

House _____ Amendment NO. _____

Offered By

1 AMEND Senate Committee Substitute for Senate Bill No. 818, Page 1, in the Title, Line 2, by
2 inserting immediately after the word "the" the phrase "counties in the"; and

3
4 Further amend said bill and page, Section 226.1150, Line 8, by inserting immediately after said line
5 the following:

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

10 Tract 1:

11 Part of Inlots Nos. 664, 665, 666, 668 and 669; part of an un-named 20 foot wide
12 alley between the southerly line of said Inlots 664, 665 and 666 and the northerly line
13 of said Inlots 668 and 669; part of the West Elm Street Right-of-Way; and part of the
14 Original Wears Creek as per plat of Jefferson City, Missouri, including all of Tracts 1
15 and 2 of a certain survey of record in Survey Record Book A, page 104, being Tracts
16 II and III of the deed of record in Book 418, page 487, Cole County Recorder's
17 Office, also including all of the property described by quit-claim deed of record in
18 Book 418, page 488, Cole County Recorder's Office, the combined boundary of all
19 the aforesaid being more particularly described as follows:

20 BEGINNING at the most westerly corner of Tract 1 of the aforesaid survey of record
21 in Survey Record Book A, page 104, being a point on the southerly line of the
22 Business 50 / Missouri Boulevard right-of-way; thence northeasterly, along said
23 right-of-way line, on a curve to the right, having a radius of 459.91 feet, an arc
24 distance of 261.44 feet (the chord of said curve being N58°51'20"E, 257.94 feet) to a
25 point 40 feet left of Highway Plan Centerline PC Sta. 7+69.30; thence N75°08'28"E,
26 along said right-of-way line, 12.75 feet to the most northerly corner of Tract 2 of the
27 aforesaid survey of record in Survey Record Book A, page 104, also being the most
28 northerly corner of Tract II of the aforesaid deed of record in Book 418, page 487,
29 common to the most westerly corner of the property described by deed of record in
30 Book 660, page 276, Cole County Recorder's Office; thence S47°26'49"E, along the
31 common boundary thereof, being the northerly boundary of Tract 2 of said survey in
32 Survey Record Book A, page 104, 215.19 feet to the most easterly corner thereof,
33 being a point on the northerly high bank of the relocated Wears Creek channel;
34 thence westerly, along the northerly high bank of said relocated Wears Creek
35 channel, the following courses: S78°50'01"W, along the southerly boundary of Tract 2
36 of said survey in Survey Record Book A, page 104, 99.73 feet to the most southerly

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1 corner thereof; thence S8627'00"W, 27.90 feet to the southeasterly corner of the
2 property described by quit-claim deed of record in Book 418, page 488, Cole County
3 Recorder's Office; thence continuing westerly, along the northerly high bank of said
4 relocated Wears Creek channel, being the southerly boundary of said property
5 described in Book 418, page 488 the following courses: S7945'34"W, 28.53 feet;
6 thence S6957'44"W, 25.00 feet; thence S6448'14"W, 20.00 feet; thence S5006'54"W,
7 20.00 feet; thence S4202'44"W, 40.00 feet; thence S3648'34"W, 40.00 feet; thence
8 S2243'14"W, 40.00 feet to a point on the northerly line of the aforesaid West Elm
9 Street right-of-way, being the most southerly corner of said property described in
10 Book 418, page 488; thence leaving the southerly boundary of said property
11 described in Book 418, page 488, continuing S2243'14"W, 42.17 feet, to a point on
12 the centerline of said West Elm Street right-of-way; thence leaving the northerly high
13 bank of said relocated Wears Creek channel, N4738'44"W, along the centerline of
14 said West Elm Street right-of-way, 50.25 feet to a point on the easterly line of the
15 U.S. Route 54 and Business 50 / Missouri Boulevard connection right-of-way; thence
16 N2207'57"W, along said connection right-of-way, 117.03 feet; thence N1557'19"W,
17 along said connection right-of-way, 62.54 feet to the POINT OF BEGINNING.

18 Tract 2:

19 Parts of Inlots 772, 773, 775, 776 and 777; part of an Un-labeled Inlot; Part of a 20
20 foot wide vacated Alley vacated by City Ord. No. 11723, in Book 336, page 584,
21 Cole County Recorder's Office; and part of the Original Wears Creek as per plat of
22 Jefferson City, Missouri, being all the properties described by deed of record in Book
23 336, page 608 & 609, Cole County Recorder's Office, more particularly described as
24 follows:

25 From the southwesterly corner of the aforesaid Inlot 775; thence S4733'56"E, along
26 the southerly line of said Inlot 775, 42.90 feet to a corner on the southwesterly
27 boundary of the aforesaid properties described by deed of record in Book 336, page
28 609, Cole County Recorder's Office, being a point 40.85 feet left of the Dunklin
29 Street centerline at PT Sta. 1+43.65, as per the Missouri Highway and Transportation
30 Commission Plans of Job No. 5-U-54-258B and said point being the POINT OF
31 BEGINNING for this description; thence, along said Highway plan right-of-ways,
32 being the boundary of said properties described in Book 336, page 609, the following
33 courses: N914'44"W, 46.29 feet to a point 76.0 feet left of Sta. 15+40 of the
34 Missouri Boulevard centerline; thence N3814'47"E, 50.32 feet to a point 54.00 feet
35 left of Sta. 15+00 of said Missouri Boulevard centerline; thence Northeasterly, on a
36 curve to the left, having a radius of 553.06 feet, an arc distance of 205.41 feet (the
37 chord of said curve being N5112'34"E, 204.23 feet) to a point 54.0 feet left of PC
38 Sta. 13+14.92 of said Missouri Boulevard centerline; thence N4034'09"E, 34.92 feet
39 to a point 54.0 feet left of Sta. 12+80 of said Missouri Boulevard centerline; thence
40 N6535'10"E, 49.66 feet to a point 75.0 feet left of Sta. 12+35 of said Missouri
41 Boulevard centerline; thence S6554'55"E, 50.30 feet to a point 20.0 feet left of Sta.
42 9+50 of the Ramp 4 base line; thence S451'13"W, 89.43 feet to a point 40.0 feet left
43 of Sta. 8+00 of said Ramp 4 base line; thence S1840'19"W, 84.88 feet to a point 45.0
44 feet left of Sta. 7+00 of said Ramp 4 base line; thence S4743'45"W, 82.66 feet to a
45 point 63.0 feet left of Sta. 6+00 of said Ramp 4 base line; thence S5945'50"W, 51.57
46 feet to a point 70.0 feet left of Sta. 5+33.3 of said Ramp 4 base line; thence
47 S5942'35"W, 74.45 feet to a point 71.33 feet left of Sta. 4+58.19 of said Ramp 4 base
48 line, being on the southerly line of the aforesaid Inlot 776, being the northerly line of

1 the Dunklin Street right-of-way; thence N4733'56"W, along the southerly line of said
 2 Inlot 776 and 775, being the northerly line of said Dunklin Street right-of-way,
 3 139.27 feet to the POINT OF BEGINNING.

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

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

8 Section 2. 1. The governor is hereby authorized and empowered to sell, transfer, grant,
 9 convey, remise, release and forever quitclaim to all interest of the state of Missouri in property
 10 located in the City of Jefferson, Cole County, Missouri, to Waters Realty Associates Inc., described
 11 as follows:

12 Part of the 80 foot wide Walnut Street right-of-way and part of the 20 foot wide
 13 Alley right-of-way, having been vacated by the City of Jefferson by City Ordinance
 14 No. 7735 and all of an un-named triangular shaped Lot or Inlot that lies
 15 northwesterly of, along and adjacent to the aforesaid vacated right-of-ways and
 16 southerly of the southerly line of the property platted as Wears Creek, as shown on a
 17 certain plat of said City of Jefferson, Cole County, Missouri; all being more
 18 particularly described as follows:

19 BEGINNING at the northwesterly corner of Inlot No. 885 in the aforesaid City of
 20 Jefferson, Missouri; thence N47°43'30"W, along the easterly extension of the
 21 northerly line of Inlot No. 880 and along said northerly line thereof, 153.40 feet,
 22 more or less to a point on the southerly line of the aforesaid property platted as Wears
 23 Creek; thence N81°45'01"E, along the southerly line of said Wears Creek, 241.10
 24 feet, more or less to a point on the westerly line of Inlot No. 881, being the easterly
 25 line of the aforesaid vacated Walnut Street right-of-way; thence S42°14'14"W, along
 26 said vacated Walnut Street right-of-way line, being the westerly line of said Inlot No.
 27 881 and its southerly extension thereof, 186.11 feet, more or less to the POINT OF
 28 BEGINNING.

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

32 3. The attorney general shall approve the form of the instrument of conveyance."; and
 33

34 Further amend said bill by amending the title, enacting clause, and intersectional references
 35 accordingly.
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