

SECOND REGULAR SESSION
HOUSE COMMITTEE SUBSTITUTE FOR
HOUSE BILL NOS. 1972 & 2483
101ST GENERAL ASSEMBLY

4217H.04C

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. Notwithstanding any other provision of law to the contrary, the department of natural resources shall comply with any final judgment of a court of Missouri with the highest jurisdiction regarding the sale of property under this section and the department of natural resources may sell all interest of the department of natural resources in property located in the County of Oregon, which contains an easement described under 16 U.S.C. 23 Sec. 1274(a)(2). The property to be conveyed is more particularly described as follows:

TRACT 1:

TOWNSHIP 22 NORTH, RANGE 2 WEST:

Section 3: All that part lying West of, or right bank of, the Eleven Point River;

Section 4: All that part of the East Half lying West of, or right bank of, the Eleven Point River; All of Lot 1 of the NW1/4;

Section 5: All of Lot 1 of the NE1/4; All of Lots 1 and 2 of the NW1/4; All that part of the E1/2 of Lot 3 of the NW1/4 of Section 5 which lies South and West of Billmore Hollow, EXCEPT therefrom that part lying north of Hwy "Y"; All of the W1/2 of Lot 3 of the NW1/4;

Section 6: All of the E1/2 of Lots 2 and 3 of the NE1/4;

Section 9: All of the North Fractional Half of the NE Fractional Quarter lying West of, or right bank of, the Eleven Point River;

TOWNSHIP 23 NORTH, RANGE 2 WEST:

Section 33: All of the SE1/4;

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 **Section 34: All of the SW1/4 lying West of, or right bank of, the Eleven Point**
23 **River.**

24 **PARCEL I:**

25 **An easement for ingress and egress over and across an existing private road, 50**
26 **feet in width, running Southeasterly from Highway "Y" to a point near the South**
27 **line of Section 32, Township 23, Range 2, and thence East along the South line of**
28 **Sections 32 and 33, in Township 23, Range 2 to the West line of the above**
29 **described property.**

30 **TRACT 2:**

31 **All of Lot One (1) of the Northeast Quarter (NE1/4) and all that part of the**
32 **Northwest Quarter (NW1/4) of the Southeast Quarter (SE1/4) lying South and**
33 **East of Highway Y, in Section Six (6), Township Twenty-two (22), Range Two (2)**
34 **West. The East Half (E1/2) of the Southeast Quarter (SE1/4) of Section Six (6),**
35 **Township Twenty-two (22) North, Range Two (2) West. All the Southwest**
36 **Quarter (SW1/4) of the Southeast Quarter (SE1/4) of Section Six (6), Township**
37 **Twenty-two (22) North, Range Two (2) West of the Fifth Principal Meridian,**
38 **except therefrom a strip of land 10 feet wide (being the south ten feet) of SE1/4 of**
39 **said Section 6 for roadway, and except right of way for State Highway Y as**
40 **shown recorded in Book 172 at Page 86 of the records of Oregon County,**
41 **Missouri.**

42 **TOWNSHIP 22 NORTH, RANGE 2 WEST**

43 **Section 5: All of the North Half of the Southeast Quarter; Block 2 in Charles W.**
44 **Melton and wife and E. W. Sitton and wife Subdivision of the SE 1/4 of the SE1/4**
45 **of Section 5 as shown in Plat Book 8 at Page 21 of the records of Oregon County,**
46 **Missouri; All of the Southwest Quarter of the Southeast Quarter; All of the**
47 **Southwest Quarter;**

48 **Section 7: All of the East Half of the Northeast Quarter; Block 1 of J. F. Melton**
49 **Subdivision of the SW1/4 of the NE1/4 of Section 7 as shown in Plat Book 6 at**
50 **Page 5 of the records of Oregon County, Missouri; All of the Northwest Quarter**
51 **of the Northeast Quarter;**

52 **Section 8: Block 5 in S. D. Melton's Subdivision of the NE1/4 of the NE1/4 of**
53 **Section 8 as shown in Plat Book 7 at Page 16 of the records of Oregon County,**
54 **Missouri; Lot 2 Block 1 in S. D. Melton's Subdivision of the SW1/4 of the NE1/4**
55 **of Section 8 as shown in Plat Book 7 at Page 16 of the records of Oregon County,**
56 **Missouri; All of the Northwest Quarter of the Northeast Quarter; All of Block 1**
57 **in G. T. Thomasson and wife's Subdivision of the NE1/4 of the SW1/4 of Section 8**
58 **as shown in Plat Book 6 at Page 38 of the Records of Oregon County, Missouri;**

59 All of Lot 1 of Block 1 in G. T. Thomasson and wife's former Subdivision of the
60 NW1/4 of the SW1/4 of Section 8 as shown in Plat Book 7 at Page 17 of the
61 Records of Oregon County, Missouri; All of the Northwest Quarter.

62 2. The commissioner of administration shall set the terms and conditions for the
63 conveyance as the commissioner deems reasonable. Such terms and conditions may
64 include, but not be limited to, the number of appraisals required and the time, place,
65 and terms of the conveyance.

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

Section 2. 1. Notwithstanding any other provision of law to the contrary, the
2 department of natural resources shall comply with any final judgment of a court of
3 Missouri with the highest jurisdiction regarding the sale of property under this section
4 and the department of natural resources may sell all interest of the department of
5 natural resources in property located in the County of Oregon, which contains an
6 easement described under 16 U.S.C. 23 Sec. 1274(a)(2). The property to be conveyed is
7 more particularly described as follows:

8 Tract 1:

9 Township 23 North, Range 2 West

10 Section 20: That part of the Northeast Quarter of the Southeast Quarter lying
11 North and East of a line beginning at C-E-E 1/64th corner, thence in a
12 Southeasterly direction to N-S 1/64th corner, Sections 20 and 21. All that part of
13 the following described tracts lying East of Highway Y: The Southeast Quarter,
14 the North Half of the Southwest Quarter, and the South Half of the Northwest
15 Quarter: EXCEPT that part of the Northeast Quarter of the Southeast Quarter
16 lying North and East of a line beginning at C-E-E 1/64th corner, thence in a
17 Southeasterly direction to N-S 1/64th corner, Sections 20 and 21.

18 Section 21: All of the East Fractional Half of the Southeast Fractional Quarter
19 lying west of, or right bank of, the Eleven Point River All that part of the
20 Southwest Fractional Quarter of the Southeast Fractional Quarter lying west of,
21 or right bank of, the Eleven Point River; All of the Southeast Quarter of the
22 Southwest Quarter; All that part of the West Fractional Half of the Southwest
23 Quarter of Section 21 that lies south of, or right bank of, the Eleven Point River;
24 All that part of the NE1/4 of the SW1/4 and all that part of the NW1/4 of the SE1/
25 4 lying west of, or the right bank of the Eleven Point River.

26 Section 27: All that part of Section 27 lying west of, or right bank of, the Eleven
27 point river EXCEPT THAT PART of the West Fractional Half of the Southwest
28 Fractional Quarter south and west and being right bank of Eleven Point River

29 lying north of the 1/64th line east to Eleven Point River from the N-S 1/64th
30 corner of Sections 27 and 28;

31 Section 28: All that part of Section 28 lying west of, or right bank of the Eleven
32 Point River EXCEPT THAT PART of the Northeast Fractional Quarter of the
33 Southeast Fractional Quarter west and being right bank of Eleven Point River
34 lying east of the 1/64th line beginning at C-E-E 1/64th corner, thence south along
35 E-E 1/64th line to C-S-NE-SE 1/256th corner;

36 Section 29: All that part of the following described tracts lying East of Highway
37 Y: The South Half of the North Half, the North Half of the Southeast Quarter.
38 All that part of the following described tracts lying East of Highway Y: The
39 North Half of the North Half.

40 Section 33: NE1/4 of Section 33

41 Section 34: All that part of the N1/2 lying west of, or right bank of the Eleven
42 Point River.

43 Tract 2:

44 A Tract of land located in part of the NW1/4 of Section 33, Township 23 North,
45 Range 2 West, 5th P.M., more particularly described as follows: BEGINNING at
46 the Northwest corner of the NW1/4 of said Section 33, a 5/8" rebar with an
47 aluminum cap stamped "Norsworthy PLS 2235"; THENCE South 88 degrees 54
48 minutes 38 seconds East along the North line of the NW1/4 of said Section 33, a
49 distance of 2685.46 feet to the Northeast corner of the NW1/4 of said Section 33;
50 THENCE South 01 degrees 59 minutes 05 seconds West along the East line of the
51 NW1/4 of said Section 33; THENCE South 01 degrees 59 minutes 05 seconds
52 West along the East line of the NW1/4 of said Section 33, a distance of 2095.82
53 feet to a 5/8" rebar with a plastic cap stamped "Norsworthy PLS 2235";
54 THENCE North 88 degrees 07 minutes 05 seconds West, a distance of 1623.93
55 feet to a 5/8" rebar with a plastic cap stamped "Norsworthy PLS 2235";
56 THENCE North 29 degrees 22 minutes 35 seconds West, a distance of 405.72 feet
57 to a 5/8" rebar with a plastic cap stamped "Norsworthy PLS 2235"; THENCE
58 North 77 degrees 45 minutes 53 seconds West, a distance of 857.10 feet to a 5/8"
59 rebar with a plastic cap stamped "Norsworthy PLS 2235" set on the West line of
60 the NW1/4 of said Section 33; THENCE North 01 degrees 44 minutes 27 seconds
61 East along the West line of the NW1/4 of said Section 33, a distance of 1557.81
62 feet to the point of beginning. Contains 118.804 acres, more or less.

63 Also One Hundred (100) feet off the North end of the E1/2 of Section 32,
64 Township 23 North Range 2 West lying east of State Highway Y. Contains 5.32
65 acres, more or less.

66 **Tract 3:**

67 **A Tract of land located in part of the W1/2 of Section 33, Township 23 North,**
68 **Range 2 West, 5th P.M., more particularly described as follows:**
69 **COMMENCING at the Northwest corner of the NW1/4 of said Section 33, a**
70 **5/8" rebar with an aluminum cap stamped "Norsworthy PLS 2235"; THENCE**
71 **S01°44'27"W along the West line of the W1/2 of said Section 33, a distance of**
72 **1557.81 feet to a 5/8" rebar with a plastic cap stamped "Norsworthy PLS 2235",**
73 **the true POINT OF BEGINNING; THENCE S77°45'53"E, a distance of 857.10**
74 **feet to a 5/8" rebar with a plastic cap stamped "Norsworthy PLS**
75 **2235";THENCE S29°22'35"E, a distance of 405.72 feet to a 5/8" rebar with a**
76 **plastic cap stamped "Norsworthy PLS 2235"; THENCE S88°07'05"E, a distance**
77 **of 1623.93 feet to a 5/8" rebar with a plastic cap stamped "Norsworthy PLS**
78 **2235" set on the East line of the W1/2 of said Section 33; THENCE S01°59'05"W**
79 **along the East line of the W1/2 of said Section 33, a distance of 3198.69 feet to the**
80 **Southeast corner of the W1/2 of said Section 33, a 5/8" rebar with an aluminum**
81 **cap stamped "Norsworthy PLS 2235"; THENCE N88°46'02"W along the South**
82 **line of the W1/2 of said Section 33, a distance of 2376.56 feet; THENCE N88°**
83 **59'23"W, continuing along the South line of the W1/2 of said Section 33, a**
84 **distance of 286.30 feet to the Southwest corner of the W1/2 of said Section 33, a 5/**
85 **8" rebar with an aluminum cap stamped "Norsworthy PLS 2235"; THENCE**
86 **N01°44'27"E along the West line of the W1/2 of said Section 33, a distance of**
87 **3730.78 feet to the point of beginning.**

88 **ALSO a tract of land located in part of the E1/2 of Section 32, Township 23**
89 **North, Range 2 West, 5th P.M. lying East of State Highway "Y" more**
90 **particularly described as follows: BEGINNING at the Northeast corner of the**
91 **E1/2 of said Section 32, a 5/8" rebar with an aluminum cap stamped**
92 **"Norsworthy PLS 2235"; THENCE S01°44'27"W along the East line of the**
93 **E1/2 of said Section 32, a distance of 5288.59 feet to the Southeast corner of the**
94 **E1/2 of said Section 32, a 5/8" rebar with an aluminum cap stamped**
95 **"Norsworthy PLS 2235"; THENCE N88°59'23"W along the South line of the**
96 **E1/2 of said Section 32, a distance of 1174.89 feet to a 5/8" rebar with a plastic**
97 **cap stamped "Norsworthy PLS 2235" set in the centerline of a road; THENCE**
98 **Northwesterly along the centerline of said road, the following 7 courses and**
99 **distances:**

- 100 **1) N53°07'50"W, a distance of 232.94 feet;**
101 **2) Northwesterly along the arc of a curve to the right, a distance of 329.08 feet,**
102 **said curve having a radius of 853.54 feet and a central angle of 22°05'25";**

- 103 3) N31°02'27"W, a distance of 174.37 feet;
- 104 4) Northwesterly along the arc of a curve to the right, a distance of 114.74 feet,
- 105 said curve having a radius of 376.24 feet and a central angle of 17°28'24";
- 106 5) N13°34'03"W, a distance of 60.83 feet;
- 107 6) Northwesterly along the arc of a curve to the left, a distance of 116.41 feet,
- 108 said curve having a radius of 135.37 feet and a central angle of 49°16'19";
- 109 7) N62°50'22"W, a distance of 45.54 feet to a 5/8" rebar with a plastic cap
- 110 stamped "Norsworthy PLS 2235" set in the Easterly right-of-way line of said
- 111 Highway "Y";
- 112 **THENCE** Northerly along the Easterly right-of-way line of said Highway "Y"
- 113 the following 11 courses and distances:
- 114 1) N10°58'49"E, a distance of 596.72 feet;
- 115 2) Northerly along the arc of a curve to the left, a distance of 532.04 feet, said
- 116 curve having a radius of 1202.90 feet and a central angle of 25°20'30";
- 117 3) N14°53'34"W, a distance of 443.59 feet;
- 118 4) Northerly along the arc of a curve to the right, a distance of 188.16 feet, said
- 119 curve having a radius of 929.48 feet and a central angle of 11°35'55";
- 120 5) N03°08'38"W, a distance of 881.47 feet;
- 121 6) N02°01'44"W, a distance of 385.89 feet;
- 122 7) Northerly along the arc of a curve to the right, a distance of 294.42 feet, said
- 123 curve having a radius of 1020.52 feet and a central angle of 16°31'47";
- 124 8) N13°33'40"W, a distance of 411.18 feet;
- 125 9) Northerly along the arc of a curve to the right, a distance of 145.39 feet, said
- 126 curve having a radius of 872.95 feet and a central angle of 09°32'33";
- 127 10) N04°25'44"W, a distance of 542.80 feet;
- 128 11) Northerly along the arc of a curve to the right, a distance of 136.94 feet, said
- 129 curve having a radius of 531.11 feet and a central angle of 14°46'23" to a 5/8"
- 130 rebar with a plastic cap stamped "Norsworthy PLS 2235" set on the North line of
- 131 the E1/2 of said Section 32; **THENCE** S88°50'26"E along the North line of the
- 132 E1/2 of said Section 32, a distance of 2306.26 feet to the point of beginning.
- 133 **EXCEPT** One Hundred (100) feet off the North end of the E1/2 of Section 32,
- 134 Township 23 North Range 2 West lying east of State Highway Y.
- 135 **EXCEPT FROM THE ABOVE DESCRIBED TRACTS:** A Tract of land located
- 136 in part of the NW1/4 of the SW1/4, the S1/2 of the SW1/4 and the SW1/4 of the
- 137 SE1/4 of Section 28 and in part of the E1/2 of Section 32 and in part of the NW1/4
- 138 of the NE1/4 and the W1/2 of Section 33, all in Township 23 North, Range 2 West,
- 139 5th P.M., more particularly described as follows: **BEGINNING** at the Northwest

140 corner of said Section 33, a 5/8" rebar with an aluminum cap stamped
141 "Norsworthy PLS 2235"; THENCE N01°28'21"E along the West line of the S1/2
142 of the SW1/4 of said Section 28, a distance of 1321.75 feet to the Southwest corner
143 of the NW1/4 of the SW1/4 of said Section 28, a 5/8" rebar with a plastic cap
144 stamped "Norsworthy PLS 2235"; THENCE N06°33'11"E, a distance of 44.17
145 feet to a 5/8" rebar with a plastic cap stamped "Norsworthy PLS 2235";
146 THENCE S87°39'26"E, a distance of 43.01 feet to a 5/8" rebar with a plastic cap
147 stamped "Norsworthy PLS 2235";
148 THENCE S37°01'33"E, a distance of 292.00 feet to a 5/8" rebar with a plastic
149 cap stamped "Norsworthy PLS 2235"; THENCE S47°29'15"E, a distance of
150 714.87 feet to a 5/8" rebar with a plastic cap stamped "Norsworthy PLS 2235";
151 THENCE S00°01'21"E, a distance of 577.93 feet to a 5/8" rebar with a plastic
152 cap stamped "Norsworthy PLS 2235"; THENCE N60°33'51"E, a distance of
153 819.53 feet to a 5/8" rebar with a plastic cap stamped "Norsworthy PLS 2235";
154 THENCE N65°56'00"E, a distance of 855.43 feet to a 5/8" rebar with a plastic
155 cap stamped "Norsworthy PLS 2235"; THENCE S06°39'52"W, a distance of
156 167.32 feet to a 5/8" rebar with a plastic cap stamped "Norsworthy PLS 2235";
157 THENCE S17°27'52"E, a distance of 240.29 feet to a 5/8" rebar with a plastic
158 cap stamped "Norsworthy PLS 2235"; THENCE S34°34'14"E, a distance of
159 384.45 feet to a 5/8" rebar with a plastic cap stamped "Norsworthy PLS 2235";
160 THENCE S86°58'59"E, a distance of 193.42 feet to a 5/8" rebar with a plastic
161 cap stamped "Norsworthy PLS 2235"; THENCE S09°39'02"E, a distance of
162 800.21 feet to a 5/8" rebar with a plastic cap stamped "Norsworthy PLS 2235";
163 THENCE S70°21'17"W, a distance of 409.82 feet to a 5/8" rebar with a plastic
164 cap stamped "Norsworthy PLS 2235"; THENCE S59°26'51"W, a distance of
165 587.94 feet to a 5/8" rebar with a plastic cap stamped "Norsworthy PLS 2235";
166 THENCE S52°00'37"W, a distance of 269.32 feet to a 5/8" rebar with a plastic
167 cap stamped "Norsworthy PLS 2235"; THENCE S15°30'30"E, a distance of
168 647.94 feet to a 5/8" rebar with a plastic cap stamped "Norsworthy PLS 2235";
169 THENCE S09°04'42"E, a distance of 779.77 feet to a 5/8" rebar with a plastic
170 cap stamped "Norsworthy PLS 2235"; THENCE S08°27'07"E, a distance of
171 508.03 feet to a 5/8" rebar with a plastic cap stamped "Norsworthy PLS 2235";
172 THENCE S13°19'43"W, a distance of 201.64 feet to a 5/8" rebar with a plastic
173 cap stamped "Norsworthy PLS 2235"; THENCE S01°05'15"E, a distance of
174 787.24 feet to a 5/8" rebar with a plastic cap stamped "Norsworthy PLS 2235";
175 THENCE S03°53'24"E, a distance of 881.25 feet to a 5/8" rebar with a plastic
176 cap stamped "Norsworthy PLS 2235"; THENCE S13°15'24"W, a distance of

177 **288.39 feet to a 5/8" rebar with a plastic cap stamped "Norsworthy PLS 2235"**
178 **set on the South line of the W1/2 of said Section 33; THENCE N88°46'02"W**
179 **along the South line of the W1/2 of said Section 33, a distance of 1981.28 feet;**
180 **THENCE N88°59'23"W continuing along the South line of the W1/2 of said**
181 **Section 33, a distance of 286.30 feet to the Southwest corner of the W1/2 of said**
182 **Section 33, a 5/8" rebar with an aluminum cap stamped "Norsworthy PLS**
183 **2235"; THENCE continuing N88°59'23"W along the South line of the E1/2 of**
184 **said Section 32, a distance of 1174.98 feet to a 5/8" rebar with a plastic cap**
185 **stamped "Norsworthy PLS 2235" set in the centerline of an existing road;**
186 **THENCE Northwesterly along the centerline of said existing road, the following**
187 **7 courses and distances:**
188 **1) N53°07'50"W, a distance of 232.94 feet;**
189 **2) Northwesterly along the arc of a curve to the right, a distance of 329.08 feet,**
190 **said curve having a radius of 853.54 feet and a central angle of 22°05'25";**
191 **3) N31°02'27"W, a distance of 174.37 feet;**
192 **4) Northwesterly along the arc of a curve to the left, a distance of 114.74 feet,**
193 **said curve having a radius of 376.24 feet and a central angle of 17°28'24";**
194 **5) N13°34'03"W, a distance of 60.83 feet;**
195 **6) Northwesterly along the arc of a curve to the left, a distance of 116.41 feet,**
196 **said curve having a radius of 135.37 feet and a central angle of 49°16'19";**
197 **7) N62°50'22"W, a distance of 45.54 feet to a 5/8" rebar with a plastic cap**
198 **stamped "Norsworthy PLS 2235" set in the Easterly right-of-way line of State**
199 **Highway "Y";**
200 **THENCE Northerly along the Easterly right-of-way line of said Highway "Y"**
201 **the following 12 courses and distances:**
202 **1) N10°58'49"E, a distance of 596.72 feet;**
203 **2) Northerly along the arc of a curve to the left, a distance of 532.04 feet, said**
204 **curve having a radius 1202.90 feet and a central angle of 25°20'30";**
205 **3) N14°53'34"W, a distance of 443.59 feet;**
206 **4) Northerly along the arc of a curve to the right, a distance of 188.16 feet, said**
207 **curve having a radius of 929.48 feet and a central angle of 11°35'55";**
208 **5) N03°08'38"W, a distance of 881.47 feet;**
209 **6) N02°01'44"W, a distance of 385.89 feet;**
210 **7) Northerly along the arc of a curve to the left, a distance of 294.42 feet, said**
211 **curve having a radius of 1020.52 feet and a central angle of 16°31'47";**
212 **8) N13°33'40"W, a distance of 411.18 feet;**

- 213 **9) Northerly along the arc of a curve to the right, a distance of 145.39 feet, said**
214 **curve having a radius of 872.95 feet and a central angle of 09°32'33";**
215 **10) N04°25'44"W, a distance of 542.80 feet;**
216 **11) Northerly along the arc of a curve to the right, a distance of 129.35 feet, said**
217 **curve having a radius of 676.80 feet and a central angle of 10°57'00" to a 5/8"**
218 **rebar with a plastic cap stamped "Norsworthy PLS 2235" set on the North line of**
219 **the E1/2 of said Section 32;**
220 **12) N06°30'24"E, a distance of 7.44 feet to a 5/8" rebar with a plastic cap**
221 **stamped "Norsworthy PLS 2235" set on the North line of the E1/2 of said Section**
222 **32;**
223 **THENCE S88°50'26"E along the North line of the E1/2 of said Section 32, a**
224 **distance of 2306.00 feet to the point beginning. Contains 547.327 acres, more or**
225 **less.**
226 **2. The commissioner of administration shall set the terms and conditions for the**
227 **conveyance as the commissioner deems reasonable. Such terms and conditions may**
228 **include, but not be limited to, the number of appraisals required and the time, place,**
229 **and terms of the conveyance.**
230 **3. The attorney general shall approve the form of the instrument of conveyance.**

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