

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.

