, thence
 9 on a curve to the left with a radius of 622.96 feet to a point that is 356.41 feet

10 East and 421.10 feet South of center of said Section 10, thence at a right
11 angle to the right 10 feet, thence North 53°40' East 392.22 feet to a point
12 678.29 feet East and 196.78 feet South of center of said Section 10, thence
13 North 75°24' East 344.17 feet to a point that is 1011.35 feet East and 110 feet
14 South of the center of said Section 10, thence East to a point on the West line
15 of 36th Street 110 feet South of the East and West center line of said Section
16 10, then North along the West line of 36th Street 210 feet to a point 100 feet
17 North of the East and West center line of said Section 10, thence West
18 parallel to the East and West center line of said Section 10 to a point 100 feet
19 North and 1011.35 feet East of Center of said Section 10, thence South 27.5
20 feet to a point 72.5 feet North and 1011.35 feet East of the center of said
21 Section 10, thence on a curve to the left with a radius of 1195.92 feet to a
22 point 616.07 feet East and 10.29 feet North of the center of said Section 10,
23 thence South 70°42' West 274.56 feet to a point 356.94 feet East and 80.45
24 feet South of center of said Section 10, thence on a curve to the right with a
25 radius of 1095.92 feet to the East line of 32nd Street, thence South on the
26 East line of 32nd Street to the point of beginning.

27 2. The commissioner of administration shall set the terms and conditions for the
28 conveyance as the commissioner deems reasonable. Such terms and conditions may
29 include, but are not limited to, the number of appraisals required, the time, place, and
30 terms of the conveyance.

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

Section 7. 1. The governor is hereby authorized and empowered to sell, transfer,
2 grant, convey, remise, release and forever quitclaim to all interest of the state of Missouri
3 in property located in the City of Jefferson, Cole County, Missouri, to Waters Realty
4 Associates Inc., described as follows:

5 Part of the 80 foot wide Walnut Street right-of-way and part of the 20 foot
6 wide Alley right-of-way, having been vacated by the City of Jefferson by
7 City Ordinance No. 7735 and all of an un-named triangular shaped Lot or
8 Inlot that lies northwesterly of, along and adjacent to the aforesaid vacated
9 right-of-ways and southerly of the southerly line of the property platted as
10 Wears Creek, as shown on a certain plat of said City of Jefferson, Cole
11 County, Missouri; all being more particularly described as follows:
12 BEGINNING at the northwesterly corner of Inlot No. 885 in the aforesaid
13 City of Jefferson, Missouri; thence N47°43'30"W, along the easterly
14 extension of the northerly line of Inlot No. 880 and along said northerly line

15 **thereof, 153.40 feet, more or less to a point on the southerly line of the**
16 **aforesaid property platted as Wears Creek; thence N81°45'01”E, along the**
17 **southerly line of said Wears Creek, 241.10 feet, more or less to a point on the**
18 **westerly line of Inlot No. 881, being the easterly line of the aforesaid vacated**
19 **Walnut Street right-of-way; thence S42°14'14”W, along said vacated**
20 **Walnut Street right-of-way line, being the westerly line of said Inlot No. 881**
21 **and its southerly extension thereof, 186.11 feet, more or less to the POINT**
22 **OF BEGINNING.**

23 **2. The commissioner of administration shall set the terms and conditions for the**
24 **conveyance as the commissioner deems reasonable. Such terms and conditions may**
25 **include, but are not limited to, the number of appraisals required, the time, place, and**
26 **terms of the conveyance.**

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

Section B. Because the City of St. Joseph needs property to place a fire station to ensure
2 public safety, the enactment of section 6 of this act is deemed necessary for the immediate
3 preservation of the public health, welfare, peace and safety, and is hereby declared to be an
4 emergency act within the meaning of the constitution, and the enactment of section 6 of this act
5 shall be in full force and effect upon its passage and approval.

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