

By: Senator(s) Ross

To: Public Property

COMMITTEE SUBSTITUTE
FOR
SENATE BILL NO. 2568

1 AN ACT TO AMEND CHAPTER 333, LAWS OF 1999, TO EXTEND THE DATE
2 BY WHICH THE DEPARTMENT OF FINANCE AND ADMINISTRATION IS DIRECTED
3 TO SELL AND CONVEY TO BELHAVEN COLLEGE CERTAIN PARCELS OF PROPERTY
4 FRONTING THE NORTH SIDE OF RIVERSIDE DRIVE AND THE SOUTH SIDE OF
5 WOODROW WILSON AVENUE IN JACKSON, MISSISSIPPI; AND FOR RELATED
6 PURPOSES.

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

8 **SECTION 1.** Chapter 333, Laws of 1999, is amended as follows:

9 Section 1. (1) The Department of Finance and
10 Administration, upon meeting the requirements of Section 29-1-1,
11 shall sell and convey to Belhaven College two (2) parcels of
12 property fronting the north side of Riverside Drive in Jackson,
13 Hinds County, Mississippi, and the south side of Woodrow Wilson
14 Avenue in Jackson, Hinds County, Mississippi, and lying north and
15 east and northwest of the property owned by the Salvation Army,
16 the property being more particularly described as follows:

17 Parcel A

18 A certain parcel of land being situated in the
19 Northwest 1/4 of the Northeast 1/4 of Section 35,
20 T6N-R1E, City of Jackson, Hinds County, Mississippi, and
21 being more particularly described as follows:

22 Commence at an iron pin marking the Point of
23 Intersection of the North right-of-way line of Riverside
24 Drive with the East right-of-way line of Murrah Drive
25 (as both are now laid out and improved); run thence
26 North 89 degrees 47 minutes 20 seconds East along said
27 North right-of-way line of Riverside Drive for a
28 distance of 700.00 feet to the Southwest corner of a
29 5.964 acre tract of land (Belhaven College); leaving

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

63 West along the North line of said 5.964 acre tract for a
64 distance of 358.63 feet to the POINT OF BEGINNING,
65 containing 1.703 acres, more or less.

66 Parcel B

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

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

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

129 North right-of-way line of Riverside Drive for a distance of
130 1,059.64 feet to the POINT OF BEGINNING, containing
131 10.707 acres, more or less.

132 The Department of Finance and Administration may have the parcels
133 of property surveyed in order to determine the specific legal
134 description, but the total property conveyed shall not exceed
135 thirteen (13) acres. It is expressly provided that Belhaven
136 College shall have seven (7) years from the date of this act to
137 purchase all or part of the property * * *.

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

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

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

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