

FIRST REGULAR SESSION  
SENATE COMMITTEE SUBSTITUTE FOR  
**HOUSE BILL NO. 956**  
99TH GENERAL ASSEMBLY

---

Reported from the Committee on Local Government and Elections, April 13, 2017, with recommendation that the Senate Committee Substitute do pass and be placed on the Consent Calendar.

1972S.02C

ADRIANE D. CROUSE, Secretary.

---

**AN ACT**

To authorize the conveyance of certain state properties to certain municipalities.

---

*Be it enacted by the General Assembly of the State of Missouri, as follows:*

**Section 1. 1. The director of the department of natural resources  
2 is hereby authorized and empowered to sell, transfer, grant, convey,  
3 remise, release, and forever quitclaim to all interest of the department  
4 of natural resources in property located in Jackson County, Missouri,  
5 to the City of Independence. The property to be conveyed is more  
6 particularly described as follows:**

**7 TRACT I:**

**8 All of Lots 5, 8, 9 and 12, Catherine Atkins Subdivision of  
9 Lot 7 of Woodson's Subdivision of Lots 93, 130, 131 and 142,  
10 OLD TOWN OF INDEPENDENCE, a Subdivision in  
11 Independence, Jackson County, Missouri, lying North of  
12 the Lexington Branch of the Missouri Pacific Railroad.**

**13 TRACT III:**

**14 All of the West half of Lot 141, OLD TOWN OF  
15 INDEPENDENCE, a Subdivision in Independence, Jackson  
16 County, Missouri, lying North of the Lexington Branch of  
17 the Missouri Pacific Railroad.**

**18 TRACT IV:**

**19 All of the South 281 1/2 feet of the East ahlf of Lot 141, OLD  
20 TOWN OF INDEPENDENCE, a Subdivision in  
21 Independence, Jackson County, Missouri, except the South  
22 166 1/2 feet thereof and except ALL that part of Lot  
23 141. OLD TOWN INDEPENDENCE, a Subdivision in**

24 Independence, Jackson County, Missouri, described as  
25 follows: Commencing at the Southeast corner of said Lot  
26 141; thence North along the East line of said Lot 141, a  
27 distance of 166 1/2 feet to the true point of beginning;  
28 thence continuing North along said East line of said Lot  
29 141, a distance of 115 feet; thence West 100 feet; thence  
30 South 115 feet; thence East to the point of beginning,  
31 according to the recorded plat thereof.

32 **TRACT V:**

33 All of the West half of Lot 141, OLD TOWN OF  
34 INDEPENDENCE, a Subdivision in Independence, Jackson  
35 County, Missouri, lying South of the Lexington Branch of  
36 the Missouri Pacific Railroad, except the South 166 1/2 feet  
37 thereof.

38 **TRACT II:**

39 All of Lot 12, Catherine Atkins Subdivision of Lot 7 of  
40 Woodson's Subdivision of Lots 93, 130, 131 and 142, OLD  
41 TOWN OF INDEPENDENCE, a Subdivision in  
42 Independence, Jackson County, Missouri lying South of the  
43 Lexington Branch of Missouri Pacific Railroad.

44 **TRACT VI:**

45 All of the South 166 1/2 feet of Lot 141, OLD TOWN OF  
46 INDEPENDENCE, a Subdivision in Independence, Jackson  
47 County, Missouri, except the South 30 feet thereof in  
48 street.

49 Eugene L. Selders and Monica T. Selders were husband  
50 and wife when they acquired title to the premises in  
51 question and remained husband and wife, continuously,  
52 never having been dicorced, until the date of his death on  
53 June 24, 1979 at Kansas City, Jackson County, Missouri.

54 2. The director of the department of natural resources shall set  
55 the terms and conditions for the conveyance as the commissioner  
56 deems reasonable. Such terms and conditions may include, but are not  
57 limited to, the number of appraisals required, the time, place, and  
58 terms of the conveyance.

59 3. The attorney general shall approve the form of the instrument  
60 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 Cole County,  
4 Missouri, to the City of Jefferson. The property to be conveyed is more  
5 particularly described as follows:

6 Part of Section 8; Part of U.S. Surveys Nos. 2681 and  
7 3325 all in Township 44 North, Range 11 West, in the City  
8 of Jefferson, Cole County, Missouri; more particularly  
9 being all of Inlots 246, 250 and 251, part of Inlots 247, 248,  
10 252, 217, 218, 219, 221 and 222, part of the Edwards Street  
11 and Hough Street right-of-ways, part of an alley lying  
12 between Inlots 246-249 and 250-253 and part of an alley  
13 lying between Inlots 217-220 and 221-224, part of the Old  
14 Missouri State Penitentiary Grounds that may include  
15 certain platted Inlots, Streets, Alleys and Commons of  
16 various un-recorded plats of said City of Jefferson lying  
17 within the following described boundary:

18 BEGINNING at a point on the easterly line of the 80 foot  
19 wide public street right-of-way known as Chestnut Street,  
20 being the southwesterly corner of Inlot 154 of the aforesaid  
21 original plat of the City of Jefferson; thence N47°46'07"W,  
22 along the southern end of that portion of said Chestnut  
23 Street right-of-way, vacated by City Ordinance No. 4423,  
24 80.00 feet to a point on the westerly line thereof; thence  
25 S41°59'31"W, along said Chestnut Street right-of-way line,  
26 218.78 feet to a point on the northerly line of the 80 foot  
27 wide street right-of-way known as Capitol Avenue  
28 (formerly known as Main Street); thence N47°42'34"W, along  
29 said Capitol Avenue right-of-way line, 419.17 feet to the  
30 easterly line of the 80 foot wide Cherry Street right-of-way;  
31 thence N42°05'10"E, along the easterly line of said Cherry  
32 Street right-of-way, 1064.91 feet; thence N47°53'30"W, 490.25  
33 feet; thence clockwise, southwesterly, on a non-tangent  
34 curve to the right, having a radius of 80.00 feet, an arc  
35 distance of 151.40 feet (the chord of said curve being  
36 S46°19'49"W, 129.80 feet) to a point on the easterly line of  
37 a portion of the 80 foot wide street right-of-way known as

38 Lafayette Street, vacated by City Ordinance No. 3256;  
39 thence S42°12'53"W, along said vacated Lafayette Street  
40 right-of-way line, 436.33 feet to a point on southerly end of  
41 said vacated portion of the Lafayette Street right-of-way,  
42 being on the northerly line of the 80 foot wide public street  
43 right-of-way known as State Street (formerly known as  
44 Water Street); thence N47°42'40"W, along the said State  
45 Street right-of-way line, 100.00 feet to the southeasterly  
46 corner of the property described by deed of record in Book  
47 568, page 367, Cole County Recorder's Office and said  
48 corner being 20 feet westerly from the southeasterly  
49 corner of Inlot No. 200; thence along the boundary of said  
50 property described in Book 568, page 367 the following  
51 courses: N42°12'53"E, 465.04 feet; thence N3°55'37"W, 165.77  
52 feet; thence N70°03'35"W, 301.66 feet; thence leaving the  
53 boundary of said property described in Book 568, page 367,  
54 N42°22'35"E, along the northeasterly extension of the  
55 westerly boundary of said property described in Book 568,  
56 page 367 being the easterly line of the 80 foot wide street  
57 right-of-way known as Marshall Street (partly vacated by  
58 City Ordinance No. 14703) and along its northerly  
59 extension thereof, 238.69 feet to a point on the southerly  
60 boundary of the property commonly known as Adrian's  
61 Island and described by deed of record in Book 233, pages  
62 434 and 435, Cole County Recorder's Office and said point  
63 being in the approximate center of a slough according to  
64 a certain un-recorded surveyed boundary of said Adrian's  
65 Island, by Larry Brickey, dated September 7, 1988; thence  
66 Easterly, along the southerly boundary of said Adrian's  
67 Island Survey the following courses: S65°16'12"E, along the  
68 approximate center of the aforesaid slough, 188.52 feet;  
69 thence S74°42'59"E, along the approximate center of said  
70 slough, 249.00 feet to a point at the Ordinary High Water  
71 Mark of the Missouri River; thence S64°43'37"E, on a direct  
72 line, 919.42 feet to a point in the approximate center of  
73 another slough; thence S64°54'09"E, along the approximate  
74 center of said slough, 35.00 feet; thence S77°01'51"E, along

75 the approximate center of said slough, 26.88 feet to a point  
76 on the westerly end of the Missouri Pacific Railroad right-  
77 of-way and properties as described by deed of record in  
78 Book K, page 640, Cole County Recorder's Office; thence  
79 along the boundary of the right-of-way and properties  
80 described in said Book K, page 640 the following courses:  
81 S2°00'03"W, 103.59 feet; thence S67°12'24"E, 93.04 feet to a  
82 point on the westerly line of Inlot 254 of the aforesaid City  
83 of Jefferson being the easterly line of the aforesaid  
84 vacated Chestnut Street right-of-way; thence S41°59'31"W,  
85 along the westerly line of said Inlot 254, 123.22 feet to the  
86 southwesterly corner thereof, being on the northerly line  
87 of the 80 foot wide public street right-of-way known as  
88 Edwards Street; thence S47°46'07"E, along the southerly  
89 line of Inlots 254 and 255, being the northerly line of said  
90 Edwards Street right-of-way, 181.86 feet; thence  
91 S26°57'48"W, 483.03 feet; thence S10°00'23"W, 80.00 feet;  
92 thence N79°59'37"W, 62.62 feet; thence westerly, on a curve  
93 to the left, having a radius of 410.00 feet, an arc distance  
94 of 105.17 feet (the chord of said curve being N87°20'32"W,  
95 104.88 feet); thence clockwise, southwesterly, on a non-  
96 tangent curve to the right, having a radius of 100.00 feet,  
97 an arc distance of 77.29 feet (the chord of said curve being  
98 S39°19'24"W, 75.38 feet); thence S4°57'25"E, 48.23 feet;  
99 thence S85°02'35"W, 80.00 feet; thence N4°57'25"W, 48.23  
100 feet; thence clockwise, northwesterly, on a non-tangent  
101 curve to the right, having a radius of 100.00 feet, an arc  
102 distance of 72.03 feet (the chord of said curve being  
103 N50°44'34"W, 70.49 feet); thence S83°28'18"W, 29.67 feet;  
104 thence southwesterly, on a curve to the left, having a  
105 radius of 310.41 feet, an arc distance of 218.60 feet (the  
106 chord of said curve being S62°14'10"W, 214.11 feet) to the  
107 southwesterly corner of Inlot 221 of the aforesaid City of  
108 Jefferson, being a point on the easterly line of the  
109 aforesaid vacated portion of the Chestnut Street right-of-  
110 way; thence S41°59'31"W, along said vacated Chestnut  
111 Street right-of-way, 278.75 feet to the POINT OF

112           **BEGINNING.**

113           **Containing 31.82 acres.**

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

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

✓