

By: Senator(s) Turner-Ford

To: Public Property;
Appropriations

SENATE BILL NO. 2723

1 AN ACT TO AUTHORIZE THE DEPARTMENT OF FINANCE AND
2 ADMINISTRATION TO PURCHASE CERTAIN REAL PROPERTY LOCATED WITHIN
3 THE CAPITOL COMPLEX ON HIGH STREET AND NORTH STREET IN THE CITY OF
4 JACKSON, HINDS COUNTY, MISSISSIPPI; 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, which is more
10 particularly described as follows:

11 (a) Property located at 700 High Street consisting of
12 three (3) parcels and identified as:

13 **Parcels 1 & 2**

14 A part of Lots 1 and 2 of Greens Subdivision of 2 Acre Lots 1
15 & 2 North in the City of Jackson, Mississippi and being more
16 particularly described as follows:

17 Commence at a 5/8" iron pin set which marks the northeast
18 corner of the said Lot 2 of Greens Subdivision of 2 Acres
19 Lots 1 & 2 North Jackson, and also marks the **Point of**



20 **Beginning** for the parcel herein described; thence South
21 08°56'21" West for a distance of 155.0 feet along the western
22 right of way line of North Street to a 5/8" iron pin set at
23 the present northern right of way line of High Street; thence
24 North 80°28'36" West for a distance of 320.26 feet along the
25 said northern right of way line of North Street to a 5/8"
26 iron pin set at the eastern right of way line of North State
27 Street; thence North 08°56'34" East for a distance of 77.50
28 feet along the said Street and run South 80°28'36" East for a
29 distance of 187.47 feet to a "PK" nail set; thence North
30 07015'41" East for a distance of 77.56 feet along the western
31 edge of a concrete wall to a 5/8" iron pin set at the
32 northern line of said Lot 2 of Greens Subdivision of 2 Acre
33 Lots 1 & 2 North Jackson; thence South 80°28'36" East for a
34 distance of 135.06 feet along the said northern line of
35 Greens Subdivision of Acre Lots 1 & 2 North Jackson to the
36 **Point of Beginning** containing 0.8080 acres more or less.

37 **Parcel 3**

38 A part of the West 1/4 of 2 Acre Lot 10 North in the City of
39 Jackson, Mississippi and being more particularly described as
40 follows:

41 Commence at a 5/8" iron pin set at the intersection of the
42 eastern right of way line of North Street with the northern
43 right of way line of High Street as both streets are now in
44 use, said intersection being the **Point of Beginning** for the



45 parcel herein described; run thence North 08°54'12" East
46 along the said eastern right of way line of North Street and
47 run South 81°14'13" East parallel with the aforesaid northern
48 right of way line of High Street for a distance of 129.69
49 feet to a "PK" nail found; thence North 08°54'12" East
50 parallel with the aforesaid eastern right of way line of
51 North Street for a distance of 25.00 feet to a "PK" nail
52 found; thence South 81°14'13" East parallel with the said
53 northern right of way line of High Street for a distance of
54 29.48 feet to a 1/2" iron pin found which marks the mid-line
55 of the said 2 Acre Lot 10 North, also marks the northeast
56 corner of the parcel herein describe; thence South 08°16'03"
57 West along the said mid-line of 2 Acre Lot 10 North for a
58 distance of 92.86 feet to a 5/8" iron pin set at the
59 aforesaid northern right of way line of High Street; thence
60 run North 81°14'13" West along the said northern right of way
61 line of High Street for a distance of 160.20 feet to the
62 **Point of the Beginning**, containing 0.2660 acres more or less.

63 (b) Property located at 610 North Street and identified
64 as:

65 Parcel of land situated in the West 1/2 of 2 Acre Lot 10
66 North in the City of Jackson, Mississippi and being more
67 particularly described as follows:

68 **Beginning** at a point on the East line of North Street which
69 point is 139.2 feet measured northerly along the East line of



70 North Street from the intersection of the East line of North
71 Street with the North line of High Street; run thence
72 southerly along the East line of North Street 68.5 feet;
73 thence easterly parallel with High Street 130 feet; thence
74 northerly parallel with North Street 25 feet; thence easterly
75 parallel with High Street 29.48 feet to the line between the
76 East 1/2 and the West 1/2 of 2 Acre Lot 10; thence northerly
77 parallel with North Street 40.3 feet; thence westerly 159.5
78 feet measured along the South line of that property described
79 in Deed Book 2380 at Page 154 to the **Point of Beginning**
80 containing 0.28 acres more or less.

81 (2) The real property and improvements described in
82 subsection (1) of this section shall not be purchased for an
83 amount greater than the current fair market value as determined by
84 the average of two (2) appraisals by qualified appraisers, at
85 least one (1) of whom shall be selected by the Department of
86 Finance and Administration, and both of whom shall be certified
87 and licensed by the Mississippi Real Estate Appraiser Licensing
88 and Certification Board.

89 (3) The Department of Finance and Administration is
90 authorized to negotiate any and all closing costs related to the
91 acquisition of these properties.

92 (4) The Department of Finance and Administration may correct
93 any discrepancies in the legal descriptions of the property
94 provided in this section.



95 (5) The real property and improvements acquired under this
96 section shall be used exclusively for state office space and
97 parking purposes.

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

