

SENATE SUBSTITUTE

FOR

SENATE COMMITTEE SUBSTITUTE

FOR

SENATE BILL NO. 907

AN ACT

To authorize the conveyance of certain state properties.

BE IT ENACTED BY THE GENERAL ASSEMBLY OF THE STATE OF MISSOURI,
AS FOLLOWS:

1 Section 1. 1. The governor is hereby authorized and
2 empowered to sell, transfer, grant, convey, remise, release and
3 forever quitclaim all interest of the state of Missouri in
4 property located in the City of Jefferson, Cole County, Missouri,
5 described as follows to F & F Development, LLC.

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

16
17 Beginning at the most southerly corner of Inlot 774;
18 thence S12°00'46"E, along the boundary of said Original
19 Wears Creek, 45.62 feet to the northwesterly boundary
20 of the Wears Creek Channel Change (Highway Job No. 5-U-
21 54-258B); thence S31°53'40"W, along the northwesterly
22 boundary of the Wears Creek Channel Change (Highway Job
23 No. 5-U-54-258B), 195.78 feet to the northeasterly
24 right-of-way line of Dunklin Street; thence
25 N47°33'56"W, along the northeasterly right-of-way line
26 of Dunklin Street, 72.18 feet to the most southerly
27 corner of Inlot 778; thence N42°14'14"E, along the

southeasterly line of Inlot 778, being the boundary of said Original Wears Creek, 120.82 feet to the most easterly corner of Inlot 778; thence N40°09'27"W, along the northeasterly line of Inlot 778, being the boundary of said Original Wears Creek, 18.31 feet to a point on the U.S. Route 54 Connection to Missouri Boulevard (Job No. 5-U-54-258B) right-of-way line; thence N38°58'35"E, along the U.S. Route 54 Connection to Missouri Boulevard (Job No. 5-U-54-258B) right-of-way line, 66.61 feet; thence N20°47'15"E, continuing along the U.S. Route 54 Connection to Missouri Boulevard (Job No. 5-U-54-258B) right-of-way line, 31.55 feet to a point on the southwesterly line of said Inlot 774; thence S47°36'20"E, along the southwesterly line of said Inlot 774, 33.47 feet to the point of beginning.

Containing 0.30 acre.

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

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

Section 2. 1. The governor is hereby authorized and empowered to sell, transfer, grant, convey, remise, release and forever quitclaim to all interest of the state of Missouri in property located in the City of Independence, Jackson County, Missouri, described as follows:

The East 116 feet of Lot 11, FRELING ORCHARD ACRES, a subdivision in Independence, Jackson County, Missouri, except Right-of-Way conveyed to the City of Independence on March 12, 1981, and recorded as Document No. I 457242. Subject to easement reserved for ingress and egress to grantor's adjoining property, reserved across the South Forty (40) feet of the conveyed parcel.

2. The commissioner of administration shall set the terms

1 and conditions for the conveyance as the commissioner deems
2 reasonable. Such terms and conditions may include, but not be
3 limited to, the number of appraisals required, the time, place,
4 and terms of the conveyance.

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

7 Section 3. 1. The governor is hereby authorized and
8 empowered to sell, transfer, grant, convey, remise, release and
9 forever quitclaim to all interest of the state of Missouri in
10 property located in St. Louis, Missouri, described as follows:

11 Lots 29, 30, 31, 32, 33 and part of Lots 27 and 28 in
12 Block 2 of CHELTENHAM, Lots 21, 22, 23 and part of Lot
13 20 of WIBLE'S EASTERN ADDITION to CHELTENHAM, together
14 with the Western 36 feet of former January Avenue
15 vacated under the provisions of Ordinance No. 52058,
16 and in Blocks 4022 and 4023 of the City of St. Louis,
17 more particularly described as follows: Beginning at a
18 point in the North line of Wilson Avenue, 40 feet wide,
19 at its intersection with a line 36 feet East of and
20 parallel to the West line of former January Avenue, 60
21 feet wide, as vacated under the provisions of Ordinance
22 No. 52058; thence North 82 degrees 57 minutes 15
23 seconds West along said North line of Wilson Avenue a
24 distance of 355.20 feet to a point; thence North 8
25 degrees 15 minutes 30 seconds East a distance of 472.56
26 feet to a point in the Southerly Right-of- Way line of
27 Interstate Highway 1-44; thence in an Easterly
28 direction along said Right-of-Way line North 87 degrees
29 03 minutes 45 seconds East a distance of 25.59 feet to
30 an angle point being located in the Eastern line of Lot
31 20 of Wible's Eastern Addition to Cheltenham, said
32 point being 477 feet North along the Eastern line of
33 said Wible's Addition from the Northern line of Wilson
34 Avenue, 40 feet wide; thence South 87 degrees 53
35 minutes 03 seconds East and along said 1-44 Right-of-
36 Way line 295.71 feet to a point in the West line of
37 said former January Avenue vacated as aforesaid at a
38 point being 502.42 feet North along said line from the
39 Northern line of Wilson Avenue; thence North 74 degrees
40 42 minutes 01 seconds East along the South Right-of-Way
41 line of 1-44 a distance of 39.27 feet to a point in a
42 line 36 feet East of and parallel to said West line of
43 former January Avenue, vacated as aforesaid; thence

1 South 8 degrees 15 minutes 30 seconds West along said
2 line 36 feet East of the West line of former January
3 Avenue, vacated as aforesaid, a distance of 517.36 feet
4 to the point of beginning.

5
6 2. The commissioner of administration shall set the terms
7 and conditions for the conveyance as the commissioner deems
8 reasonable. Such terms and conditions may include, but not be
9 limited to, the number of appraisals required, the time, place,
10 and terms of the conveyance.

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

13 Section 4. 1. The governor is hereby authorized and
14 empowered to sell, transfer, grant, convey, remise, release and
15 forever quitclaim to all interest of the state of Missouri in
16 property located in the City of Jefferson, Cole County, Missouri,
17 described as follows:

18 A tract located in the City of Jefferson, Cole County,
19 Missouri, also being part of the tract described by
20 Inlot numbers 73 through 83 and Inlot numbers 313
21 through 330 of the original City of Jefferson, also
22 commonly known as the state capital grounds; said tract
23 being more particularly described as follows:
24 commencing at the northwest corner of Inlot 84 of the
25 original City of Jefferson, thence, N 48°44'00'' W,
26 403.10 feet to a point on the south right of way line
27 of the Union Pacific Railroad, the point of beginning:
28 Commencing at the northwest corner of Inlot 84 of the
29 original City of Jefferson, thence, N 48°44'00'' W,
30 403.10 feet to a point on the south right of way line
31 of the Union Pacific Railroad, the point of beginning:
32 Thence from the point of beginning, with the south
33 right of way line of the Union Pacific Railroad N
34 47°38'49'' W, 80.73 feet; thence leaving the south
35 right of way line of the Union Pacific Railroad, S
36 71°14'48'' W, 44.32 feet; thence with a non-tangent
37 curve to the right 34.23 feet, curve radius of 49.41
38 feet, chord S 10°25'00'' E, 33.55 feet; thence with a
39 non-tangent curve to the right 19.65 feet, curve radius
40 of 76.00 feet, chord S 16°50'12'' W, 19.60 feet; thence
41 S 24°14'38'' W, 127.11 feet; thence S 22°12'10'' E,

1 40.01 feet; thence with a non-tangent curve to the
2 right 14.86 feet, curve radius of 63.54 feet, chord S
3 77°04'30" W, 14.82 feet; thence S 23°13'34" E, 22.36
4 feet; thence N 42°35'20" E, 64.10 feet; thence with a
5 non-tangent curve to the right 211.51 feet, curve
6 radius of 82.31 feet, chord N 34°46'36" E, 157.93
7 feet; thence N 42°21'11" E, 15.56 feet to the point of
8 beginning and contains 0.19 acres more or less.
9

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

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

17 Section 5. 1. The governor is hereby authorized and
18 empowered to sell, transfer, grant, convey, remise, release and
19 forever quitclaim to all interest of the state of Missouri in
20 property located in Mack's Creek, Camden County, Missouri,
21 described as follows:

22 In Section 13, Township 37 North, Range 18 West of the
23 5th Principal Meridian, all that part of Lot 4,
24 described as follows: Beginning at the Northeast corner
25 of said Lot 4; thence South with the meanderings of the
26 Niangua River 140 yards; thence West 210 yards; thence
27 North to the North line of said Lot 4; thence East to
28 the place of beginning. ALSO beginning at a point 210
29 yards West of the Northeast corner of said Lot 4, or at
30 the Northwest corner of above described tract; thence
31 West to the Quarter Section corner on West side of
32 Section; thence South 35 yards; thence East to the West
33 line of first above described tract; thence North to
34 place of beginning. ALSO in said Section 13, Township
35 37 North, Range 18 West of the 5th Principal Meridian,
36 that part of Lot 3, described as follows: Beginning at
37 the Southwest corner of said Lot 3; thence East 420
38 feet; thence North 745 feet; thence in a Northwest
39 direction on a straight line to a point 329 feet South
40 of the Northwest corner of said Lot 3; thence South to
41 place of beginning.

1 ALSO in Section 14, Township 37 North, Range 18 West of
2 the 5th Principal Meridian, all of the Southeast
3 Quarter of the Northwest Quarter and the South Half of
4 the North-east Quarter, EXCEPT 1 3/4 acres in the
5 Northeast corner of the Southeast Quarter of the
6 Northeast Quarter, described as follows: Beginning at
7 the Northeast corner of said Southeast Quarter of the
8 Northeast Quarter; thence West 472 feet; thence in a
9 Southeast direction on a straight line to a point 329
10 feet South of above mentioned Northeast corner of the
11 Southeast Quarter of the Northeast Quarter; thence
12 North to place of beginning. EXCEPTING ALSO that part
13 of the South Half of the Northeast Quarter of Section
14 14, Township 37 North, Range 18 West, bounded as
15 follows: Beginning on the South line at the Southwest
16 corner of the Southeast Quarter of the Northeast
17 Quarter; thence West 70 yards; thence North 70 yards;
18 thence East 70 yards; thence South 70 yards to the
19 place of beginning; thence beginning at the above
20 mentioned Southwest corner of the Southeast Quarter of
21 the Northeast Quarter; thence East 150 feet to a road;
22 thence in a Northeast direction following said road 250
23 feet; thence North 100 feet; thence in a Southwest
24 direction 306.5 feet to a point 70 yards North of the
25 said Southwest corner of said Southeast Quarter of the
26 Northeast Quarter; thence South to the place of
27 beginning, excepting therefrom land conveyed to the
28 State of Missouri, acting by and through the State
29 Highway Commission of Missouri, for supplementary State
30 Route U. All of the above described lands being in
31 Camden County, Missouri.

32
33 2. The commissioner of administration shall set the terms
34 and conditions for the conveyance as the commissioner deems
35 reasonable. Such terms and conditions may include, but not be
36 limited to, the number of appraisals required, the time, place,
37 and terms of the conveyance.

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

40 Section 6. 1. The governor is hereby authorized and
41 empowered to sell, transfer, grant, convey, remise, release and
42 forever quitclaim all interest of the state of Missouri in fee
43 simple absolute in property owned by the state in Butler County

1 to any lawful buyer or transferee. The property to be conveyed
2 is more particularly described as follows:

3 All that part of section 33, township 25 north, range 6
4 east of the fifth principal meridian, Butler County,
5 state of Missouri, described as follows: commencing at
6 an aluminum monument marking the closing corner of
7 sections 4 and 5 of township 24 north on the southern
8 line of township 25 north, thence measure 3437.9 feet
9 east and 14.6 feet north to a ½" rebar marking the
10 intersection of the existing north right of way line of
11 West Harper Street with the existing west MHTC boundary
12 line of Business Rte. 60/67, for the point of
13 beginning; thence, S89°18'E along said north right of
14 way line of West Harper Street a distance of 313.4
15 feet, to a 5/8" rebar located 75 feet west (or right)
16 of the survey centerline of Business Rte. 60-67 marking
17 the intended northeast corner of that tract of land
18 previously conveyed to the City of Poplar Bluff via an
19 instrument dated April 11th 2003 (same described in
20 Poplar Bluff city ordinance 6556); thence, N45°43'W
21 along the new MHTC boundary line of Business Hwy. 60/67
22 a distance of 245.5 feet, to a 5/8" rebar 136.4 feet
23 south (or right) of Rte. PP centerline station
24 30+936.538m; thence, S88°01'W along the new south MHTC
25 boundary line of Rte. PP a distance of 91.6 feet, to a
26 5/8" rebar 92.66 feet south (or right) of Rte. PP
27 centerline station 30+914.099m; thence, s72°34'w along
28 the new south MHTC boundary line of Rte. PP a distance
29 of 233.5 feet, to MHTC boundary marker 91.86 feet south
30 (or right) of Rte. PP centerline station 30+852.493m;
31 thence, S61°53'E along existing MHTC boundary line of
32 Business Hwy. 60/67 as shown on sheet 9 of J0S0563, a
33 distance of 200.4 feet, to the point of beginning,
34 containing 1.16 acres.

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

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

43 Section 7. 1. The director of the department of natural

resources is hereby authorized and empowered to sell, transfer, grant, convey, remise, release, and forever quitclaim to all interest of the department of natural resources in property located in Ste. Genevieve County, Missouri, to the United States Department of the Interior, National Park Service. The property to be conveyed is more particularly described as follows:

PARCEL ONE

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

PARCEL TWO

Tract #1: All of that part of United States Survey No. 72 in the Big Common Field of Ste. Genevieve confirmed to John Baptiste Pratte's Legal Representatives, surveyed and described as follows, viz: Begin at a stone on the East side of the Ste. Genevieve-St. Mary County Road, which stone is set in the North line of said Survey No. 72; North 67 degrees East 58 links from the Northwest corner of said Survey; thence North 67 degrees East along said North line of said Survey 2.94 chains to a stone; thence South 23 degrees East 2.94 chains to South line of said Survey; thence South 67 degrees West 1.82 chains to East side of said Ste. Genevieve-St. Mary Road; thence North 44 degrees West 3.14 chains to the place of beginning, and containing Eighty-two (.82) One-Hundredths of an arpent.

ALSO, part of a tract as recorded in Book 518, Page 64 of the Ste. Genevieve County Deed Records and being part of Fractional Section 2 of part of United States Survey 2082, all in Township 37 North, Range 9 East of

1 the Fifth Principal Meridian, Ste. Genevieve County,
2 Missouri, being more particularly described as follows:
3 Beginning an iron pin on the Southwest Right-of-way of
4 United States Highway "61" from which an iron pin the
5 Southwest corner of United States Survey 234 bears
6 North 75 degrees 53 minutes 47 seconds West 690.51
7 feet; thence along said Right-of-way South 34 degrees
8 22 minutes 57 seconds East 662.50 feet to an iron pin
9 from which the most Northern corner of a 51.34 acre
10 tract as recorded in Book 470, Page 326 of said deed
11 records bears South 50 degrees 00 minutes 00 seconds
12 West 20.00 feet; thence leaving said Right-of-way South
13 50 degrees 00 minutes 00 seconds West 310.05 feet to an
14 iron pin the most Southern corner of a 1.11 acre tract
15 as recorded in Book 518, Page 58 of said deed records;
16 thence North 22 degrees 26 minutes 15 seconds West
17 264.73 feet to an iron pin; thence North 32 degrees 11
18 minutes 24 seconds West 426.25 feet to an iron pin;
19 thence North 60 degrees 11 minutes 36 seconds East
20 32.86 feet to an iron pin; thence North 52 degrees 40
21 minutes 14 seconds East 204.97 feet to the point of
22 beginning and containing 3.98 acres.

23
24 EXCEPT all of the limestone, stone, oil and minerals
25 lying in or under the surface of said land and all
26 rights and easements in favor of the estate of said
27 limestone, stone, oil and minerals.

28
29 Tract #2: A non-exclusive roadway easement 30 feet
30 wide being part of two tracts as recorded in Book 518,
31 Page 58 of the Ste. Genevieve County Deed Records and
32 being part of a tract as recorded in Book 518, Page 64
33 of said Deed Records and being part of Fractional
34 Section 2 and part of United States Survey 2082, all in
35 Township 37 North, Range 9 East of the Fifth Principal
36 Meridian, Ste. Genevieve County Missouri, the
37 centerline of said easement being more particularly
38 described as follows: Beginning at a point in the
39 centerline of roadway easement 30 feet wide as recorded
40 in Book 470, Page 326 of the Ste. Genevieve County Deed
41 Records from which an iron pin the most Southern corner
42 of a 1.11 acre tract as recorded in Book 518, Page 58
43 of said Deed Records bears North 50 degrees 00 minutes
44 00 seconds East 8.37 feet; thence North 30 degrees 27
45 minutes 50 seconds West 75.13 feet; thence North 21
46 degrees 19 minutes 44 seconds West 190.37 feet; thence
47 North 32 degrees 11 minutes 24 seconds West 426.86 feet
48 from which an iron pin bears North 60 degrees 11
49 minutes 36 seconds East 15.01 feet; thence North 60
50 degrees 11 minutes 36 seconds East 47.87 feet to an
51 iron pin; thence North 52 degrees 40 minutes 14 seconds

1 East 204.97 feet to an iron pin the Southwest Right-of-
2 way of United States Highway "61" the termination of
3 said easement.
4

5 PARCEL THREE
6

7 Part of U.S. Survey No. 213 and 215, Township 38 North,
8 Range 9 East of the Fifth Principal Meridian and being
9 part of tracts of land conveyed to Royce P. Wilhauk and
10 Margaret A. Wilhauk, his wife, by deed recorded in Book
11 334, Page 164 and Book 334, Page 337 in the Ste.
12 Genevieve County land records and being more
13 particularly described as follows: Commencing at a
14 Cedar Post at the Northeast corner of aforesaid U.S.
15 Survey No. 213; thence South 19 degrees 10 minutes 00
16 seconds East a distance of 292.83 feet to an iron pin,
17 said iron pin being the point of beginning; thence
18 continuing South 19 degrees 10 minutes 00 seconds East
19 80.00 feet to an iron pin, said iron pin being the
20 Northeast corner of tract of ground conveyed to the
21 Missouri Department of Natural Resources by deed filed
22 for record in Book 519 at Page 30 of said land records;
23 thence along the North line of said Natural Resource
24 tract, South 74 degrees 24 minutes 38 seconds West,
25 108.49 feet to an iron pin; thence South 68 degrees 02
26 minutes 09 seconds West, 101.21 feet to an iron pin;
27 thence South 64 degrees 02 minutes 39 seconds West,
28 184.44 feet to an iron pin; thence South 69 degrees 13
29 minutes 55 seconds West, 227.16 feet to a point for
30 corner; thence departing said North line, North 30
31 degrees 08 minutes 36 seconds West, 80.45 feet to point
32 for corner; thence South 76 degrees 18 minutes 08
33 seconds West, 42.49 feet to a fence post; thence North
34 14 degrees 33 minutes 32 seconds West, 163.84 feet to
35 an iron pin; thence North 76 degrees 24 minutes 29
36 seconds East, 514.12 feet to an old Cedar stake; thence
37 South 19 degrees 15 minutes 37 seconds East, 74.81 feet
38 to an iron pin; thence North 75 degrees 57 minutes 35
39 seconds East, 152.62 feet to the point of beginning.
40

41 PARCEL FOUR
42

43 All that part of United States Survey No. 213 in the
44 City of Ste. Genevieve, Missouri, which is described as
45 follows, to-wit: Beginning at the Northeast corner of
46 United States Survey No. 213, and running thence with
47 the West line of said Street, South 19 degrees East 100
48 feet to the place of beginning of parcel herein
49 described. Continuing thence, South 19 degrees East
50 54.50 feet to a corner. Thence South 75 degrees 45
51 minutes West 97.60 feet to a corner. Thence North 16

degrees, 15 minutes West 56.20 feet to a corner.
Thence North 76 degrees 45 minutes East 94 feet to the
place of beginning in the West line of New Bourbon
Street.

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

PARCEL FIVE

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

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

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

2. The director of the department of natural resources
shall set the terms and conditions for the conveyance as the

1 director deems reasonable. Such terms and conditions may
2 include, but are not limited to, the number of appraisals
3 required and the time, place, and terms of the conveyance.

4 3. The department's general counsel shall approve the form
5 and the instrument of conveyance.

6 Section 8. 1. The director of the department of natural
7 resources is hereby authorized and empowered to sell, transfer,
8 grant, convey, remise, release, and forever quitclaim to all
9 interest of the department of natural resources in property
10 located in Cole County, Missouri, to the State of Missouri,
11 Office of Administration. The property to be conveyed is more
12 particularly described as follows:

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

18
19 BEGINNING at the northwest comer of the East Half of
20 the Southwest Quarter of the aforesaid Section 13,
21 Township 45 North, Range 13 West; thence S88 18'32"E,
22 along the Quarter Section Line, 1328.87 feet to the
23 Center of said Section 13; thence continuing S88
24 18'32"E, along the Quarter Section Line, 277.59 feet to
25 a point intersecting the southerly line of the 100 foot
26 wide Missouri Pacific Railroad right-of-way; thence S49
27 23'55"E, along the southerly line of said Railroad
28 Right-of-way, 191.44 feet to the center of an existing
29 field road; thence along the center of said field road
30 the following courses: Southwesterly, on a curve to the
31 left, having radius of 270.00 feet, an arc distance of
32 86.87 feet, (the chord of said curve being S26 47'07"W,
33 86.50 feet); thence S17 34'03"W, 80.68 feet; thence
34 Southerly, on a curve to the left, having a radius of
35 125.00 feet, an arc distance of 142.57 feet, (the chord
36 of said curve being S15 06'27"E, 134.97 feet); thence
37 S47 46'57"E, 326.12 feet; thence S49 41'43"E, 399.15
38 feet; thence Southerly, on a curve to the right having
39 a radius of 130.00 feet, an arc distance of 143.08
40 feet, (the chord of said curve being S18 09'54"E,
41 135.97 feet); thence S13 21'56"W, 534.20 feet to a

1 point on the northerly line of the Missouri State
2 Highway 179 Right-of-way; thence leaving the center of
3 the aforesaid field road, along the northerly line of
4 said Missouri State Highway 179 Right-of-way, the
5 following courses: Westerly, on a curve to the left,
6 having a radius of 995.40 feet, an arc distance of
7 182.61 feet, (the chord of said curve being, N86
8 14'50"W, 182.36 feet); thence S88 45'26"W, 95.47 feet;
9 thence Westerly, on a curve to the left, having a
10 radius of 1000.40 feet, an arc distance of 104.71 feet,
11 (the chord of said curve being S80 01'19"W, 104.66
12 feet); thence S71 17'13"W, 95.47 feet, thence S66
13 08'20"W, 291.10 feet; thence Westerly, on a curve to
14 the right, having a radius of 915.40 feet, an arc
15 distance of 997.80 feet (the chord of said curve being
16 N82 38'05"W, 949.13 feet); thence N51 24'30"W 336.30
17 feet; thence N38 35'30"E, 45.00 feet; thence N62
18 43'06"W, 229.46 feet; thence N51 24'30"W, 12.26 feet to
19 a point intersecting the west line of the East Half of
20 the Southwest Quarter of the aforesaid Section 13,
21 Township 45 North, Range 13 West; thence leaving said
22 Missouri State Highway 179 Right-of-way line, N101
23 0'35"E, along the Quarter Quarter Section Line, 1294.07
24 feet to the POINT OF BEGINNING, containing 77.28 acres.

25
26 The state of Missouri reserves unto itself an easement
27 for ingress and egress to the adjoining property
28 retained by the state.

29 2. The director of the department of natural resources
30 shall set the terms and conditions for the conveyance as the
31 director deems reasonable. Such terms and conditions may
32 include, but are not limited to, the number of appraisals
33 required and the time, place, and terms of the conveyance.

34 3. The general counsel of the department of natural
35 resources shall approve the form of the instrument of conveyance.