

FIRST REGULAR SESSION

[PERFECTED]

# HOUSE BILL NO. 460

97TH GENERAL ASSEMBLY

INTRODUCED BY REPRESENTATIVE ENGLER.

1477L.01P

D. ADAM CRUMBLISS, Chief Clerk

## AN ACT

To authorize the conveyance of certain state properties.

*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 Nevada Rehabilitation Center, Vernon County, Missouri, described as follows:**

**Tract 1:**

**A tract of land being located in the Northwest 1/4 of Section 33 and the Northeast 1/4 of Section 32 all in Township 36 North, Range 31 West of the 5th P.M., Vernon County, Missouri, being described as follows:**

**Beginning at the Northwest corner of said Northwest 1/4; thence S88°18'28"E along the North line of said Northwest 1/4, a distance of 2629.18 feet to an existing 1/2" iron pin at the Northeast Corner of said Northwest 1/4; thence S02°13'14"W along the East line of said Northwest 1/4, a distance of 1219.36 feet to an existing 1/2" iron pin; thence N88°36'07"W a distance of 496.23 feet to an existing 1/2" iron pin; thence S02°17'05"W a distance of 100.17 feet to the Northwest Corner of Nevada Public School Addition, a subdivision located in Nevada, Vernon County, Missouri; thence N88°16'25"W a distance of 820.01 feet to the Northeast Corner of the Southwest 1/4 of said Northwest 1/4; thence S02°17'44"W along the East line of said Southwest 1/4, Northwest 1/4, a distance of 41.98 feet; thence N88°05'30"W a distance of 301.23 feet; thence S02°00'09"W a**

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 distance of 150.98 feet; thence N88°05'48"W a distance of 45.65 feet  
23 measured (45.50' deeded) to an existing 1/2" iron pin; thence N88°19'19"W  
24 a distance of 56.19 feet measured (55.90' deeded) to an existing 5/8" iron  
25 pin; thence S62°58'10"W a distance of 65.33 feet measured (65.44' deeded)  
26 to an existing 5/8" iron pin; thence N88°12'25"W a distance of 122.35 feet  
27 measured (122.32' deeded) to an existing 5/8" iron pin; thence N88°11'39"W  
28 a distance of 156.02 feet to an existing P/K nail; thence S01°46'44"W a  
29 distance of 68.45 feet measured (68.00' deeded) thence N88°13'16"W a  
30 distance of 23.02 feet measured (23.91' deeded) thence S04°01'50"W a  
31 distance of 103.76 feet measured (103.72' deeded) thence S88°13'16"E a  
32 distance of 181.53 feet measured (180.01' deeded) thence S02°18'32"W a  
33 distance of 13.08 feet measured (13.29' deeded); thence N88°10'53"W a  
34 distance of 153.61 feet measured (155.00' deeded) to an existing 1/2" iron  
35 pin; thence S01°46'44"W a distance of 80.00 feet; thence N88°13'16"W a  
36 distance of 216.16 feet; thence N02°02'19"E a distance of 79.90 feet  
37 measured (80.00' deeded) to an existing 1/2" iron pin; thence N88°07'15"W  
38 a distance of 115.30 feet measured (115.00' deeded) to an existing 1/2" iron  
39 pin; thence N02°46'44"E a distance of 185.15 feet measured (185.00'  
40 deeded); thence N88°11'51"W a distance of 251.92 feet measured (249.83'  
41 deeded) to the West line of said Northwest 1/4; thence N02°21'48"E along  
42 said West line, a distance of 34.44 feet; thence N87°07'58"W a distance of  
43 198.51 feet measured (200.00' deeded) to an existing 1/2" iron pin; thence  
44 N02°16'36"E a distance of 380.00 feet to an existing 1/2" iron pin; thence  
45 S87°08'04"E a distance of 199.08 feet measured (200.00' deeded) to an  
46 existing 1/2" iron pin at the West line of said Northwest 1/4; thence  
47 N02°21'48"E along said West line, a distance of 1128.63 feet returning to the  
48 Point of Beginning. Having an Area of 87.58 acres.

49  
50 Subject to road right of ways and easements, public and private, as may now  
51 be located.

52  
53 2. The commissioner of administration shall set the terms and conditions for the  
54 conveyance as the commissioner deems reasonable. Such terms and conditions may  
55 include, but not be limited to, the number of appraisals required, the time, place, and terms  
56 of the conveyance.

57 3. The attorney general shall approve as to form 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 all interest of the state of Missouri in  
3 property known as the Bancroft Avenue Group Home, St. Louis City, Missouri, described  
4 as follows:

5 Lots 38, 39 and 40 of Lindenwood, and in Block 4989 of the City of St.  
6 Louis, together fronting 150 feet on the North line of Bancroft Avenue, by

7 a depth Northwardly of 150 feet to the dividing line of said Block; bounded  
8 East by Wabash Avenue.

9  
10 Together with all improvements thereon, being known as and numbered  
11 7109 Bancroft Avenue.

12  
13 Subject to easements, conditions, restrictions, reservations, rights-of-way,  
14 building lines, zoning laws or ordinances affecting said property.

15  
16 Subject to restrictions according to deed recorded in Book 1094 page 436.

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

22 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 all interest of the state of Missouri in  
3 property known as the Creve Coeur Avenue Group Home, St. Louis County, Missouri,  
4 described as follows:

5 Adjusted Tract 1 of The Boundary Adjustment Plat of Wilcox Place Lot 3  
6 and Part of Lot 17 of William Triplett's Estate, a subdivision in St. Louis  
7 County, Missouri according to the plat thereof recorded in Plat Book 354  
8 Page 315 of the St. Louis County Records.

9  
10 Together with all improvements thereon known and numbered as 232 Creve  
11 Coeur Ave..

12 Subject to existing building lines, easements, conditions, restrictions, zoning  
13 regulations, etc., now of record, if any.

14  
15 Subject to the agreement for right of first refusal executed between the  
16 parties  
17 and recorded of even date herewith.

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

23 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, grant, convey, remise, release and forever quitclaim all interest of the state of Missouri in property known as the Greenbough Drive Group Home, St. Louis County, Missouri, described as follows:

LOT 212 OF OLD FARM ESTATES ADDITION PLAT TEN, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 124 PAGE 48 OF THE ST. LOUIS COUNTY RECORDS.

Subject to restrictions of record, conditions, reservations and easements, zoning ordinances, if any, and general taxes and assessments, not yet due and payable.

Together with all improvements thereon, being known as and numbered 13100 Greenbough Drive.

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

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, grant, convey, remise, release and forever quitclaim all interest of the state of Missouri in a portion of the property known as the Western Reception and Diagnostic Correctional Center, Buchanan County, Missouri, described as follows:

A tract of land in the West 1/2 of the Northeast Quarter, of Section 10, Township 57 North, Range 35 West, St. Joseph, Buchanan County, Missouri, and being more particularly described as follows:

Commencing at the North Quarter Corner, of said Section 10-57-35; thence South 00°37'53" East, along the West line of said Northeast Quarter, a distance of 30.00 feet, to a point on the South Right-of-Way line of Frederick Avenue, a public road, as now established, said point also being the Point of Beginning; thence South 89°51'44 East, departing said West line, and along said South Right-of-Way line, a distance of 434.35 feet; thence South 00°30'40" East, departing said South Right-of-Way line, a distance of 274.13 feet; thence South 88°13'20" West, a distance of 17.42 feet; thence South 00°09'08" East, a distance of 120.25 feet; thence South 39°57'56" West, a distance of 55.86 feet; thence North 89°42'40" West, a distance of 379.02 feet, to a point on the West line of said Northeast Quarter; thence North 00°37'53" West, along said West line, a distance of 436.88 feet, to the Point of Beginning, containing 186,084.24 square feet or 4.2719 acres.

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

26           **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, convey, remise, release and forever quitclaim all interest of the state of Missouri in**  
 3 **a portion of the property known as the Western Reception and Diagnostic Correctional**  
 4 **Center, Buchanan County, Missouri, described as follows:**

5           **A tract of land in the West 1/2 of the Northeast Quarter, of Section 10,**  
 6 **Township 57 North, Range 35 West, St. Joseph, Buchanan County,**  
 7 **Missouri, and being more particularly described as follows:**

8  
 9           **Commencing at the North Quarter Corner, of said Section 10-57-35; thence**  
 10 **South 00°37'53" East, along the West line of said Northeast Quarter, a**  
 11 **distance of 466.88 feet, to the Point of Beginning; thence South 89°42'40"**  
 12 **East, departing the West line of said Northeast Quarter, a distance of 175.81**  
 13 **feet; thence South 02°16'44" East, a distance of 109.06', to a point of**  
 14 **curvature; thence Southerly, along a curve to the right, having a radius of**  
 15 **473.50 feet, and a central angle of 11°55'34", a distance of 98.56 feet, to a**  
 16 **point of tangency; thence South 09°38'49" West, a distance of 25.88 feet, to**  
 17 **a point of curvature; thence Southerly, along a curve to the left, having a**  
 18 **radius of 1,209.00 feet, and a central angle of 05°38'09", a distance of 118.92**  
 19 **feet, to a point of tangency; thence South 04°00'41" West, a distance of**  
 20 **136.64 feet; thence South 00°37'02" East, a distance of 643.66 feet; thence**  
 21 **South 89°22'07" West, a distance of 140.25 feet, to a point on the West line**  
 22 **of said Northeast Quarter; thence North 00°37'53" West, along the West line**  
 23 **of said Northeast Quarter, a distance of 1,133.12 feet, to the Point of**  
 24 **Beginning, containing 170,093.27 square feet or 3.9048 acres, more or less.**

25  
 26           **2. The commissioner of administration shall set the terms and conditions for the**  
 27 **conveyance as the commissioner deems reasonable. Such terms and conditions may**  
 28 **include, but not be limited to, the number of appraisals required, the time, place, and terms**  
 29 **of the conveyance.**

30           **3. The attorney general shall approve as to form the instrument of conveyance.**

**Section 7. 1. The governor is hereby authorized and empowered to sell, transfer,**  
 2 **grant, convey, remise, release and forever quitclaim all interest of the state of Missouri in**  
 3 **a portion of the property known as Pullan Road in St. Francois County, Missouri,**  
 4 **described as follows:**

5 **Part of Lot 94 of F.W. Rohland's Subdivision of U.S. Survey 2969, Township**  
6 **35 North, Range 5 East, St. Francois County, Missouri, more particularly**  
7 **described as follows:**

8  
9 **From the southeast corner of said Lot 94; thence westerly, along the**  
10 **southerly line of said Lot 94, 504.00 feet, more or less, to the southeast**  
11 **corner of a 30 foot strip of land for roadway described by deed of record in**  
12 **Book 163, page 303, St. Francois County Recorder's Office; thence**  
13 **northerly, along the easterly line of said 30 foot strip and the northerly**  
14 **extension thereof, 1551.60 feet, more or less, to the northerly line of said Lot**  
15 **94; thence westerly, along the northerly line of said Lot 94, 30.00 feet to the**  
16 **northeasterly corner of Lot 3 of Doubet Subdivision as per plat of record in**  
17 **Plat Book 2008R, page 7328, St. Francois County Recorder's Office; thence**  
18 **southerly, along the easterly line of Lot 3 of said subdivision and the**  
19 **southerly extension thereof, 1551.60 feet, more or less to the south line of**  
20 **said Lot 94; thence easterly, along the southerly line of said Lot 94, 30.00**  
21 **feet to the point of beginning.**

22  
23 **The above description is intended to represent a 30 foot strip of land for the**  
24 **existing roadway shown as an unnamed street by the St. Francois County**  
25 **Assessor but shown as Pullan Road on the plat of record in Plat Book**  
26 **2008R, page 7328, St. Francois County Recorder's Office.**

27  
28 **The above description is also intended to be over and across the 30 foot strip**  
29 **of land excepted from the easterly side of tracts of land described in Book**  
30 **163, page 303, Book 834, page 413 and Book 1441, page 1824, St. Francois**  
31 **County Recorder's Office.**

32  
33 **The State of Missouri shall retain a perpetual Ingress/Egress Easement over**  
34 **said 30' Strip.**

35  
36 **2. The commissioner of administration shall set the terms and conditions for the**  
37 **conveyance as the commissioner deems reasonable. Such terms and conditions may**  
38 **include, but not be limited to, the number of appraisals required, the time, place, and terms**  
39 **of the conveyance.**

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

**Section 8. 1. The governor is hereby authorized and empowered to sell, transfer,**  
2 **grant, convey, remise, release and forever quitclaim all interest of the state of Missouri in**  
3 **a portion of the property known as Missouri State Highway Patrol Troop H in Buchanan**  
4 **County, Missouri, described as follows:**

5 **Beginning at an iron pipe, the northeast corner of Hartman's Subdivision**  
6 **in the southwest quarter of the northeast quarter of the Section thirty-four**

7 (34) Township fifty-eight (58) north, Range thirty-five (35) west of the 5th  
 8 P.M., thence west five hundred forty-five and six tenths (545.6) feet, to an  
 9 iron pipe on the east right-of-way line of the Belt Highway, thence northerly  
 10 on a curve of one thousand eight hundred seventy and one tenth (1870.1)  
 11 feet radius concave to the east the tangent of said curve bears north 3°36'  
 12 west on hundred ninety -nine and three tenths (199.3) feet to a concrete  
 13 monument, thence easterly five (5) feet to a concrete monument, thence  
 14 northerly on a curve one thousand eight hundred sixty-five and one tenth  
 15 (1865.1) feet radius concave to the east ninety-four and sixty-four  
 16 hundredths (94.64) feet to a concrete monument, thence north 0°40' east one  
 17 hundred twenty-three and eight tenths (123.8) feet to a monument, thence  
 18 north 35° east three hundred fourteen (314) feet to a concrete monument,  
 19 thence north 38° 29' east two hundred ten (210) feet to the north line of said  
 20 southwest quarter of the northeast quarter, thence east with then north line  
 21 of said southwest quarter of the northeast quarter one hundred seventy five  
 22 (175) feet, thence south eight hundred thirteen (813) feet to the place of  
 23 beginning, containing eight and nine tenths (8.9) acres more or less.

24  
 25 **Subject to right-of-way of public road along the north side thereof.**  
 26 **Subject to right-of-way for State Highway along the west side there of**  
 27 **containing one and fifteen hundredths (1.15) acres which has been**  
 28 **heretofore obtained by the State for road purposes by deed and**  
 29 **condemnation.**

30  
 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 9. 1. The governor is hereby authorized and empowered to sell, transfer,**  
 2 **grant, convey, remise, release and forever quitclaim all interest of the state of Missouri in**  
 3 **a portion of the property known as the Sikeston Career Center in Scott County, Missouri,**  
 4 **described as follows:**

5 **Tract 1:**  
 6 **A tract or parcel of land being a part of USPS 614, T 26 N, R14 E of the 5th**  
 7 **P.M., also a part of Lot 1, Block 40 in the City of Sikeston, Scott County,**  
 8 **Missouri, and more fully described as follows:**

9  
 10 **Beginning at the northwest corner of Lot 1 in outblock 40, thence N 71° 24'E**  
 11 **along the north line of said Lot one, 120 feet to a point, thence S 12° 34' E a**  
 12 **distance of 80.05 feet, thence S 77° 26' W a distance of 119.34 feet to a point**

13 **in the West line of said Lot one, thence N 12° 34' W on and along the West**  
14 **line of said Lot one a distance of 67.92 feet to the point of beginning.**

15

16 **Tract 2:**

17 **A tract or parcel of land being a part of Lot 1 of Outblock 40 in the City of**  
18 **Sikeston, Scott County, Missouri, and more particularly described as**  
19 **follows:**

20

21 **Beginning at the NW corner of said Lot No. 1 of Outblock 40; thence N**  
22 **71°24'E., on and along the north line of aforesaid Lot 1 a distance of 120.0**  
23 **feet to the point of beginning proper; thence continuing N 71°24'E., a**  
24 **distance of 72.0 feet; thence S 12°34'E a distance of 87.62 feet; thence S**  
25 **77°26'W a distance of 71.60 feet; thence N 12°34' W a distance of 80.085 feet**  
26 **to the point of beginning.**

27

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

32 **3. The attorney general shall approve as to form the instrument of conveyance.**

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