

SECOND REGULAR SESSION  
[ P E R F E C T E D ]  
SENATE SUBSTITUTE FOR  
SENATE COMMITTEE SUBSTITUTE FOR  
**SENATE BILL NO. 986**  
98TH GENERAL ASSEMBLY

---

---

INTRODUCED BY SENATOR BROWN.

Offered April 6, 2016.

Senate Substitute adopted, April 6, 2016.

Taken up for Perfection April 6, 2016. Bill declared Perfected and Ordered Printed.

ADRIANE D. CROUSE, Secretary.

6182S.04P

---

---

**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.

✓

Bill

Copy