

SECOND REGULAR SESSION
SENATE COMMITTEE SUBSTITUTE FOR
HOUSE COMMITTEE SUBSTITUTE FOR

HOUSE BILL NO. 2453

98TH GENERAL ASSEMBLY

Reported from the Committee on General Laws and Pensions, April 14, 2016, with recommendation that the Senate Committee Substitute do pass and be placed on the Consent Calendar.

ADRIANE D. CROUSE, Secretary.

6281S.03C

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
2 to sell, transfer, grant, convey, remise, release and forever quitclaim to
3 all interest of the state of Missouri in property known as the Highlands
4 II DMH Group Home, Jackson County, Missouri, described as follows:

5 Part of the Southeast 1/4 of Section 34, Township 50, Range
6 32 in Independence, Jackson County, Missouri described as
7 follows:

8 Beginning at a point 310 feet West and 25 feet South of the
9 Northeast corner of said 1/4 section, said point being the
10 Northwest corner of Lot 1, PRINE'S ADDITION, thence
11 South 0 degrees 2 minutes 10 seconds East along West line
12 of said Lot 1, 200 feet; thence South 89 degrees 55 minutes
13 40 seconds West parallel with North line of said 1/4 section,
14 a distance of 150 feet, thence North 0 degrees 2 minutes 10
15 seconds West, parallel with West line of Lot 1, a distance of
16 200 feet to a point on the South line of Jones Street, as now
17 established, thence North 89 degrees 55 minutes 40 seconds
18 East along said South line a distance of 150 feet to the
19 point of beginning.

20 2. The commissioner of administration shall set the terms and
21 conditions for the conveyance as the commissioner deems

22 reasonable. Such terms and conditions may include, but are not limited
23 to, the number of appraisals required, the time, place, and terms of the
24 conveyance.

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

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

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

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

16 2. The commissioner of administration shall set the terms and
17 conditions for the conveyance as the commissioner deems
18 reasonable. Such terms and conditions may include, but not be limited
19 to, the number of appraisals required, the time, place, and terms of the
20 conveyance.

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

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

5 All that part of the Northwest Quarter of the Northwest
6 Quarter of Section 19, Township 56 North, Range 14 West
7 of the 5th P.M. and all that part of the Northeast Quarter
8 of the Northeast Quarter of Section 24, Township 56 North,
9 Range 15 West of the 5th P.M. described as follows:
10 Beginning at Northeast corner of the Northeast Quarter of

11 the Northeast Quarter of said Section 24; thence South
12 01°19'50" West, 89.76 feet along the East line of the
13 Northeast Quarter of said Northeast Quarter to the
14 Northwest corner of the Northwest Quarter of the
15 Northwest Quarter of said Section 19; thence South
16 88°50'39" East, 378.0 feet, more or less, along the North line
17 of the Northwest Quarter of said Northwest Quarter to the
18 thread of the Chariton River; thence in a Southerly
19 direction along and with the thread of the Chariton River
20 to its intersection with the South line of the Northwest
21 Quarter of said Northwest Quarter; thence North 88°38'14"
22 West, 783.0 feet, more or less, along said South line to the
23 Southwest corner of the Northwest Quarter of said
24 Northwest Quarter; thence North 01°23'18" East, 67.64 feet
25 along the West line of the Northwest Quarter of said
26 Northwest Quarter to the Southeast Corner of the
27 Northeast Quarter of the Northeast Quarter of aforesaid
28 Section 24; thence North 89°55'29" West, 171.71 feet along
29 the South line of the Northeast Quarter of said Northeast
30 Quarter to the centerline of Icebox Road; thence North
31 05°00'59" West, 183.13 feet and North 21°11'46" West, 62.34
32 feet and North 22°57'12" West, 407.79 feet and North
33 22°37'59" West, 309.14 feet and North 15°35'19" West, 158.92
34 feet and North 06°36'54" West, 130.65 feet and North
35 22°09'30" West, 138.59 feet all along said centerline to the
36 North line of the Northeast Quarter of said Northeast
37 Quarter; thence North 89°59'12" East, 630.12 feet along said
38 North line to the point of beginning. Contains 26.0 acres,
39 more or less, per Survey No. L-390 by Lortz Surveying,
40 LLC.

41 2. The commissioner of administration shall set the terms and
42 conditions for the conveyance as the commissioner deems
43 reasonable. Such terms and conditions may include, but not be limited
44 to, the number of appraisals required, the time, place, and terms of the
45 conveyance.

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

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

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

19 Subject to covenants, conditions, restrictions, easements
20 and any other matters of public record.

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

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

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

6 Tract 1:

7 Part of Inlots Nos. 664, 665, 666, 668 and 669; part of an un-
8 named 20 foot wide alley between the southerly line of said
9 Inlots 664, 665 and 666 and the northerly line of said Inlots
10 668 and 669; part of the West Elm Street Right-of-Way; and

11 part of the Original Wears Creek as per plat of Jefferson
12 City, Missouri, including all of Tracts 1 and 2 of a certain
13 survey of record in Survey Record Book A, page 104, being
14 Tracts II and III of the deed of record in Book 418, page
15 487, Cole County Recorder's Office, also including all of the
16 property described by quit-claim deed of record in Book
17 418, page 488, Cole County Recorder's Office, the combined
18 boundary of all the aforesaid being more particularly
19 described as follows:

20 BEGINNING at the most westerly corner of Tract 1 of the
21 aforesaid survey of record in Survey Record Book A, page
22 104, being a point on the southerly line of the Business 50
23 / Missouri Boulevard right-of-way; thence northeasterly,
24 along said right-of-way line, on a curve to the right, having
25 a radius of 459.91 feet, an arc distance of 261.44 feet (the
26 chord of said curve being N58°51'20"E, 257.94 feet) to a
27 point 40 feet left of Highway Plan Centerline PC Sta.
28 7+69.30; thence N75°08'28"E, along said right-of-way line,
29 12.75 feet to the most northerly corner of Tract 2 of the
30 aforesaid survey of record in Survey Record Book A, page
31 104, also being the most northerly corner of Tract II of the
32 aforesaid deed of record in Book 418, page 487, common to
33 the most westerly corner of the property described by deed
34 of record in Book 660, page 276, Cole County Recorder's
35 Office; thence S47°26'49"E, along the common boundary
36 thereof, being the northerly boundary of Tract 2 of said
37 survey in Survey Record Book A, page 104, 215.19 feet to
38 the most easterly corner thereof, being a point on the
39 northerly high bank of the relocated Wears Creek channel;
40 thence westerly, along the northerly high bank of said
41 relocated Wears Creek channel, the following courses:
42 S78°50'01"W, along the southerly boundary of Tract 2 of
43 said survey in Survey Record Book A, page 104, 99.73 feet
44 to the most southerly corner thereof; thence S86°27'00"W,
45 27.90 feet to the southeasterly corner of the property
46 described by quit-claim deed of record in Book 418, page
47 488, Cole County Recorder's Office; thence continuing

48 westerly, along the northerly high bank of said relocated
49 Wears Creek channel, being the southerly boundary of said
50 property described in Book 418, page 488 the following
51 courses: S79°45'34"W, 28.53 feet; thence S69°57'44"W, 25.00
52 feet; thence S64°48'14"W, 20.00 feet; thence S50°06'54"W,
53 20.00 feet; thence S42°02'44"W, 40.00 feet; thence
54 S36°48'34"W, 40.00 feet; thence S22°43'14"W, 40.00 feet to a
55 point on the northerly line of the aforesaid West Elm
56 Street right-of-way, being the most southerly corner of said
57 property described in Book 418, page 488; thence leaving
58 the southerly boundary of said property described in Book
59 418, page 488, continuing S22°43'14"W, 42.17 feet, to a point
60 on the centerline of said West Elm Street right-of-way;
61 thence leaving the northerly high bank of said relocated
62 Wears Creek channel, N47°38'44"W, along the centerline of
63 said West Elm Street right-of-way, 50.25 feet to a point on
64 the easterly line of the U.S. Route 54 and Business 50 /
65 Missouri Boulevard connection right-of-way; thence
66 N22°07'57"W, along said connection right-of-way, 117.03
67 feet; thence N15°57'19"W, along said connection right-of-
68 way, 62.54 feet to the POINT OF BEGINNING.

69 **Tract 2:**

70 Parts of Inlots 772, 773, 775, 776 and 777; part of an Un-
71 labeled Inlot; Part of a 20 foot wide vacated Alley vacated
72 by City Ord. No. 11723, in Book 336, page 584, Cole County
73 Recorder's Office; and part of the Original Wears Creek as
74 per plat of Jefferson City, Missouri, being all the
75 properties described by deed of record in Book 336, page
76 608 & 609, Cole County Recorder's Office, more
77 particularly described as follows:

78 From the southwesterly corner of the aforesaid Inlot 775;
79 thence S47°33'56"E, along the southerly line of said Inlot
80 775, 42.90 feet to a corner on the southwesterly boundary
81 of the aforesaid properties described by deed of record in
82 Book 336, page 609, Cole County Recorder's Office, being
83 a point 40.85 feet left of the Dunklin Street centerline at
84 PT Sta. 1+43.65, as per the Missouri Highway and

85 **Transportation Commission Plans of Job No. 5-U-54-258B**
86 **and said point being the POINT OF BEGINNING for this**
87 **description; thence, along said Highway plan right-of-ways,**
88 **being the boundary of said properties described in Book**
89 **336, page 609, the following courses: N9°14'44"W, 46.29 feet**
90 **to a point 76.0 feet left of Sta. 15+40 of the Missouri**
91 **Boulevard centerline; thence N38°14'47"E, 50.32 feet to a**
92 **point 54.00 feet left of Sta. 15+00 of said Missouri**
93 **Boulevard centerline; thence Northeasterly, on a curve to**
94 **the left, having a radius of 553.06 feet, an arc distance of**
95 **205.41 feet (the chord of said curve being N51°12'34"E,**
96 **204.23 feet) to a point 54.0 feet left of PC Sta. 13+14.92 of**
97 **said Missouri Boulevard centerline; thence N40°34'09"E,**
98 **34.92 feet to a point 54.0 feet left of Sta. 12+80 of said**
99 **Missouri Boulevard centerline; thence N65°35'10"E, 49.66**
100 **feet to a point 75.0 feet left of Sta. 12+35 of said Missouri**
101 **Boulevard centerline; thence S65°54'55"E, 50.30 feet to a**
102 **point 20.0 feet left of Sta. 9+50 of the Ramp 4 base line;**
103 **thence S4°51'13"W, 89.43 feet to a point 40.0 feet left of Sta.**
104 **8+00 of said Ramp 4 base line; thence S18°40'19"W, 84.88**
105 **feet to a point 45.0 feet left of Sta. 7+00 of said Ramp 4**
106 **base line; thence S47°43'45"W, 82.66 feet to a point 63.0 feet**
107 **left of Sta. 6+00 of said Ramp 4 base line; thence**
108 **S59°45'50"W, 51.57 feet to a point 70.0 feet left of Sta. 5+33.3**
109 **of said Ramp 4 base line; thence S59°42'35"W, 74.45 feet to**
110 **a point 71.33 feet left of Sta. 4+58.19 of said Ramp 4 base**
111 **line, being on the southerly line of the aforesaid Inlot 776,**
112 **being the northerly line of the Dunklin Street right-of-way;**
113 **thence N47°33'56"W, along the southerly line of said Inlot**
114 **776 and 775, being the northerly line of said Dunklin Street**
115 **right-of-way, 139.27 feet to the POINT OF BEGINNING.**

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

121 **3. The attorney general shall approve as to form the instrument**

122 of conveyance.

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

6 Tract A.

7 A tract located in the East half of Section 10 Township 57
8 North Range 35 West Buchanan County, Missouri.
9 Beginning 17.57 feet East and 541.50 feet South of the
10 center of Section 10 Township 57 North Range 35 West,
11 thence on a curve to the left with a radius of 622.96 feet to
12 a point that is 356.41 feet East and 421.10 feet South of
13 center of said Section 10, thence at a right angle to the
14 right 10 feet, thence North 53°40' East 392.22 feet to a point
15 678.29 feet East and 196.78 feet South of center of said
16 Section 10, thence North 75°24' East 344.17 feet to a point
17 that is 1011.35 feet East and 110 feet South of the center of
18 said Section 10, thence East to a point on the West line of
19 36th Street 110 feet South of the East and West center line
20 of said Section 10, then North along the West line of 36th
21 Street 210 feet to a point 100 feet North of the East and
22 West center line of said Section 10, thence West parallel to
23 the East and West center line of said Section 10 to a point
24 100 feet North and 1011.35 feet East of Center of said
25 Section 10, thence South 27.5 feet to a point 72.5 feet North
26 and 1011.35 feet East of the center of said Section 10,
27 thence on a curve to the left with a radius of 1195.92 feet
28 to a point 616.07 feet East and 10.29 feet North of the
29 center of said Section 10, thence South 70°42' West 274.56
30 feet to a point 356.94 feet East and 80.45 feet South of
31 center of said Section 10, thence on a curve to the right
32 with a radius of 1095.92 feet to the East line of 32nd Street,
33 thence South on the East line of 32nd Street to the point of
34 beginning.

35 2. The commissioner of administration shall set the terms and
36 conditions for the conveyance as the commissioner deems

37 **reasonable. Such terms and conditions may include, but are not limited**
38 **to, the number of appraisals required, the time, place, and terms of the**
39 **conveyance.**

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

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

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