

SECOND REGULAR SESSION

HOUSE BILL NO. 1696

100TH GENERAL ASSEMBLY

INTRODUCED BY REPRESENTATIVE HENDERSON.

4372H.02I

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. The governor is hereby authorized and empowered to sell, transfer, grant, convey, remise, release, and forever quitclaim all interest of the state of Missouri, including all possibilities of reverter or reversionary interests, in property located in St. Francois County, Missouri. The property to be conveyed is more particularly described as follows:

Parcel 1: All of that part of Lots 89 and 92 of F. W. Rohland's Subdivision of U. S. Survey No. 2969, Township 35 North, Range 5 East, St. Francois County, Missouri, lying East of the City of Farmington Treatment Plant, North of the Treatment Plant access road, and West of property under private ownership. Containing approximately 46.17 acres, more or less.

Also a tract of land situated in part of Lot 92 of F. W. Rohland's Subdivision, U. S. Survey 2969, Township 35 North, Range 5 East, St. Francois County, Missouri. Containing approximately 14.69 acres, more or less.

Parcel 2: Part of lots 84, 85, 86, 87, 93 and 96 of F.W. Rohland's subdivision of U.S. Survey 2969, township 35 north, range 5 east, more particularly described as: Beginning at the northeast corner of a tract of land recorded in deed book 585 at page 734 of the land records of St. Francois county;

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.

21 thence along the north line of said tract north 86 degrees 15 minutes west,
22 800.96 feet to a point, said point being on the east right-of-way line of U.S.
23 highway 67; thence along said right-of-way line north 03 degrees 45 seconds
24 east, 1,554.90 feet to a point, thence leaving said right-of-way line south 82
25 degrees 17 minutes 10 seconds east, 2,953.41 feet to a stone at a fence corner;
26 thence north 64 degrees 27 minutes 42 seconds east, 1,367.83 feet to a point;
27 thence north 07 degrees 13 minutes east, 310.0 feet to a point; thence south
28 82 degrees 45 minutes east, 52.0 feet to a point on the west line of U.S.
29 Survey 339; thence along said west line south 07 degrees 21 minutes 31
30 seconds west, 2,600.00 feet to a point; thence leaving said west line north 82
31 degrees 32 minutes 01 second west, 1,379.12 feet to a point; thence in a
32 straight line in a westerly direction to a point on the east line of a tract of
33 land recorded in deed book 585 at page 734, said point being located south
34 03 degrees 44 minutes 23 seconds west, 55.00 feet from the northeast corner
35 of said tract; thence along the east line of said tract north 03 degrees 44
36 minutes 23 seconds east, 55.00 feet to the point of beginning, containing
37 156.35 acres, more or less.

38
39 **Parcel 3: All that part of Lots 77, 79, 96, 97, 98, 99, 100, 101, and 102 of R.**
40 **W. Rohland's Subdivision of U. S. Survey No. 2969 now owned by the State**
41 **of Missouri for State Hospital No. 4, and lying West of the West right-of-way**
42 **line of U. S. Highway 67 and containing 165 acres, more or less, and more**
43 **particularly described as follows:**

44 **A part of Lots Seventy-seven (77), Seventy-nine (79), Ninety-six (96), Ninety-**
45 **seven (97), Ninety-eight (98), Ninety-nine (99), One Hundred (100), One**
46 **Hundred and One (101) and One Hundred and Two (102) of F. W.**
47 **Rohland's Subdivision of U. S. Survey No. 2969, as recorded in Volume "F",**
48 **Page 441, in the Recorder's Office of St. Francois County, Missouri, all**
49 **being part of Township 35 North, Range 5 East, in St. Francois County,**
50 **Missouri and being more particularly described as follows: Beginning at a**
51 **stone being the Northeast corner of Lot No. 100 of said F. W. Rohland's**
52 **Subdivision of U. S. Survey No. 2969; thence S. 7° 17' 20" West along the**
53 **East line of Lot #100 of said Rohland's Subdivision, 1561.64 feet to the**
54 **Southeast corner of said Lot #100; thence South 82° 17' 10" East along the**
55 **North line of Lot #96 of said Rohland's Subdivision, 272.28 feet to the**
56 **Westerly line of Missouri State Route 67; thence South 3° 45' 00" West**

57 along the Westerly line of Missouri State Route 67, 2001.07 feet to a point on
58 the centerline of the abandoned Missouri Pacific Railroad as per disclaimer
59 deed in Book 698, Page 283 in the Recorder's Office of St. Francois County,
60 Missouri; thence North 51° 46' 15" West along the centerline of said
61 abandoned Missouri Pacific Railroad, 2946.80 feet; thence North 39° 01' 34"
62 East 439.20 feet; thence South 50° 58' 26" East along a southerly line of the
63 L.V. McGee Property, 50.0 feet; thence North 39° 01' 34" East along the
64 easterly line of said L.V. McGee Property and the extension thereof 172.00
65 feet to the centerline of Second Street; thence easterly along the centerline
66 of Second Street the following courses and distances; South 50° 58' 26" East
67 125.77 feet; thence South 78° 28' 15" East 161.12 feet; thence North 81° 03'
68 45" East 264.70 feet; thence North 69° 49' 45" East 104.00 feet; thence North
69 66° 45' 45" East 385.50 feet to a point on the easterly extension of the North
70 line of Lots #48 and #49 of the Town of Delassus; thence leaving Second
71 Street N. 51° 42' 15" West along said extension and the North line of Lots
72 #48 and #49 of Delassus, 1602.80 feet to the Northwest corner of Lot #49 of
73 Delassus; thence North 38° 15' 45" East along the westerly line of Lots "B"
74 and "D" of Delassus, 578.94 feet to the North line of Lot #101 of said
75 Rohland's Subdivision; thence South 82° 18' 14" East along the North line
76 of said Lot #101, 557.52 feet to the Southwest corner of Lot #79 of said
77 Rohland's Subdivision; thence North 6° 40' 05" East along the westerly line
78 of said Lot #79, and the East line of a tract of land conveyed to Hues W. and
79 Esther Pratt per deed of record in Book 260, Page 564, in the Recorder's
80 Office of St. Francois County, Missouri, 986.85 feet to the northeasterly
81 corner of said Pratt Tract; thence North 38° 24' 49" East 571.59 feet to the
82 southerly line of Missouri State Rte. "W"; thence northeasterly along the
83 southerly line of said Rte. "W", the following courses and distances North
84 66° 29' 30" East 190.16 feet; thence South 23° 30' 30" East 10.0 feet; thence
85 North 66° 29' 30" East 99.33 feet; thence North 65° 32' 30" East 102.12 feet;
86 thence South 24° 27' 30" East 20.0 feet; thence North 65° 32' 30" East 99.21
87 feet to the northwesterly corner of the Missouri State Highway Department
88 maintenance tract; thence leaving said Rte. "W", South 24° 27' 30" East
89 along the westerly line of said Highway Tract 606.30; thence North 65° 26'
90 55" East along the southerly line of said Highway Tract, 391.65 feet to the
91 West line of Missouri State Rte. 67; thence South 4° 06' 20" East along the
92 West line of said Rte. 67, 414.24 feet; thence South 03° 45' 00" West 999.18

93 feet to the North line of Lot # 95 of said Rohland's Subdivision; thence
94 North 81° 58' 50" West along the North line of Lot #95, 175.73 feet to the
95 point of beginning, containing 168.49 acres, more or less. Legal description
96 based upon a survey of State Hospital No. 4, Farmington, MO performed by
97 Larry V. Bricky, Surveyor #1188 in August, 1979.

98 **Parcel 4: A part of Lots 92, 93, 96 and 97 of F. W. Rohland's Subdivision**
99 **of U. S. Survey No. 2969 as recorded in Volume "F", Page 441, in the Office**
100 **of the Recorder of Deeds of St. Francois County, Missouri, all in s Township**
101 **35 North, Range 5 East of the Fifth Principal Meridian, St. Francois County,**
102 **Missouri, and more particularly described as follows: Commencing at the**
103 **Northeast corner of said Lot 97 at an existing iron railroad rail monument**
104 **and running thence North 7 degrees 06' 23" East, 32.12 feet along the East**
105 **line of said Lot 96 to a point of beginning; and running thence South 86**
106 **degrees 29' 00" East, 255.18 feet; thence South 3 degrees 31' 00" West,**
107 **1,091.40 feet; thence North 51 degrees 56' 46" West, 972.32 feet along the**
108 **North right-of-way line of the Missouri Pacific Railroad; thence North 3**
109 **degrees 31' 00" East, 540.15 feet along the east right-of-way line of U. S.**
110 **Highway No. 67; thence South 86 degrees 29' 00" East 545.78 feet to the**
111 **point of beginning; said tract containing 15.000 acres.**

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

116 **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, or convey an easement over, on, or under property located in St. Francois County,**
3 **Missouri. The easement is more particularly described as follows:**

4 **Parcel 5: A permanent easement-for maintenance and construction . to be**
5 **fifteen (15) feet in total width, with five (5) feet to the right or west of the**
6 **following described centerline and ten (10) feet to the left or east of the**
7 **following described centerline. And, a temporary easement for use during**
8 **construction to be twenty-five (25) feet in total width, and to extend no more**
9 **than twenty (20) feet on either side of the following described centerline:**
10 **Commencing on the centerline of Missouri State Route "W" at the West line**
11 **of Lot 63 of F. W. Rohland's Subdivision of said Survey No. 2969 and**

12 running thence South 65° 17' 55" West, 137.79 feet along the centerline of
13 said Route "W"; thence South 15° 50' 50" East, 30.36 feet to a point of
14 beginning on the South right-of-way line of said Route "W" and the North
15 property line of the above described property; and running thence South 15°
16 50' 50" East, 192.61 feet, along said easement centerline; thence South 30°
17 30' 50" West, 870.31 feet; thence South 67° 45' 05" West, 247.08 feet; thence
18 South 25° 31' 40" West, 1,873.38 feet; thence South 3° 31' 00" West 210.00
19 feet along a line parallel to and 215 feet easterly from the centerline of U. S.
20 Highway No. 67, to a point of termination of said centerline on the south line
21 of aforesaid Lot 80 and the south line of the above described property;
22 aforesaid centerline being 3,393.38 feet in length.

23
24 A permanent easement for maintenance and construction to be fifteen (15)
25 feet in width, with five (5) feet to the right or west of the following described
26 centerline and ten (10) feet to the left or east of the following described
27 centerline. And, a temporary easement for use during construction to be
28 twenty-five (25) feet in width, with five (5) feet to the right or west of the
29 following described centerline and twenty (20) feet to the left or east of the
30 following described centerline. Said centerline begins at a point on the north
31 line of said Lot 96, which is South 86° 29' East, 130.00 feet from the
32 centerline of U. S. Highway No. 67, and runs thence South 3° 31' 00" West,
33 1,554.39 feet parallel to the centerline of said Highway 67 to a point of
34 termination, which is on the North line of a 15.000 acre tract. The West line
35 of this easement strip is contiguous with the East right-of-way line of said
36 Highway 67.

37 2. The commissioner of administration shall set the terms and conditions for the
38 conveyance as the commissioner deems reasonable. Such terms and conditions may
39 include, but not be limited to, the number of appraisals required and the time, place, and
40 terms of the conveyance.

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

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