

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.

