

By: Senator(s) Ross, Frazier

To: Public Property

SENATE BILL NO. 2326

1 AN ACT TO DIRECT THE DEPARTMENT OF FINANCE AND ADMINISTRATION  
2 TO SELL AND CONVEY TO BELHAVEN COLLEGE CERTAIN PARCELS OF PROPERTY  
3 FRONTING THE NORTH SIDE OF RIVERSIDE DRIVE AND THE SOUTH SIDE OF  
4 WOODROW WILSON AVENUE IN JACKSON, MISSISSIPPI, AND LYING EAST AND  
5 NORTH AND NORTHWEST OF PROPERTY OWNED BY THE SALVATION ARMY; AND  
6 FOR RELATED PURPOSES.

7 BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF MISSISSIPPI:

8 SECTION 1. (1) The Department of Finance and  
9 Administration, upon meeting the requirements of Section 29-1-1,  
10 shall sell and convey to Belhaven College two parcels of property  
11 fronting the north side of Riverside Drive in Jackson, Hinds  
12 County, Mississippi, and the south side of Woodrow Wilson Avenue  
13 in Jackson, Hinds County, Mississippi, and lying north and east  
14 and northwest of the property owned by the Salvation Army, the  
15 property being more particularly described as follows:

16 Parcel A

17 A certain parcel of land being situated in the Northwest  
18 1/4 of the Northeast 1/4 of Section 35, T6N-R1E, City of  
19 Jackson, Hinds County, Mississippi, and being more  
20 particularly described as follows:  
21 Commence at an iron pin marking the Point of Intersection  
22 of the North right-of-way line of Riverside Drive with  
23 the East right-of-way line of Murrah Drive (as both are  
24 now laid out and improved); run thence North 89 degrees  
25 47 minutes 20 seconds East along said North right-of-way  
26 line of Riverside Drive for a distance of 700.00 feet to  
27 the Southwest corner of a 5.964 acre tract of land  
28 (Belhaven College); leaving said North right-of-way line

29 of Riverside Drive, run thence North 00 degrees 09  
30 minutes 00 seconds West along the West line of said  
31 5.964 acre tract for a distance of 650.00 feet to the  
32 Northwest corner thereof; run thence North 89 degrees 47  
33 minutes 20 seconds East along the North line of said  
34 5.964 acre tract for a distance of 40.68 feet to a set  
35 1/2" iron pin being the POINT OF BEGINNING of the parcel  
36 of land herein described; from said POINT OF BEGINNING  
37 and leaving said North line of a 5.964 acre tract, run  
38 thence North 30 degrees 25 minutes 33 seconds East for a  
39 distance of 334.09 feet to a set 1/2" iron pin on the  
40 South right-of-way line of Woodrow Wilson Drive  
41 (Interstate Highway 55, Ramp "D", Project  
42 I-IF-55-2(31)96); run thence South 78 degrees 57 minutes  
43 13 seconds East along said South right-of-way line of  
44 Woodrow Wilson Drive for a distance of 45.46 feet to a  
45 set 1/2" iron pin being the Point of Curvature of a  
46 9.56412 degree curve bearing to the right having a  
47 central angle of 14 degrees 32 minutes 19 seconds and a  
48 radius of 599.07 feet; run thence along said South  
49 right-of-way line of Woodrow Wilson Drive and along the  
50 arc of said curve an arc length of 152.01 feet; said  
51 curve having a chord bearing of South 71 degrees 44  
52  
53 minutes 16 seconds East and a chord distance of 151.60  
54 feet to an existing 1/2" iron pin marking the Northeast  
55 corner of a 10.707 acre tract of land (Belhaven College);  
56 leaving said South right-of-way line of Woodrow Wilson  
57 Drive and the arc of said curve, run thence South 00  
58 degrees 12 minutes 40 seconds East along the West line  
59 of said 10.707 acre tract for a distance of 230.54 feet  
60 to an existing 1/2" iron pin marking the Northwest corner  
61 of the aforesaid 5.964 acre tract of land; run thence

62 South 89 degrees 47 minutes 20 seconds West along the  
63 North line of said 5.964 acre tract for a distance of  
64 358.63 feet to the POINT OF BEGINNING, containing 1.703  
65 acres, more or less.

66 Parcel B

67 A certain parcel of land being situated in the North 1/2  
68 of the Northeast 1/4 of Section 35, T6N-R1E, City of  
69 Jackson, Hinds County, Mississippi, and being more  
70 particularly described as follows:

71 Commence at an existing iron pin marking the Point of  
72 Intersection of the North right-of-way line of Riverside  
73 Drive with the East right-of-way line of Murrah Drive  
74 (as both are now laid out and improved); run thence  
75 North 89 degrees 47 minutes 20 seconds East along said  
76 North right-of-way line of Riverside Drive for a  
77 distance of 1,476.70 feet to the Southeast corner of the  
78 Salvation Army property as described in deed recorded in  
79 Deed Book 2076 at Page 490 in the office of the Chancery  
80 Clerk of Hinds County at Jackson, Mississippi; said  
81 point further being the POINT OF BEGINNING of the parcel  
82 of land herein described; from said POINT OF BEGINNING  
83 and leaving said North right-of-way line of Riverside  
84 Drive, run thence North 00 degrees 12 minutes 40 seconds  
85 West along the East line of said Salvation Army property  
86 for a distance of 500.00 feet to the Northeast corner  
87 thereof; leaving said East line of the Salvation Army  
88 property, run thence South 89 degrees 47 minutes 20  
89 seconds West along the North line of said Salvation Army  
90 property for a distance of 375.00 feet to the Northwest  
91 corner thereof; leaving said North line of the Salvation  
92 Army property, run thence North 00 degrees 12 minutes 40  
93 seconds West for a distance of 380.59 feet to a point on  
94 the South right-of-way line of Woodrow Wilson Avenue

95 (according to the plans for Federal Aid Project Number  
96 I-IG-55-2(31)(96); said point also being on the arc of a  
97 9.56412 degree curve bearing to the right having a  
98 central angle of 11 degrees 28 minutes 50 seconds and a  
99 radius of 599.07 feet; run thence along the arc of said  
100 9.56412 degree curve bearing to the left an arc length  
101 of 120.04 feet; said curve having a chord bearing of  
102 South 58 degrees 44 minutes 38 seconds East and a chord  
103 distance of 119.84 feet to the Point of Tangency of said  
104 curve; run thence South 53 degrees 00 minutes 11 seconds  
105 East for a distance of 400.06 feet; run thence South 55  
106 degrees 03 minutes 09 seconds East for a distance of  
107 157.78 feet to the Point of Curvature of a 7.24163  
108 degree curve bearing to the left having a central angle  
109 of 12 degrees 57 minutes 59 seconds and a radius of  
110 791.20 feet; run thence along the said 7.24163 degree  
111 curve bearing to the left arc length of 179.05 feet;  
112 said curve having a chord bearing of South 65 degrees 29  
113 minutes 11 seconds East and a chord distance of 178.67  
114 feet to the Point of Tangency of said curve; run thence  
115 South 75 degrees 55 minutes 12 seconds East for a  
116 distance of 157.78 feet; run thence South 77 degrees 58  
117 minutes 10 seconds East for a distance of 166.56 feet;  
118 run thence South 74 degrees 57 minutes 08 seconds East  
119 for a distance of 187.53 feet; run thence South 35  
120 degrees 48 minutes 13 seconds East for a distance of  
121 235.88 feet; run thence south 43 degrees 11 minutes 54  
122 seconds East for a distance of 130.00 feet to the Point  
123 of Intersection of said South right-of-way line of  
124 Woodrow Wilson Avenue with the aforesaid North  
125 right-of-way line of Riverside Drive; leaving said South  
126 right-of-way line of Woodrow Wilson Avenue, run thence  
127 South 89 degrees 47 minutes 20 seconds West along said

128 North right-of-way line of Riverside Drive for a  
129 distance of 1,059.64 feet to the POINT OF BEGINNING,  
130 containing 10.707 acres, more or less.

131 The Department of Finance and Administration may have the parcels  
132 of property surveyed in order to determine the specific legal  
133 description, but the total property conveyed shall not exceed  
134 thirteen (13) acres. It is expressly provided that Belhaven  
135 College shall have five (5) years from the date of this act to  
136 purchase all or part of the property and may do so by purchasing  
137 the property in two (2) separate parcels of at least five (5)  
138 acres each during the five-year period.

139 (2) The real property described in subsection (1) of this  
140 section shall be sold for not less than the current fair market  
141 value as determined by the averaging of at least two (2)  
142 appraisals by qualified appraisers who shall be selected by the  
143 Department of Finance and Administration and shall be certified  
144 and licensed by the Mississippi Real Estate Appraiser Licensing  
145 and Certification Board.

146 (3) Any funds received by the State of Mississippi for the  
147 conveyance of the real property described in subsection (1) of  
148 this section shall be deposited into the State General Fund.

149 (4) The State of Mississippi shall retain all mineral rights  
150 to the real property sold pursuant to this section.

151 SECTION 2. This act shall take effect and be in force from  
152 and after its passage.