

By: Senator(s) Fillingane

To: Finance

SENATE BILL NO. 2810
(As Passed the Senate)

1 AN ACT TO AUTHORIZE THE MISSISSIPPI DEVELOPMENT AUTHORITY TO
2 SELL, LEASE OR OTHERWISE DISPOSE OF CERTAIN REAL PROPERTY; TO
3 AUTHORIZE THE MISSISSIPPI TRANSPORTATION COMMISSION TO LEASE
4 CERTAIN REAL PROPERTY LOCATED IN OXFORD, MISSISSIPPI, TO THE
5 MISSISSIPPI DEPARTMENT OF HUMAN SERVICES; AND FOR RELATED
6 PURPOSES.

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

8 **SECTION 1.** (1) The Mississippi Development Authority is
9 authorized to sell, lease or otherwise dispose of, in whole or in
10 part, in a manner as determined in the sole discretion of the
11 authority, the following described real property and any
12 improvements thereon:

13 TRACT I DESCRIPTION #1:

14 Commencing at a set nail in pavement at the SW 1/4 of the NW
15 1/4 of Section 15, T-18-S, R-18-W, Lowndes County,
16 Mississippi; thence N88°35'46"E, a distance of 499.86 feet to
17 the point of beginning and at state plane coordinate
18 N1456560.6170 E1113430.5090, based on NAD-83, Mississippi
19 East 2301 zone; from said point of beginning thence
20 N00°45'46"W, a distance of 751.70 feet; thence N12°17'40"W, a



21 distance of 169.79 feet; thence N05°28'05"W, a distance of
22 263.88 feet; thence N06°23'26"W, a distance of 152.45 feet;
23 thence N87°58'02"E, a distance of 1,534.95 feet; thence
24 S39°27'31"W, a distance of 1,076.12 feet; thence S50°32'29"E,
25 a distance of 41.01 feet; thence S39°27'31"W, a distance of
26 669.20 feet; thence S88°02'45"W, a distance 368.41 feet to
27 the point of beginning located in the NE 1/4 of the NW 1/4
28 and the NW 1/4 of the NE 1/4 of Section 15, T-18-S, R-18-W,
29 Lowndes County, Mississippi and containing 28.4373 acres,
30 more or less.

31 TRACT II DESCRIPTION #1:

32 Commencing at the SE corner of Block 11, lot 6 of the
33 Interstate City Addition, City of Columbus; thence
34 N27°15'13"E, a distance of 412.90 feet; thence N50°32'29"W, a
35 distance of 159.57 feet; thence N50°32'29"W, a distance of
36 30.01 feet to the point of beginning and at state plane
37 coordinate N1457279.0334 E1114792.1955, based on NAD-83,
38 Mississippi East 2301 zone; from said point of beginning
39 thence S37°48'10"W, a distance of 390.43 feet; thence
40 N50°32'29"W, a distance of 246.76 feet; thence N39°27'31"E, a
41 distance of 390.27 feet; thence S50°32'29"E, a distance of
42 235.48 feet to the point of beginning, located in the Block
43 12, lot 3, 4, 5 & 6 of the Interstate City Addition, City of
44 Columbus and containing 2.1603 acres, more or less.

45 TRACT II DESCRIPTION #2:



46 Beginning and Commencing at the SE corner of Block 11, lot 6
47 of the Interstate City Addition, City of Columbus and at
48 state plane coordinate N1456791.4860 E1114749.4870, based on
49 NAD-83, Mississippi East 2301 zone; thence N50°32'29"W, a
50 distance of 235.19 feet; thence N37°48'10"E, a distance of
51 403.74 feet; thence S50°32'29"E, a distance of 159.57 feet;
52 thence S27°15'13"W, a distance of 412.90 feet to the point of
53 beginning, located in the Block 11, lot 3, 4, 5 & 6 of the
54 Interstate City Addition, City of Columbus and containing
55 1.8287 acres, more or less.

56 (2) The Mississippi Development authority may pay the cost
57 of title search, perfection of title, title insurance, legal fees
58 and recording fees and other costs as may be required to sell,
59 lease or otherwise dispose of the property.

60 (3) In the event that any or all of the real property and
61 improvements described in subsection (1) of this section is sold,
62 the real property shall be sold for not less than the current fair
63 market value as determined by the average of two (2) appraisals by
64 qualified appraisers, one of whom shall be selected by the
65 Department of Finance and Administration, and both of whom shall
66 be certified and licensed by the Mississippi Real Estate Appraiser
67 Licensing and Certification Board.

68 (4) Any proceeds from the sale of the land, and any
69 improvements thereon, listed in subsection (1) of this section,
70 shall be deposited into the state land acquisition fund.



71 (5) The Department of Finance and Administration may correct
72 any discrepancies in the legal description of the property
73 provided in this section.

74 **SECTION 2.** (1) The Mississippi Transportation Commission is
75 authorized to lease for any amount certain real property to the
76 Mississippi Department of Human Services. Additionally, the
77 Mississippi Department of Human Services is authorized to sublease
78 for any amount such real property to an entity to be selected by
79 the department. The real property is located in Oxford,
80 Mississippi, and is more particularly described as follows:

81 The following description is based on the Mississippi
82 State Plane Coordinate System, East Zone, NAD 83 (93) grid
83 values, U.S. Survey Feet, using a combined factor of
84 0.999984427 and a convergence angle of negative(-) 00 degrees
85 23 minutes 01 seconds as developed by the Mississippi
86 Department of Transportation for Project No. 102168-202000.
87 It is the intent of this description to convey that portion
88 of the Grantors property lying within the new right-of-way as
89 defined by said project:

90 Commence at a 2 1/2" aluminum monument found at the
91 southeast corner of Section 4, Township 9 South, Range 3
92 West, Lafayette County, Mississippi, the location of said
93 monument being defined by state plane coordinates of N
94 1,754,674.18 and E 780,228.51.



95 From said Point of Commencement run North 49 Degrees 55
96 Minutes 41 Seconds West a distance of 3488.78 feet to a point
97 at the intersection of the grantor's southern property line
98 and the proposed western right-of-way line of referenced
99 State Project, said point being defined by state plane
100 coordinates of N 1,756,920.08 and E 777,558.76 and
101 hereinafter referred to as the Point of Beginning.

102 From said Point of Beginning run along the proposed
103 western right-of-way line of the above referenced State
104 Project the following courses and distances:

105 North 08 Degrees 29 Minutes 30 Seconds East a distance
106 of 89.10 feet to a point 275.00 feet westerly of and
107 perpendicular to the centerline survey of State Route 7 at
108 station 1370+75.00;

109 North 33 Degrees 42 Minutes 15 Seconds East a distance
110 of 229.62 feet to a point 180.00 feet westerly of and
111 perpendicular to the centerline survey of State Route 7 at
112 station 1372+80.00, said point is hereby designated as point
113 "G-1" for future reference;

114 North 10 Degrees 08 Minutes 56 Seconds East a distance
115 of 152.34 feet to a point 180.00 feet westerly of and
116 perpendicular to the centerline survey of State Route 7 at
117 station 1374+30.00;

118 North 07 Degrees 31 Minutes 56 Seconds West a distance
119 of 64.79 feet to a point 85.00 feet southerly of and



120 perpendicular to the centerline survey of Veteran's Drive at
121 station 8+00;

122 North 74 Degrees 24 Minutes 30 Seconds West a distance
123 of 65.19 feet to a point 80.00 feet southerly of and
124 perpendicular to the centerline survey of Veteran's Drive at
125 station 7+35.00, said point is hereby designated as point
126 "G-2" for future reference;

127 North 78 Degrees 48 Minutes 25 Seconds West a distance
128 of 65.00 feet to a point 80.00 feet southerly of and
129 perpendicular to the centerline survey of Veteran's Drive at
130 station 6+70.00;

131 North 60 Degrees 08 Minutes 59 Seconds West a distance
132 of 61.94 feet to a point 60.18 feet southerly of and
133 perpendicular to the centerline survey of Veteran's Drive at
134 station 6+11.31;

135 North 05 Degrees 19 Minutes 15 Seconds West a distance
136 of 13.40 feet to a point on the existing (2012) southern
137 right-of-way line of Veteran's Drive;

138 Thence leaving the proposed western right-of-way line of
139 the above referenced State Project and along the southern
140 right-of-way line of Veteran's Drive the following courses
141 and distances:

142 South 65 Degrees 07 Minutes 31 Seconds East a distance
143 of 66.72 feet;



144 South 78 Degrees 28 Minutes 40 Seconds East a distance
145 of 227.80 feet to a point on the existing (2012) western
146 right-of-way line of State Route 7;

147 Thence leaving the existing southern right-of-way line
148 of Veteran's Drive and along the existing western
149 right-of-way line of State Route 7 the following courses and
150 distances:

151 Southerly with a curve turning to the left with a radius
152 of 11616.29 feet, an arc length of 546.20 feet, a chord
153 bearing of South 09 Degrees 34 Minutes 28 Seconds West, and a
154 chord length of 546.15 feet;

155 North 81 Degrees 46 Minutes 21 Seconds West a distance
156 of 25.00 feet to a point on the grantor's southern property
157 line;

158 Thence leaving the existing western right-of-way line of
159 State Route 7 and along the grantor's southern property line,
160 run North 74 Degrees 18 Minutes 30 Seconds West a distance of
161 151.19 feet back to the Point of Beginning.

162 The above described parcel of land contains 1.53 acres,
163 (66,726 square feet), more or less, and is situated in the
164 Northeast Quarter of the Southwest Quarter, the Southeast
165 Quarter of the Northwest Quarter, the Northwest Quarter of
166 the Southeast Quarter, and the Southwest Quarter of the
167 Northeast Quarter of Section 4, Township 9 South, Range 3
168 West, in the City of Oxford, Lafayette County, Mississippi.



169 Together with any and all abutter's rights of access, if
170 any, in, to, over, on, and across the above-described
171 proposed right-of-way line between Point "G-1" and Point
172 "G-2" as described above and as shown on the Right-of-Way
173 Acquisition maps for the above-referenced highway project.

174 (2) Upon notification by the Mississippi Transportation
175 Commission that it has sufficient funding to advertise and let a
176 contract for the expansion of State Route 7 in Lafayette County,
177 south of Oxford, then the lease between the commission and the
178 Mississippi Department of Human Services and the sublease between
179 the Mississippi Department of Human Services and the subleasee for
180 the property described in subsection (1) of this section shall be
181 terminated and the premises leased shall be vacated.

182 (3) The Mississippi Transportation Commission and the
183 Mississippi Department of Human Services must agree in writing to
184 the terms and conditions of the lease of the property described in
185 subsection (1) of this section.

186 (4) The Mississippi Transportation Commission is vested with
187 the authority to correct any discrepancies in the legal
188 description of the property described in subsection (1) of this
189 section.

190 **SECTION 3.** This act shall take effect and be in force from
191 and after its passage.

