

By: Representative Crudup

To: Public Property

HOUSE BILL NO. 1055

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,



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

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

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

60 That except for a parcel of land located in the South 1/2 of  
61 the Northwest 1/4 of Section 25, Township 6 North, Range 1 East,  
62 Jackson, Hinds County, Mississippi, said property being the  
63 property of the City of Jackson as conveyed from the State of  
64 Mississippi in 1944 and identified as a portion of Hinds County  
65 Tax Parcel 444-2, which shall be subject to the conditions set  
66 forth in Section 3, said conveyance be made subject to the  
67 conditions that the above property thereby conveyed shall only be  
68 used by the City of Jackson for park purposes and purposes  
69 incident thereto, and when same shall cease to be used for said  
70 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



95 126.07 feet to the Point of Beginning. Said parcel contains 50,000  
96 square feet, more or less.

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

108 Section \* \* \* 4. That said deed shall be executed and  
109 delivered and the consideration of Fifty Thousand Dollars  
110 (\$50,000.00) shall be paid within three (3) months from the  
111 effective date of this act; that the city be required to open up  
112 the streets and develop the park as fast as war conditions justify  
113 and that the streets be completed and the park be established  
114 within a period of three (3) years from the effective date of this  
115 act.

116 Section \* \* \* 5. The consideration of Fifty Thousand Dollars  
117 (\$50,000.00) provided for under the terms of this act shall be  
118 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.

