

SECOND REGULAR SESSION

# SENATE BILL NO. 811

96TH GENERAL ASSEMBLY

INTRODUCED BY SENATOR DIXON.

Read 1st time February 16, 2012, and ordered printed.

TERRY L. SPIELER, Secretary.

5747S.021

## AN ACT

To authorize the conveyance of property owned by the board of governors of Missouri State University to the city of Springfield.

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

**Section 1. 1. The board of governors of Missouri State University  
2 is hereby authorized and empowered to sell, transfer, grant, and convey  
3 a perpetual street right of way in property owned by Missouri State  
4 University to the city of Springfield. The property to be conveyed is  
5 located at National Avenue and Monroe Street and is more particularly  
6 described as follows:**

**7 TRACT A**

**8 BEING A PART OF LOT 60 OF BIGGS AND GRAY'S  
9 ADDITION, BEING A RECORDED SUBDIVISION IN THE  
10 CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI,  
11 BEING A PART OF GRANTOR'S LAND AS DESCRIBED IN  
12 BOOK 2339, PAGE 519 OF THE GREENE COUNTY  
13 RECORDER'S OFFICE AND MORE PARTICULARLY  
14 DESCRIBED AS FOLLOWS:**

**15 ALL OF THE NORTH 1.05 FEET OF THE EAST 15.78 FEET  
16 OF LOT 60, BIGGS AND GRAY'S ADDITION.**

**17 CONTAINING 17 SQUARE FEET OF NEW PERPETUAL  
18 STREET RIGHT OF WAY.**

**19 TRACT B**

**20 BEING A PART OF LOTS 54 AND 55 OF BIGGS AND  
21 GRAY'S ADDITION, BEING A RECORDED SUBDIVISION IN  
22 THE CITY OF SPRINGFIELD, GREENE COUNTY,  
23 MISSOURI, BEING A PART OF GRANTOR'S LAND AS**

24 DESCRIBED IN BOOK 2276, PAGE 383 OF THE GREENE  
25 COUNTY RECORDER'S OFFICE AND MORE  
26 PARTICULARLY DESCRIBED AS FOLLOWS:

27 BEGINNING AT THE NORTHWEST CORNER OF SAID LOT  
28 54, AND BEING ON THE SOUTH RIGHT-OF-WAY LINE OF  
29 MONROE STREET; THENCE S88°54'15"E, ALONG THE  
30 SAID RIGHT-OF-WAY LINE, A DISTANCE OF 174.58 FEET  
31 TO THE SOUTHEAST CORNER OF SAID LOT 53, AND THE  
32 EXISTING WEST RIGHT-OF-WAY LINE OF NATIONAL  
33 AVENUE; THENCE S01°46'06"W, A DISTANCE OF 96.51  
34 FEET; THENCE N04°37'20"W, A DISTANCE OF 48.84 FEET;  
35 THENCE NORTHWESTERLY, ALONG A CURVE TO THE  
36 LEFT, THROUGH A CENTRAL ANGLE OF 64°00'22", WITH  
37 A RADIUS OF 34.00 FEET, AN ARC DISTANCE OF 37.98  
38 FEET; THENCE N68°37'42"W, A DISTANCE OF 12.98 FEET;  
39 THENCE NORTHWESTERLY, ALONG A CURVE TO THE  
40 LEFT, THROUGH A CENTRAL ANGLE OF 14°33'47", WITH  
41 A RADIUS OF 204.00 FEET, AN ARC DISTANCE OF 51.85  
42 FEET; THENCE N83°11'29"W, A DISTANCE OF 22.38 FEET;  
43 THENCE N88°54'15"W, A DISTANCE OF 61.71 FEET TO  
44 THE WEST LINE OF SAID LOT 54; THENCE N01°51'49"E,  
45 ALONG SAID WEST LINE, A DISTANCE OF 1.05 FEET TO  
46 THE POINT OF BEGINNING.

47 CONTAINING 1,745 SQUARE FEET OF NEW PERPETUAL  
48 STREET RIGHT OF WAY.

49 TRACT C

50 BEING A PART OF LOTS 52 AND 53 OF BIGGS AND  
51 GRAY'S ADDITION, BEING A RECORDED SUBDIVISION IN  
52 THE CITY OF SPRINGFIELD, GREENE COUNTY,  
53 MISSOURI, BEING A PART OF GRANTOR'S LAND AS  
54 DESCRIBED IN BOOK 2066, PAGE 1451 OF THE GREENE  
55 COUNTY RECORDER'S OFFICE AND MORE  
56 PARTICULARLY DESCRIBED AS FOLLOWS:

57 COMMENCING AT THE SOUTHWEST CORNER OF SAID  
58 LOT 53, AND BEING ON THE NORTH RIGHT-OF-WAY LINE  
59 OF MONROE STREET; THENCE S88°54'15"E, ALONG THE  
60 SAID RIGHT-OF-WAY LINE, A DISTANCE OF 113.19 FEET

61 TO THE POINT OF BEGINNING; THENCE N85°24'56"E, A  
62 DISTANCE OF 37.53 FEET; THENCE N38°05'58"E, A  
63 DISTANCE OF 28.41 FEET; THENCE N01°48'27"E, A  
64 DISTANCE OF 60.76 FEET; THENCE N06°10'00"E, A  
65 DISTANCE OF 18.99 FEET TO THE NORTH LINE OF SAID  
66 LOT 52; THENCE S88°07'56"E, A DISTANCE OF 6.25 FEET  
67 TO THE EXISTING WEST RIGHT-OF-WAY LINE OF  
68 NATIONAL AVENUE; THENCE S01°48'26"W, A DISTANCE  
69 OF 106.00 FEET TO THE SOUTHEAST CORNER OF SAID  
70 LOT 53, AND THE NORTH RIGHT-OF-WAY LINE OF  
71 EXISTING MONROE STREET; THENCE N88°54'15"W,  
72 ALONG THE SAID RIGHT-OF-WAY LINE, A DISTANCE OF  
73 61.81 FEET TO THE POINT OF BEGINNING.

74 CONTAINING 1,131 SQUARE FEET OF NEW PERPETUAL  
75 STREET RIGHT OF WAY.

76 TRACT D

77 BEING A PART OF LOTS 50 AND 51 OF BIGGS AND  
78 GRAY'S ADDITION, BEING A RECORDED SUBDIVISION IN  
79 THE CITY OF SPRINGFIELD, GREENE COUNTY,  
80 MISSOURI, BEING A PART OF GRANTOR'S LAND AS  
81 DESCRIBED IN BOOK 2856, PAGE 1698 OF THE GREENE  
82 COUNTY RECORDER'S OFFICE AND MORE  
83 PARTICULARLY DESCRIBED AS FOLLOWS:

84 BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT  
85 51, AND BEING ON THE WEST RIGHT-OF-WAY LINE OF  
86 NATIONAL AVENUE; THENCE N88°07'56"W, ALONG THE  
87 SOUTH LINE OF SAID LOT 50, A DISTANCE OF 6.25 FEET;  
88 THENCE N06°10'00"E, A DISTANCE OF 82.23 FEET TO THE  
89 WEST RIGHT-OF-WAY NATIONAL AVENUE; THENCE  
90 S01°48'26"W, A DISTANCE OF 82.00 FEET TO THE POINT  
91 OF BEGINNING.

92 CONTAINING 256 SQUARE FEET OF NEW PERPETUAL  
93 STREET RIGHT OF WAY.

94 2. The parties shall negotiate and set the terms and conditions  
95 for the conveyance. Such terms and conditions may include, but are  
96 not limited to, the number of appraisals required and the time, place,  
97 and terms of the conveyance.

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

**Section 2. 1. The board of governors of Missouri State University**  
2 **is hereby authorized and empowered to sell, transfer, grant, and convey**  
3 **a perpetual street right of way in property owned by Missouri State**  
4 **University to the City of Springfield. The property is located at**  
5 **National Avenue and Grand Street and is more particularly described**  
6 **as follows:**

7           **A PART OF THE SOUTHEAST QUARTER OF SECTION 24,**  
8           **TOWNSHIP 29 NORTH, RANGE 22 WEST, AND BEING**  
9           **MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

10          **COMMENCING AT THE SOUTHEAST CORNER OF**  
11          **SECTION 24, TOWNSHIP 29 NORTH, RANGE 22 WEST,**  
12          **THENCE NORTH 88°54'53" WEST ALONG THE SOUTH**  
13          **LINE OF SAID SECTION, A DISTANCE OF 50.22 FEET;**  
14          **THENCE NORTH 01°05'07" EAST, A DISTANCE OF 30.00**  
15          **FEET TO THE POINT OF BEGINNING, SAID POINT ALSO**  
16          **BEING ON THE NORTH RIGHT-OF-WAY LINE OF GRAND**  
17          **STREET AS IT NOW EXISTS; THENCE NORTH 47°19'44"**  
18          **EAST, A DISTANCE OF 32.05 FEET; THENCE NORTH**  
19          **02°19'44" EAST, A DISTANCE OF 200.02 FEET; THENCE**  
20          **NORTH 10°09'58" EAST, A DISTANCE OF 101.26 FEET;**  
21          **THENCE NORTH 03°55'23" EAST, A DISTANCE OF 198.90**  
22          **FEET; THENCE SOUTH 88°11'49" EAST, A DISTANCE OF**  
23          **4.08 FEET TO THE WEST RIGHT-OF-WAY LINE OF**  
24          **NATIONAL AVENUE AS IT NOW EXISTS; THENCE SOUTH**  
25          **01°49'53" WEST ALONG SAID WEST RIGHT-OF-WAY LINE,**  
26          **A DISTANCE OF 520.78 FEET TO THE NORTH**  
27          **RIGHT-OF-WAY LINE OF GRAND STREET; THENCE**  
28          **NORTH 88°54'53" WEST ALONG SAID NORTH**  
29          **RIGHT-OF-WAY LINE, A DISTANCE OF 50.61 FEET TO**  
30          **THE POINT OF BEGINNING.**

31          **ALSO COMMENCING AT THE SOUTHEAST CORNER OF**  
32          **SECTION 24, TOWNSHIP 29 NORTH, RANGE 22 WEST,**  
33          **THENCE NORTH 88°54'53" WEST ALONG THE SOUTH**  
34          **LINE OF SAID SECTION, A DISTANCE OF 50.22 FEET;**  
35          **THENCE NORTH 01°05'07" EAST, A DISTANCE OF 30.00**

36 FEET TO THE NORTH RIGHT-OF-WAY LINE OF GRAND  
37 STREET AS IT NOW EXISTS; THENCE NORTH  $88^{\circ}54'53''$   
38 WEST ALONG SAID NORTH RIGHT-OF-WAY LINE, A  
39 DISTANCE OF 71.13 FEET; THENCE ON A NON-TANGENT  
40 CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS  
41 OF 1,215.58 FEET, AN ARC LENGTH OF 103.01 FEET, A  
42 CENTRAL ANGLE OF  $04^{\circ}51'19''$  AND A LONG CHORD OF  
43 102.98 FEET WHICH BEARS NORTH  $84^{\circ}45'54''$  WEST FOR  
44 A POINT OF BEGINNING; THENCE CONTINUING ON A  
45 NON-TANGENT CURVE TO THE LEFT, SAID CURVE  
46 HAVING A RADIUS OF 1,525.50 FEET, AN ARC LENGTH  
47 OF 93.30 FEET, A CENTRAL ANGLE OF  $03^{\circ}30'15''$  AND A  
48 LONG CHORD OF 93.29 FEET WHICH BEARS NORTH  
49  $84^{\circ}24'43''$  WEST; THENCE SOUTH  $79^{\circ}53'22''$  WEST, A  
50 DISTANCE OF 76.10 FEET TO THE NORTH RIGHT-OF-WAY  
51 LINE OF GRAND STREET; THENCE SOUTH  $88^{\circ}54'53''$  EAST  
52 ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE  
53 OF 12.10 FEET; THENCE NORTH  $87^{\circ}16'17''$  EAST, A  
54 DISTANCE OF 120.27 FEET; THENCE ON A CURVE TO  
55 THE RIGHT, SAID CURVE HAVING A RADIUS OF 1,215.58  
56 FEET, AN ARC LENGTH OF 35.55 FEET, A CENTRAL  
57 ANGLE OF  $01^{\circ}40'32''$  AND A LONG CHORD OF 35.55 FEET  
58 WHICH BEARS SOUTH  $88^{\circ}01'50''$  EAST TO THE POINT OF  
59 BEGINNING, CONTAINING 10,515 SQUARE FEET, (0.24  
60 ACRES). ALL LYING IN THE CITY OF SPRINGFIELD,  
61 GREENE COUNTY, MISSOURI.

62 ALSO, A PART OF THE NORTHEAST QUARTER OF  
63 SECTION 25, TOWNSHIP 29 NORTH, RANGE 22 WEST,  
64 AND BEING MORE PARTICULARLY DESCRIBED AS  
65 FOLLOWS:

66 COMMENCING AT THE NORTHEAST CORNER OF  
67 SECTION 25, TOWNSHIP 29 NORTH, RANGE 22 WEST,  
68 THENCE NORTH  $88^{\circ}54'53''$  WEST ALONG THE NORTH  
69 LINE OF SAID SECTION, A DISTANCE OF 525.86 FEET;  
70 THENCE SOUTH  $01^{\circ}05'07''$  WEST, A DISTANCE OF 29.94  
71 FEET TO THE POINT OF BEGINNING, SAID POINT ALSO  
72 BEING ON THE SOUTH RIGHT-OF-WAY LINE OF GRAND

73 STREET AS IT NOW EXISTS; THENCE ALONG THE SOUTH  
74 RIGHT-OF-WAY LINE OF SAID GRAND STREET THE  
75 FOLLOWING FIVE (5) COURSES: SOUTH  $88^{\circ}53'44''$  EAST,  
76 A DISTANCE OF 195.52 FEET; THENCE SOUTH  $01^{\circ}44'15''$   
77 WEST, A DISTANCE OF 7.99 FEET; THENCE SOUTH  
78  $88^{\circ}54'53''$  EAST, A DISTANCE OF 70.00 FEET; THENCE ON  
79 A CURVE TO THE RIGHT, SAID CURVE HAVING A  
80 RADIUS OF 1,139.58 FEET, AN ARC LENGTH OF 237.05, A  
81 CENTRAL ANGLE OF  $11^{\circ}55'06''$  AND A LONG CHORD OF  
82 236.62 FEET WHICH BEARS SOUTH  $82^{\circ}56'51''$  EAST;  
83 THENCE ON A CURVE TO THE RIGHT, SAID CURVE  
84 HAVING A RADIUS OF 30.00 FEET, AN ARC LENGTH OF  
85 28.47 FEET, A CENTRAL ANGLE OF  $54^{\circ}22'10''$  AND A LONG  
86 CHORD OF 27.41 FEET WHICH BEARS SOUTH  $49^{\circ}30'54''$   
87 EAST TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF  
88 NATIONAL AVENUE AS IT NOW EXISTS; THENCE ON A  
89 CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS  
90 OF 30.00 FEET, AN ARC LENGTH OF 13.85 FEET, A  
91 CENTRAL ANGLE OF  $26^{\circ}26'42''$  AND A LONG CHORD OF  
92 13.72 FEET WHICH BEARS SOUTH  $10^{\circ}53'17''$  EAST;  
93 THENCE CONTINUING ALONG THE WEST RIGHT-OF-WAY  
94 LINE OF NATIONAL AVENUE SOUTH  $01^{\circ}44'15''$  WEST, A  
95 DISTANCE OF 364.11 FEET; THENCE NORTH  $02^{\circ}04'10''$   
96 WEST, A DISTANCE OF 243.50 FEET; THENCE NORTH  
97  $01^{\circ}53'46''$  EAST, A DISTANCE OF 34.34 FEET; THENCE  
98 NORTH  $07^{\circ}33'58''$  WEST, A DISTANCE OF 43.48 FEET;  
99 THENCE NORTH  $44^{\circ}34'02''$  WEST, A DISTANCE OF 67.88  
100 FEET; THENCE NORTH  $81^{\circ}34'05''$  WEST, A DISTANCE OF  
101 233.60 FEET; THENCE NORTH  $71^{\circ}13'31''$  WEST, A  
102 DISTANCE OF 69.94 FEET; THENCE ON A NON-TANGENT  
103 TO THE LEFT, SAID CURVE HAVING A RADIUS OF  
104 1,490.50 FEET, AN ARC LENGTH OF 154.62 FEET, A  
105 CENTRAL ANGLE OF  $05^{\circ}56'37''$  AND A LONG CHORD OF  
106 154.55 FEET WHICH BEARS NORTH  $85^{\circ}56'09''$  WEST;  
107 THENCE NORTH  $01^{\circ}05'32''$  EAST, A DISTANCE OF 0.51  
108 FEET TO THE POINT OF BEGINNING, CONTAINING  
109 16,700 SQUARE FEET, (0.38 Acres). ALL LYING IN THE

110 CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI.

111 2. The parties shall negotiate and set the terms and conditions  
112 for the conveyance. Such terms and conditions may include, but are  
113 not limited to, the number of appraisals required, the time, place, and  
114 terms of the conveyance.

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

Section 3. 1. The board of governors of Missouri State University  
2 is hereby authorized and empowered to sell, transfer, grant, and convey  
3 a drainage easement over, on, and under property owned by Missouri  
4 State University located at National Avenue and Grand Street to the  
5 City of Springfield. The easement to be conveyed is more particularly  
6 described as follows:

7 A PART OF THE SOUTHEAST QUARTER OF SECTION 24,  
8 TOWNSHIP 29 NORTH, RANGE 22 WEST, AND BEING  
9 MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
10 COMMENCING AT THE SOUTHEAST CORNER OF  
11 SECTION 24, TOWNSHIP 29 NORTH, RANGE 22 WEST,  
12 THENCE NORTH 88°54'53" WEST ALONG THE SOUTH  
13 LINE OF SAID SECTION, A DISTANCE OF 50.22 FEET;  
14 THENCE NORTH 01°05'07" EAST, A DISTANCE OF 30.00  
15 FEET; THENCE NORTH 47°19'44" EAST, A DISTANCE OF  
16 32.05 FEET; THENCE NORTH 02°19'44" EAST, A DISTANCE  
17 OF 189.10 FEET FOR A POINT OF BEGINNING; THENCE  
18 NORTH 87°40'16" WEST, A DISTANCE OF 19.36 FEET;  
19 THENCE NORTH 02°19'44" EAST, A DISTANCE OF 20.00  
20 FEET; THENCE SOUTH 87°40'16" EAST, A DISTANCE OF  
21 20.61 FEET; THENCE SOUTH 10°09'58" WEST, A DISTANCE  
22 OF 9.17 FEET; THENCE SOUTH 02°19'44" WEST, A  
23 DISTANCE OF 10.92 FEET TO THE POINT OF BEGINNING,  
24 CONTAINING 393 SQUARE FEET, (0.01 Acres). ALL LYING  
25 IN THE CITY OF SPRINGFIELD, GREENE COUNTY,  
26 MISSOURI.

27 ALSO A PART OF THE NORTHEAST QUARTER OF  
28 SECTION 25, TOWNSHIP 29 NORTH, RANGE 22 WEST AND  
29 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
30 COMMENCING AT THE NORTHEAST CORNER OF THE

31           NORTHEAST QUARTER OF SAID SECTION 29, THENCE  
32           SOUTH 01°44'15" WEST ALONG THE EAST LINE OF SAID  
33           SECTION 29, A DISTANCE OF 457.53 FEET FOR THE  
34           POINT OF BEGINNING, THENCE NORTH 88°06'14" WEST,  
35           A DISTANCE OF 15.25 FEET; THENCE NORTH 03°01'24"  
36           EAST, A DISTANCE OF 171.43 FEET; THENCE SOUTH  
37           02°04'10" EAST, A DISTANCE OF 171.81 FEET TO THE  
38           POINT OF BEGINNING. ALSO A PART OF THE  
39           NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 29  
40           NORTH, RANGE 22 WEST AND BEING MORE  
41           PARTICULARLY DESCRIBED AS FOLLOWS:

42           COMMENCING AT THE NORTHEAST CORNER OF THE  
43           NORTHEAST QUARTER OF SAID SECTION 29, THENCE  
44           NORTH 88°54'53" WEST ALONG THE NORTH LINE OF  
45           SAID SECTION 29, A DISTANCE OF 47.36 FEET; THENCE  
46           SOUTH 01°05'07" WEST, A DISTANCE OF 114.87 FEET FOR  
47           A POINT OF BEGINNING, THENCE SOUTH 35°36'30"  
48           WEST, A DISTANCE OF 42.70 FEET; THENCE NORTH  
49           67°27'15" WEST, A DISTANCE OF 27.08 FEET; THENCE  
50           NORTH 10°19'44" EAST, A DISTANCE OF 53.16 FEET;  
51           THENCE SOUTH 81°34'05" EAST, A DISTANCE OF 15.14  
52           FEET; THENCE SOUTH 44°34'02" EAST, A DISTANCE OF  
53           36.15 FEET TO THE POINT OF BEGINNING.

54           ALSO A PART OF THE NORTHEAST QUARTER OF  
55           SECTION 25, TOWNSHIP 29 NORTH, RANGE 22 WEST AND  
56           BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
57           COMMENCING AT THE NORTHEAST CORNER OF THE  
58           NORTHEAST QUARTER OF SAID SECTION 29, THENCE  
59           NORTH 88°54'53" WEST ALONG THE NORTH LINE OF  
60           SAID SECTION 29, A DISTANCE OF 241.90 FEET; THENCE  
61           SOUTH 01°05'07" WEST, A DISTANCE OF 67.85 FEET FOR  
62           A POINT OF BEGINNING, THENCE SOUTH 25°16'58" EAST,  
63           A DISTANCE OF 55.15 FEET; THENCE SOUTH 64°43'02"  
64           WEST, A DISTANCE OF 15.00 FEET; THENCE NORTH  
65           25°16'58" WEST, A DISTANCE OF 65.16 FEET; THENCE  
66           SOUTH 81°34'05" EAST, A DISTANCE OF 18.03 FEET TO  
67           THE POINT OF BEGINNING, CONTAINING 4,125 SQUARE

68 FEET (0.09 ACRES). ALL LYING IN THE CITY OF  
69 SPRINGFIELD, GREENE COUNTY, MISSOURI.

70 2. The parties shall negotiate and set the terms and conditions  
71 for the conveyance. Such terms and conditions may include, but are  
72 not limited to, the number of appraisals required, the time, place, and  
73 terms of the conveyance.

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

Section 4. 1. The board of governors of Missouri State University  
2 is hereby authorized and empowered to sell, transfer, grant, and convey  
3 a sanitary sewer easement over, on, and under property owned by  
4 Missouri State University located at National Avenue and Grand Street  
5 to the City of Springfield. The easement to be conveyed is more  
6 particularly described as follows:

7 A PART OF THE SOUTHEAST QUARTER OF SECTION 24,  
8 TOWNSHIP 29 NORTH, RANGE 22 WEST, AND BEING  
9 MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
10 COMMENCING AT THE SOUTHEAST CORNER OF  
11 SECTION 24, TOWNSHIP 29 NORTH, RANGE 22 WEST,  
12 THENCE NORTH 88°54'53" WEST ALONG THE SOUTH  
13 LINE OF SAID SECTION, A DISTANCE OF 50.22 FEET;  
14 THENCE NORTH 01°05'07" EAST, A DISTANCE OF 30.00  
15 FEET; THENCE NORTH 47°19'44" EAST, A DISTANCE OF  
16 32.05 FEET; THENCE NORTH 02°19'44" EAST, A DISTANCE  
17 OF 98.23 FEET FOR A POINT OF BEGINNING; THENCE  
18 NORTH 25°37'05" WEST, A DISTANCE OF 32.30 FEET;  
19 THENCE NORTH 05°29'44" EAST, A DISTANCE OF 120.31  
20 FEET; THENCE SOUTH 88°11 '49" EAST, A DISTANCE OF  
21 14.96 FEET; THENCE SOUTH 10°09'58" WEST, A DISTANCE  
22 OF 47.46 FEET; THENCE SOUTH 02°19'44" WEST, A  
23 DISTANCE OF 101.79 FEET TO THE POINT OF  
24 BEGINNING, CONTAINING 1,788 SQUARE FEET, (0.04  
25 ACRES). ALL LYING IN THE CITY OF SPRINGFIELD,  
26 GREENE COUNTY, MISSOURI.

27 2. The parties shall negotiate and set the terms and conditions  
28 for the conveyance. Such terms and conditions may include, but are  
29 not limited to, the number of appraisals required, the time, place, and

30 **terms of the conveyance.**

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

✓

Unofficial

Bill

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