

By: Senator(s) Younger

To: Public Property

## SENATE BILL NO. 2499

1 AN ACT TO AMEND CHAPTER 393, LAWS OF 2019, TO REVISE THE  
2 ABILITY OF THE MISSISSIPPI DEVELOPMENT AUTHORITY TO SELL, LEASE OR  
3 OTHERWISE DISPOSE OF CERTAIN REAL PROPERTY; AND FOR RELATED  
4 PURPOSES.

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

6 **SECTION 1.** (1) The Mississippi Development Authority is  
7 authorized to sell, lease or otherwise dispose of, in whole or in  
8 part, in a manner as determined in the sole discretion of the  
9 authority, the following described real property and any  
10 improvements thereon:

11 TRACT I DESCRIPTION #1:

12 Commencing at a set nail in pavement at the SW 1/4 of the NW  
13 1/4 of Section 15, T-18-S, R-18-W, Lowndes County,  
14 Mississippi; thence N88°35'46"E, a distance of 499.86 feet to  
15 the point of beginning and at state plane coordinate  
16 N1456560.6170 E1113430.5090, based on NAD-83, Mississippi  
17 East 2301 zone; from said point of beginning thence  
18 N00°45'46"W, a distance of 751.70 feet; thence N12°17'40"W, a  
19 distance of 169.79 feet; thence N05°28'05"W, a distance of



263.88 feet; thence N06°23'26"W, a distance of 152.45 feet;  
thence N87°58'02"E, a distance of 1,534.95 feet; thence  
S39°27'31"W, a distance of 1,076.12 feet; thence S50°32'29"E,  
a distance of 41.01 feet; thence S39°27'31"W, a distance of  
669.20 feet; thence S88°02'45"W, a distance 368.41 feet to  
the point of beginning located in the NE 1/4 of the NW 1/4  
and the NW 1/4 of the NE 1/4 of Section 15, T-18-S, R-18-W,  
Lowndes County, Mississippi and containing 28.4373 acres,  
more or less.

TRACT II DESCRIPTION #1:

Commencing at the SE corner of Block 11, lot 6 of the  
Interstate City Addition, City of Columbus; thence  
N27°15'13"E, a distance of 412.90 feet; thence N50°32'29"W, a  
distance of 159.57 feet; thence N50°32'29"W, a distance of  
30.01 feet to the point of beginning and at state plane  
coordinate N1457279.0334 E1114792.1955, based on NAD-83,  
Mississippi East 2301 zone; from said point of beginning  
thence S37°48'10"W, a distance of 390.43 feet; thence  
N50°32'29"W, a distance of 246.76 feet; thence N39°27'31"E, a  
distance of 390.27 feet; thence S50°32'29"E, a distance of  
235.48 feet to the point of beginning, located in the Block  
12, lot 3, 4, 5 & 6 of the Interstate City Addition, City of  
Columbus and containing 2.1603 acres, more or less.

TRACT II DESCRIPTION #2:



Beginning and Commencing at the SE corner of Block 11, lot 6 of the Interstate City Addition, City of Columbus and at state plane coordinate N1456791.4860 E1114749.4870, based on NAD-83, Mississippi East 2301 zone; thence N50°32'29"W, a distance of 235.19 feet; thence N37°48'10"E, a distance of 403.74 feet; thence S50°32'29"E, a distance of 159.57 feet; thence S27°15'13"W, a distance of 412.90 feet to the point of beginning, located in the Block 11, lot 3, 4, 5 & 6 of the Interstate City Addition, City of Columbus and containing 1.8287 acres, more or less.

(2) The Mississippi Development authority may pay the cost of title search, perfection of title, title insurance, legal fees and recording fees and other costs as may be required to sell, lease or otherwise dispose of the property.

(3) In the event that any or all of the real property and improvements described in subsection (1) of this section is sold, the real property \* \* \* the real property may be sold for less than fair market value at the sole discretion of the authority.

(4) Any proceeds from the sale of the land, and any improvements thereon, listed in subsection (1) of this section, shall be deposited into the \* \* \* Mississippi Existing Industry Productivity Loan Program Bond Sinking Fund.

(5) The \* \* \* Mississippi Development Authority may correct any discrepancies in the legal description of the property provided in this section.



69           **SECTION 2.**   (1)   The Mississippi Transportation Commission is  
70   authorized to lease for any amount certain real property to the  
71   Mississippi Department of Human Services.  Additionally, the  
72   Mississippi Department of Human Services is authorized to sublease  
73   for any amount such real property to an entity to be selected by  
74   the department.  The real property is located in Oxford,  
75   Mississippi, and is more particularly described as follows:

76           The following description is based on the Mississippi  
77   State Plane Coordinate System, East Zone, NAD 83 (93) grid  
78   values, U.S. Survey Feet, using a combined factor of  
79   0.999984427 and a convergence angle of negative(-) 00 degrees  
80   23 minutes 01 seconds as developed by the Mississippi  
81   Department of Transportation for Project No. 102168-202000.  
82   It is the intent of this description to convey that portion  
83   of the Grantors property lying within the new right-of-way as  
84   defined by said project:

85           Commence at a 2 1/2" aluminum monument found at the  
86   southeast corner of Section 4, Township 9 South, Range 3  
87   West, Lafayette County, Mississippi, the location of said  
88   monument being defined by state plane coordinates of N  
89   1,754,674.18 and E 780,228.51.

90           From said Point of Commencement run North 49 Degrees 55  
91   Minutes 41 Seconds West a distance of 3488.78 feet to a point  
92   at the intersection of the grantor's southern property line  
93   and the proposed western right-of-way line of referenced



State Project, said point being defined by state plane coordinates of N 1,756,920.08 and E 777,558.76 and hereinafter referred to as the Point of Beginning.

From said Point of Beginning run along the proposed western right-of-way line of the above referenced State Project the following courses and distances:

North 08 Degrees 29 Minutes 30 Seconds East a distance of 89.10 feet to a point 275.00 feet westerly of and perpendicular to the centerline survey of State Route 7 at station 1370+75.00;

North 33 Degrees 42 Minutes 15 Seconds East a distance of 229.62 feet to a point 180.00 feet westerly of and perpendicular to the centerline survey of State Route 7 at station 1372+80.00, said point is hereby designated as point "G-1" for future reference;

North 10 Degrees 08 Minutes 56 Seconds East a distance of 152.34 feet to a point 180.00 feet westerly of and perpendicular to the centerline survey of State Route 7 at station 1374+30.00;

North 07 Degrees 31 Minutes 56 Seconds West a distance of 64.79 feet to a point 85.00 feet southerly of and perpendicular to the centerline survey of Veteran's Drive at station 8+00;

North 74 Degrees 24 Minutes 30 Seconds West a distance of 65.19 feet to a point 80.00 feet southerly of and



perpendicular to the centerline survey of Veteran's Drive at station 7+35.00, said point is hereby designated as point "G-2" for future reference;

North 78 Degrees 48 Minutes 25 Seconds West a distance of 65.00 feet to a point 80.00 feet southerly of and perpendicular to the centerline survey of Veteran's Drive at station 6+70.00;

North 60 Degrees 08 Minutes 59 Seconds West a distance of 61.94 feet to a point 60.18 feet southerly of and perpendicular to the centerline survey of Veteran's Drive at station 6+11.31;

North 05 Degrees 19 Minutes 15 Seconds West a distance of 13.40 feet to a point on the existing (2012) southern right-of-way line of Veteran's Drive;

Thence leaving the proposed western right-of-way line of the above referenced State Project and along the southern right-of-way line of Veteran's Drive the following courses and distances:

South 65 Degrees 07 Minutes 31 Seconds East a distance of 66.72 feet;

South 78 Degrees 28 Minutes 40 Seconds East a distance of 227.80 feet to a point on the existing (2012) western right-of-way line of State Route 7;

Thence leaving the existing southern right-of-way line of Veteran's Drive and along the existing western



right-of-way line of State Route 7 the following courses and distances:

Southerly with a curve turning to the left with a radius of 11616.29 feet, an arc length of 546.20 feet, a chord bearing of South 09 Degrees 34 Minutes 28 Seconds West, and a chord length of 546.15 feet;

North 81 Degrees 46 Minutes 21 Seconds West a distance of 25.00 feet to a point on the grantor's southern property line;

Thence leaving the existing western right-of-way line of State Route 7 and along the grantor's southern property line, run North 74 Degrees 18 Minutes 30 Seconds West a distance of 151.19 feet back to the Point of Beginning.

The above described parcel of land contains 1.53 acres, (66,726 square feet), more or less, and is situated in the Northeast Quarter of the Southwest Quarter, the Southeast Quarter of the Northwest Quarter, the Northwest Quarter of the Southeast Quarter, and the Southwest Quarter of the Northeast Quarter of Section 4, Township 9 South, Range 3 West, in the City of Oxford, Lafayette County, Mississippi.

Together with any and all abutter's rights of access, if any, in, to, over, on, and across the above-described proposed right-of-way line between Point "G-1" and Point "G-2" as described above and as shown on the Right-of-Way Acquisition maps for the above-referenced highway project.



169           (2) Upon notification by the Mississippi Transportation  
170 Commission that it has sufficient funding to advertise and let a  
171 contract for the expansion of State Route 7 in Lafayette County,  
172 south of Oxford, then the lease between the commission and the  
173 Mississippi Department of Human Services and the sublease between  
174 the Mississippi Department of Human Services and the subleasee for  
175 the property described in subsection (1) of this section shall be  
176 terminated and the premises leased shall be vacated.

177           (3) The Mississippi Transportation Commission and the  
178 Mississippi Department of Human Services must agree in writing to  
179 the terms and conditions of the lease of the property described in  
180 subsection (1) of this section.

181           (4) The Mississippi Transportation Commission is vested with  
182 the authority to correct any discrepancies in the legal  
183 description of the property described in subsection (1) of this  
184 section.

185           **SECTION 3.** This act shall take effect and be in force from  
186 and after its passage.

