

By: Senator(s) Turner-Ford, Jackson (11th)

To: Public Property

SENATE BILL NO. 2525

1 AN ACT TO AMEND CHAPTER 393, LAWS OF 2014, TO AUTHORIZE THE  
2 DEPARTMENT OF FINANCE AND ADMINISTRATION ACTING ON BEHALF OF THE  
3 MISSISSIPPI DEPARTMENT OF ARCHIVES AND HISTORY TO RETAIN A  
4 200-FOOT BUFFER ON THE NORTH SIDE OF THE CHAMPION HILL HISTORICAL  
5 PROPERTY BETWEEN THE RAILROAD RIGHT-OF-WAY AND THE NATIONAL PARK  
6 SERVICE PROPERTY AND AN ACCESS CORRIDOR AND TO FILE NECESSARY  
7 DEEDS THEREFOR; AND FOR RELATED PURPOSES.

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

9 **SECTION 1.** Section 1, Chapter 393, Laws of 2014, is amended  
10 as follows:

11 Section 1. (1) The Department of Finance and  
12 Administration, acting on behalf of the Mississippi Department of  
13 Archives and History, is authorized to donate to the U.S.  
14 Department of the Interior, National Park Service, Vicksburg  
15 National Military Park all the rights, title and interest in  
16 certain real property under the possession and control of the  
17 Department of Archives and History, located in the Second Judicial  
18 District of Hinds County, Mississippi, subject to the requirements  
19 and conditions prescribed in subsection (3) of this section. Upon  
20 completing a field survey, the Department of Finance and



21 Administration, acting on behalf of the Mississippi Department of  
22 Archives and History, is authorized to develop a legal description  
23 and file necessary deeds to exclude a two-hundred-foot buffer  
24 between the railroad right-of-way and the National Park Service  
25 property on the North border of the Champion Hill Battlefield  
26 property described below, and to describe an access corridor to be  
27 retained by the Mississippi Department of Archives and History.  
28 The purpose of this boundary line is to identify ownership and to  
29 assist in carrying out future park operations and maintenance.

30 The property is more particularly described as follows:

31 **Tract 1** - Coker House - Recorded in Hinds County Deed Book  
32 472, Page 36.

33 A certain tract of land situated in the Northwest Quarter of  
34 the Southeast Quarter of Section 1, Township 5 North, Range 4  
35 West, Hinds County, Mississippi, containing 5.00 acres and  
36 being more particularly described as follows: Commencing at  
37 a 3/4" galvanized pipe, marking the Southeast corner of  
38 Section 1, Township 5 North, Range 4 West, Hinds County,  
39 Mississippi; run thence North 53° 15' West for 2717.47 feet  
40 to a point in a fence, said point hereinafter referred to as  
41 the point of beginning: Thence North 79° 31' West along said  
42 fence for 67.16 feet; Thence North 71° 13' West along said  
43 fence for 259.57 feet; Thence North 78° 39' West along said  
44 fence for 30.04 feet; Thence 47° 52' West for 27.94 feet to  
45 the East line of a paved road; Thence North 42° 08' East



46 along the East line of said road for 618.46 feet to the South  
47 line of Mississippi State Highway 467; Thence South 70° 44'  
48 East along the South line of said highway for 379.06 feet;  
49 Thence South 42° 09' West for 612.27 feet to the point of  
50 beginning; together with historic dwelling situated thereon,  
51 known as "The Coker House."

52 **Tract 2** - C & W - Recorded in Hinds County Deed Book 403,  
53 Page 593.

54 242.6 acres situated in the W1/2 and in the NW1/4 SE1/4 of  
55 Section 30, Township 6 North, Range 3 west, in the E1/2 of  
56 Section 25, Township 6 North, Range 4 West, all in the Second  
57 Judicial District of Hinds County, Mississippi, and being  
58 further described as follows, to wit:

59 Commencing at an iron pin found marking the Southwest corner  
60 of Section 30, Township 6 North, Range 3 West, said Iron pin  
61 also marking the POINT Of BEGINNING, run thence, South 89  
62 degrees 35 minutes East for 2,760.80 feet to an iron pin; run  
63 thence, North 00 degrees 14 minutes East for 1,663.20 feet to  
64 an iron pin; run thence South 89 degrees 30 minutes East for  
65 660.00 feet to an iron pin; run thence North 01 degrees 15  
66 minutes East for 239.76 feet to an iron pin on the South line  
67 of Billy Fields Road; run thence, along said South line of  
68 road, North 71 degrees 15 minutes West for 208.23 feet; run  
69 thence, North 73 degrees 55 minutes West for 297.42 feet; run  
70 thence, North 66 degrees 35 minutes West for 136.55 feet; run



71 thence, North 63 degrees 10 minutes West for 138.69 feet; run  
72 thence, North 69 degrees 04 minutes West for 95.10 feet; run  
73 thence, North 72 degrees 35 minutes West for 481.03 feet; run  
74 thence, North 68 degrees 45 minutes West for 98.43 feet; run  
75 thence, North 60 degrees 47 minutes West for 100.12 feet; run  
76 thence, North 52 degrees 15 minutes West for 100.59 feet; run  
77 thence, North 44 degrees 21 minutes West for 201.58 feet; run  
78 thence, North 39 degrees 17 minutes West for 102.45 feet; run  
79 thence, North 27 degrees 24 minutes West for 108.12 feet; run  
80 thence, North 15 degrees 45 minutes West for 299.28 feet; run  
81 thence, North 21 degrees 02 minutes West for 188.20 feet to  
82 an iron pin on the South line of Champion Hill Road: run  
83 thence, along said South line, South 73 degrees 34 minutes  
84 West for 181.73 feet; run thence, South 74 degrees 12 minutes  
85 West for 168.85 feet; run thence, North 74 degrees 53 minutes  
86 West for 669.90 feet; run thence, South 74 degrees 00 minutes  
87 West for 162.04 feet; run thence, South 71 degrees 24 minutes  
88 West for 119.56 feet; run thence, South 65 degrees 21 minutes  
89 West for 119.02 feet; run thence, South 60 degrees 40 minutes  
90 West for 601.01 feet; run thence, South 64 degrees 32 minutes  
91 West for 110.96 feet; run thence, South 74 degrees 41 minutes  
92 West for 115.26 feet; run thence, South 85 degrees 07 minutes  
93 West for 292.00 feet to the centerline of Bakers Creek; run  
94 thence, Southerly along said centerline of creek to the  
95 intersection of the centerline of Bakers Creek with the South



96 line of Section 25, Township 6 North, Range 4 West; run  
97 thence, leaving said centerline of creek and running along  
98 the South line of said Section line, North 89 degrees 52  
99 minutes East for 60.00 feet to an iron pin on the top bank of  
100 creek: run thence, North 89 degrees 52 minutes East for  
101 1,729.58 feet back to the iron pin marking the POINT OF  
102 BEGINNING.

103 **Tract 3** - C & W - Recorded in Hinds County Deed Book 403,  
104 Page 593.

105 77.1 acres situated in the W1/2 and in the NE1/4 and in the  
106 NW1/4 SE1/4, all in Section 30, Township 6 North, Range 3  
107 West, Second Judicial District of Hinds County, Mississippi,  
108 and being further described as follows, to wit:

109 Commencing at an iron pin found marking the Southwest corner  
110 of Section 30, Township 6 North, Range 3 West, run thence,  
111 South 89 degrees 35 minutes East for 2,760.80 feet to an iron  
112 pin, run thence, North 00 degrees 14 minutes East for  
113 1,663.20 feet to an iron pin, run thence, South 89 degrees 30  
114 minutes East for 660.00 feet to an iron pin, North 01 degrees  
115 15 minutes East for 302.67 feet to an iron pin on the North  
116 line of Billy Fields Road, said pin marking the POINT OF  
117 BEGINNING, run thence, along North line of said road, North  
118 71 degrees 15 minutes West for 190.71 feet; run thence, North  
119 73 degrees 55 minutes West for 294.97 feet; run thence, North  
120 66 degrees 35 minutes West for 130.92 feet; run thence, North



121 63 degrees 10 minutes West for 139.99 feet; run thence, North  
122 69 degrees 04 minutes West for 100.03 feet; run thence, North  
123 72 degrees 35 minutes West for 480.87 feet; run thence, North  
124 68 degrees 45 minutes West for 92.24 feet; run thence, North  
125 60 degrees 47 minutes West for 91.47 feet; run thence, North  
126 52 degrees 15 minutes West for 91.53 feet; run thence, North  
127 44 degrees 23 minutes West for 195.22 feet; run thence, North  
128 39 degrees 17 minutes West for 93.55 feet; run thence, North  
129 27 degrees 24 minutes West for 95.76 feet; run thence, North  
130 15 degrees 45 minutes West for 295.92 feet; run thence, North  
131 21 degrees 02 minutes West for 187.02 feet to an iron pin on  
132 the South line of Champion Hill Road; run thence, along South  
133 line of said road, North 72 degrees 02 minutes East for  
134 2,742.66 feet to an iron pin; run thence, leaving said road,  
135 South for 1,500.29 feet; run thence, North 89 degrees 47  
136 minutes West for 707.16 feet; run thence, South 01 degrees 15  
137 minutes West for 677.19 feet back to the iron pin marking the  
138 point of beginning.

139 **Tract 4** - Cosner - Recorded in Hinds County Deed Book 408,  
140 Page 377.

141 The N/2 of the NE/4 Section 29; all that part of the S/2 of  
142 the SE/4 of Section 20 that lies South of the Edwards-Bolton  
143 public road, all being in Township 6 North, Range 4 West,  
144 Hinds County, Mississippi, LESS AND EXCEPTING also an  
145 undivided one-half interest in and to all minerals heretofore



146 reserved by the Federal Land Bank of New Orleans by deed  
147 dated 10 December, 1937, of record in Deed Book 98, Page 304,  
148 and LESS AND EXCEPTING also an undivided three-eighths  
149 interest in and to all of the oil, gas and minerals in, on  
150 and under the above described lands heretofore conveyed to  
151 C.R. Ridgway, Jr., by mineral conveyance dated 3 April, 1943,  
152 of record in Deed Book 110, Page 224, SUBJECT to right-of-way  
153 for an electric circuit over and across the NE/4 of NE/4 of  
154 Section 29, Township 6 North, Range 3 West, heretofore  
155 conveyed to Mississippi Power & Light Company by indenture  
156 dated 26 December, 1945, of record in Deed Book 124, Page  
157 304, and SUBJECT, also, to a similar easement conveyed to  
158 Grantee over and across one acre, more or less, in the N/2 of  
159 NE/4 of said Section 29, by indenture date 21 December, 1945,  
160 of record in Deed Book 124, Page 28, the same having been  
161 conveyed unto said Grantee by the Champion Hill Baptist  
162 Church, LESS AND EXCEPTING the two acres, more or less,  
163 conveyed to Champion Hill M.B. Church by Quitclaim Deed dated  
164 July 20, 1989. This deed shall reflect the reservation of a  
165 fifteen foot nonexclusive right-of-way over the existing  
166 parcel previously granted unto the Champion Hill M.B. Church  
167 for purpose of ingress and egress only.

168 **Tract 5** - C & W - Recorded in Hinds County Deed Book 403,  
169 Page 593.



170 137.4 acres situated in the W1/2 and in the W1/2 NE1/4 of  
171 Section 30, Township 6 North, Range 3 West, in the SW1/4  
172 SW1/4 of Section 19, Township 6 North, Range 3 West, and in  
173 the E1/2 of Section 25 Township 6 North, Range 4 West, Second  
174 Judicial District of Hinds County, Mississippi, and being  
175 further described as follows, to wit:  
176 Commencing at an iron pin found marking the southwest corner  
177 of Section 30, Township 6 North, Range 3 West, run thence,  
178 South 89 degrees 35 minutes East for 2,760.80 feet to an iron  
179 pin, run thence, North 00 degrees 14 minutes East for  
180 1,663.20 feet to an iron pin, run thence, South 89 degrees 30  
181 minutes East for 660.00 feet to an iron pin, North 01 degrees  
182 15 minutes East for to an iron pin, run thence, South 89  
183 degrees 47 minutes East for 707.16 feet to an iron pin, run  
184 thence, North for 2,638.06 feet to an iron pin marking the  
185 POINT OF BEGINNING, run thence, North 89 degrees 45 minutes  
186 West for 2,748.17 feet to an iron pin; running thence, North  
187 00 degrees 00 minutes East for 881.98 feet to an iron pin on  
188 the South line of a Railroad; run thence, along said South  
189 line of railroad, South 65 degrees 23 minutes West for  
190 1,250.63 feet to the center line of Bakers Creek; run thence,  
191 Southerly along said centerline of Bakers Creek to the  
192 intersection of Bakers Creek with the North line of Champion  
193 Hill Road, run thence, along said North line of road, North  
194 85 degrees 07 minutes East for 272.03 feet; run thence, North





195 74 degrees 41 minutes East for 100.85 feet; run thence, North  
196 64 degrees 32 minutes East for 101.16 feet; run thence, North  
197 60 degrees 40 minutes East for 601.58 feet; run thence, North  
198 65 degrees 21 minutes East for 126.51 feet; run thence, North  
199 71 degrees 24 minutes East for 125.60 feet; run thence, North  
200 74 degrees 00 minutes East for 164.48 feet; run thence, North  
201 74 degrees 53 minutes East for 670.32 feet; run thence, North  
202 74 degrees 12 minutes East for 167.65 feet; run thence, North  
203 73 degrees 34 minutes East for 207.63 feet; run thence, North  
204 72 degrees 02 minutes East for 475.65 feet to a point that is  
205 16.88 feet North and 1.30 feet West of an iron pin; run  
206 thence, leaving said road, North 04 degrees 27 minutes West  
207 for 1,748.36 feet to a 2" pipe; run thence, North 89 degrees  
208 34 minutes East for 677.00 feet to an iron pin in the center  
209 line of a gravel drive; run thence, along said centerline of  
210 gravel drive, South 11 degrees 29 minutes East for 71.56  
211 feet; run thence, South 17 degrees 52 minutes East for 98.20  
212 feet; run thence, South 20 degrees 24 minutes East for 96.89  
213 feet; run thence, South 29 degrees 40 minutes East for 108.82  
214 feet; run thence, South 46 degrees 28 minutes East for 109.61  
215 feet; run thence, South 51 degrees 44 minutes East for 99.16  
216 feet; run thence, South 51 degrees 27 minutes East for 101.80  
217 feet; run thence, South 42 degrees 22 minutes East for 100.38  
218 feet; run thence, South 27 degrees 25 minutes East for 98.45  
219 feet; run thence, South 23 degrees 55 minutes East for 100.54



220 feet; run thence, South 27 degrees 21 minutes East for 95.85  
221 feet; run thence, South 33 degrees 44 minutes East for 101.67  
222 feet; run thence, South 32 degrees 33 minutes East for 102.76  
223 feet; run thence, South 26 degrees 27 minutes East for 99.89  
224 feet; run thence, South 19 degrees 03 minutes East for 101.52  
225 feet; run thence, South 22 degrees 04 minutes East for 78.97  
226 feet to an iron pin on the North line of Champion Hill Road,  
227 run thence, along said North line of road, North 72 degrees  
228 02 minutes East for 929.65 feet to an iron pin, run thence,  
229 leaving said road, North 00 degrees 00 minutes East for  
230 1,053.67 feet back to an iron pin marking the POINT OF  
231 BEGINNING.

232 **Tract 6** - Gaddis tract - Recorded in Hinds County Deed Book  
233 406, Page 612.

234 South one-half (S1/2) of Northeast one-fourth (NE1/4) of  
235 Section 29, Township 6 North, Range 3 West.

236 **Tract 7** - Robbins tract - Recorded in Hinds County Deed Book  
237 405, Page 215.

238 The Southeast Quarter (SE1/4) of Section 29, Township 6,  
239 Range 3 West, Hinds County, Mississippi.

240 **Tract 8** - Robbins tract - Recorded in Hinds County Deed Book  
241 405, Page 215.

242 The South 15 acres of the 17-3/10 acres lying East of the  
243 Edwards and Bolton public road and North of the Raymond and



244 Edwards public road in the E/2 of the SW/4 of Section 29,  
245 Township 6 North, Range 3 West, Hinds County, Mississippi.

246 (2) The Department of Finance and Administration, acting on  
247 behalf of the Mississippi Department of Archives and History, is  
248 further authorized to donate to the U.S. Department of the  
249 Interior, National Park Service, Vicksburg National Military, all  
250 of the rights, title and interest in certain real property under  
251 the possession and control of the Department of Archives and  
252 History, located in Claiborne County, Mississippi, subject to the  
253 requirements and conditions prescribed in subsection (3) of this  
254 section. The property is more particularly described as follows:

255 **Tract No. 1** - Shaifer House - Recorded in Claiborne County  
256 Deed Book 10-F, Pages 425-430.

257 That certain tract of land known as the Old Shaifer House  
258 tract; for survey, begin at point on the southerly side of  
259 the public road, where it is intersected by the line between  
260 Parcels 1 and 2 of the partition of the Shaifer Estate  
261 property as described in partition deed executed by us and  
262 now recorded Book 10-B, Page 177 of the land records of said  
263 county, and which partition deed together with the plat  
264 recorded therewith is here referred to for full description  
265 of the location of said starting point, and run thence in a  
266 northeasterly direction along said old Port Gibson and Rodney  
267 public road, 1,307 feet to point where said road is  
268 intersected on its North side by a fence, and which point is



269 point of beginning for survey of this tract (and which point  
270 is further located as being North 33° 45' East 1,434.67 feet  
271 from the most eastern corner of Section 16, Township 11  
272 North, Range 2 East). From said point of beginning run  
273 thence along fence, North 35° West 134 feet; thence continue  
274 along fence; South 35° West 15 feet, South 86° West 16 feet  
275 to fence corner; thence along another fence, North 40° West  
276 191 feet to fence corner; thence along another fence, North  
277 40° East 160 feet; thence continue along fence, North 64°  
278 East 217 feet to point on private farm road; thence along  
279 said road, South 31° 45' East 372 feet to point where the  
280 same forks; thence along the fork going southwesterly 100  
281 feet to old Port Gibson and Rodney public road; thence along  
282 said old Port Gibson and Rodney public road, in a  
283 southwesterly direction, 225 feet to point of beginning.  
284 Said tract contains 3.0 acres, more or less, and lies in  
285 Section Twelve (12), Township Eleven (11) North, Range Two  
286 (2) East. Said land is the same as is fully described in  
287 Section V of said above-mentioned partition deed executed by  
288 the grantors, now recorded Book 10-B, Page 177 of the deed  
289 records of said Claiborne County, which is here referred to  
290 in aid of description and for all purposes. All of the above  
291 is in accordance with survey made by R.D. Wade, Jr., and a  
292 copy of plat of his survey is attached hereto and made a part  
293 hereof by reference.



294       **Tract No. 2** - Shaifer House - Recorded in Claiborne County  
295       Deed Book 10-H, Page 9.

296       A tract of land which adjoins the tract sometimes known as  
297       the Old Shaifer House tract and which Old Shaifer House tract  
298       is Tract No. 1 in the deed from me and others to the Grantee  
299       herein which is recorded in Book 10-F, Page 425 of the deed  
300       records of said Claiborne County. For survey of this tract,  
301       begin at the most Southerly or Southwesterly corner of said  
302       Old Shaifer House tract as described in said above mentioned  
303       deed and which is on the Northerly side of the public road  
304       running through said old Shaifer property and which deed is  
305       here referred to for description of location of the starting  
306       point hereof; from said point of beginning, run thence along  
307       the Northerly wayline of said public road South 67° 45' West  
308       70 feet to stake; thence leave road and run thence North  
309       52° 30' West 843.05 feet to stake; thence run North 43° 31'  
310       East 631.74 feet to stake on Easterly side of private ridge  
311       road; thence along the Easterly side of said ridge road South  
312       44° 30' East 195 feet, South 39° 28' East 290 feet, South  
313       37° 45' East 111 feet to stake on Northerly or Northeasterly  
314       corner of said Old Shaifer House tract; thence around said  
315       Old Shaifer House tract site South 64° West 217 feet; thence  
316       South 40° West 191 feet; thence South 40° East 190 feet;  
317       thence South 86° East 16 feet; thence North 35° East 15  
318       feet; thence South 35° East 134 feet to point of beginning.



319 Said tract contains 8.32 acres, more or less and lies in  
320 Section 12, Township 11 North, Range 2 East, all in  
321 accordance with survey made by R.D. Wade, Jr. dated  
322 September, 1979 which is attached hereto and made a part  
323 hereof for all purposes.

324 **Tract 3** - Shaifer House parking lot - Recorded in Claiborne  
325 County Deed Book 19K, Page 243.

326 Description of a 0.52 acre portion of Section 12, T11N-R2E,  
327 Claiborne County, Mississippi, being a portion of the  
328 Hollingsworth property.

329 Commencing at a 1" pipe on the northerly side of Shaifer  
330 Road, which pipe marks the southwesterly corner of a 8.32  
331 acre portion of Section 12, T11N-R2E, Claiborne County,  
332 Mississippi, as shown by plat of survey by R.D. Wade,  
333 Claiborne County Surveyor, dated September 4, 1979, run  
334 thence N 82° 56' 57" E for 96.80 feet to a 5/8" iron rod set  
335 on the southerly side of Shaifer Road for the point of  
336 beginning, being the northeasterly comer of within described  
337 tract. Thence from the said point of beginning run S 24° 58'  
338 45" E for 154.06 feet to a 5/8" iron rod set; thence run N  
339 76° 27 05" W for 151.59 feet to a 5/8" iron rod set; thence  
340 run S 54° 55' 29" W for 119.00 feet to a 5/8" iron rod set;  
341 thence run N 40° 02' 07" W for 90.73 feet to a 5/8" iron rod  
342 set on the southerly side of Shaifer Road; thence run N 66°  
343 35' 38" E along said southerly side of Shaifer Road for



344 259.42 feet to the point of beginning. Recorded in Deed Book  
345 19K at Pages 243-247, reference to which is hereby made in  
346 aid of and as a part of this description;

347 **Tract 4** - Old Magnolia Church lot - Recorded in Claiborne  
348 County Deed Book 10-H, Page 9.

349 For survey of the tract hereby conveyed, begin at the  
350 Northwest corner of the said old Magnolia Church site as  
351 described in said deed above referred to and which deed is  
352 here referred to for description of location of said starting  
353 point; from said starting point, run thence South 16° East 78  
354 feet; thence run South 2° East 52 feet; thence run South 16°  
355 West 69 feet; thence run South 17° West 109 feet to stake at  
356 southerly corner of said old Magnolia Church site; run thence  
357 North 79° 34' West 364.04 feet to stake; thence North 53° 45'  
358 East 396 feet to stake; thence South 84° 45' East 49 feet to  
359 point of beginning. Said tract contains 1.87 acres, more or  
360 less, and lies in Section 12, Township 11 North, Range 2  
361 East; all of the above in accordance with survey made by R.D.  
362 Wade, Jr., dated September 1979, and plat of survey showing  
363 this tract and the old Magnolia Church site referred to above  
364 is attached hereto as Exhibit "B" hereto and made a part  
365 hereof for all purposes.

366 (3) The State of Mississippi shall retain all mineral rights  
367 in the property donated under the provisions of this section.



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

