

SECOND REGULAR SESSION
[P E R F E C T E D]
SENATE SUBSTITUTE FOR
SENATE COMMITTEE SUBSTITUTE FOR
SENATE BILL NO. 907
99TH GENERAL ASSEMBLY

INTRODUCED BY SENATOR KEHOE.

Offered April 19, 2018.

Senate Substitute adopted, April 19, 2018.

Taken up for Perfection April 19, 2018. Bill declared Perfected and Ordered Printed, as amended.

ADRIANE D. CROUSE, Secretary.

5877S.06P

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
2 to sell, transfer, grant, convey, remise, release and forever quitclaim all
3 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 All that part of the Original Wears Creek as per the plat of
7 Jefferson City, Missouri, that lies southeasterly of the U.S.
8 Route 54 Connection to Missouri Boulevard (Job No. 5-U-
9 54-258B) right-of-way line, southwesterly of Inlot 774,
10 northwesterly of the Wears Creek Channel Change
11 (Highway Job No. 5-U-54-258B), northeasterly of the
12 Dunklin Street right-of-way line and easterly of Inlot 778,
13 in the City of Jefferson, Cole County, Missouri, being more
14 particularly described as follows:**

**15 Beginning at the most southerly corner of Inlot 774; thence
16 S12°00'46"E, along the boundary of said Original Wears
17 Creek, 45.62 feet to the northwesterly boundary of the
18 Wears Creek Channel Change (Highway Job No. 5-U-54-
19 258B); thence S31°53'40"W, along the northwesterly**

20 boundary of the Wears Creek Channel Change (Highway
21 Job No. 5-U-54-258B), 195.78 feet to the northeasterly right-
22 of-way line of Dunklin Street; thence N47°33'56"W, along
23 the northeasterly right-of-way line of Dunklin Street, 72.18
24 feet to the most southerly corner of Inlot 778; thence
25 N42°14'14"E, along the southeasterly line of Inlot 778, being
26 the boundary of said Original Wears Creek, 120.82 feet to
27 the most easterly corner of Inlot 778; thence N40°09'27"W,
28 along the northeasterly line of Inlot 778, being the
29 boundary of said Original Wears Creek, 18.31 feet to a
30 point on the U.S. Route 54 Connection to Missouri
31 Boulevard (Job No. 5-U-54-258B) right-of-way line; thence
32 N38°58'35"E, along the U.S. Route 54 Connection to
33 Missouri Boulevard (Job No. 5-U-54-258B) right-of-way line,
34 66.61 feet; thence N20°47'15"E, continuing along the U.S.
35 Route 54 Connection to Missouri Boulevard (Job No. 5-U-
36 54-258B) right-of-way line, 31.55 feet to a point on the
37 southwesterly line of said Inlot 774; thence S47°36'20"E,
38 along the southwesterly line of said Inlot 774, 33.47 feet to
39 the point of beginning.

40 Containing 0.30 acre.

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 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 Independence, Jackson County, Missouri, described as follows:

5 The East 116 feet of Lot 11, FRELING ORCHARD ACRES,
6 a subdivision in Independence, Jackson County, Missouri,
7 except Right-of-Way conveyed to the City of Independence
8 on March 12, 1981, and recorded as Document No. I 457242.
9 Subject to easement reserved for ingress and egress to

10 grantor's adjoining property, reserved across the South
11 Forty (40) feet of the conveyed parcel.

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

17 3. The attorney general shall approve the form of the instrument
18 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 St. Louis,
4 Missouri, described as follows:

5 Lots 29, 30, 31, 32, 33 and part of Lots 27 and 28 in Block 2
6 of CHELTENHAM, Lots 21, 22, 23 and part of Lot 20 of
7 WIBLE'S EASTERN ADDITION to CHELTENHAM, together
8 with the Western 36 feet of former January Avenue vacated
9 under the provisions of Ordinance No. 52058, and in Blocks
10 4022 and 4023 of the City of St. Louis, more particularly
11 described as follows: Beginning at a point in the North line
12 of Wilson Avenue, 40 feet wide, at its intersection with a
13 line 36 feet East of and parallel to the West line of former
14 January Avenue, 60 feet wide, as vacated under the
15 provisions of Ordinance No. 52058; thence North 82 degrees
16 57 minutes 15 seconds West along said North line of Wilson
17 Avenue a distance of 355.20 feet to a point; thence North 8
18 degrees 15 minutes 30 seconds East a distance of 472.56
19 feet to a point in the Southerly Right-of- Way line of
20 Interstate Highway 1-44; thence in an Easterly direction
21 along said Right-of-Way line North 87 degrees 03 minutes
22 45 seconds East a distance of 25.59 feet to an angle point
23 being located in the Eastern line of Lot 20 of Wible's
24 Eastern Addition to Cheltenham, said point being 477 feet
25 North along the Eastern line of said Wible's Addition from
26 the Northern line of Wilson Avenue, 40 feet wide; thence
27 South 87 degrees 53 minutes 03 seconds East and along
28 said 1-44 Right-of-Way line 295.71 feet to a point in the

29 West line of said former January Avenue vacated as
30 aforesaid at a point being 502.42 feet North along said line
31 from the Northern line of Wilson Avenue; thence North 74
32 degrees 42 minutes 01 seconds East along the South Right-
33 of-Way line of 1-44 a distance of 39.27 feet to a point in a
34 line 36 feet East of and parallel to said West line of former
35 January Avenue, vacated as aforesaid; thence South 8
36 degrees 15 minutes 30 seconds West along said line 36 feet
37 East of the West line of former January Avenue, vacated as
38 aforesaid, a distance of 517.36 feet to the point of
39 beginning.

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

45 3. The attorney general shall approve the form of the instrument
46 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 the City of
4 Jefferson, Cole County, Missouri, described as follows:

5 A tract located in the City of Jefferson, Cole County,
6 Missouri, also being part of the tract described by Inlot
7 numbers 73 through 83 and Inlot numbers 313 through 330
8 of the original City of Jefferson, also commonly known as
9 the state capital grounds; said tract being more
10 particularly described as follows: commencing at the
11 northwest corner of Inlot 84 of the original City of
12 Jefferson, thence, N 48°44'00" W, 403.10 feet to a point on
13 the south right of way line of the Union Pacific Railroad,
14 the point of beginning: Commencing at the northwest
15 corner of Inlot 84 of the original City of Jefferson, thence,
16 N 48°44'00" W, 403.10 feet to a point on the south right of
17 way line of the Union Pacific Railroad, the point of
18 beginning: Thence from the point of beginning, with the
19 south right of way line of the Union Pacific Railroad N

20 47°38'49" W, 80.73 feet; thence leaving the south right of
21 way line of the Union Pacific Railroad, S 71°14'48" W, 44.32
22 feet; thence with a non-tangent curve to the right 34.23
23 feet, curve radius of 49.41 feet, chord S 10°25'00" E, 33.55
24 feet; thence with a non-tangent curve to the right 19.65
25 feet, curve radius of 76.00 feet, chord S 16°50'12" W, 19.60
26 feet; thence S 24°14'38" W, 127.11 feet; thence S 22°12'10" E,
27 40.01 feet; thence with a non-tangent curve to the right
28 14.86 feet, curve radius of 63.54 feet, chord S 77°04'30" W,
29 14.82 feet; thence S 23°13'34" E, 22.36 feet; thence N
30 42°35'20" E, 64.10 feet; thence with a non-tangent curve to
31 the right 211.51 feet, curve radius of 82.31 feet, chord N
32 34°46'36" E, 157.93 feet; thence N 42°21'11" E, 15.56 feet to
33 the point of beginning and contains 0.19 acres more or less.

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

39 3. The attorney general shall approve the form of the instrument
40 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 Mack's Creek,
4 Camden County, Missouri, described as follows:

5 In Section 13, Township 37 North, Range 18 West of the 5th
6 Principal Meridian, all that part of Lot 4, described as
7 follows: Beginning at the Northeast corner of said Lot 4;
8 thence South with the meanderings of the Niangua River
9 140 yards; thence West 210 yards; thence North to the
10 North line of said Lot 4; thence East to the place of
11 beginning. ALSO beginning at a point 210 yards West of the
12 Northeast corner of said Lot 4, or at the Northwest corner
13 of above described tract; thence West to the Quarter
14 Section corner on West side of Section; thence South 35
15 yards; thence East to the West line of first above described
16 tract; thence North to place of beginning. ALSO in said

17 Section 13, Township 37 North, Range 18 West of the 5th
18 Principal Meridian, that part of Lot 3, described as follows:
19 Beginning at the Southwest corner of said Lot 3; thence
20 East 420 feet; thence North 745 feet; thence in a Northwest
21 direction on a straight line to a point 329 feet South of the
22 Northwest corner of said Lot 3; thence South to place of
23 beginning.

24 ALSO in Section 14, Township 37 North, Range 18 West of
25 the 5th Principal Meridian, all of the Southeast Quarter of
26 the Northwest Quarter and the South Half of the
27 North-east Quarter, EXCEPT 1 3/4 acres in the Northeast
28 corner of the Southeast Quarter of the Northeast Quarter,
29 described as follows: Beginning at the Northeast corner of
30 said Southeast Quarter of the Northeast Quarter; thence
31 West 472 feet; thence in a Southeast direction on a straight
32 line to a point 329 feet South of above mentioned Northeast
33 corner of the Southeast Quarter of the Northeast Quarter;
34 thence North to place of beginning. EXCEPTING ALSO
35 that part of the South Half of the Northeast Quarter of
36 Section 14, Township 37 North, Range 18 West, bounded as
37 follows: Beginning on the South line at the Southwest
38 corner of the Southeast Quarter of the Northeast Quarter;
39 thence West 70 yards; thence North 70 yards; thence East
40 70 yards; thence South 70 yards to the place of beginning;
41 thence beginning at the above mentioned Southwest corner
42 of the Southeast Quarter of the Northeast Quarter; thence
43 East 150 feet to a road; thence in a Northeast direction
44 following said road 250 feet; thence North 100 feet; thence
45 in a Southwest direction 306.5 feet to a point 70 yards
46 North of the said Southwest corner of said Southeast
47 Quarter of the Northeast Quarter; thence South to the
48 place of beginning, excepting therefrom land conveyed to
49 the State of Missouri, acting by and through the State
50 Highway Commission of Missouri, for supplementary State
51 Route U. All of the above described lands being in Camden
52 County, Missouri.

53 2. The commissioner of administration shall set the terms and

54 conditions for the conveyance as the commissioner deems
55 reasonable. Such terms and conditions may include, but not be limited
56 to, the number of appraisals required, the time, place, and terms of the
57 conveyance.

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

Section 6. 1. The governor is hereby authorized and empowered
2 to sell, transfer, grant, convey, remise, release, and forever quitclaim
3 all interest of the state of Missouri in fee simple absolute in property
4 owned by the state in Butler County to any lawful buyer or
5 transferee. The property to be conveyed is more particularly described
6 as follows:

7 All that part of section 33, township 25 north, range 6 east
8 of the fifth principal meridian, Butler County, state of
9 Missouri, described as follows: commencing at an
10 aluminum monument marking the closing corner of
11 sections 4 and 5 of township 24 north on the southern line
12 of township 25 north, thence measure 3437.9 feet east and
13 14.6 feet north to a ½" rebar marking the intersection of
14 the existing north right of way line of West Harper Street
15 with the existing west MHTC boundary line of Business
16 Rte. 60/67, for the point of beginning; thence, S89°18'E
17 along said north right of way line of West Harper Street a
18 distance of 313.4 feet, to a 5/8" rebar located 75 feet west
19 (or right) of the survey centerline of Business Rte. 60-67
20 marking the intended northeast corner of that tract of land
21 previously conveyed to the City of Poplar Bluff via an
22 instrument dated April 11th 2003 (same described in Poplar
23 Bluff city ordinance 6556); thence, N45°43'W along the new
24 MHTC boundary line of Business Hwy. 60/67 a distance of
25 245.5 feet, to a 5/8" rebar 136.4 feet south (or right) of Rte.
26 PP centerline station 30+936.538m; thence, S88°01'W along
27 the new south MHTC boundary line of Rte. PP a distance
28 of 91.6 feet, to a 5/8" rebar 92.66 feet south (or right) of Rte.
29 PP centerline station 30+914.099m; thence, s72°34'w along
30 the new south MHTC boundary line of Rte. PP a distance
31 of 233.5 feet, to MHTC boundary marker 91.86 feet south

32 (or right) of Rte. PP centerline station 30+852.493m;
33 thence, S61°53'E along existing MHTC boundary line of
34 Business Hwy. 60/67 as shown on sheet 9 of J0S0563, a
35 distance of 200.4 feet, to the point of beginning, containing
36 1.16 acres.

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

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

Section 7. 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 Ste. Genevieve County,
5 Missouri, to the United States Department of the Interior, National
6 Park Service. The property to be conveyed is more particularly
7 described as follows:

8 **PARCEL ONE**

9 All of that part of U.S. Survey No. 213 in the City of Ste.
10 Genevieve, Missouri, described as follows, to-wit: Begin at
11 the Northeast corner of said Survey No. 213 and run thence
12 Westwardly along and with the North line of said Survey,
13 633 feet, more or less, to Northwest corner thereof, thence
14 Southwardly along and with the West line of said Survey
15 104 feet, to a point for corner; thence Eastwardly across
16 said Survey 639 feet, more or less, to the West line of New
17 Bourbon Street 100 feet distant from the beginning point;
18 thence Northwardly along and with said street line 100 feet
19 to the place of beginning, and is bounded North by
20 property of Mrs. Fred Bolduc, East by New Bourbon Street,
21 South by Frank B. Amoureux's lot and West by land of
22 Joseph Gisi.

23 **PARCEL TWO**

24 Tract #1: All of that part of United States Survey No. 72 in
25 the Big Common Field of Ste. Genevieve confirmed to John

26 Baptiste Pratte's Legal Representatives, surveyed and
27 described as follows, viz: Begin at a stone on the East side
28 of the Ste. Genevieve-St. Mary County Road, which stone
29 is set in the North line of said Survey No. 72; North 67
30 degrees East 58 links from the Northwest corner of said
31 Survey; thence North 67 degrees East along said North line
32 of said Survey 2.94 chains to a stone; thence South 23
33 degrees East 2.94 chains to South line of said Survey;
34 thence South 67 degrees West 1.82 chains to East side of
35 said Ste. Genevieve-St. Mary Road; thence North 44
36 degrees West 3.14 chains to the place of beginning, and
37 containing Eighty-two (.82) One-Hundredths of an arpent.
38 ALSO, part of a tract as recorded in Book 518, Page 64 of
39 the Ste. Genevieve County Deed Records and being part of
40 Fractional Section 2 of part of United States Survey 2082,
41 all in Township 37 North, Range 9 East of the Fifth
42 Principal Meridian, Ste. Genevieve County, Missouri, being
43 more particularly described as follows: Beginning an iron
44 pin on the Southwest Right-of-way of United States
45 Highway "61" from which an iron pin the Southwest corner
46 of United States Survey 234 bears North 75 degrees 53
47 minutes 47 seconds West 690.51 feet; thence along said
48 Right-of-way South 34 degrees 22 minutes 57 seconds East
49 662.50 feet to an iron pin from which the most Northern
50 corner of a 51.34 acre tract as recorded in Book 470, Page
51 326 of said deed records bears South 50 degrees 00 minutes
52 00 seconds West 20.00 feet; thence leaving said Right-of-
53 way South 50 degrees 00 minutes 00 seconds West 310.05
54 feet to an iron pin the most Southern corner of a 1.11 acre
55 tract as recorded in Book 518, Page 58 of said deed
56 records; thence North 22 degrees 26 minutes 15 seconds
57 West 264.73 feet to an iron pin; thence North 32 degrees 11
58 minutes 24 seconds West 426.25 feet to an iron pin; thence
59 North 60 degrees 11 minutes 36 seconds East 32.86 feet to
60 an iron pin; thence North 52 degrees 40 minutes 14 seconds
61 East 204.97 feet to the point of beginning and containing
62 3.98 acres.

63 **EXCEPT all of the limestone, stone, oil and minerals lying**
64 **in or under the surface of said land and all rights and**
65 **easements in favor of the estate of said limestone, stone,**
66 **oil and minerals.**

67 **Tract #2: A non-exclusive roadway easement 30 feet wide**
68 **being part of two tracts as recorded in Book 518, Page 58**
69 **of the Ste. Genevieve County Deed Records and being part**
70 **of a tract as recorded in Book 518, Page 64 of said Deed**
71 **Records and being part of Fractional Section 2 and part of**
72 **United States Survey 2082, all in Township 37 North, Range**
73 **9 East of the Fifth Principal Meridian, Ste. Genevieve**
74 **County Missouri, the centerline of said easement being**
75 **more particularly described as follows: Beginning at a**
76 **point in the centerline of roadway easement 30 feet wide**
77 **as recorded in Book 470, Page 326 of the Ste. Genevieve**
78 **County Deed Records from which an iron pin the most**
79 **Southern corner of a 1.11 acre tract as recorded in Book**
80 **518, Page 58 of said Deed Records bears North 50 degrees**
81 **00 minutes 00 seconds East 8.37 feet; thence North 30**
82 **degrees 27 minutes 50 seconds West 75.13 feet; thence**
83 **North 21 degrees 19 minutes 44 seconds West 190.37 feet;**
84 **thence North 32 degrees 11 minutes 24 seconds West 426.86**
85 **feet from which an iron pin bears North 60 degrees 11**
86 **minutes 36 seconds East 15.01 feet; thence North 60**
87 **degrees 11 minutes 36 seconds East 47.87 feet to an iron**
88 **pin; thence North 52 degrees 40 minutes 14 seconds East**
89 **204.97 feet to an iron pin the Southwest Right-of-way of**
90 **United States Highway "61" the termination of said**
91 **easement.**

92 **PARCEL THREE**

93 **Part of U.S. Survey No. 213 and 215, Township 38 North,**
94 **Range 9 East of the Fifth Principal Meridian and being**
95 **part of tracts of land conveyed to Royce P. Wilhauk and**
96 **Margaret A. Wilhauk, his wife, by deed recorded in Book**
97 **334, Page 164 and Book 334, Page 337 in the Ste. Genevieve**
98 **County land records and being more particularly described**
99 **as follows: Commencing at a Cedar Post at the Northeast**

100 corner of aforesaid U.S. Survey No. 213; thence South 19
101 degrees 10 minutes 00 seconds East a distance of 292.83
102 feet to an iron pin, said iron pin being the point of
103 beginning; thence continuing South 19 degrees 10 minutes
104 00 seconds East 80.00 feet to an iron pin, said iron pin
105 being the Northeast corner of tract of ground conveyed to
106 the Missouri Department of Natural Resources by deed
107 filed for record in Book 519 at Page 30 of said land
108 records; thence along the North line of said Natural
109 Resource tract, South 74 degrees 24 minutes 38 seconds
110 West, 108.49 feet to an iron pin; thence South 68 degrees 02
111 minutes 09 seconds West, 101.21 feet to an iron pin; thence
112 South 64 degrees 02 minutes 39 seconds West, 184.44 feet to
113 an iron pin; thence South 69 degrees 13 minutes 55 seconds
114 West, 227.16 feet to a point for corner; thence departing
115 said North line, North 30 degrees 08 minutes 36 seconds
116 West, 80.45 feet to point for corner; thence South 76
117 degrees 18 minutes 08 seconds West, 42.49 feet to a fence
118 post; thence North 14 degrees 33 minutes 32 seconds West,
119 163.84 feet to an iron pin; thence North 76 degrees 24
120 minutes 29 seconds East, 514.12 feet to an old Cedar stake;
121 thence South 19 degrees 15 minutes 37 seconds East, 74.81
122 feet to an iron pin; thence North 75 degrees 57 minutes 35
123 seconds East, 152.62 feet to the point of beginning.

124 **PARCEL FOUR**

125 All that part of United States Survey No. 213 in the City of
126 Ste. Genevieve, Missouri, which is described as follows, to-
127 wit: Beginning at the Northeast corner of United States
128 Survey No. 213, and running thence with the West line of
129 said Street, South 19 degrees East 100 feet to the place of
130 beginning of parcel herein described. Continuing thence,
131 South 19 degrees East 54.50 feet to a corner. Thence South
132 75 degrees 45 minutes West 97.60 feet to a corner. Thence
133 North 16 degrees, 15 minutes West 56.20 feet to a
134 corner. Thence North 76 degrees 45 minutes East 94 feet
135 to the place of beginning in the West line of New Bourbon
136 Street.

137 The above described parcel being a part of same real
138 estate as is described in Book 93 at Page 136 of the Ste.
139 Genevieve County, Missouri land records.

140 **PARCEL FIVE**

141 All such part and parts of United States Survey No. 213 in
142 the City of Ste. Genevieve, surveyed and described as
143 follows, to wit: Begin on the Eastern line of said Survey
144 No. 213, South 19 degrees East 100 feet distance from the
145 North East corner of said Survey and run thence South 19
146 degrees East 117 feet and 7 inches to a point for corner;
147 thence South 75 degrees 46 minutes West 650 feet, more or
148 less, to the West boundary line of said Survey No. 213;
149 thence North 13 degrees West 123 feet, more or less to the
150 South West corner of a lot now or formerly owned by
151 Frank A. Grass, formerly owned by Alfred J. Amoureux;
152 thence Eastwardly along and with the Southern boundary
153 line of said Frank A. Grass lot across said Survey to the
154 place of beginning. Bounded North by lot of Frank A.
155 Grass, East by New Bourbon Street, South by property of
156 Levi Ribeau and West by Joseph Gisi's land.

157 EXCEPTING therefrom the following described lots: All
158 that part of United States Survey No. 213 in the City of Ste.
159 Genevieve, Missouri which is described as follows, to-wit:
160 Beginning at the North East corner of United States
161 Survey No. 213, at a point in the West line of New Bourbon
162 Street, and running thence with the West line of said
163 Street, South 19 degrees East 100 feet to the place of
164 beginning of parcel herein described. Continuing thence,
165 South 19 degrees East 54.50 feet to a corner. Thence South
166 75 degrees 45 minutes West 97.60 feet to a corner. Thence
167 North 16 degrees 15 minutes West 56.20 feet to a
168 corner. Thence North 76 degrees 45 minutes East 94 feet
169 to the place of beginning in the West line of New Bourbon
170 Street.

171 The above described parcel being a part of same real
172 estate as described in Book 93 Page 136 Ste. Genevieve
173 County, Missouri land records.

174 **2. The director of the department of natural resources shall set**
175 **the terms and conditions for the conveyance as the director deems**
176 **reasonable. Such terms and conditions may include, but are not limited**
177 **to, the number of appraisals required and the time, place, and terms of**
178 **the conveyance.**

179 **3. The department's general counsel shall approve the form and**
180 **the instrument of conveyance.**

Section 8. 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 Cole County, Missouri, to**
5 **the State of Missouri, Office of Administration. The property to be**
6 **conveyed is more particularly described as follows:**

7 **Part of the East Half of the Southwest Quarter, and part of**
8 **the West Half of the Southeast of Quarter of Section 13,**
9 **Township 45 North, Range 13 West, Cole County, Missouri,**
10 **more particularly described as follows:**

11 **BEGINNING at the northwest corner of the East Half of the**
12 **Southwest Quarter of the aforesaid Section 13, Township**
13 **45 North, Range 13 West; thence S88 18'32"E, along the**
14 **Quarter Section Line, 1328.87 feet to the Center of said**
15 **Section 13; thence continuing S88 18'32"E, along the**
16 **Quarter Section Line, 277.59 feet to a point intersecting the**
17 **southerly line of the 100 foot wide Missouri Pacific**
18 **Railroad right-of-way; thence S49 23'55"E, along the**
19 **southerly line of said Railroad Right-of-way, 191.44 feet to**
20 **the center of an existing field road; thence along the**
21 **center of said field road the following courses:**
22 **Southwesterly, on a curve to the left, having radius of**
23 **270.00 feet, an arc distance of 86.87 feet, (the chord of said**
24 **curve being S26 47'07"W, 86.50 feet); thence S17 34'03"W,**
25 **80.68 feet; thence Southerly, on a curve to the left, having**
26 **a radius of 125.00 feet, an arc distance of 142.57 feet, (the**
27 **chord of said curve being S15 06'27"E, 134.97 feet); thence**
28 **S47 46'57"E, 326.12 feet; thence S49 41'43"E, 399.15 feet;**
29 **thence Southerly, on a curve to the right having a radius of**
30 **130.00 feet, an arc distance of 143.08 feet, (the chord of said**

31 curve being S18 09'54"E, 135.97 feet); thence S13 21'56"W, 534.20
32 feet to a point on the northerly line of the Missouri State
33 Highway 179 Right-of-way; thence leaving the center of the
34 aforesaid field road, along the northerly line of said Missouri
35 State Highway 179 Right-of-way, the following courses:
36 Westerly, on a curve to the left, having a radius of 995.40 feet,
37 an arc distance of 182.61 feet, (the chord of said curve being,
38 N86 14'50"W, 182.36 feet); thence S88 45'26"W, 95.47 feet; thence
39 Westerly, on a curve to the left, having a radius of 1000.40 feet,
40 an arc distance of 104.71 feet, (the chord of said curve being S80
41 01'19"W, 104.66 feet); thence S71 17'13"W, 95.47 feet, thence S66
42 08'20"W, 291.10 feet; thence Westerly, on a curve to the right,
43 having a radius of 915.40 feet, an arc distance of 997.80 feet (the
44 chord of said curve being N82 38'05"W, 949.13 feet); thence N51
45 24'30"W 336.30 feet; thence N38 35'30"E, 45.00 feet; thence N62
46 43'06"W, 229.46 feet; thence N51 24'30"W, 12.26 feet to a point
47 intersecting the west line of the East Half of the Southwest
48 Quarter of the aforesaid Section 13, Township 45 North, Range
49 13 West; thence leaving said Missouri State Highway 179 Right-
50 of-way line, N101 0'35"E, along the Quarter Quarter Section
51 Line, 1294.07 feet to the POINT OF BEGINNING, containing
52 77.28 acres.

53 The state of Missouri reserves unto itself an easement for
54 ingress and egress to the adjoining property retained by the
55 state.

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

61 3. The general counsel of the department of natural resources shall
62 approve the form of the instrument of conveyance.

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