

## NOTICE OF PUBLIC HEARING

(This description was corrected on July 22, 2022)

NOTICE is hereby given that the Mayor and Aldermen of the City of Vicksburg shall hold a public hearing for the purpose of hearing any objections that may be made to the creation of special assessment which will be levied on commercial real property lying within the area described as follows:

The property to be included within the special assessment area is all property bounded by (lying within) the following description:

Commence at a point where the centerline of Jackson Street intersects with the centerline of Cherry Street, said point being the Point of Beginning; thence run southerly along the centerline of Cherry Street to the point of intersection with the centerline of China Street; from said point run easterly along the centerline of China Street to the point of intersection with the centerline of Adams Street; from said point run southerly along the centerline of Adams Street to the point of intersection with the south right of way line of South Street; from said point run west to a point which is the intersection of the south right of way line of South Street and the northwest corner of Lot 5 of Nathan Seymour Survey as recorded in the Land Records of Warren County in Deed Book Q at page 471; from said point run south along the west line of said Lot 5 to the southwest corner of said Lot 5, said point is on the north right of way of Harrison Street; from said point run southerly to a point which is the intersection of the south right of way line of Harrison Street and the west right of way line of Vick Street; from said point run southerly along the west right of way line of Vick Street to a point, said point being the intersection of the west right of way line of Vick Street and the north line of that property conveyed to Vicksburg Senior Associates L.P., as described in the land records of Warren County in Deed Book 1204 Page 533; from said point run easterly across Vick Street to the east right of way of Vick Street; thence along the east right of way of said Vick Street, N 07 degrees 57 minutes 56 seconds E, 16.34 feet to an iron pin at the northwest corner of the City of Vicksburg parcel as recorded in Deed Book 266 at Page 575 of the aforesaid Land Records; thence leave the east right of way of Vick Street and run along the north line of the said City of Vicksburg parcel, the following courses and distances:

S 82 degrees 02 minutes 04 seconds E, 40.00 feet to an iron pin; thence N 07 degrees 57 minutes 56 seconds E, 3.00 feet to an iron pin; thence S 82 degrees 02 minutes 04 seconds E, 40.00 feet to an iron pin; thence S 07 degrees 57 minutes 56 seconds W, 40.00 feet to an iron pin; thence S 82 degrees 02 minutes 04 seconds E, 40.00 feet to an iron pin; thence S 07 degrees 57 minutes 56 seconds W, 16.00 feet to an iron pin at the northwest corner of Lot 15 of the W.L. Polk's Survey of the Emanuel Property (DB58/PG414); thence along the north line of Lots 15, 14, 13, 12, and 11 of said W.L. Polk's Survey of the Emanuel Property, S 82 degrees 02 minutes 04 seconds E, 190.00 feet to an iron pin on the north line of said Lot 11 which lies 10 feet West of the northeast corner of said Lot 11; thence along a line that lies 10 feet West of the East line of said Lot 11, S 07 degrees 57 minutes 56 seconds W, 157.12 feet to an iron pin on the north line of Vick Street which is not opened; thence along the north line of said Vick Street (not opened), S 56 degrees 22 minutes 04 seconds E, 11.10 feet to an iron pin at an angle point in the northeast line of said Vick Street (not opened); thence along the east line of said Vick Street (not opened), S 10 degrees 02 minutes 04 seconds E, 123.92 feet to an iron pin on the northeast line of the Railroad property as described in Deed Book Y at Page 41 of said Land Records; thence along the east line of said Railroad property, N 25 degrees 22 minutes 04 seconds W, 39.26 feet to an iron pin at the northeast corner of said Railroad property; thence westerly along the north line of said Railroad property to the point of its intersection with the west right of way line of Monroe Street; thence run northwesterly along the west right of way line of Monroe Street to a point which is the intersection of the west right of way line of Monroe Street and the south right of way line of an unopened portion of Bridge Street; thence westerly along said south right of way line of Bridge Street to a point which is the intersection of said south right of way line of Bridge Street and the east right of way line of Washington Street; thence westerly on a line which is the projection of the south right of way line of Bridge Street to its intersection with the west right of way line of Washington Street; thence northerly along the west right of way line of Washington Street to a point which is the intersection of the west right of way line of Washington Street and the south right of way line of Depot Street; then westerly along the south right of way line of Depot Street to a point which is the intersection of the south right of way line of Depot Street and the east right of way line of Pearl Street; run thence northerly across Depot Street to a point which is the intersection of the north right of way line of Depot Street and the east right of way line of Pearl Street; run thence northerly along the east right of way of Pearl Street to a point which is the intersection of the east right of way line of Pearl Street and the south right of way line of South Street; thence run northerly along a projection of the east right of way line of Pearl Street to a point which is the intersection of said projected line and

the center line of South Street; from said point run westerly along an extension of the centerline of South Street to the point of intersection of the live thalweg of the Yazoo River Diversion Canal; from said point run northerly along the live thalweg of the Yazoo River Diversion Canal to the point of intersection of a westerly extension of the centerline of First East Street; from said point run easterly along the westerly extension of the centerline of First East Street to the point of intersection of the westerly extension of the centerline of First East Street with the centerline of Washington Street; from said point run easterly along the centerline of First East Street to the point of intersection with the centerline of Cherry Street; from said point run southerly along the centerline of Cherry Street to the Point of Beginning. A map outlining the area so described is attached hereto as a part of this description of the property.

The Mayor and Aldermen shall hear any objections that may be made concerning the establishment of the special assessment, the rate of the special assessment, the area within which the special assessment is to be made, the purpose for the special assessment or any other objections that might be made. Said hearing shall be held at 10 o'clock a.m. in the Board Room at Robert M. Walker Building located 1415 Walnut Street in Vicksburg, Mississippi on Monday, August 25, 2025.

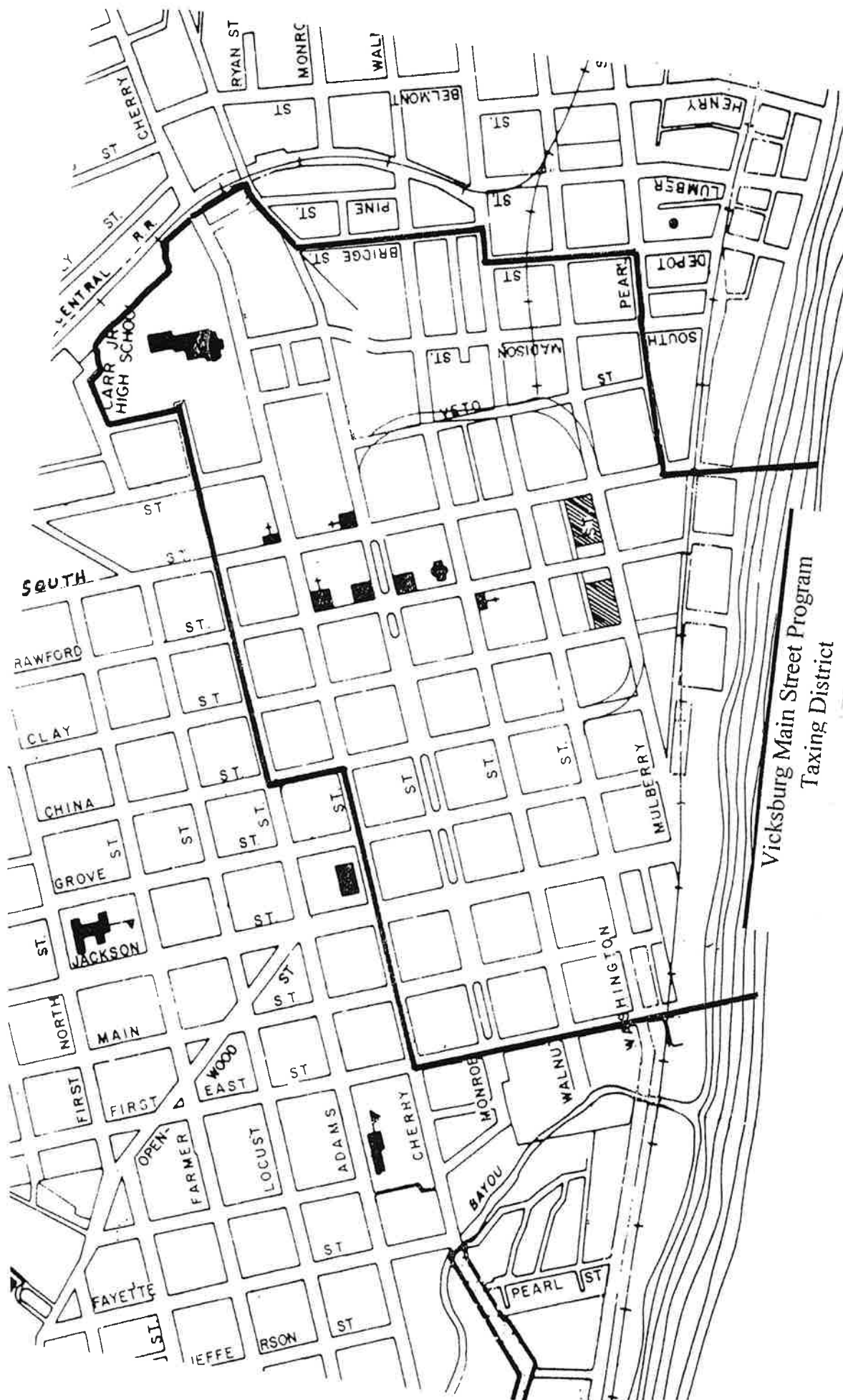
All interested owners of property lying within the heretofore described area are invited to attend.

---

DEBORAH A. KAISER-NICKSON, CITY CLERK

Publish:  
The Vicksburg Post  
3 times

Wednesday, July 16, 2025  
Wednesday, July 23, 2025  
Wednesday, July 30, 2025



Vicksburg Main Street Program  
Taxing District