

ARKANSAS STATE HIGHWAY COMMISSION

DICK TRAMMEL
CHAIRMAN
ROGERS

THOMAS B. SCHUECK
VICE CHAIRMAN
LITTLE ROCK

ROBERT S. MOORE, JR.
ARKANSAS CITY



P.O. Box 2261

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FRANK D. SCOTT, JR.
LITTLE ROCK

DALTON A. FARMER, JR.
JONESBORO

SCOTT E. BENNETT, P.E.
DIRECTOR OF
HIGHWAYS AND TRANSPORTATION

January 10, 2017

Mr. Marty Garrity, Director
Bureau of Legislative Research
Arkansas Legislative Council
State Capitol Building, Room 315
Little Rock, Arkansas 72201

Dear Mr. Garrity:

As required by Act 1315 of 1997, transmitted are the land conveyances for the period of October 1, 2016 through December 31, 2016.

If you need additional information, please contact Perry Johnston, Division Head of Right of Way, at (501) 569-2311.

Sincerely,

A handwritten signature in blue ink, reading "Scott E. Bennett", is positioned above the typed name.

Scott E. Bennett, P.E.
Director of Highways
and Transportation

c: Deputy Director and Chief Operating Officer
Deputy Director and Chief Engineer
Assistant Chief Engineer – Design
Right of Way Division



Doc ID: 017159960009 Type: REL
Kind: MISC
Recorded: 11/16/2016 at 12:20:30 PM
Fee Amt: \$55.00 Page 1 of 9
Washington County, AR
Kyle Sylvester Circuit Clerk

File **2016-00034044**

ARKANSAS HIGHWAY COMMISSION

COMMISSION MINUTE ORDER: 2016-101

DISTRICT: FOUR

COUNTY: WASHINGTON

ARKANSAS STATE HIGHWAY COMMISSION

MINUTE ORDER

District: Four

Page 1 of 7 Pages

County: Washington

Category: Surplus Property

WHEREAS, the Arkansas State Highway Commission (Commission) acquired property known as Tract Nos. 45R-1, 45R-2, 45R-3, and 57R in fee from property owner, Bank of the Ozarks, an Arkansas corporation, by Warranty Deed filed for record on September 23, 2010, in the Circuit Clerk's office of Washington County, Arkansas, in connection with Job No. 040524, Highway 62 Bypass (Prairie Grove) in Washington County, Arkansas; and

WHEREAS, the Commission acquired Tract No. 45R-1 (consisting of 0.30 acres) for FIVE HUNDRED AND NO/100 DOLLARS (\$500.00), which the tract is more particularly described as follows:

Tract 45R-1

Part of the Lot 59, Sundowner Subdivision Phase 3 to the City of Prairie Grove, being part of the Northeast Quarter of the Southwest Quarter of Section 17, Township 15 North, Range 31 West, Washington County, Arkansas, more particularly described as follows:

BEGINNING at a 5/8 Inch Rebar with Cap being used as the Southwest corner of Lot 60, Sundowner Subdivision Phase 3, said point being on the Northerly right of way line of Park Street as established by the plat of Sundowner Subdivision Phase 3 recorded June 14, 2007; thence North 88°37'43" West along said right of way line a distance of 86.19 feet to a point on the Easterly right of way line of U.S. Highway 62 Bypass as established by AHTD Job 040524; thence North 10°39'50" West along said right of way line a distance of 24.50 feet to a point; thence North 00°21'31" East along said right of way line a distance of 115.34 feet to a point on the Southerly right of way line of Brigade Boulevard as established by the plat of Sundowner Subdivision Phase 3 recorded June 14, 2007; thence South 87°39'51" East along said right of

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MINUTE ORDER

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Category: Surplus Property

way line a distance of 95.68 feet to a point on the East line of Lot 59, Sundowner Subdivision Phase 3; thence South 02°20'27" West along said East line a distance of 137.70 feet to the point of beginning and containing 0.30 acres more or less (12,860 sq. ft. more or less) as shown on plans prepared by the AHTD referenced as Job 040524.
DH 8/11/14

Also being subject to the Permanent Easement along the South property line described as follows:

Part of the Lot 59 of Sundowner Subdivision Phase 3 to the City of Prairie Grove, Washington County, Arkansas, more particularly described as follows:

BEGINNING at a 5/8 Inch Rebar with Cap being used as the Southeast Quarter of Lot 59, Sundowner Subdivision Phase 3, said point being on the Northerly right of way line of Park Road as established by plat of Sundowner Subdivision Phase 3 recorded June 14, 2007; thence North 88° 37' 43" West along said right of way line a distance of 86.19 feet on the Easterly right of way line of U.S. Highway 62 Bypass as established by AHTD Job 040425; thence North 10° 39' 50" West along said right of way line a distance of 24.50 feet to a point; thence South 86° 48' 07" East a distance of 91.70 feet to a point on the East line of Lot 59, Sundowner Subdivision Phase 3; thence South 02° 20' 27" West along said East line a distance of 21.04 feet to the point of beginning and containing 1,997 square feet more or less as shown on plans prepared by the AHTD referenced as Job 040524.
DH 8/11/14

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WHEREAS, the Commission acquired 45R-3 (consisting of 0.12 acres) for FIVE HUNDRED AND NO/100 DOLLARS (\$500.00), and Tract No. 57R (consisting of 1.52 acres) for EIGHT THOUSAND AND NO/100 DOLLARS (\$8,000.00), which the tracts are more particularly described as follows:

Tract 45R-3

Part of the Lot 36, Sundowner Subdivision Phase 3 to the City of Prairie Grove, being part of the Southeast Quarter of the Northwest Quarter of Section 17, Township 15 North, Range 31 West, Washington County, Arkansas, more particularly described as follows:

Commencing at a 5/8 Inch Rebar with Cap being used as the Southwest corner of Lot 60, Sundowner Subdivision Phase 3; thence North 02° 20' 27" East along the East line of Lot 59, Sundowner Subdivision Phase 3 a distance of 137.70 feet to a point on the Southerly right of way line of Brigade Boulevard as established by the plat of Sundowner Subdivision Phase 3 recorded June 14, 2007; thence North 87°39'51" West along said right of way line a distance of 128.11 feet to a point; thence in a Westerly direction along said right of way line on a curve to the left having a radius of 30.00 feet a distance of 28.16 feet having a chord bearing of South 73°41'09" West a distance of 27.14 feet to a point; thence continue in a Southwesterly direction along said right of way line on a curve to the right having a radius of 50.00 feet a distance of 30.40 feet having a chord bearing of South 62°05'48" West a distance of 29.93 feet to a point; thence continue in a Westerly direction along said right of way line on a curve to the right having a radius of 50.00 feet a distance of 49.12 feet having a chord bearing of North 72°20'44" West a distance of 47.16 feet to a point; thence continue in a Northwesterly direction along said right of way line on a curve to the right having a radius of 50.00 feet a distance of 33.89 feet

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having a chord bearing of North 24°47'04" West a distance of 33.25 feet to a point; thence continue in a Northerly direction along said right of way line on a curve to the right having a radius of 50.00 feet a distance of 48.17 feet having a chord bearing of North 22°14'07" East a distance of 46.33 feet to a point; thence continue in a Northerly direction along said right of way line on a curve to the left having a radius of 30.00 feet a distance of 29.64 feet having a chord bearing of North 20°18'57" East a distance of 28.45 feet to a point on the Westerly right of way line of Chews Battalion Drive as established by the plat of Sundowner Subdivision Phase 3 recorded June 14, 2007; thence North 02°20'01" East along said right of way line a distance of 89.82 feet to a point; thence North 02°19'58" East along said right of way line a distance of 239.98 feet to a point; thence North 02°20'09" East along said right of way line a distance of 880.06 feet to a point; thence North 02°23'50" East along said right of way line a distance of 28.20 feet to a point; thence in a Northerly direction along said right of way line on a curve to the left having a radius of 30.00 feet a distance of 28.03 feet having a chord bearing of North 16°33'37" West a distance of 27.03 feet to a point; thence continue in a Northwesterly direction along said right of way line on a curve to the right having a radius of 50.00 feet a distance of 30.73 feet having a chord bearing of North 27°37'13" West a distance of 30.25 feet to a point; thence continue in a Northeasterly direction along said right of way line on a curve to the right having a radius of 50.00 feet a distance of 60.81 feet having a chord bearing of North 24°49'48" East a distance of 57.13 feet to a point; thence continue in a Easterly direction along said right of way line on a curve to the right having a radius of 50.00 feet a distance of 69.92 feet having a chord bearing of North 80°15'55" East a distance of 64.36 feet to a point; thence South 36°13'08" East along said right of way line a distance of 6.95 feet to a point; thence in a Easterly direction along said right of way line on a curve to the left having a radius of 30.00 feet a distance of 22.27 feet having a chord bearing of South 78°45'14" East a distance of 21.76 feet to

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a point; thence South 87°39'51" East along said right of way line a distance of 14.64 feet to a point on the Easterly right of way line of U.S. Highway 62 Bypass as established by AHTD Job 040524 for the POINT OF BEGINNING; thence North 03°06'56" East along said right of way line a distance of 124.29 feet to a point on the North line of the Southeast Quarter of the Northwest Quarter of Section 17; thence South 87°31'36" East along said North line a distance of 42.25 feet to a point on the East line of Lot 36, Sundowner Subdivision Phase 3; thence South 02°20'09" West along said East line a distance of 124.18 feet to a point on the Northerly right of way line of Battery Drive as established by the plat of Sundowner Subdivision Phase 3 recorded June 14, 2007; thence North 87°39'51" West along said right of way line a distance of 43.94 feet to the point of beginning and containing 0.12 acres more or less (5,353 sq. ft. more or less) as shown on plans prepared by the AHTD referenced as Job 040524.
DS 11/19/15

And Also

Tract 57R

Part of the Lots 190 through 205 of Sundowner Subdivision Phase 3 to the City of Prairie Grove, being part of the Northeast Quarter of the Southwest Quarter, and part of the Southeast Quarter of the Northwest Quarter all being in Section 17, Township 15 North, Range 31 West, Washington County, Arkansas, more particularly described as follows:

BEGINNING at a point being used as the Southeast Corner of Lot 190, Sundowner Subdivision Phase 3, said point also being on the Northerly right of way line of Brigade Boulevard as established by the plat of Sundowner Subdivision Phase 3 recorded June 14, 2007; thence North 87°39'14" West along said right of way line a distance of 34.67 feet to a point on the Easterly

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right of way line of U.S. Highway 62 Bypass as established by AHTD Job 040524; thence North 00°18'52" East along said right of way line a distance of 496.90 feet to a point on the North line of Lot 195, Sundowner Subdivision Phase 3; thence North 01°39'25" East along said right of way line a distance of 401.62 feet to a point on the North line of Lot 200, Sundowner Subdivision Phase 3; thence North 02°52'30" East along said right of way line a distance of 416.29 feet to a point on the Southerly right of way line of Battery Drive as established by the plat of Sundowner Subdivision Phase 3 recorded June 14, 2007; thence South 87°39' 51" East along said right of way line a distance of 53.04 feet to a point on the East line of Lots 190 through 205, Sundowner Subdivision Phase 3; thence South 02°20'09" West along said East line a distance of 1,314.45 feet to the point of beginning and containing 1.52 acres more or less (66,380 sq. ft. more or less) as shown on plans prepared by the AHTD referenced as Job 040524 DS 11/19/15

Subject to the access conveyance originally executed on Tract 57 as shown on AHTD Job 040524: There is reserved and excepted to Grantor its successors and assigns, the right of direct access as shown on the right of way plans from Right Station 332+75.00 to Station 333+25.00 and from Right Station 337+75.00 to Station 338+25.00.
DS 11/19/15

WHEREAS, Dwight A. Bartholomew, the holder of an assignment from the Grantor, Bank of the Ozarks, executed on September 9, 2014, has asked the Commission under Ark. Code Ann. § 27-67-322 to reacquire Tract No. 45R-1, Job No. 040524, which the District Engineer for District 4 has determined is not now, nor in the foreseeable future, will be needed for highway purposes; and

ARKANSAS STATE HIGHWAY COMMISSION

MINUTE ORDER


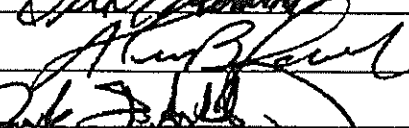
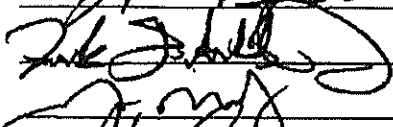
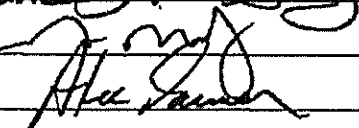

District: Four
County: Washington
Category: Surplus Property

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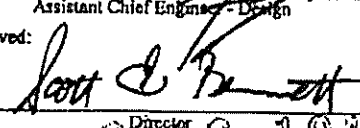
WHEREAS, the Ozark Mountain Porterhouse Club, LLC, an Arkansas limited liability company, the holder of two assignments from the Grantor, Bank of the Ozarks, both executed on February 1, 2016, has asked the Commission under Ark. Code Ann. § 27-67-322 to reacquire Tract Nos. 45R-3 and 57R, Job No. 040524, which the District Engineer for District 4 has determined is not now, nor in the foreseeable future, will be needed for highway purposes; however, it is necessary to partially control access on Tract No. 57R; and

NOW THEREFORE, Tract Nos. 45R-1, 45R-3, and 57R, Job No. 040524, are declared surplus property and upon receipt and consideration of the sums of FIVE HUNDRED AND NO/100 DOLLARS (\$500.00) from Dwight A. Bartholomew for Tract No. 45R-1 and EIGHT THOUSAND FIVE HUNDRED AND NO/100 DOLLARS (\$8,500.00) from Ozark Mountain Porterhouse Club, LLC, for Tract Nos. 45R-3 and 57R, the Chairman of the Commission is authorized and directed to execute two Quitclaim Deeds conveying the above-described properties to Dwight A. Bartholomew and Ozark Mountain Porterhouse Club, LLC, respectively; and hereby releasing the same from the State Highway System, that the Right of Way Division is directed and authorized to record a copy of this Minute Order and the Quitclaim Deeds in the records of Washington County, Arkansas; and, if necessary, the right of way shall be remonumented to reflect the boundaries designated herein. Any Federal-Aid funds from this disposal shall be credited to Federal-Aid Funds or otherwise credited as permitted by Federal Law.

Approved:


Chairman

Vice-Chairman

Member

Member

Member
Leg.

Submitted By:


Assistant Chief Engineer - Design
Approved: 
Director
Minute Order No. 2016 101
Date Passed OCT 19 2016

STATE OF ARKANSAS)

)ss

CERTIFICATE

COUNTY OF PULASKI)

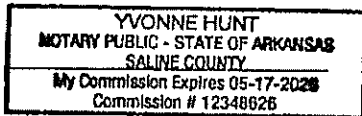
I, Lindy H. Williams, Secretary and Custodian of the Records of Proceedings of the Arkansas State Highway Commission, do hereby certify, and state under oath, that the foregoing written matter contains a true, complete and perfect transcript of Minute Order No. 2016-101 adopted by the Commission on the 19th day of October, 2016, as set forth therein, and as the same appears in the records of the Arkansas State Highway Commission.



Lindy H. Williams
Lindy H. Williams, Commission Secretary
Arkansas State Highway Commission

Subscribed and sworn to before me this 7th day of November, 2016.

My Commission Expires:



Yvonne Hunt
Notary Public



Doc ID: 017159970003 Type: REL
Kind: QUITCLAIM DEED
Recorded: 11/16/2016 at 12:22:17 PM
Fee Amt: \$25.00 Page 1 of 3
Washington County, AR
Kyle Sylvester Circuit Clerk

File **2016-00034045**

Job No. 040524
Tract No. 45R-1

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS:

THAT I, Dick Trammel, Chairman of the Arkansas State Highway Commission, for and in behalf of the **Arkansas State Highway Commission, Grantor**, in consideration of the sum of FIVE HUNDRED AND NO/100 DOLLARS (\$500.00) cash in hand paid to the Arkansas State Highway Commission, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, and by direction of a Resolution of the Arkansas State Highway Commission incorporated in Minute Order No. 2016-101 dated the 19th day of October, 2016, authorizing and directing the execution of this instrument as an act of the Commission, do hereby grant, bargain, sell, convey, quitclaim, and relinquish unto, **Dwight A. Bartholomew, Grantee**, and unto his heirs and assigns forever, all of the right, title, interest and equity of the Arkansas State Highway Commission in and to the following lands, lying and being situated in the County of Washington, State of Arkansas, to-wit:

Tract 45R-1

Part of the Lot 59, Sundowner Subdivision Phase 3 to the City of Prairie Grove, being part of the Northeast Quarter of the Southwest Quarter of Section 17, Township 15 North, Range 31 West, Washington County, Arkansas, more particularly described as follows:

BEGINNING at a 5/8 Inch Rebar with Cap being used as the Southwest corner of Lot 60, Sundowner Subdivision Phase 3, said point being on the Northerly right of way line of Park Street

I certify under penalty of false
swearing that at least the legally
correct amount of documentary stamps
have been placed on this instrument.
Arkansas State Highway Commission
Post Office Box 2261
Little Rock, Arkansas 72203

MTL This instrument was prepared by
M. Todd Elder, Title Attorney
Arkansas State Highway and Transportation Dept.
P.O. Box 2261, Little Rock, Arkansas 72203

as established by the plat of Sundowner Subdivision Phase 3 recorded June 14, 2007; thence North 88°37'43" West along said right of way line a distance of 86.19 feet to a point on the Easterly right of way line of U.S. Highway 62 Bypass as established by AHTD Job 040524; thence North 10°39'50" West along said right of way line a distance of 24.50 feet to a point; thence North 00°21'31" East along said right of way line a distance of 115.34 feet to a point on the Southerly right of way line of Brigade Boulevard as established by the plat of Sundowner Subdivision Phase 3 recorded June 14, 2007; thence South 87°39'51" East along said right of way line a distance of 95.68 feet to a point on the East line of Lot 59, Sundowner Subdivision Phase 3; thence South 02°20'27" West along said East line a distance of 137.70 feet to the point of beginning and containing 0.30 acres more or less (12,860 sq. ft. more or less) as shown on plans prepared by the AHTD referenced as Job 040524.

DH 8/11/14

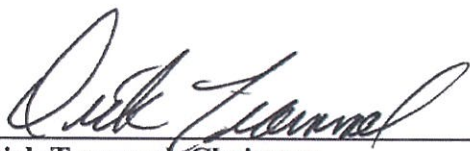
Also being subject to the Permanent Easement along the South property line described as follows:

Part of the Lot 59 of Sundowner Subdivision Phase 3 to the City of Prairie Grove, Washington County, Arkansas, more particularly described as follows:

BEGINNING at a 5/8 Inch Rebar with Cap being used as the Southeast Quarter of Lot 59, Sundowner Subdivision Phase 3, said point being on the Northerly right of way line of Park Road as established by plat of Sundowner Subdivision Phase 3 recorded June 14, 2007; thence North 88° 37' 43" West along said right of way line a distance of 86.19 feet on the Easterly right of way line of U.S. Highway 62 Bypass as established by AHTD Job 040425; thence North 10° 39' 50" West along said right of way line a distance of 24.50 feet to a point; thence South 86° 48' 07" East a distance of 91.70 feet to a point on the East line of Lot 59, Sundowner Subdivision Phase 3; thence South 02° 20' 27" West along said East line a distance of 21.04 feet to the point of beginning and containing 1,997 square feet more or less as shown on plans prepared by the AHTD referenced as Job 040524.

DH 8/11/14

IN WITNESS WHEREOF, I have hereunto set my hand on this 19th day of October, 2016.

BY: 
Dick Trammel, Chairman
Arkansas State Highway Commission

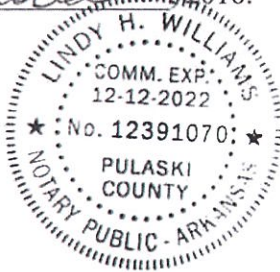
ACKNOWLEDGMENT


STATE OF ARKANSAS)
) SS
COUNTY OF PULASKI)

BE IT REMEMBERED, that on this day before the undersigned, a Notary Public, duly commissioned, qualified and acting within and for the County and State, appeared in person the within named Dick Trammel, to me personally well known, who stated that he was Chairman of the Arkansas State Highway Commission, and was duly authorized in that capacity to execute the foregoing instrument for and in the name and behalf of said Arkansas State Highway Commission, pursuant to Minute Order No. 2016- 101, Minutes of October 19, 2016, and further stated and acknowledged that he had so signed, executed and delivered the foregoing instrument for the consideration, uses and purposes therein mentioned and set forth.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal this 19th day of October, 2016.

(seal)





Lindy H. Williams, Notary Public

Doc ID: 017159980004 Type: REL
Kind: QUITCLAIM DEED
Recorded: 11/16/2016 at 12:23:04 PM
Fee Amt: \$30.00 Page 1 of 4
Washington County, AR
Kyle Sylvester Circuit Clerk
File **2016-00034046**

Job No. 040524
Tract Nos. 45R-3, 57R

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS:

THAT I, Dick Trammel, Chairman of the Arkansas State Highway Commission, for and in behalf of the **Arkansas State Highway Commission, Grantor**, in consideration of the sum of EIGHT THOUSAND FIVE HUNDRED AND NO/100 DOLLARS (\$8,500.00) cash in hand paid to the Arkansas State Highway Commission, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, and by direction of a Resolution of the Arkansas State Highway Commission incorporated in Minute Order No. 2016-101 dated the 19th day of October, 2016, authorizing and directing the execution of this instrument as an act of the Commission, do hereby grant, bargain, sell, convey, quitclaim, and relinquish unto, **Ozark Mountain Porterhouse Club, LLC, Grantee**, and unto its successors and assigns forever, all of the right, title, interest and equity of the Arkansas State Highway Commission in and to the following lands, lying and being situated in the County of Washington, State of Arkansas, to-wit:


Tract 45R-3

Part of the Lot 36, Sundowner Subdivision Phase 3 to the City of Prairie Grove, being part of the Southeast Quarter of the Northwest Quarter of Section 17, Township 15 North, Range 31 West, Washington County, Arkansas, more particularly described as follows:

Commencing at a 5/8 Inch Rebar with Cap being used as the Southwest corner of Lot 60, Sundowner Subdivision Phase 3; thence North 02° 20' 27" East along the East line of Lot 59, Sundowner Subdivision

I certify under penalty of false
swearing that at least the legally
correct amount of documentary stamps
have been placed on this instrument.
Arkansas State Highway Commission
Post Office Box 2261
Little Rock, Arkansas 72203



 This instrument was prepared by
M. Todd Elder, Title Attorney
Arkansas State Highway and Transportation Dept.
P.O. Box 2261, Little Rock, Arkansas 72203

Phase 3 a distance of 137.70 feet to a point on the Southerly right of way line of Brigade Boulevard as established by the plat of Sundowner Subdivision Phase 3 recorded June 14, 2007; thence North 87°39'51" West along said right of way line a distance of 128.11 feet to a point; thence in a Westerly direction along said right of way line on a curve to the left having a radius of 30.00 feet a distance of 28.16 feet having a chord bearing of South 73°41'09" West a distance of 27.14 feet to a point; thence continue in a Southwesterly direction along said right of way line on a curve to the right having a radius of 50.00 feet a distance of 30.40 feet having a chord bearing of South 62°05'48" West a distance of 29.93 feet to a point; thence continue in a Westerly direction along said right of way line on a curve to the right having a radius of 50.00 feet a distance of 49.12 feet having a chord bearing of North 72°20'44" West a distance of 47.16 feet to a point; thence continue in a Northwesterly direction along said right of way line on a curve to the right having a radius of 50.00 feet a distance of 33.89 feet having a chord bearing of North 24°47'04" West a distance of 33.25 feet to a point; thence continue in a Northerly direction along said right of way line on a curve to the right having a radius of 50.00 feet a distance of 48.17 feet having a chord bearing of North 22°14'07" East a distance of 46.33 feet to a point; thence continue in a Northerly direction along said right of way line on a curve to the left having a radius of 30.00 feet a distance of 29.64 feet having a chord bearing of North 20°18'57" East a distance of 28.45 feet to a point on the Westerly right of way line of Chews Battalion Drive as established by the plat of Sundowner Subdivision Phase 3 recorded June 14, 2007; thence North 02°20'01" East along said right of way line a distance of 89.82 feet to a point; thence North 02°19'58" East along said right of way line a distance of 239.98 feet to a point; thence North 02°20'09" East along said right of way line a distance of 880.06 feet to a point; thence North 02°23'50" East along said right of way line a distance of 28.20 feet to a point; thence in a Northerly direction along said right of way line on a curve to the left having a radius of 30.00 feet a distance of 28.03 feet having a chord bearing of North 16°33'37" West a distance of 27.03 feet to a point; thence continue in a Northwesterly direction along said right of way line on a curve to the right having a radius of 50.00 feet a distance of 30.73 feet having a chord bearing of North 27°37'13" West a distance of 30.25 feet to a point; thence continue in a Northeasterly direction along said right of way line on a curve to the right having a radius of 50.00 feet a distance of 60.81 feet having a chord bearing of North 24°49'48" East a distance of 57.13 feet to a point; thence continue in a Easterly direction along said right of way line on a curve to the right having a radius of 50.00 feet a distance of 69.92 feet having a chord bearing of North 80°15'55" East a distance of 64.36 feet to a point; thence South 36°13'08" East along said right of way line a distance of 6.95 feet to a point; thence in a Easterly direction along said right of way line on a curve to the left having a radius of 30.00 feet a distance of 22.27 feet having a chord bearing of South 78°45'14" East a distance of 21.76 feet to a point; thence South 87°39'51" East along said right of way line a distance of 14.64 feet to a point on the Easterly right of way line of U.S. Highway 62 Bypass as established by AHTD Job 040524 for the POINT OF BEGINNING; thence North 03°06'56" East along said right of way line a distance of 124.29 feet to a point on the North line of the Southeast Quarter of the Northwest Quarter of Section 17; thence South 87°31'36" East along said North line a distance of 42.25 feet to a point on the East line of Lot 36, Sundowner Subdivision Phase 3; thence South 02°20'09" West along said East line a distance of 124.18 feet to a point on the Northerly right of way line of Battery Drive as established by the plat of Sundowner Subdivision Phase 3 recorded June 14, 2007; thence North 87°39'51" West along said right of way line a distance of 43.94 feet to the point of beginning and containing 0.12 acres more or less (5,353 sq. ft. more or less) as shown on plans prepared by the AHTD referenced as Job 040524.

DS 11/19/15

And Also

Tract 57R

Part of the Lots 190 through 205 of Sundowner Subdivision Phase 3 to the City of Prairie Grove, being part of the Northeast Quarter of the Southwest Quarter, and part of the Southeast Quarter of the Northwest Quarter all being in Section 17, Township 15 North, Range 31 West, Washington County, Arkansas, more particularly described as follows:

BEGINNING at a point being used as the Southeast Corner of Lot 190, Sundowner Subdivision Phase 3, said point also being on the Northerly right of way line of Brigade Boulevard as established by the plat of Sundowner Subdivision Phase 3 recorded June 14, 2007; thence North 87°39'14" West along said right of way line a distance of 34.67 feet to a point on the Easterly right of way line of U.S. Highway 62 Bypass as established by AHTD Job 040524; thence North 00°18'52" East along said right of way line a distance of 496.90 feet to a point on the North line of Lot 195, Sundowner Subdivision Phase 3; thence North 01°39'25" East along said right of way line a distance of 401.62 feet to a point on the North line of Lot 200, Sundowner Subdivision Phase 3; thence North 02°52'30" East along said right of way line a distance of 416.29 feet to a point on the Southerly right of way line of Battery Drive as established by the plat of Sundowner Subdivision Phase 3 recorded June 14, 2007; thence South 87°39' 51" East along said right of way line a distance of 53.04 feet to a point on the East line of Lots 190 through 205, Sundowner Subdivision Phase 3; thence South 02°20'09" West along said East line a distance of 1,314.45 feet to the point of beginning and containing 1.52 acres more or less (66,380 sq. ft. more or less) as shown on plans prepared by the AHTD referenced as Job 040524

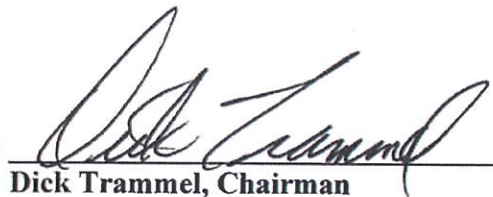
DS 11/19/15

Subject to the access conveyance originally executed on Tract 57 as shown on AHTD Job 040524: There is reserved and excepted to Grantor its successors and assigns, the right of direct access as shown on the right of way plans from Right Station 332+75.00 to Station 333+25.00 and from Right Station 337+75.00 to Station 338+25.00.

DS 11/19/15

IN WITNESS WHEREOF, I have hereunto set my hand on this 19th day of October, 2016.

BY:



Dick Trammel, Chairman
Arkansas State Highway Commission

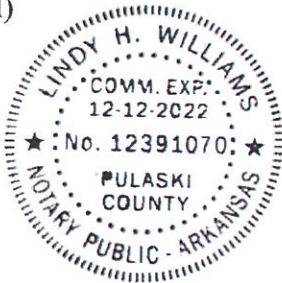
ACKNOWLEDGMENT


STATE OF ARKANSAS)) SS
COUNTY OF PULASKI)

BE IT REMEMBERED, that on this day before the undersigned, a Notary Public, duly commissioned, qualified and acting within and for the County and State, appeared in person the within named Dick Trammel, to me personally well known, who stated that he was Chairman of the Arkansas State Highway Commission, and was duly authorized in that capacity to execute the foregoing instrument for and in the name and behalf of said Arkansas State Highway Commission, pursuant to Minute Order No. 2016-101, Minutes of October 19, 2016, and further stated and acknowledged that he had so signed, executed and delivered the foregoing instrument for the consideration, uses and purposes therein mentioned and set forth.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal this 19th day of October, 2016.

(seal)




Lindy H. Williams, Notary Public

Doc ID: 017159990004 Type: REL
Kind: MISC
Recorded: 11/16/2016 at 12:23:38 PM
Fee Amt: \$30.00 Page 1 of 4
Washington County, AR
Kyle Sylvester Circuit Clerk
File **2016-00034047**

ARKANSAS HIGHWAY COMMISSION

COMMISSION MINUTE ORDER: 2016-102

DISTRICT: FOUR

COUNTY: WASHINGTON

ARKANSAS STATE HIGHWAY COMMISSION

MINUTE ORDER

District: Four

Page 1 of 2 Pages

County: Washington

Category: Surplus Property

WHEREAS, the Arkansas State Highway Commission (Commission) acquired property known as Tract No. 12XR for Job No. 040569 in fee by Warranty Deed from Grantors Kenneth Stephens, a/k/a Kenneth W. Stephens, and Donna Sue Stephens, husband and wife, filed for record on September 13, 2012, in the Circuit Clerk's office of Washington County, Arkansas in connection with Job No. 040569, BRN-9142 (28) West Fork White River Str. and Apprs. (Fayetteville) Route 16 Section 3, Washington County, Arkansas; and

WHEREAS, the above named Grantors, Kenneth Stephens, a/k/a Kenneth W. Stephens, and Donna Sue Stephens, assigned their right under Arkansas Code Annotated 27-67-322 to reacquire Tract No. 12XR to David Horlick and Suzanne Horlick on April 23, 2016; and

WHEREAS, David Horlick and Suzanne Horlick, husband and wife, have asked the Commission to purchase said Tract No. 12XR, which the District Engineer for District 4 has determined is not now, nor in the foreseeable future will be, needed for highway purposes; and

WHEREAS, the Commission acquired Tract No. 12XR for SIX THOUSAND FIVE HUNDRED AND NO/100 DOLLARS (\$6,500.00), which the tract is more particularly described as follows:

Part of the West Half of the Northwest Quarter of Section 19, Township 16 North, Range 29 West, Washington County, Arkansas, more particularly described as follows:

Commencing at a point being used as the Section Corner of Sections 18 and 19; thence South 02°42'00" West along the West line of the West Half of the Northwest Quarter of Section 19 a distance of 448.97 feet more or less to a point; thence North 58°46'01" East a distance of 27.67 feet more or less to a point; thence North 35°56'24" East a distance of 19.36 feet more or less to

ARKANSAS STATE HIGHWAY COMMISSION

MINUTE ORDER

District: Four
County: Washington
Category: Surplus Property




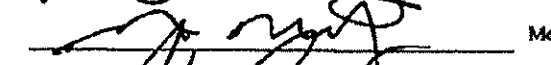
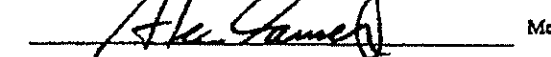
Page 2 of 2 Pages

the POINT OF BEGINNING; thence North 35°56'24" East a distance of 55.63 feet more or less to a point; thence North 71°56'55" East a distance of 18.17 feet more or less to a point; thence North 39°32'22" East a distance of 57.99 feet more or less to a point; thence North 56°36'24" East a distance of 50.83 feet more or less to a point; thence North 47°15'59" East a distance of 193.82 feet more or less to a point; thence South 02°45'46" West a distance of 469.62 feet to a point on the Northerly right of way line of Arkansas State Highway 16 as established by AHTD Job 040569; thence North 52°24'22" West along said right of way line a distance of 184.49 feet to a point; thence North 42°42'15" West along said right of way line a distance of 101.98 feet to a point; thence North 51°36'11" West along said right of way line a distance of 42.96 feet more or less to the point of beginning and containing 1.45 acres, more or less, as shown on plans prepared by the AHTD referenced as Job 040569.

RS 8-14-12


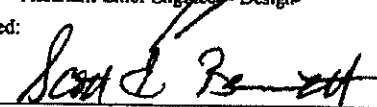
NOW THEREFORE, the above-described property is declared surplus and upon receipt and consideration of the sum of SIX THOUSAND FIVE HUNDRED AND NO/100 DOLLARS (\$6,500.00) from David Horlick and Suzanne Horlick; the Chairman of the Commission is authorized and directed to execute a Quitclaim Deed conveying the right, title, interest or equity of the above-described property to David Horlick and Suzanne Horlick, husband and wife; and hereby releasing the same from the State Highway System, that the Right of Way Division is directed and authorized to record a copy of this Minute Order and the Quitclaim Deed in the records of Washington County, Arkansas; and, if necessary, the right of way shall be remonumented to reflect the boundaries designated herein. Any Federal-Aid funds from this disposal shall be credited to Federal-Aid Funds or otherwise credited as permitted by Federal Law.

Approved:

 Chairman
 Vice-Chairman
 Member
 Member
 Member

Leg.

Submitted By:

 Assistant Chief Engineer Design
Approved:  Director
Minute Order No. **2016 102**
Date Passed **OCT 19 2016**

STATE OF ARKANSAS)

)ss

CERTIFICATE

COUNTY OF PULASKI)

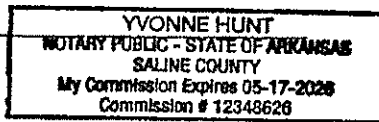
I, Lindy H. Williams, Secretary and Custodian of the Records of Proceedings of the Arkansas State Highway Commission, do hereby certify, and state under oath, that the foregoing written matter contains a true, complete and perfect transcript of Minute Order No. 2016-102 adopted by the Commission on the 19th day of October, 2016, as set forth therein, and as the same appears in the records of the Arkansas State Highway Commission.



Lindy H. Williams
Lindy H. Williams, Commission Secretary
Arkansas State Highway Commission

Subscribed and sworn to before me this 7th day of November, 2016.

My Commission Expires:



Yvonne Hunt
Notary Public

Doc ID: 017160000003 Type: REL
Kind: QUITCLAIM DEED
Recorded: 11/16/2016 at 12:24:22 PM
Fee Amt: \$25.00 Page 1 of 3
Washington County, AR
Kyle Sylvester Circuit Clerk
File **2016-00034048**

Job No. 040569
Tract No. 12XR

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS:

THAT I, Dick Trammel, Chairman of the Arkansas State Highway Commission, for and in behalf of the **Arkansas State Highway Commission, Grantor**, in consideration of the sum of SIX THOUSAND FIVE HUNDRED AND NO/100 DOLLARS (\$6,500.00) cash in hand paid to the Arkansas State Highway Commission, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, and by direction of a Resolution of the Arkansas State Highway Commission incorporated in Minute Order No. 2016-104 dated the 19th day of October, 2016, authorizing and directing the execution of this instrument as an act of the Commission, do hereby grant, bargain, sell, convey, quitclaim, and relinquish unto, **David Horlick and Suzanne Horlick, husband and wife, Grantees**, and unto their heirs and assigns forever, all of the right, title, interest and equity of the Arkansas State Highway Commission in and to the following lands, lying and being situated in the County of Washington, State of Arkansas, to-wit:


Part of the West Half of the Northwest Quarter of Section 19, Township 16 North, Range 29 West, Washington County, Arkansas, more particularly described as follows:

Commencing at a point being used as the Section Corner of Sections 18 and 19; thence South 02°42'00" West along the West line of the West Half of the Northwest Quarter of Section 19 a distance of 448.97 feet more or less to a point; thence North 58°46'01" East a distance of 27.67 feet

I certify under penalty of false
swearing that at least the legally
correct amount of documentary stamps
have been placed on this instrument.

Arkansas State Highway Commission
Post Office Box 2261
Little Rock, Arkansas 72203

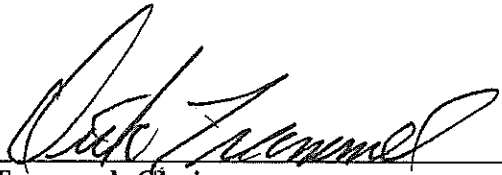



This instrument was prepared by
David S. Long, Title Attorney
Arkansas State Highway and Transportation Dept.
P.O. Box 2261, Little Rock Arkansas 72203

more or less to a point; thence North 35°56'24" East a distance of 19.36 feet more or less to the POINT OF BEGINNING; thence North 35°56'24" East a distance of 55.63 feet more or less to a point; thence North 71°56'55" East a distance of 18.17 feet more or less to a point; thence North 39°32'22" East a distance of 57.99 feet more or less to a point; thence North 56°36'24" East a distance of 50.83 feet more or less to a point; thence North 47°15'59" East a distance of 193.82 feet more or less to a point; thence South 02°45'46" West a distance of 469.62 feet to a point on the Northerly right of way line of Arkansas State Highway 16 as established by AHTD Job 040569; thence North 52°24'22" West along said right of way line a distance of 184.49 feet to a point; thence North 42°42'15" West along said right of way line a distance of 101.98 feet to a point; thence North 51°36'11" West along said right of way line a distance of 42.96 feet more or less to the point of beginning and containing 1.45 acres, more or less, as shown on plans prepared by the AHTD referenced as Job 040569.


RS 8-14-12

IN WITNESS WHEREOF, I have hereunto set my hand on this 19th day of October, 2016.

BY: 
Dick Trammel, Chairman
Arkansas State Highway Commission

STATE OF ARKANSAS)) SS
COUNTY OF PULASKI)

IN WITNESS WHEREOF, I have hereunto set my hand and official seal this 19th day of October, 2016.



3




**AREA PROPOSED
FOR RELEASE**

**WEST FORK WHITE RIVER
STRS. & APPRS.
(FAYETTEVILLE)
WASHINGTON COUNTY
JOB 040569
LOCATION SKETCH**

© 2016 Google

Imagery Date: 3/19/2014 36°03'09.24" N 94°06'13.35" W elev 1207 ft eye alt 3635 ft


Doc ID: 017202050006 Type: REL
Kind: MISC
Recorded: 12/14/2016 at 12:21:08 PM
Fee Amt: \$40.00 Page 1 of 6
Washington County, AR
Kyle Sylvester Circuit Clerk
File **2016-00037014**

ARKANSAS HIGHWAY COMMISSION

COMMISSION MINUTE ORDER: 2016-103

DISTRICT: FOUR

COUNTY: WASHINGTON

ARKANSAS STATE HIGHWAY COMMISSION

MINUTE ORDER

District: Four

Page 1 of 2 Pages

County: Washington

Category: Surplus Property

WHEREAS, the Arkansas State Highway Commission (Commission) acquired property in connection with Job No. R40013-10 as Tract No. 1020R-2, Greenland-Fayetteville Bypass, Route 71, Washington County, Arkansas, from property owner Rebecca G. Mathias, by Warranty Deed filed for record on April 8, 1988, in the Circuit Clerk of Washington County, Arkansas; and

WHEREAS, the Commission acquired Tract No. 1020R-2 consisting of 60,867 square feet, more or less, for THREE THOUSAND SIX HUNDRED FIFTY AND NO/100 DOLLARS (\$3,650.00); and

WHEREAS, Benjamin J. Hancock, the holder of an Assignment from Rebecca G. Mathias of the statutory right to reacquire pursuant to Arkansas Code Annotated §27-67-322, has asked the Commission to reacquire Tract 1020R-2, which the District Engineer for District 4 has determined is not now, nor in the foreseeable future will be, needed for highway purposes. Tract 1020R-2 is more particularly described as follows:

Tract No. 1020R-2

Part of Lot 21 of Heather Ridge Subdivision to the City of Fayetteville, Washington County, Arkansas, more particularly described as follows:

Starting at the Southwest Corner of Lot 20; thence North 89°05'31" East along the Northerly right of way line of Wood Creek Lane a distance of 118.24 feet to a point; thence in an Easterly direction along said existing right of way line along a curve to the right having a radius of 271.03 feet a distance of 54.67 feet to a point on the West Lot Line of Lot 21 of Heather Ridge Subdivision for the POINT OF BEGINNING; thence North 03°18'08" West along said Lot Line

ARKANSAS STATE HIGHWAY COMMISSION

MINUTE ORDER

District: Four

Page 2 of 2 Pages

County: Washington

Category: Surplus Property

a distance of 437.48 feet to a point on the North Line of Lot 21 also being the North line of the Southeast Quarter of the Northeast Quarter of Section 6; thence North 89°03'27" East along the North Line of Lot 21 a distance of 238.39 feet to a point on the Westerly proposed right of way line of U. S. Highway 71 Relocation; thence South 21°34'02" West along said proposed right of way line a distance of 483.69 feet to a point on the Northerly existing right of way line of Wood Creek Lane; thence in a Westerly direction along said existing right of way line along a curve to the left having a radius of 271.03 feet a distance of 36.54 feet to the point of BEGINNING and containing 60,867 square feet more or less.

DH 3/21/16

NOW THEREFORE, the above-described property is declared surplus and upon receipt and consideration of the sum of THREE THOUSAND SIX HUNDRED FIFTY AND NO/100 DOLLARS (\$3,650.00) from Benjamin J. Hancock; the Chairman of the Commission is authorized and directed to execute a Quitclaim Deed conveying the right, title, interest or equity of the above-described property, Tract No. 1020R-2 for Job No. R40013-10, Washington County, Arkansas, to Benjamin J. Hancock; and hereby releasing the same from the State Highway System, that the Right of Way Division is directed and authorized to record a copy of this Minute Order and the Quitclaim Deed in the records of Washington County, Arkansas; and, if necessary, the right of way shall be remonumented to reflect the boundaries designated herein. Any Federal-Aid funds from this disposal shall be credited to Federal-Aid Funds or otherwise credited as permitted by Federal Law.

Approved:

Chairman

Vice-Chairman

Member

Member

Member

Leg.

Submitted By:

Assistant Chief Engineer - Design

Approved:

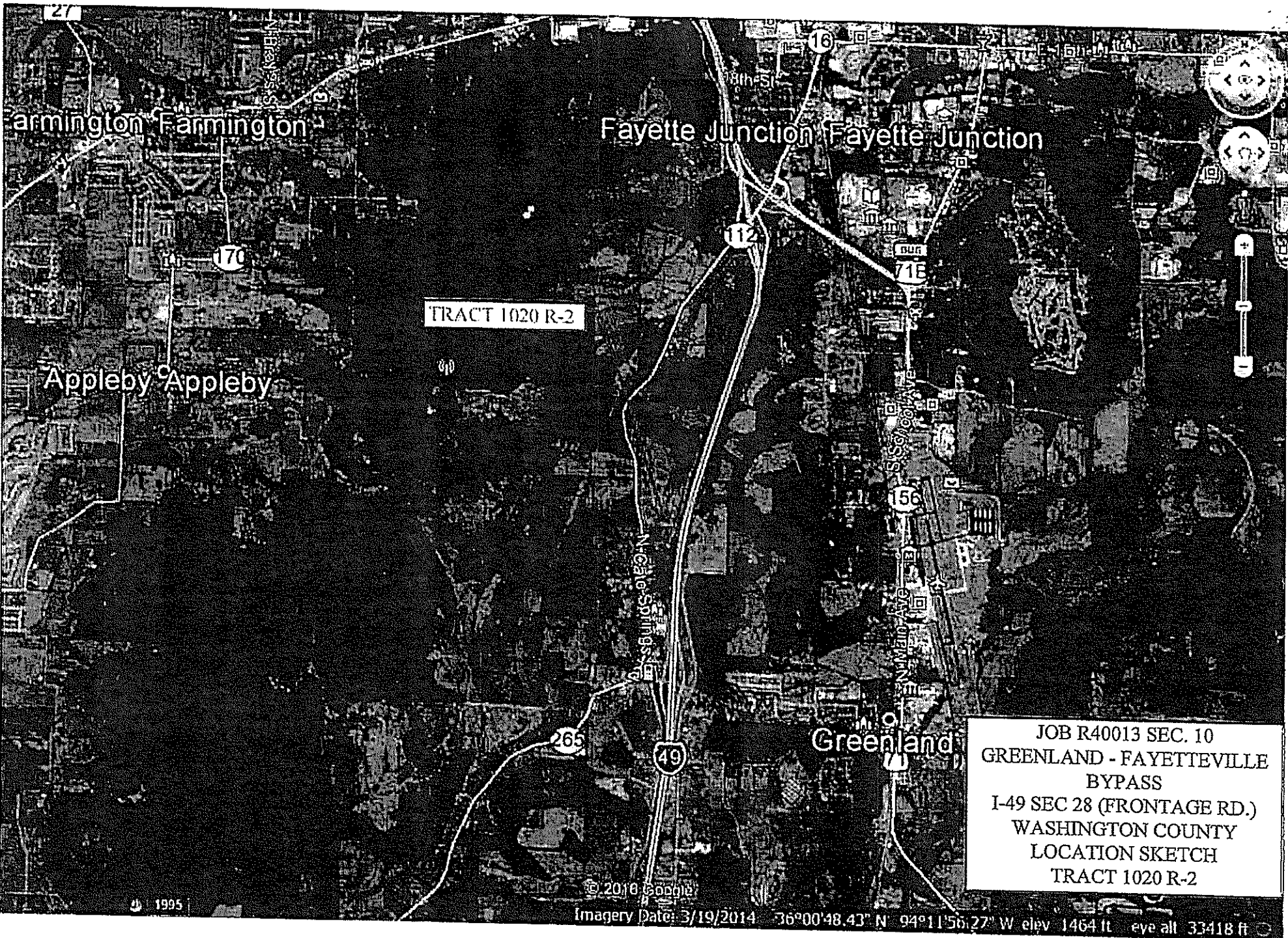
Director

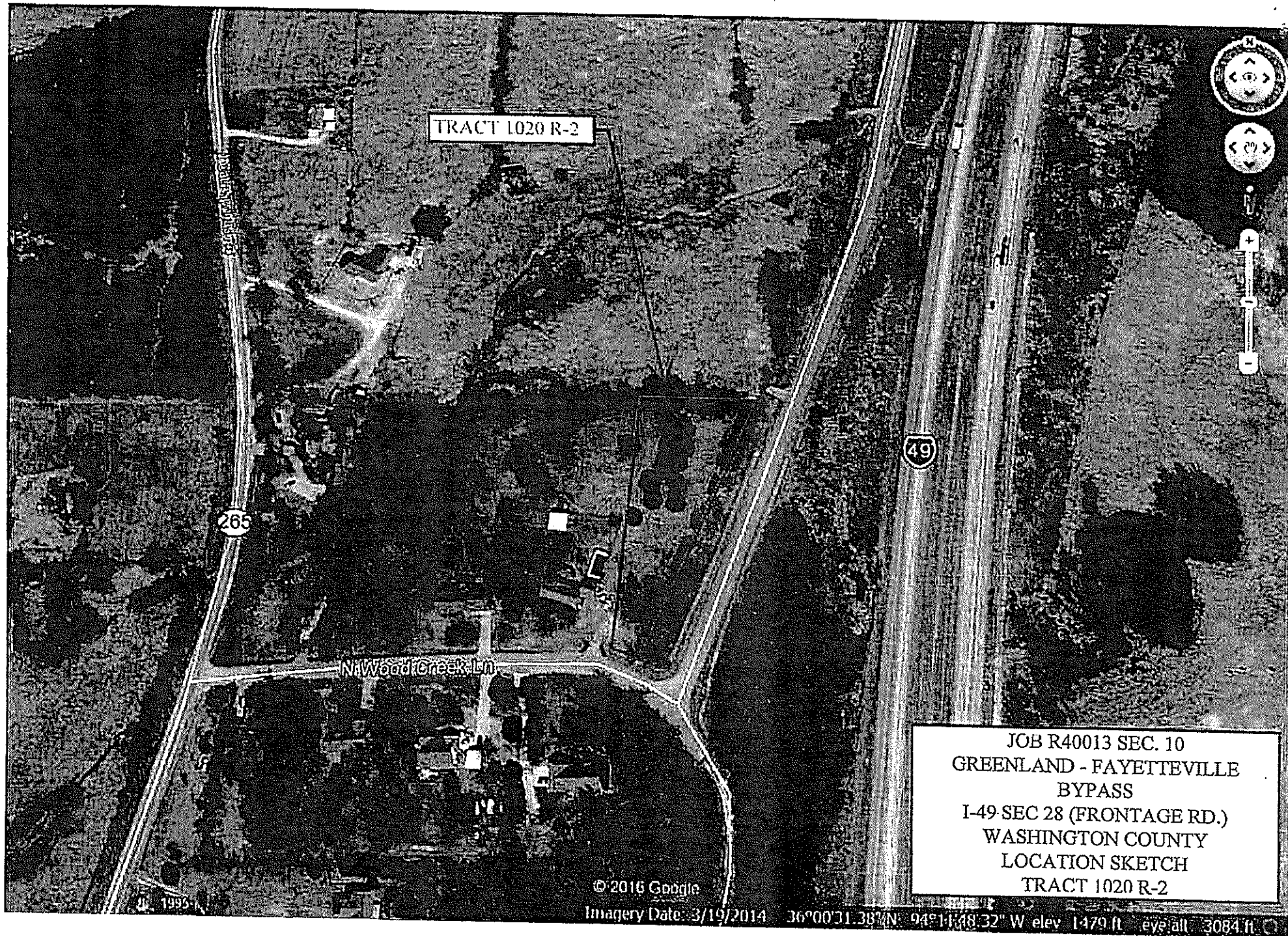
Minute Order No.

2016 103

Date Passed

OCT 19 2016





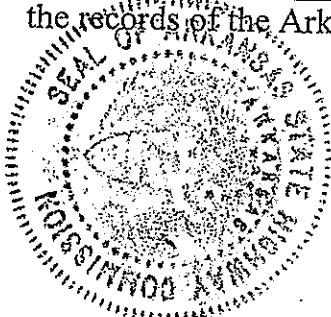
STATE OF ARKANSAS)

)ss

CERTIFICATE

COUNTY OF PULASKI)

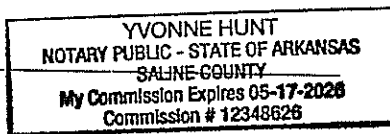
I, Lindy H. Williams, Secretary and Custodian of the Records of Proceedings of the Arkansas State Highway Commission, do hereby certify, and state under oath, that the foregoing written matter contains a true, complete and perfect transcript of Minute Order No. 2016-103 adopted by the Commission on the 19th day of October, 2016, as set forth therein, and as the same appears in the records of the Arkansas State Highway Commission.



Lindy H. Williams
Lindy H. Williams, Commission Secretary
Arkansas State Highway Commission

Subscribed and sworn to before me this 9th day of December, 2016.

My Commission Expires:



Yvonne Hunt
Notary Public

Doc ID: 017202060003 Type: REL
Kind: QUITCLAIM DEED
Recorded: 12/14/2016 at 12:21:53 PM
Fee Amt: \$25.00 Page 1 of 3
Washington County, AR
Kyle Sylvester Circuit Clerk
File **2016-00037015**

Job No. R40013-10
Tract No. 1020R-2

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS:

THAT I, Dick Trammel, Chairman of the Arkansas State Highway Commission, for and in behalf of the **Arkansas State Highway Commission, Grantor**, in consideration of the sum of THREE THOUSAND SIX HUNDRED FIFTY AND NO/100 DOLLARS (\$3,650.00) cash in hand paid to the Arkansas State Highway Commission, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, and by direction of a Resolution of the Arkansas State Highway Commission incorporated in Minute Order No. 2016-103 dated the 19th day of October, 2016, authorizing and directing the execution of this instrument as an act of the Commission, do hereby grant, bargain, sell, convey, quitclaim, and relinquish unto, **Benjamin J. Hancock, Grantee**, and unto his heirs and assigns forever, all of the right, title, interest and equity of the Arkansas State Highway Commission in and to the following lands, lying and being situated in the County of Washington, State of Arkansas, to-wit:

Job No. R40013-10

Tract No. 1020 R-2

Part of Lot 21 of Heather Ridge Subdivision to the City of Fayetteville, Washington County, Arkansas, more particularly described as follows:

Starting at the Southwest Corner of Lot 20; thence North 89°05'31" East along the Northerly right of way line of Wood Creek Lane a distance of 118.24 feet to a point; thence in an Easterly direction

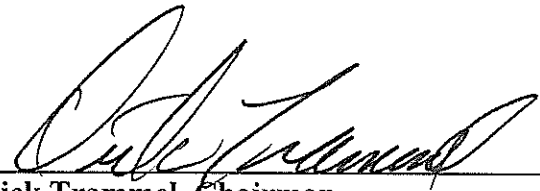
1/4 Report

[Signature]
This instrument was prepared by
David S. Long, Title Attorney
Arkansas State Highway and Transportation Dept.
P.O. Box 2261, Little Rock, Arkansas 72203

along said existing right of way line along a curve to the right having a radius of 271.03 feet a distance of 54.67 feet to a point on the West Lot Line of Lot 21 of Heather Ridge Subdivision for the POINT OF BEGINNING; thence North 03°18'08" West along said Lot Line a distance of 437.48 feet to a point on the North Line of Lot 21 also being the North line of the Southeast Quarter of the Northeast Quarter of Section 6; thence North 89°03'27" East along the North Line of Lot 21 a distance of 238.39 feet to a point on the Westerly proposed right of way line of U. S. Highway 71 Relocation; thence South 21°34'02" West along said proposed right of way line a distance of 483.69 feet to a point on the Northerly existing right of way line of Wood Creek Lane; thence in a Westerly direction along said existing right of way line along a curve to the left having a radius of 271.03 feet a distance of 36.54 feet to the point of BEGINNING and containing 60,867 square feet more or less.

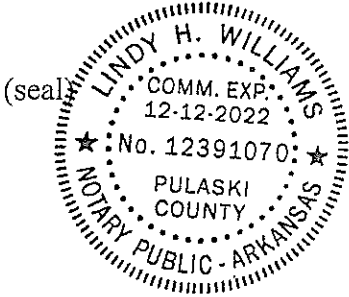
DH 3/21/16


IN WITNESS WHEREOF, I have hereunto set my hand on this 19th day of October, 2016.

BY: 
Dick Trammel, Chairman
Arkansas State Highway Commission

STATE OF ARKANSAS)) SS
COUNTY OF PULASKI)

IN WITNESS WHEREOF, I have hereunto set my hand and official seal this 19th day of October, 2016.




Lindy H. Williams, Notary Public