

SECOND REGULAR SESSION
[TRULY AGREED TO AND FINALLY PASSED]
SENATE COMMITTEE SUBSTITUTE FOR
HOUSE COMMITTEE SUBSTITUTE FOR
HOUSE BILL NO. 2453
98TH GENERAL ASSEMBLY

6281S.03T

2016

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.

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.

16 **2. The commissioner of administration shall set the terms and conditions for the**
17 **conveyance as the commissioner deems reasonable. Such terms and conditions may**
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°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°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°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: $S78^{\circ}50'01''W$, 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 $53^{\circ}40'$ 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 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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