

By: Representatives Barton, Weathersby,
Yates, Holloway, Crudup, Gibbs (72nd), Bell
(65th), Brown (70th), Stamps

To: Public Property

HOUSE BILL NO. 1156

1 AN ACT TO AMEND CHAPTER 442, LAWS OF 1944, AS AMENDED BY
2 CHAPTER 394, LAWS OF 1990, TO PROVIDE THAT A PARCEL OF LAND OF THE
3 CITY OF JACKSON AS CONVEYED FROM THE STATE OF MISSISSIPPI IN 1944
4 SHALL ONLY BE USED BY THE CITY OF JACKSON FOR PARK AND
5 RECREATIONAL PURPOSES INCLUDING A HOTEL AND A CONFERENCE CENTER AS
6 INCIDENTAL TO AND NECESSARY FOR RECREATIONAL USE OF THE PROPERTY,
7 AND SHALL REVERT TO THE STATE OF MISSISSIPPI WHEN IT CEASES TO BE
8 USED FOR THOSE PURPOSES; AND FOR RELATED PURPOSES.

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

10 **SECTION 1.** Chapter 442, Laws of 1944, as amended by Chapter
11 394, Laws of 1990, is amended as follows:

12 Section 1. The State Mineral Lease Commission, acting for
13 and on behalf of the State of Mississippi, be and it is hereby
14 authorized and empowered in its discretion to execute a deed to
15 the City of Jackson, a municipal corporation, to the following
16 described property lying and being situated in the First Judicial
17 District of Hinds County, State of Mississippi, for a
18 consideration of Fifty Thousand Dollars (\$50,000.00), and upon
19 certain terms and conditions herein set forth, the land to be sold
20 being described as follows: to-wit:

21 S 1/2 of NW 1/4 of Section 25 T 5 N, R 1 E;



22 NE 1/4 of SW 1/4 and the W 1/2 of SW 1/4, of

23 Section 25, T 6 N, R 1 E;

24 SE 1/4 of NE 1/4, Section 26, T 6 N, R 1 E;

25 That part of E 1/2 of SE 1/4 of Section 26, and that part of
26 NE 1/4 of NE 1/4, of Section 35, T 6 N, R 1 E, lying easterly on
27 the line drawn from a point, to-wit: SW corner of SE 1/4 of NE
28 1/4, of said Section 26, diagonally to the NW corner of the lots
29 facing Riverside Drive owned by Mrs. Bonnie Germany Parker, Samuel
30 T. Somers and L. S. Kendrick, Jr.

31 Also, that part of NW 1/4 of NW 1/4, Section 36, T 6 N, R 1
32 E, less the portion along the south side owned by the City of
33 Jackson and less lots facing Riverside Drive owned by Mrs. Bonnie
34 Germany Parker, Samuel T. Somers and L. S. Kendrick, Jr.;

35 containing 313 acres, more or less.

36 Section 2. That the conditions of the deed are that the city
37 pay the sum of Fifty Thousand Dollars (\$50,000.00); and the
38 further consideration that the city, at its own expense, open up
39 and gravel a street running from the NW corner of the lots
40 aforesaid owned by Mrs. Bonnie Germany Parker, Samuel T. Somers
41 and L. S. Kendrick, Jr., to and intersecting Peeler Avenue at the
42 SW corner of the SE 1/4 of NE 1/4, Section 26, T 6 N, R 1 E
43 aforesaid. And further, the city obligates itself to construct a
44 street, to be not less than one hundred (100) feet in width,
45 following the present line of Peeler Avenue as far as practicable,



which street is to be maintained and traveled to the SE corner of the NE 1/4 of Section 25, T 6 N, R 1 E aforesaid.

That the right of way for the first mentioned street shall be granted equally from the state property and the property hereby authorized to be sold to the city in said Sections 35 and 26 aforesaid.

That all oil, gas and mineral rights in, under and to said aforesaid lands, shall be reserved unto the state forever with the rights of ingress and egress, over and on same for the purpose of exploration, production and removing same; but providing however, the consent of said municipality must first be had before the location of any wells or mines for the removal of same on said property, so that the use of said property for park purposes may be protected.

That except for a parcel of land located in the South 1/2 of the Northwest 1/4 of Section 25, Township 6 North, Range 1 East, Jackson, Hinds County, Mississippi, said property being the property of the City of Jackson as conveyed from the State of Mississippi in 1944 and identified as a portion of Hinds County Tax Parcel 444-2, which shall be subject to the conditions set forth in Section 3, said conveyance be made subject to the conditions that the above property thereby conveyed shall only be used by the City of Jackson for park purposes and purposes incident thereto, and when same shall cease to be used for said purposes, same shall revert to and become the property of the



71 State of Mississippi. Provided, however, conveyance of the
72 following described parcel of property may be made without being
73 subject to the conditions required in the preceding sentence:

74 A parcel of land situated in the Southwest Quarter of the
75 Northwest Quarter of Section 25, Township 6 North, Range 1 East,
76 Jackson, Hinds County, Mississippi, and being more particularly
77 described as follows:

78 Commence at an iron pin marking the Northwest corner of the
79 aforesaid Southwest Quarter of the Northwest Quarter of Section 25
80 and run Easterly along the Northern boundary of said Southwest
81 Quarter of the Northwest Quarter for a distance of 816.10 feet to
82 an iron pin marking the Northeast corner of the State of
83 Mississippi property, as recorded in Deed Book 2716 at Page 57 in
84 the Office of the Chancery Clerk of Hinds County, and the Point of
85 Beginning of the property herein described; continue thence
86 Easterly along said Northern boundary for a distance of 400.00
87 feet; thence leaving said Northern boundary turn through an
88 interior angle of 82 degrees 31 minutes 30 seconds and run
89 Southerly for a distance of 126.07 feet; thence turn through an
90 interior angle of 97 degrees 28 minutes 30 seconds and run
91 Westerly for a distance of 400.00 feet to a point on the Eastern
92 boundary of the aforesaid State of Mississippi property; thence
93 run through an interior angle of 82 degrees 31 minutes 30 seconds
94 and run Northerly along said Eastern boundary for a distance of



126.07 feet to the Point of Beginning. Said parcel contains 50,000 square feet, more or less.

Section 3. That the parcel of land located in the South 1/2 of the Northwest 1/4 of Section 25, Township 6 North, Range 1 East, Jackson, Hinds County, Mississippi, said property being the property of the City of Jackson as conveyed from the State of Mississippi in 1944 and identified as a portion of Hinds County Tax Parcel 444-2 is subject to the requirement that the land shall only be used by the City of Jackson for park and recreational purposes including a hotel and a conference center as incidental to and necessary for recreational use of the aforesaid property, and when same shall cease to be used for said purposes, same shall revert to and become property of the State of Mississippi.

Section * * * 4. That said deed shall be executed and delivered and the consideration of Fifty Thousand Dollars (\$50,000.00) shall be paid within three (3) months from the effective date of this act; that the city be required to open up the streets and develop the park as fast as war conditions justify and that the streets be completed and the park be established within a period of three (3) years from the effective date of this act.

Section * * * 5. The consideration of Fifty Thousand Dollars (\$50,000.00) provided for under the terms of this act shall be covered into the State Treasury to the credit of the Building



119 Commission Construction Fund, and shall be expended only as
120 authorized by the Legislature.

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

