

By: Representative White

To: Public Property

HOUSE BILL NO. 1449

1 AN ACT TO AUTHORIZE THE DEPARTMENT OF FINANCE AND
2 ADMINISTRATION TO CONVEY AND TRANSFER CERTAIN REAL PROPERTY
3 LOCATED IN LEAKE COUNTY, MISSISSIPPI, TO THE MAYOR AND THE BOARD
4 OF ALDERMEN OF THE TOWN OF WALNUT GROVE, MISSISSIPPI; AND FOR
5 RELATED PURPOSES.

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

7 **SECTION 1.** (1) The Department of Finance and
8 Administration, acting on behalf of the Mississippi Department of
9 Corrections, is authorized to convey and transfer certain real
10 property to the Mayor and the Board of Aldermen of the Town of
11 Walnut Grove, Mississippi. The property is located in Leake
12 County, Mississippi, and more particularly described as follows:

13 **TRACT 1**

14 A certain parcel of land lying and being situated in the
15 SE 1/4 of SW 1/4 of Section 27, Township 9 North, Range
16 8 East, Leake County, Mississippi, and being more
17 particularly described as follows:

18 Commence at an existing iron pin marking the Southwest
19 corner of said Section 27, Township 9 North, Range 8



20 East and run thence South 89 degrees 31 minutes 11
21 seconds East along the South line of said Section 27 for
22 a distance of 2,416.85 feet to a point on the West
23 right-of-way line of Mississippi State Highway 35 (as
24 now laid out and improved); run thence North 12 degrees
25 20 minutes 00 seconds East along said West right-of-way
26 line of Mississippi State Highway 35 for a distance of
27 12.00 feet to an existing 1/2 inch iron pin marking the
28 POINT OF BEGINNING of the parcel of land herein
29 described; from said POINT OF BEGINNING and leaving said
30 West right-of-way line of Mississippi State Highway 35,
31 run thence North 74 degrees 55 minutes 00 seconds West
32 for a distance of 625.00 feet to an existing iron pin;
33 run thence North 12 degrees 20 minutes 00 seconds East
34 for a distance of 683.50 feet to an existing 1/2 inch
35 iron pin; run thence South 74 degrees 55 minutes 00
36 seconds East for a distance of 625.00 feet to an
37 existing 1/2 inch iron pin on the aforesaid West
38 right-of-way line of Mississippi State Highway 35; run
39 thence South 12 degrees 20 minutes 00 seconds West along
40 said West right-of-way line of Mississippi State Highway
41 35 for a distance of 683.50 feet to the POINT OF
42 BEGINNING.

43 LESS AND EXCEPT:



44 A certain parcel of land lying and being situated in the
45 SE 1/4 of the SW 1/4 of Section 27, Township 9 North,
46 Range 8 East, Leake County, Mississippi, and being more
47 particularly described as follows:

48 Commence at an existing iron pin marking the Southwest
49 corner of said Section 27, Township 9 North, Range 8
50 East and run thence South 89 degrees 31 minutes 11
51 seconds East along the South line of said Section 27 for
52 a distance of 2,416.85 feet to a point on the West
53 right-of-way line of Mississippi State Highway 35 (as
54 now laid out and improved); run thence North 12 degrees
55 20 minutes 00 seconds East along said West right-of-way
56 line of Mississippi State Highway 35 for a distance of
57 12.00 feet to an existing 1/2 inch iron pin marking the
58 POINT OF BEGINNING of the parcel of land herein
59 described; from said POINT OF BEGINNING and leaving West
60 right-of-way line of Mississippi State Highway 35, run
61 thence North 74 degrees 55 minutes 00 seconds West for a
62 distance of 625 feet to an existing iron pin; run thence
63 North 12 degrees 20 minutes 00 seconds East for a
64 distance of 350 feet to an existing 1/2 inch iron pin;
65 run thence South 74 degrees 55 minutes 00 seconds East
66 for a distance of 625 feet to an existing 1/2 inch iron
67 pin on the aforesaid West right-of-way line of
68 Mississippi State Highway 35; run thence South 12



69 degrees 20 minutes 00 seconds West along said West
70 right-of-way line of Mississippi State Highway 35 for a
71 distance of 350 feet to the POINT OF BEGINNING.

72 **TRACT 2**

73 **Parcel A**

74 A parcel of land lying North of Rimmer Street and East
75 of New Mississippi State Highway 35, located in Section
76 27, Township 9 North, Range 8 East, Town of Walnut
77 Grove, Leake County, Mississippi, described more
78 particularly as follows:

79 Commence at the SE corner of Block 5, Luke addition to
80 the Town of Walnut Grove, and from said point run thence
81 South 1 degree 11 minutes East 20 feet to a point on the
82 center line of Summer Street; run thence along said
83 center line South 89 degrees 53 minutes West, 580 feet
84 run thence South 1 degree 11 minutes East, 20 feet run
85 thence South 1 degree 11 minutes East, 180 feet; thence
86 North 89 degrees 53 minutes East, 180 feet to West
87 boundary of Lindsey Street; thence along West boundary
88 of said Lindsey Street South 1 degree 11 minutes East,
89 168 feet to a point on the North boundary of Rimmer
90 Street; run thence along North boundary of Rimmer Street
91 North 89 degrees 30 minutes West, 400.8 feet to the
92 point where the North boundary of Rimmer Street is
93 intersected by the West boundary of Moss Street in said



94 Town of Walnut Grove, Mississippi, and let this be the
95 POINT OF BEGINNING of the tract herein conveyed; from
96 said POINT OF BEGINNING continue North 89 degrees 31
97 minutes West along North boundary of Rimmer Street for a
98 distance of 211. feet to East right-of-way line of
99 Mississippi Highway 35, thence run along the East
100 right-of-way line of Mississippi Highway 35 North 12
101 degrees 18 minutes East a distance of 127.8 feet; thence
102 run South 89 degrees 30 minutes East 182 feet; thence
103 run South 1 degree 11 minutes East 125 feet to the POINT
104 OF BEGINNING.

105 And being the same property commonly known as Lots 1 and
106 2 of Block A of the Howard Clark Addition to the Town of
107 Walnut Grove, Mississippi according to the map or plat
108 thereof on file in the office of the Chancery Clerk of
109 Leake County, Mississippi, to which plat special
110 reference is made for aid in description.

111 **Parcel B**

112 Tract One:

113 Lots 1 and 2 of Block B of Howard Clark Addition to the
114 Town of Walnut Grove, according to map or plat as filed
115 in the Office of the Chancery Clerk of Leake County,
116 Mississippi in Plat Book 2, at page 27 thereof.

117 Tract Two:



118 A rectangular-shaped strip of land 20 feet in width by
119 125 feet in length, and which is part of now-abandoned
120 Moss Street as it lies between Summer Street and Rimmer
121 Street, same being more particularly described as
122 follows:

123 Commence at SW corner of Lot 1 Block B to the Howard
124 Clark addition to the Town of Walnut Grove, according to
125 map or plat thereof on file in the Chancery Clerk's
126 Office, Leake County, Mississippi, and run thence
127 Northerly along West boundary of said lot 1 125 feet;
128 run thence Westerly 20 feet to a point which is the
129 centerline of now-abandoned Moss Street; run thence
130 Southerly a distance of 125 feet along the centerline of
131 said now-abandoned Moss Street; run thence Easterly
132 along the North boundary of Rimmer Street for 20 feet
133 and back to the POINT OF BEGINNING.

134 Tract Three:

135 Lot 3 of Block A to the Howard Clark Addition to the
136 Town of Walnut Grove, according to the map or plat
137 thereof on file in the Chancery Clerk's Office, Leake
138 County, Mississippi, in Plat Book 2 at page 217 thereof.

139 Tract Four:

140 A rectangular-shaped strip of land 20 feet in width by
141 75 feet in length, and being a part of the now-abandoned
142 Moss Street as it lies between Summer Street and Rimmer



143 Street, the same being more particularly described as
144 follows:
145 Commence at the NE corner of Lot 3, Block A, Howard
146 Clark Addition to the Town of Walnut Grove, according to
147 the map or plat thereof in the Office of the Chancery
148 Clerk of Leake County, Mississippi, and from said point
149 run thence Southerly 75 feet along the East boundary of
150 said Lot 3 for 75 feet; run thence Easterly 20 feet to a
151 point on the centerline of now-abandoned Moss Street;
152 run thence Northerly 75 feet along the centerline of
153 said now-abandoned Moss Street; run thence Westerly 20
154 feet and back to the POINT OF BEGINNING.

155 Tract Five:

156 A rectangular-shaped strip of land 20 feet in width by
157 125 feet in length and which is part of now-abandoned
158 Moss Street as it lies between Summer Street and Rimmer
159 Street, same being more particularly described as
160 follows:

161 Commence at the Southeast Corner of Lot 2 of Block A of
162 the Howard Clark Addition to the Town of Walnut Grove
163 according to the map or plat thereof, on file in the
164 Chancery Clerk's Office, Leake County, Mississippi and
165 being recorded in Plat Book 2 at page 27, thereof, and
166 which point is also on the North boundary of Rimmer
167 Street and run North along the East boundary of Lot 2,



168 Block A of the Howard Clark Addition to the Town of
169 Walnut Grove 125 feet, more or less, to the Southeast
170 corner of Lot 3 of Block A of the Howard Clark Addition
171 to the Town of Walnut Grove and the Southwest corner of
172 a rectangular tract now owned by Knitwear Services,
173 Inc., and being designated as Tract 4 of Parcel B of a
174 deed from the Walnut Grove Apparel Company, Inc. to the
175 Town of Walnut Grove, Mississippi, executed December 19,
176 1995 and recorded in Land Deed Book 219 at page 254,
177 records of the Office of the Chancery Clerk of Leake
178 County, Mississippi, to which deed special reference is
179 made in aid of the description herein; thence run East
180 20 feet along said South boundary of Tract 4 of Parcel B
181 of said land deed 219 at page 254, records aforesaid, to
182 the Northwest corner of a tract of land now owned by
183 Knitwear Services, Inc. and being Tract 2 of Parcel B in
184 Land Deed Book 219 at page 254, records aforesaid;
185 thence run South along the West boundary of said Tract 2
186 Parcel B in Land Deed Book 219 at page 254, records
187 aforesaid for 125 feet to the North boundary of Rimmer
188 Street; thence run West along the North boundary of
189 Rimmer Street for 20 feet to the POINT OF BEGINNING.
190 This property being located in the SE 1/4 of Section 27,
191 Township 9 North, Range 8 East, Leake County,
192 Mississippi.



193 **TRACT 3**

194 A parcel of land being Lots 2 and 8 and a part of Lot 6
195 of Block "B" and part of Moss Street of the Howard Clark
196 Addition to the Town of Walnut Grove, Mississippi, in
197 the SE 1/4 of Section 27, Township 9 North, Range 8
198 East, Leake County, Mississippi and being more
199 particularly described as follows:

200 Commence at the Northwest corner of Lot 3 of Block "A"
201 of the Howard Clark Addition to the Town of Walnut
202 Grove, Mississippi, as filed in the Chancery Clerk's
203 Office of Leake County, Mississippi; thence run North 89
204 degrees 39 minutes 48 seconds East along the north
205 boundary line of Lot 3 of said Block A for 189.49 feet
206 to a point in the center of Moss Street; thence run
207 South 1 degree 13 minutes 22 seconds East for 58.37 feet
208 to and from the POINT OF BEGINNING; thence continue
209 South 1 degree 13 minutes 22 seconds East for 17.69
210 feet; thence run South 89 degrees 31 minutes 48 seconds
211 East across Moss Street and along the South boundary
212 line of Lot 6 of said Block B for 177.28 feet to the
213 West boundary line of Lot 3 of said Block B; thence run
214 South for 124.00 feet along said West boundary to a
215 point on the North right-of-way line of Rimmer Street;
216 thence run South 89 degrees 55 minutes 46 seconds East
217 along said North right-of-way for 78.96 feet to the



218 Southeast corner of Lot 3 of said Block B; thence run
219 North 00 degrees 20 minutes 19 seconds East along the
220 East boundary line of Lot 3 of said Block B for 167.88
221 feet to the Northeast corner of Lot 3 of said Block B;
222 thence run West along the North boundary line of said
223 Lot 3 for 55.00 feet to a point on the East boundary
224 line of Lot 6 of Block B; thence run North 1 degree 39
225 minutes 18 seconds West along the East boundary line of
226 Lots 6 and 8 of said Block B for 181.00 feet to the
227 Northeast corner of said Lot 8; thence run South 89
228 degrees 49 minutes 34 seconds West along the North
229 boundary line of said Lot 8 for 90.72 feet to the
230 Northwest corner of said Lot 8; thence run South along
231 the West boundary line of said Lot 8 for 24.67 feet to
232 the Southwest corner of said Lot 8; thence run South for
233 80.61 feet; thence run West for 106.66 feet back to the
234 POINT OF BEGINNING.

235 Said parcel contains 0.81 acres more or less.

236 LESS AND EXCEPT:

237 A parcel of land being part of Lot 3 of Block A and part
238 of Moss Street of the Howard Clark Addition to the Town
239 of Walnut Grove, Mississippi, all being located in the
240 SE 1/4 of Section 27, Township 9 North, Range 8 East,
241 Leake County, Mississippi and being more particularly
242 described as follows:



243 Begin at the Northwest corner of said Lot 3; thence run
244 89 degrees 39 minutes 48 seconds East along the North
245 boundary line of said Lot 3 for 189.49 feet to a point
246 in the center of Moss Street; thence run South 1 degree
247 13 minutes 22 seconds East for 58.37 feet; thence run
248 West for 203.24 feet to a point on the eastern
249 right-of-way line of Mississippi Highway 35; thence run
250 North 12 degrees 19 minutes 48 seconds East along said
251 right-of-way line for 58.59 feet back to the POINT OF
252 BEGINNING.

253 Said parcel contains 0.26 acres more or less.

254 (2) The Department of Finance and Administration may correct
255 any discrepancies in the legal description of the property
256 provided in this section.

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

