

FIRST REGULAR SESSION  
SENATE COMMITTEE SUBSTITUTE FOR  
**SENATE BILL NO. 435**  
98TH GENERAL ASSEMBLY

---

Reported from the Committee on Governmental Accountability and Fiscal Oversight, April 2, 2015, with recommendation that the Senate Committee Substitute do pass.

2128S.02C

ADRIANE D. CROUSE, Secretary.

---

**AN ACT**

To authorize the conveyance of property owned by the state in St. Louis County to St. Louis County.

---

*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, and convey all interest in fee simple absolute in  
3 property owned by the state in St. Louis County to St. Louis  
4 County. The property to be conveyed is more particularly described as  
5 follows:**

**6 A tract of land being part of U.S. Survey 1909, Township 47  
7 North, Range 7 East, St. Louis County, Missouri and being  
8 more particularly described as follows:**

**9 Commencing at the most eastern corner of property  
10 conveyed to the State of Missouri and described in an  
11 instrument recorded in deed book 9143 page 2161 of the St.  
12 Louis County records; thence northwestwardly along the  
13 northeast lines of said property conveyed to the State of  
14 Missouri the following courses and distances: North 55  
15 degrees 47 minutes 48 seconds West 931.66 feet, South 34  
16 degrees 00 minutes 13 seconds West 30.96 feet, North 53  
17 degrees 48 minutes 20 seconds West 156.16 feet and South  
18 43 degrees 14 minutes 47 seconds West 26.31 feet to the  
19 actual point of beginning of the property described herein.  
20 From said point of beginning, thence along curve to the  
21 right whose radius bears South 25 degrees 16 minutes 19  
22 seconds West 225.00 feet from the last mentioned point an**

23 arc distance of 40.71 feet to a point; thence South 13  
24 degrees 55 minutes 42 seconds east 11.02 feet to a point;  
25 thence South 53 degrees 16 minutes 42 seconds east 23.16  
26 feet to a point; thence South 61 degrees 10 minutes 49  
27 seconds East 62.24 feet to a point; thence South 54 degrees  
28 00 minutes 08 seconds East 207.82 feet to a point; thence  
29 along a curve to the right whose radius point bears South  
30 57 degrees 17 minutes 09 seconds West 35.00 feet from the  
31 last mentioned point an arc distance of 26.43 feet to a  
32 point; thence along a compound curve to the right whose  
33 radius point bears North 79 degrees 26 minutes 59 seconds  
34 West 138.00 feet from the last mentioned point an arc  
35 distance 41.66 feet to a point; thence south 27 degrees 50  
36 minutes 45 seconds West 37.93 feet to a point; thence along  
37 a curve to the right whose radius point bears North 62  
38 degrees 09 minutes 15 seconds West 85.00 feet from the last  
39 mentioned point an arc length of 97.19 feet to a point;  
40 thence North 86 degrees 38 minutes 33 seconds West 65.10  
41 feet to a point; thence along a curve to the right whose  
42 radius point bears North 03 degrees 21 minutes 27 seconds  
43 East 275.00 feet from the last mentioned point an arc  
44 length of 38.52 feet to a point; thence North 61 degrees 29  
45 minutes 42 seconds West 199.58 feet to a point; thence  
46 North 20 degrees 09 minutes 54 seconds East 45.15 feet to  
47 a point; thence North 48 degrees 32 minutes 45 seconds  
48 West 222.73 feet to a point; thence along a curve to the  
49 right whose radius point bears South 43 degrees 19  
50 minutes 00 seconds East 295.00 feet from the last  
51 mentioned point an arc distance of 51.15 feet to a point;  
52 thence along a compound curve to the right whose radius  
53 point bears South 33 degrees 22 minutes 54 seconds East  
54 200.00 feet from the last mentioned point an arc distance  
55 of 65.46 feet to a point in the aforesaid Northeast line of  
56 property conveyed to the State of Missouri; thence  
57 Southeastwardly along said Northeast line the following  
58 courses and distances: South 04 degrees 41 minutes 10  
59 seconds West 84.67 feet, South 66 degrees 09 minutes 05

60           seconds East 74.40 feet and North 43 degrees 14 minutes 47  
61           seconds East 141.30 feet to the point of beginning and  
62           containing 95,736 square feet or 2.198 acres according to a  
63           survey by EFK MOEN, L.L.C during January, 2015.

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

68           **3. The instrument of conveyance shall include the following**  
69 **statement: The state and St. Louis County, recognizing the special**  
70 **relationship they share in regard to the use of the property, shall**  
71 **continue to cooperate regarding the use of the property.**

72           **4. The attorney general shall approve the form of the instrument**  
73 **of conveyance.**

✓

Bill

Copy