

SECOND REGULAR SESSION
[TRULY AGREED TO AND FINALLY PASSED]

SENATE BILL NO. 1041

91ST GENERAL ASSEMBLY

2002

4162S.01T

AN ACT

To authorize the conveyance of property owned by the state.

Be it enacted by the General Assembly of the State of Missouri, as follows:

Section 1. 1. The department of natural resources is hereby authorized to convey by warranty deed or other appropriate instrument, as the board determines appropriate, its right, title and interest in the real estate to Lawrence Leroy and Helen Delores Taylor. The property to be conveyed is more particularly described as follows:

A tract of land in the County of Camden and the State of Missouri, lying in part of the northwest quarter of Section 7, Township 37 North, Range 16 West of the Fifth Principal Meridian, being part of a tract of land conveyed to the Missouri Department of Natural Resources by instrument filed for record in Deed Book 463 at page 373 of the Camden County land records, more particularly described as follows:

Commencing at a standard DNR aluminum monument set to mark the west quarter corner of said Section 7 as located and described in MoDNR document #600-68292 and document #750-26934; thence along the east-west centerline of said Section 7, south 87 degrees 49 minutes 40 seconds east, a distance of 1169.9 feet to a set 5/8 inch rebar, the TRUE POINT OF BEGINNING of the herein described tract; thence continuing on said east-west centerline, south 87 degrees 49 minutes 40 seconds east, a distance of 1305.2 feet to the intersection of said east-west centerline and the westerly line of a tract of land conveyed to Ronald E. Adamson by instrument recorded in Deed Book 480 at page 911 of said land records, said intersection marked by a set 5/8 inch rebar from which a found 3/8 inch smooth round rod bears north 11 degrees 08 minutes 30 seconds west, a distance of 50.3 feet and a found 1/2 inch rebar bears north 11 degrees 08 minutes 30 seconds west, a distance of 88.75 feet; thence along said Adamson line north 11 degrees 08 minutes 30 seconds west, a distance of 282.25

feet to a found 3/8 inch smooth round rod marking the northwest corner of said Adamson tract; thence along the northerly line of said Adamson tract, north 72 degrees 14 minutes 15 seconds east, a distance of 227.5 feet to a found 3/8 inch smooth round rod in gravel road at the westerly line of a tract of land conveyed to L & L Construction Co. by instrument recorded in Deed Book 214 at page 145 of said land records, from which rod a found 3/8 inch smooth round rod bears north 02 degrees 11 minutes 20 seconds east, a distance of 83.60 feet; thence along said L & L line, north 23 degrees 36 minutes 45 seconds west, a distance of 30.15 feet to the southeast or most easterly corner of a tract of land conveyed to Donald and Debora Lucas by instrument recorded in Deed Book 295 at page 149 of said land records, marked by a set 5/8 inch rebar in gravel road; thence along the southerly line of said Lucas tract, south 72 degrees 14 minutes 15 seconds west, a distance of 246.17 feet to a found 3/8 inch smooth round rod at the southwesterly or most southern corner of said Lucas tract; thence along the westerly line of said Lucas tract, north 22 degrees 39 minutes 45 seconds west, a distance of 209.9 feet to a found 3/8 inch smooth round rod at the northwest or most western corner of said Lucas tract and the southerly line of a tract of land conveyed to Kenneth Gannon by instrument recorded in Deed Book 449 at page 848 of said land records; thence along the southerly line of said Gannon tract, south 72 degrees 14 minutes 15 seconds west, a distance of 90.52 feet to a found 1/2 inch rebar with red plastic cap marked "D. SNELLING LS2289" at the southwest or most southern corner of said Gannon tract; thence along the westerly line of said Gannon tract, north 20 degrees 44 minutes 30 seconds west, a distance of 172.00 feet to a set 5/8 inch rebar; thence departing said Gannon line, south 59 degrees 50 minutes 30 seconds west, a distance of 1147.15 feet to the true point of beginning.

2. In consideration for the conveyance in subsection 1 of section 1 of this act, the Missouri department of natural resources is hereby authorized to receive by warranty deed or other appropriate instrument, as the board determines appropriate, its right, title and interest in the real estate from Lawrence Leroy and Helen Delores Taylor. The property to be conveyed is more particularly described as follows: A tract of land in the County of Camden and the State of Missouri, lying in part of the southwest quarter of Section 7, Township 37 North, Range 16 West of the Fifth Principal Meridian, being part of a tract of land conveyed to Lawrence Leroy and Helen Delores Taylor by instrument filed for record in Deed Book 419 at page 464 of the Camden County land records, more particularly described as follows:

Commencing at a standard DNR aluminum monument set to mark the west quarter corner of said Section 7 as located and described in MoDNR document #600-68292 and document #750-26934, the TRUE POINT OF BEGINNING of the herein described tract; thence along the east-west centerline of said Section 7, south 87 degrees 49 minutes 40 seconds east, a distance of 1169.9 feet to a set 5/8 inch rebar; thence departing said east-west centerline, south 59 degrees 50 minutes 30 seconds west, a distance of 1382.4 feet to a 5/8 inch rebar set on the Range line between Ranges 16 and 17 West, from which a found 5/8 inch rebar with melted red plastic cap bears south 02 degrees 00 minutes 28 seconds west, a distance of 582.50 feet; thence along said Range line, north 02 degrees 00 minutes 28 seconds east, a distance of 626.70 feet to the east quarter corner of Section 12, Township 37 North, Range 17 West, marked by a standard DNR aluminum monument described in MoDNR document #600-59541; thence continuing along said Range line, north 02 degrees 09 minutes 04 seconds east, a distance of 112.65 feet to the true point of beginning, containing 9.9 acres, more or less.

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, grant, and convey all interest in fee simple absolute in property owned by the state in the County of Cole to the department of natural resources. The property to be conveyed is more particularly described as follows:

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

BEGINNING at the northwest corner of the East Half of the Southwest Quarter of the aforesaid Section 13, Township 45 North, Range 13 West; thence S88 18'32"E, along the Quarter Section Line, 1328.87 feet to the Center of said Section 13; thence continuing S88 18'32"E, along the Quarter Section Line, 277.59 feet to a point intersecting the southerly line of the 100 foot wide Missouri Pacific Railroad right-of-way; thence S49 23'55"E, along the southerly line of said Railroad Right-of-way, 191.44 feet to the center of an existing field road; thence along the center of said field road the following courses: Southwesterly, on a curve to the left, having a radius of 270.00 feet, an arc distance of 86.87 feet, (the chord of said curve being S26 47'07"W, 86.50 feet); thence S17 34'03"W, 80.68 feet; thence Southerly, on a curve to the left, having a radius of 125.00 feet, an arc distance of 142.57 feet, (the chord of said curve being S15 06'27"E, 134.97 feet); thence S47 46'57"E, 326.12 feet; thence S49 41'43"E, 399.15 feet; thence Southerly, on a curve to the right, having a radius of 130.00 feet, an arc distance of 143.08 feet, (the chord of said curve being S18

09'54"E, 135.97 feet); thence S13 21'56"W, 534.20 feet to a point on the northerly line of the Missouri State Highway 179 Right-of-way; thence leaving the center of the aforesaid field road, along the northerly line of said Missouri State Highway 179 Right-of-way, the following courses: Westerly, on a curve to the left, having a radius of 995.40 feet, an arc distance of 182.61 feet, (the chord of said curve being, N86 14'50"W, 182.36 feet); thence S88 45'26"W, 95.47 feet; thence Westerly, on a curve to the left, having a radius of 1000.40 feet, an arc distance of 104.71 feet, (the chord of said curve being S80 01'19"W , 104.66 feet); thence S71 17'13"W , 95.47 feet; thence S66 08'20"W, 291.10 feet; thence S66 08'20"W, 291.10 feet; thence Westerly, on a curve to the right, having a radius of 915.40 feet, an arc distance of 997.80 feet (the chord of said curve being N82 38'05"W, 949.13 feet); thence N51 24'30"W, 336.30 feet; thence N38 35'30"E, 45.00 feet; thence N62 43'06"W, 229.46 feet; thence N51 24'30"W, 12.26 feet to a point intersecting the west line of the East Half of the Southwest Quarter of the aforesaid Section 13, Township 45 North, Range 13 West; thence leaving said Missouri State Highway 179 Right-of-way line, N1 01 0'35"E, along the Quarter Quarter Section Line, 1294.07 feet to the POINT OF BEGINNING.

Containing 77.28 Acres.

2. The conveyance is subject to an easement in favor of the state of Missouri for ingress and egress to the property retained by the state of Missouri.

3. The consideration for the conveyance shall be one dollar.

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

Section 3. 1. The governor is hereby authorized and empowered to sell, transfer, grant, and convey all interest in fee simple absolute in property owned by the state in the County of Cole to the General Services Administration or the Missouri development finance board. The property to be conveyed is more particularly described as follows:

All of Inlots 187 and 188; All of Inlots 191 thru 200 inclusive; All of Inlots 225 thru 229; All that part of the Hough Street Right-of-way (previously vacated by Jefferson City Ordinance No. 3256); All that part of the Marshall Street Right-of-way lying north of the northerly line of State Street and south of the Missouri Pacific Railroad; All that part of the Lafayette Street Right-of-way (previously vacated by Jefferson City ordinance no. 3256); All that part of a 20 foot wide public alley lying between Marshall Street and Lafayette Street (previously vacated by Jefferson City Ordinance No. 3256); All that part of a 20 foot wide public alley, lying east of the easterly line of Inlots 185 and 190 and west of the westerly line of the Marshall Street Right-of-way; any part of Fractional Section 8, lying south of the Missouri Pacific Railroad and north of Inlots 187 & 188, any part of Fractional Section 8, lying south of the Missouri Pacific Railroad and north of Inlots 225 thru 229 inclusive; according to the plat of the City of Jefferson, Missouri and according to the Government Land Office Plat of Township 44 North, Range 11 West, dated December 6, 1861. All of the aforesaid lies within Fractional Section 8 of said Township 44

North, Range 11 West, and within the Corporate Limits of the City of Jefferson, Cole County, Missouri, more particularly described as follows:

BEGINNING at the southwesterly corner of Inlot 191; thence N42°18'12"E, along the westerly line of said Inlot 191 and along the northerly extension thereof, 218.46 feet to a point intersecting the northerly line of a 20 foot wide alley at the southwest corner of Inlot 186; thence S47°41'48"E, along the northerly line of said alley, 69.58 feet to the southwesterly corner of Inlot 187; thence N42°18'12"E, along the westerly line of said Inlot 187 and the northerly extension thereof, 259.20 feet; thence S68°13'57"E, 766.53 feet to a point intersecting the easterly line of the aforesaid vacated Lafayette Street Right-of-way; thence S42°15'04"W, along the easterly line of said vacated Lafayette Street Right-of-way, 746.58 feet to a point intersecting the northerly line of the State Street Right-of-way (formerly Water Street); thence N47°42'13"W, along the northerly line of said State Street Right-of-way, 539.62 feet to a point in the center of the Marshall Street Right-of-way; thence N47°40'29"W, along the northerly line of said State Street Right-of-way, 248.46 feet to the POINT OF BEGINNING.

2. Consideration for the conveyance shall be the transfer of property of like value to the state of Missouri.

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

Section 4. 1. In the event that a tract of real property described in this subsection is conveyed to the state, the governor is hereby authorized and empowered to sell, transfer, grant, and convey all interest in fee simple absolute in such property to the Gingerbread House, Inc. The property to be conveyed is more particularly described as follows:

A fractional part of Lot 119 of the Railroad Addition in Rolla, Missouri, and more particularly described as follows: Commencing at the NW corner of said Lot 119, thence S. 0E43' W., 30.0 feet to the S. line of Gale Drive, thence N. 88E53' E., 311.92 feet along said S. street line, thence S. 0E52' W., 325.0 feet, thence N. 88E53' E., 119.10 feet to the true point of beginning of the tract hereinafter described; thence N. 88E53' E., 188.90 feet to the W. line of Fairgrounds Road, thence S. 0E52' W., 242.0 feet along said W. line of Fairgrounds Road, thence S. 89E07' W., 188.87 feet, thence N. 0E52' E., 241.19 feet to the true point of beginning. Above tract contains 1.10 acres ±. This survey is recorded in Phelps County Surveyor's Records in Book "T" at Page S-6038, dated August 30th, A.D. 1982, made by R. L. Elgin & Associates, Engineers & Surveyors, Rolla, Missouri.

(Note: This excepted parcel of 1.10 acres is the same parcel now occupied by Gingerbread House, Inc., and is also the same parcel of land heretofore mortgaged by said Gingerbread House, Inc., as 1st party or grantor or trustor to Milton J. Schnebelen as 2nd party or Trustee for COMMERCE BANK OF BONNE TERRE as 3rd party or beneficiary or cestui que trust, via that certain Deed of Trust dated Sept. 7th, 1982, filed Sept. 10, 1982, in Trust Deed Book 239 at Page 63 of Phelps County trust deed records.)

2. The attorney general shall approve the form of the instrument of conveyance.

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