

By: Senator(s) Michel

To: Public Property;  
Appropriations

SENATE BILL NO. 2722

1 AN ACT TO AUTHORIZE THE DEPARTMENT OF FINANCE AND  
2 ADMINISTRATION TO PURCHASE CERTAIN REAL PROPERTY LOCATED WITHIN  
3 THE CAPITOL COMPLEX IN THE CITY OF JACKSON, HINDS COUNTY,  
4 MISSISSIPPI, KNOWN AS THE "NORTH FORTY"; AND FOR RELATED PURPOSES.

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

6 **SECTION 1.** (1) The Department of Finance and Administration  
7 is authorized to purchase certain real property, and any  
8 improvements thereon, located within the Capitol Complex in the  
9 City of Jackson, Hinds County, Mississippi, known as the "North  
10 Forty," and being more particularly described as follows:

11 Parts of Lots 6, 5 and Lot 3 of the subdivision C of Helm  
12 Survey now on file in the office of the Chancery Clerk,  
13 Jackson, Hinds County, Mississippi, in Plat Book A, Page 302  
14 and more particularly described as:

15 **Beginning** at a point 73.45 feet West along the South line of  
16 George Street from the intersection of the South line of  
17 George Street and the West line of Lamar Street as both are  
18 now laid out in the City of Jackson, Mississippi; turn thence  
19 left through an angle of 91 degrees 55 minutes from the South



20 line of George Street as now laid out and run Southerly 72.6  
21 feet to an iron pin: turn thence to the right through an  
22 angle of 88 degrees 48 minutes and run Westerly 106.9 feet to  
23 an iron pin; turn thence to the left through an angle of 85  
24 degrees 43 minutes and run Southerly 116.6 feet to an iron  
25 pin and the North line of Oakley Street as now laid out in  
26 the City of Jackson; turn thence right through an angle of 91  
27 degrees 33 minutes and run Westerly along the North line of  
28 Oakley Street for a distance of 219.4 feet to an iron pin;  
29 turn thence right through an angle of 90 degrees 29 minutes  
30 and run Northerly 7.2 feet to an iron pin; turn thence left  
31 through an angle of 5 degrees 33 minutes and run Northerly 91  
32 feet to an iron pin; turn thence right through an angle 88  
33 degrees 32 minutes and run Easterly for a distance of 77.2  
34 feet to an iron pin; turn thence to the left through an angle  
35 of 70 degrees 45 minutes and run Northerly 91.2 feet to an  
36 iron pin and the South line of George Street; turn thence  
37 right through an angle of 79 degrees 34 minutes and run  
38 Easterly 226.6 feet to an iron pin and the **Point of**  
39 **Beginning.**

40 A lot fifty-five (55) feet wide and ninety (90) feet deep  
41 situated on the south side of George Street and fronting  
42 fifty-five (55) feet in said street and being number 255 on  
43 said street; being the East half of the North half of the  
44 South half of Lot Six (6) of the Helm Survey according to



45 Daniels Official Map of the City of Jackson, Mississippi,  
46 made in the year 1875; being the East half of the lot  
47 conveyed to Malinda Bogan by Solomon Dreyfus by deed dated  
48 May 29, 1903, and recorded in the office of the Chancery  
49 Clerk of Hinds County, at Jackson, Mississippi, in Book 40,  
50 page 155, reference to which is hereby made as a part hereof  
51 in aid of this description.

52 A certain parcel of land being situated in the Helm Survey in  
53 the City of Jackson, Mississippi, and being more particularly  
54 described as follows:

55 **Beginning** at an iron stake in the south line of George Street  
56 which is 354 feet west of the west line of Lamar Street at  
57 its intersection with the south line of George Street and run  
58 thence east along the south line of George Street 354 feet to  
59 the west line of Lamar Street; thence southwesterly along the  
60 west line of Lamar Street 209.67 feet to the north line of  
61 Oakley Street; thence westerly along the north line of Oakley  
62 Street for a distance of 336.1 feet to an old fence line;  
63 turning thence to the right through an angle of 86 degrees 10  
64 minutes and run northerly along said old fence line 91.7 feet  
65 to an iron stake; turning thence to the right through an  
66 angle of 89 degrees 35 minutes and run easterly 50.4 feet to  
67 an iron stake; turn and run northerly along an old fence line  
68 88.35 feet to the **Point of Beginning**.



69           (2) The real property and improvements described in  
70 subsection (1) of this section shall not be purchased for an  
71 amount greater than the current fair market value as determined by  
72 the average of two (2) appraisals by qualified appraisers, one (1)  
73 of whom shall be selected by the Department of Finance and  
74 Administration, and both of whom shall be certified and licensed  
75 by the Mississippi Real Estate Appraiser Licensing and  
76 Certification Board.

77           (3) The Department of Finance and Administration may correct  
78 any discrepancies in the legal description of the property  
79 provided in this section.

80           (4) In acquiring ownership of the property described in  
81 subsection (1) of this section, the state shall acquire all  
82 interest in the mineral rights in the property, which shall be  
83 retained by the state in any subsequent agreement to sell or lease  
84 the property once acquired under the provisions of this act.

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

