

By: Representative Weathersby

To: Public Property

HOUSE BILL NO. 766

1 AN ACT AUTHORIZING THE DEPARTMENT OF FINANCE AND
2 ADMINISTRATION TO PURCHASE CERTAIN REAL PROPERTY LOCATED WITHIN
3 THE VICINITY OF THE CAPITOL COMPLEX IN THE CITY OF JACKSON, HINDS
4 COUNTY, MISSISSIPPI, FOR THE USE AND BENEFIT OF THE MISSISSIPPI
5 FAIR COMMISSION; AND FOR RELATED PURPOSES.

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

7 **SECTION 1.** (1) The Mississippi Department of Finance and
8 Administration, acting on behalf of the Mississippi Fair
9 Commission, is authorized to acquire certain real properties and
10 the improvements thereon in the method as determined in the best
11 interest of the State of Mississippi, located in the corporate
12 limits of the City of Jackson, Hinds County, Mississippi, for the
13 use and benefit of the Mississippi Fair Commission, which such
14 properties are more particularly described as follows:

15 (A) Property known as the "Regency Hotel Tract"
16 located at or near 400 Greymont Avenue, and being more
17 particularly described as follows:

18 A certain parcel of land being situated in the Southwest
19 1/4 of Section 2, T5N-R1E, City of Jackson, Hinds



20 County, Mississippi, and being more particularly
21 described as follows:
22 **Beginning** at an existing iron pin marking the Point of
23 Intersection of the East right-of-way line of Greymont
24 Avenue with the Northwestern right-of-way line of
25 Interstate 55 and run thence North 08 degrees 38 minutes
26 36 seconds East along said East right-of-way line of
27 Greymont Avenue for a distance of 827.10 feet to an
28 existing iron pin; leaving said East right-of-way line
29 of Greymont Avenue, run thence South 80 degrees 59
30 minutes 28 seconds East for a distance of 184.92 feet to
31 a cotton picker spindle; run thence North 09 degrees 02
32 minutes 23 seconds East for a distance of 24.89 feet to
33 an iron pin; run thence South 81 degrees 03 minutes 54
34 seconds East for a distance of 108.24 feet to an iron
35 pin; run thence North 08 degrees 15 minutes 26 seconds
36 East for a distance of 9.90 feet to an iron pin; run
37 thence South 80 degrees 59 minutes 49 seconds East for a
38 distance of 12.50 feet to an iron pin; run thence North
39 08 degrees 24 minutes 30 seconds East for a distance of
40 22.03 feet to an iron pin; run thence South 08 degrees
41 10 minutes 16 seconds West for a distance of 7.98 feet
42 to an iron pin; run thence South 82 degrees 02 minutes
43 40 seconds East for a distance of 173.04 feet to an iron
44 pin on the West right-of-way line of said Interstate 55;



45 run thence along said West right-of-way line of
46 Interstate 55 the following bearings and distances:
47 South 04 degrees 06 minutes 11 seconds West for a
48 distance of 163.13 feet to an iron pin; run thence South
49 40 degrees 01 minutes 11 seconds West for a distance of
50 127.53 feet to an "X" on the curb; South 43 degrees 06
51 minutes 52 seconds West for a distance of 442.80 feet to
52 an "X" on the curb and being the Point of Curvature of a
53 4.2708 degree curve bearing to the left having a central
54 angle of 12 degrees 51 minutes 34 seconds and a radius
55 of 1,341.60 feet; run thence southwesterly along the arc
56 of said curve an arc length of 301.11 feet to POINT OF
57 BEGINNING; said curve having a chord bearing of South 49
58 degrees 32 minutes 45 seconds West and a chord distance
59 of 300.48 feet; said parcel of land contains 6.15
60 acres, more or less.

61 (B) Property known as the "Patel Tract" located on
62 Greymont Avenue, and being more particularly described
63 as follows:

64 A certain parcel of land being situated in the Southwest
65 1/4 of Section 2, T5N-R1E, City of Jackson, Hinds
66 County, Mississippi, and being more particularly
67 described as follows:

68 **Beginning** at an existing pin marking the Point of
69 Intersection of the East right-of-way of Greymont Avenue



70 with the northwestern right-of-way line of Interstate 55
71 and run thence North 08 degrees 38 minutes 36 seconds
72 East along said East right-of-way line of Greymont
73 Avenue for a distance of 827.10 feet to a set iron pin
74 marking the POINT OF BEGINNING of the parcel of land
75 herein described; from said POINT OF BEGINNING, run
76 thence North 08 degrees 38 minutes 40 seconds East along
77 said East right-of-way line of Greymont Avenue for a
78 distance of 251.10 feet to a set iron pin; leaving said
79 East right-of-way line of Greymont Avenue, run thence
80 South 80 degrees 56 minutes, 20 seconds East for a
81 distance of 498.15 feet to an existing iron pin on the
82 West right-of-way line of the aforesaid Interstate 55;
83 run thence South 19 degrees 53 minutes 30 seconds West
84 along West right-of-way line of Interstate 55 for a
85 distance of 51.54 feet to a fence corner; run thence
86 South 04 degrees 06 minutes 10 seconds West along said
87 West right-of-way line of Interstate 55 for a distance
88 of 160.84 feet to a set iron pin; leaving said West
89 right-of-way line of Interstate 55, run thence North 81
90 degrees 02 minutes 40 seconds West for a distance of
91 173.04 feet to a painted dot; run thence North 08
92 degrees 10 minutes 16 seconds East for a distance of
93 7.98 feet to a point; run thence North 80 degrees 59
94 minutes 55 seconds West for a distance of 22.03 feet to



95 a set cotton picker spindle; run thence South 08 degrees
96 24 minutes 30 seconds West for a distance of 12.66 feet
97 to a set iron pin; run thence North 80 degrees 59
98 minutes 49 seconds West for a distance of 12.50 feet to
99 a set iron pin; run thence South 08 degrees 15 minutes
100 26 seconds West for a distance of 9.90 feet to a set
101 iron pin; run thence North 81 degrees 03 minutes 54
102 seconds West for a distance of 108.24 feet to a point;
103 run thence South 09 degrees 02 minutes 23 seconds West
104 for a distance of 24.89 feet to a point; run thence
105 North 80 degrees 59 minutes 28 seconds West for a
106 distance of 184.92 feet to the POINT OF BEGINNING,
107 containing 2.53 acres, more or less.

108 (C) Property known as the "Dennerly's Restaurant"
109 located at or near 330 Greymont Avenue, and being more
110 particularly described as follows:

111 A certain parcel of land being a part of Blocks E and F,
112 Fairgrounds Addition, Jackson, Mississippi, Plat Book 1,
113 page 71 as recorded in the Hinds County Chancery Clerk's
114 Office at Jackson, Mississippi, being more particularly
115 described as follows:

116 Beginning at the S.E. Corner of the intersection of
117 Greymont Avenue and Mississippi Street; run thence North
118 08 degrees 44 minutes 40 seconds East 30 feet to the
119 P.O.B.; run thence North 8 degrees 44 minutes 40 seconds



120 East along the Eastern line of Greymont 295.0 feet to a
121 point; run thence South 81 degrees 15 minutes 20 seconds
122 East, 486.99 feet to a point; run thence South 8 degrees
123 44 minutes 40 seconds West 7.69 feet; run thence South
124 80 degrees 56 minutes 20 seconds East, 5.0 feet to a
125 point; run thence South 8 degrees 44 minutes 40 seconds
126 West 150.0 feet to a point; run thence South 80 degrees
127 56 minutes 20 seconds East 33.66 feet to a point on the
128 western line of Interstate 55 North; run thence South 19
129 degrees 53 minutes 30 seconds West along said western
130 line of Interstate 55 North 142.49 feet to a point; run
131 thence North 80 degrees 56 minutes 20 seconds West along
132 the Center line of Mississippi Street 498.10' to the
133 point of beginning and containing 3.41 acres, more or
134 less, together with an easement from the City of Jackson
135 adjacent to the northeast corner of the above-described
136 property, consisting of .09 acres, more or less, all
137 being located in the First Judicial District of Hinds
138 County, Mississippi.

139 (2) The real properties and improvements described in
140 subsection (1) of this section shall not be purchased for an
141 amount greater than the current fair market value as determined by
142 the average of two (2) appraisals by qualified appraisers, one (1)
143 of whom shall be selected by the Department of Finance and
144 Administration, and both of whom shall be certified and licensed



145 by the Mississippi Real Estate Appraiser Licensing and
146 Certification Board.

147 (3) The Department of Finance and Administration may correct
148 any discrepancies in the legal descriptions of the properties
149 provided in this section.

150 (4) In acquiring ownership of the properties described in
151 subsection (1) of this section, the state shall acquire all
152 interest in the mineral rights in the properties, which shall be
153 retained by the state in any subsequent agreement to sell or lease
154 the properties once acquired under the provisions of this act.

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

