

ARKANSAS STATE HIGHWAY COMMISSION

THOMAS B. SCHUECK
CHAIRMAN
LITTLE ROCK

ROBERT S. MOORE, JR.
VICE CHAIRMAN
ARKANSAS CITY

DALTON A. FARMER, JR.
JONESBORO



PHILIP TALDO
SPRINGDALE

KEITH GIBSON
FORT SMITH

SCOTT E. BENNETT, P.E.
DIRECTOR

P.O. Box 2261 • Little Rock, Arkansas 72203-2261
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April 22, 2019

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

Dear Ms. Garrity:

As required by Act 1315 of 1997, transmitted is the quarterly report on the following land conveyances for the period of January 1, 2019 thru March 31, 2019.

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

Sincerely,

A handwritten signature in black ink that reads "Scott E. Bennett".

Scott E. Bennett, P.E.
Director

Enclosures

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



L201904569

RECORDED 04-11-2019 12 26 57 PM

Tami King, Circuit Clerk

BK. MISC 2019

WHITE CO, AR FEE \$30 00

PG 3842-3845

ARKANSAS STATE HIGHWAY COMMISSION

COMMISSION MINUTE ORDER: 2019-027

DISTRICT: 5

COUNTY: WHITE



L201904570

RECORDED: 04-11-2019 12:26:58 PM

Tami King, Circuit Clerk

BK: DEED 2019

WHITE CO, AR FEE \$25.00

PG: 4848-4850

Job No. 050251
Tract No. 8XR-2

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS:

THAT I, Thomas B. Schueck, 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 THOUSAND FOUR HUNDRED AND NO/100 DOLLARS (\$5,400.00) 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. 2019-027 dated the 15th day of March, 2019, authorizing and directing the execution of this instrument as an act of the Commission, do hereby grant, bargain, sell, convey, quitclaim, and relinquish unto, **Jeremy Sciba, 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 White, State of Arkansas, to-wit:

Tract No. 8XR-2

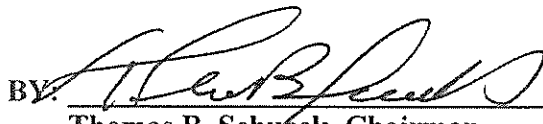
Part of the Southwest Quarter of the Southwest Quarter of Section 34, Township 8 North, Range 7 West, White County, Arkansas, more particularly described as follows:

Commencing at a 3 inch pipe being used as the Section Corner of Sections 3 and 4; thence South 88°44'24" East along the South line of the Southwest Quarter of the Southwest Quarter of Section 34 a distance of 1,219.43 feet to a point on the East line of the Southwest Quarter of the Southwest Quarter of Section 34; thence North 00°26'02" East along said East line a distance of 215.84 feet to a point on the Northerly right of way line

*This instrument was prepared by
David S. Long, Title Attorney
Arkansas Department of Transportation
P.O. Box 2261, Little Rock, Arkansas 72203*

of Arkansas State Highway 13 as established by AHTD Job 050251 to the POINT OF BEGINNING; thence North 85°10'34" West along said right of way line a distance of 455.06 feet to a point; thence North 76°44'40" West along said right of way line a distance of 414.82 feet to a point; thence South 88°49'39" East a distance of 858.27 feet to a point on the East line of the Southwest Quarter of the Southwest Quarter of Section 34; thence South 00°26'02" West along said East line a distance of 115.83 feet to the point of beginning and containing 1.46 acres more or less as shown on plans prepared by the AHTD referenced as Job 050251.
8-22-18 DH

IN WITNESS WHEREOF, I have hereunto set my hand on this 13th day of March, 2019.

BY: 
Thomas B. Schreck, Chairman
Arkansas State Highway Commission

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ARKANSAS STATE HIGHWAY COMMISSION

MINUTE ORDER

District: Five

Page 1 of 2 Pages

County: White

Category: Surplus Property

WHEREAS, the Arkansas State Highway Commission (Commission) acquired property known as Tract No. 8XR-2, Job No. 050251, from the Estate of Janis A. Cantwell, by Administrator's Deed dated March 3, 2016, and filed of record on March 8, 2016, as Book 2016, Page 2919, in the Circuit Clerk's office for White County, Arkansas; and

WHEREAS, Jeremy Sciba of Searcy, Arkansas has requested to purchase Tract No. 8XR-2, Job No. 050251, which the District Engineer for District 5 has determined is not now, nor in the foreseeable future will be, needed for highway purposes; and

WHEREAS, Tract No. 8XR-2 was acquired as surplus property by the Commission and is exempt from reacquisition by the former owners under Ark. Code Ann. § 27-67-322. Mr. Sciba offered to purchase the tract for FIVE THOUSAND FOUR HUNDRED AND NO/100 DOLLARS (\$5,400.00), representing the Fair Market Value by three Commission appraisers.

WHEREAS, the Commission acquired Tract No. 8XR-2 for FOUR THOUSAND TWENTY-FIVE AND NO/100 DOLLARS (\$4,025.00), which the tract is more particularly described as follows:

Part of the Southwest Quarter of the Southwest Quarter of Section 34, Township 8 North, Range 7 West, White County, Arkansas, more particularly described as follows:

Commencing at a 3 inch pipe being used as the Section Corner of Sections 3 and 4; thence South 88°44'24" East along the South line of the Southwest Quarter of the Southwest Quarter of Section 34 a distance of 1,219.43 feet to a point on the East line of the Southwest Quarter of the Southwest Quarter of Section 34; thence North 00°26'02" East along said East line a distance of 215.84 feet

ARKANSAS STATE HIGHWAY COMMISSION

MINUTE ORDER

District: Five

Page 2 of 2 Pages

County: White

Category: Surplus Property

to a point on the Northerly right of way line of Arkansas State Highway 13 as established by AHTD Job 050251 to the POINT OF BEGINNING; thence North 85°10'34" West along said right of way line a distance of 455.06 feet to a point; thence North 76°44'40" West along said right of way line a distance of 414.82 feet to a point; thence South 88°49'39" East a distance of 858.27 feet to a point on the East line of the Southwest Quarter of the Southwest Quarter of Section 34; thence South 00°26'02" West along said East line a distance of 115.83 feet to the point of beginning and containing 1.46 acres more or less as shown on plans prepared by the AHTD referenced as Job 050251.


NOW THEREFORE, the above-described property is declared surplus and upon receipt and consideration of the sum of FIVE THOUSAND FOUR HUNDRED AND NO/100 DOLLARS (\$5,400.00) from Jeremy Sciba of Searcy, Arkansas, 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 Mr. Sciba; 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 White 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


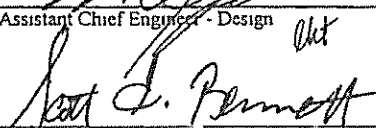
 Member

 Member

Leg

Form 19-456
Rev 1/13/2016

L:\Commission\MO050251-8XR-2

Submitted By 
Assistant Chief Engineer - Design
Approved  Director
Minute Order No **2019-027**
Date Passed **MAR 13 2019**

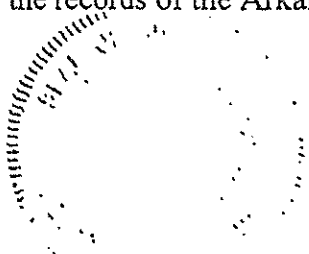
STATE OF ARKANSAS)

)ss

C E R T I F I C A T E

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. 2019-027 adopted by the Commission on the 12th day of March, 2019, 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 9 day of April, 2019.

My Commission Expires:

5/1/2022

Randy Cobb

Notary Public



ARKANSAS STATE HIGHWAY COMMISSION

MINUTE ORDER

Page 1 of 2 Pages

District: Four
County: Sebastian
Category: Surplus Property

WHEREAS, the Arkansas State Highway Commission (Commission) acquired property known as District Four Headquarters from E.H. Leonhard and Helen Leonhard, husband and wife, by Warranty Deed dated May 18, 1950, recorded in Deed Book 7, Page 499, of the public records of Sebastian County, Arkansas for the consideration of EIGHT THOUSAND FIVE HUNDRED AND NO/100 (DOLLARS) \$8,500.00; and

WHEREAS, WRH Properties, LLC, an Arkansas Limited Liability Company, purchased District Four Headquarters at public auction for TWO HUNDRED THOUSAND AND NO/100 DOLLARS (\$200,000.00), representing the highest bid on October 16, 2018; and deposited TEN THOUSAND AND NO/100 DOLLARS (\$10,000.00) as earnest money; and

WHEREAS, District Four Headquarters is more particularly described as follows:

A part of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$, Section 28, Township 8 North, Range 32 West, Sebastian County, Arkansas, being more particularly described as:

Commencing at a found railroad spike accepted as the NE corner of said SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 28, thence N86°08'18"W, 1296.09' to a point on the East Right of Way of Highway 71B, thence along said Right of Way the following bearings and distances: S02°59'51"W, 548.44'; S87°00'09"E 15.00'; S02°59'51"W, 78.78' for the point of beginning being a set 5/8" rebar with aluminum cap stamped Arkansas Hwy & Trans Dept, BDY, PS 1731. Thence S02°59'51"W, along said East Right of Way, 21.22'; thence leaving said Right of Way S02°59'51"W, 383.38' to a set 5/8" rebar with aluminum cap stamped Arkansas Hwy & Trans Dept, BDY, PS 1731; thence S86°09'28"E, 1073.77' to a found 1 1/4" pipe on the West Right of Way of Missouri Pacific Railroad; thence N18°09'01"W, along said Railroad Right of Way, 629.00' to a set 5/8"

2019-05105
Certificate of Record
FORT SMITH DISTRICT
SEBASTIAN COUNTY, ARKANSAS
SHARON BROOKS, CO CLERK & RECORDER
03/14/2019 11:49:15 AM
RECORDING FEE 20.00
Pages: 2

ARKANSAS STATE HIGHWAY COMMISSION

MINUTE ORDER

District: Four

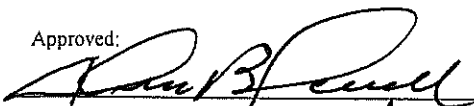
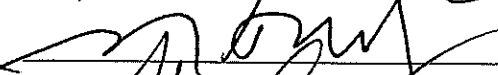
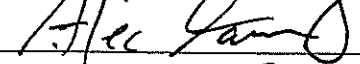
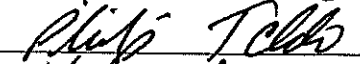

Page 2 of 2 Pages


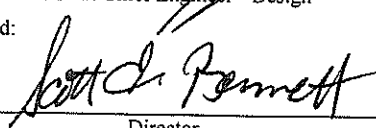
County: Sebastian

Category: Surplus Property

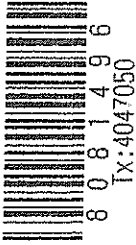
rebar with aluminum cap stamped Arkansas Hwy & Trans Dept, BDY, PS 1731; thence leaving said Railroad Right of Way N86°10'53"W, 77.15' to a set 5/8" rebar with aluminum cap stamped Arkansas Hwy & Trans Dept, BDY, PS 1731; thence S03°11'13"W, 280.09' to a 1' creosote post; thence N86°10'53"W, 576.96'; thence N40°53'29"W, 139.28' to a set 5/8" rebar with aluminum cap stamped Arkansas Hwy & Trans Dept, BDY, PS 1731; thence N84°30'56"W, 95.29' to the point of beginning. Containing 8.24 acres, (358,824 sq. ft.) more or less.

NOW THEREFORE, upon receipt and consideration of the sum of ONE HUNDRED NINETY THOUSAND AND NO/100 DOLLARS (\$190,000.00) from WRH Properties, LLC, 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 properties to WRH Properties, LLC; 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 Sebastian 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

Submitted By: 
Assistant Chief Engineer - Design
Approved:  Director
Minute Order No. 2019 026
Date Passed MAR 13 2019

Leg.



Job No. Old District 4
Headquarters
Sebastian County

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS:

THAT I, Thomas B. Schueck, Chairman of the Arkansas State Highway Commission, for and in behalf of the **Arkansas State Highway Commission, Grantor**, in consideration of the sum of TWO HUNDRED THOUSAND AND NO/100 DOLLARS (\$200,000.00) 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. 2019-026 dated the 13th day of March, 2019, authorizing and directing the execution of this instrument as an act of the Commission, do hereby grant, bargain, sell, convey, quitclaim, and relinquish unto, **WRH Properties, LLC, an Arkansas Limited Liability Company, Grantee**, and unto its successor 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 Sebastian, State of Arkansas, to-wit:

A part of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$, Section 28, Township 8 North, Range 32 West, Sebastian County, Arkansas, being more particularly described as:

Commencing at a found railroad spike accepted as the NE corner of said SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 28, thence N86°08'18"W, 1296.09' to a point on the East Right of Way of Highway 71B, thence along

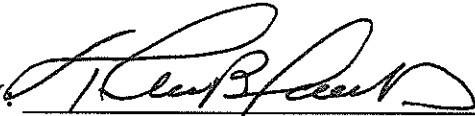
2019-05106
Certificate of Record
FORT SMITH DISTRICT
SEBASTIAN COUNTY, ARKANSAS
SHARON BROOKS, CO CLERK & RECORDER
03/14/2019 11:49:16 AM
RECORDING FEE 30.00

Pages: 4

This instrument was prepared by
David S. Long, Title Attorney
Arkansas Department of Transportation
P.O. Box 2261, Little Rock, Arkansas 72203

said Right of Way the following bearings and distances: S02°59'51"W, 548.44'; S87°00'09"E 15.00'; S02°59'51"W, 78.78' for the point of beginning being a set 5/8" rebar with aluminum cap stamped Arkansas Hwy & Trans Dept, BDY, PS 1731. Thence S02°59'51"W, along said East Right of Way, 21.22'; thence leaving said Right of Way S02°59'51"W, 383.38' to a set 5/8" rebar with aluminum cap stamped Arkansas Hwy & Trans Dept, BDY, PS 1731; thence S86°09'28"E, 1073.77' to a found 1 1/4" pipe on the West Right of Way of Missouri Pacific Railroad; thence N18°09'01"W, along said Railroad Right of Way, 629.00' to a set 5/8" rebar with aluminum cap stamped Arkansas Hwy & Trans Dept, BDY, PS 1731; thence leaving said Railroad Right of Way N86°10'53"W, 77.15' to a set 5/8" rebar with aluminum cap stamped Arkansas Hwy & Trans Dept, BDY, PS 1731; thence S03°11'13"W, 280.09' to a 1' creosote post; thence N86°10'53"W, 576.96'; thence N40°53'29"W, 139.28' to a set 5/8" rebar with aluminum cap stamped Arkansas Hwy & Trans Dept, BDY, PS 1731; thence N84°30'56"W, 95.29' to the point of beginning. Containing 8.24 acres, (358,824 sq. ft.) more or less.
8-7-2018 jhk

IN WITNESS WHEREOF, I have hereunto set my hand on this 13th day of March, 2019.

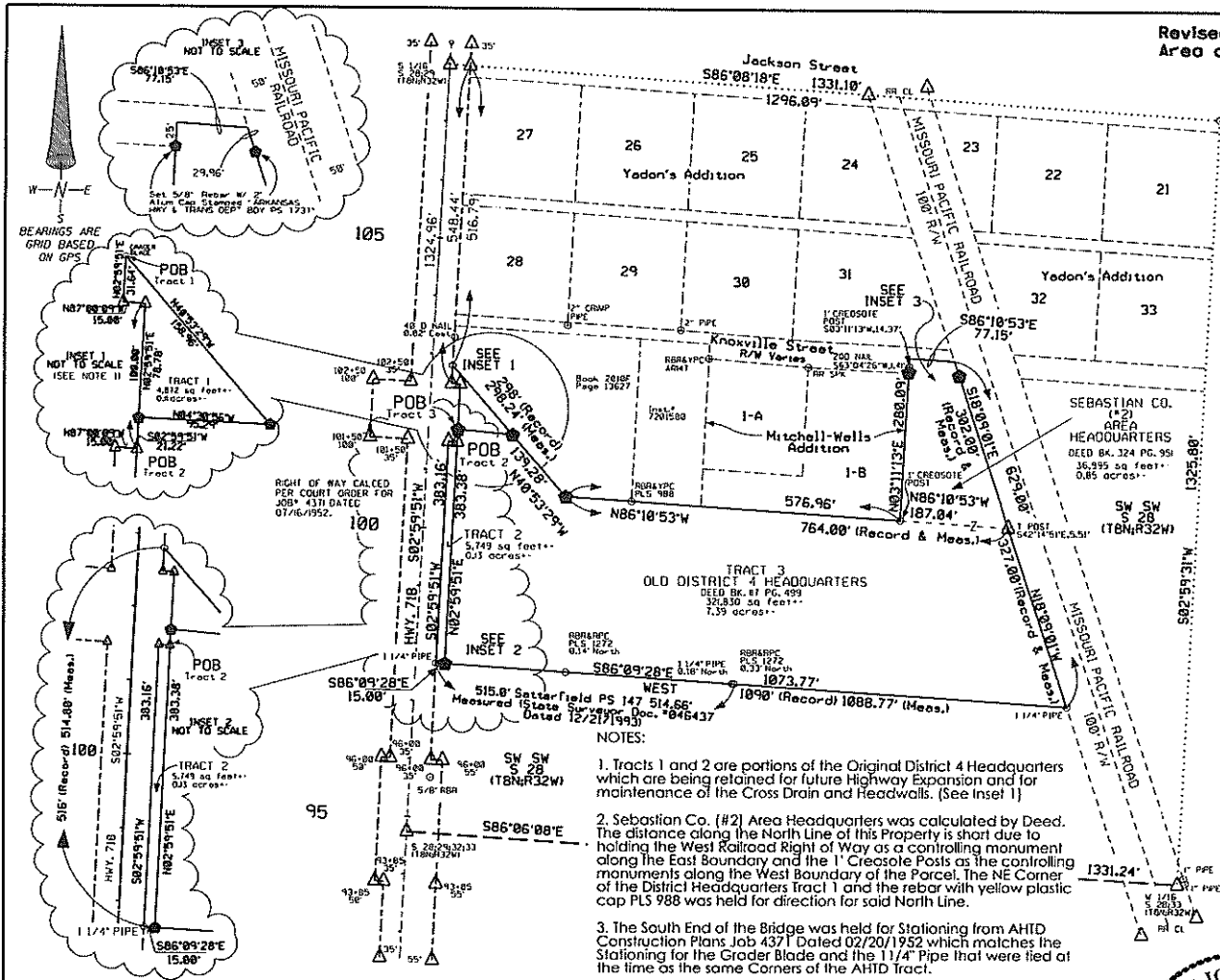
BY: 

Thomas B. Schueck, Chairman
Arkansas State Highway Commission

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Revised 08/07/2018 Corrected Square Feet
Area of Tract 3.

201808073223



TRACT 1

A part of the SW 1/4 of the SW 1/4, Section 28, Township 8 North, Range 32 West, Sebastian County, Arkansas, being more particularly described as:

Commencing at a found railroad spike accepted as the NE corner of said SW 1/4 of the SW 1/4 of Section 28, thence N86°08'18"W, 1296.09' to a point on the East Right of Way of Highway 71B, thence along said Right of Way S02°59'51"W, 516.79' to a found grader blade for the point of beginning, thence S40°53'29"E, 158.96' to a set 5/8" rebar with aluminum cap stamped Arkansas Hwy & Trans Dept, BDY, PS 1731; thence N84°30'56"W, 95.29' to a set 5/8" rebar with aluminum cap stamped Arkansas Hwy & Trans Dept, BDY, PS 1731 on the said Right of Way, thence along said Right of Way the following bearings and distances: N02°59'51"E, 78.78'; N87°00'09"W, 15.00'; N02°59'51"E, 31.64' to the point of beginning. Containing 0.11 acres. (4,872 sq. ft.), more or less.

TRACT 2

A part of the SW 1/4 of the SW 1/4, Section 28, Township 8 North, Range 32 West, Sebastian County, Arkansas, being more particularly described as:

Commencing at a found railroad spike accepted as the NE corner of said SW 1/4 of the SW 1/4 of Section 28, thence N86°08'18"W, 1296.09' to a point on the East Right of Way of Highway 71B, thence along said Right of Way the following bearings and distances: S02°59'51"W, 548.44'; S87°00'09"E, 15.00'; S02°59'51"W, 100.00' for the point of beginning, thence N87°00'09"W, along said East Right of Way, 15.00'; thence S02°59'51"W, 383.16' to a found 1 1/4" pipe; thence leaving said Right of Way S86°09'28"E, 15.00' to a set 5/8" rebar with aluminum cap stamped Arkansas Hwy & Trans Dept, BDY, PS 1731; thence N02°59'51"E, 383.38' to the point of beginning. Containing 0.13 acres. (5,749 sq. ft.) more or less.

TRACT 3

A part of the SW 1/4 of the SW 1/4, Section 28, Township 8 North, Range 32 West, Sebastian County, Arkansas, being more particularly described as:

Commencing at a found railroad spike accepted as the NE corner of said SW 1/4 of the SW 1/4 of Section 28, thence N86°08'18"W, 1296.09' to a point on the East Right of Way of Highway 71B, thence along said Right of Way the following bearings and distances: S02°59'51"W, 548.44'; S87°00'09"E, 15.00'; S02°59'51"W, 78.78' for the point of beginning being a set 5/8" rebar with aluminum cap stamped Arkansas Hwy & Trans Dept, BDY, PS 1731. Thence S02°59'51"W, along said East Right of Way, 21.22'; thence leaving said Right of Way S02°59'51"W, 383.38' to a set 5/8" rebar with aluminum cap stamped Arkansas Hwy & Trans Dept, BDY, PS 1731; thence S86°09'28"E, 1073.77' to a found 1 1/4" pipe on the West Right of Way of Missouri Pacific Railroad; thence N18°09'01"W, along said Railroad Right of Way, 529.00' to a set 5/8" rebar with aluminum cap stamped Arkansas Hwy & Trans Dept, BDY, PS 1731; thence leaving said Railroad Right of Way N86°10'53"W, 77.15' to a set 5/8" rebar with aluminum cap stamped Arkansas Hwy & Trans Dept, BDY, PS 1731; thence S03°11'13"W, 280.09' to a 1' creosote post; thence N86°10'53"W, 576.96'; thence N40°53'29"W, 139.28' to a set 5/8" rebar with aluminum cap stamped Arkansas Hwy & Trans Dept, BDY, PS 1731; thence N84°30'56"W, 95.29' to the point of beginning. Containing 8.24 acres. (358,824 sq. ft.) more or less.

- NOTES:
1. Tracts 1 and 2 are portions of the Original District 4 Headquarters which are being retained for future Highway Expansion and for maintenance of the Cross Drain and Headwalls. (See Inset 1)
 2. Sebastian Co. (#2) Area Headquarters was calculated by Deed. The distance along the North Line of this Property is short due to holding the West Railroad Right of Way as a controlling monument along the East Boundary and the 1' Creosote Posts as the controlling monuments along the West Boundary of the Parcel. The NE Corner of the District Headquarters Tract 1 and the rebar with yellow plastic cap PLS 988 was held for direction for said North Line.
 3. The South End of the Bridge was held for Stationing from AHID Construction Plans, Job 4371 Dated 02/20/1952 which matches the Stationing for the Grader Blade and the 1 1/4" Pipe that were tied at the time as the same Corners of the AHID Tract.
 4. The S1/16 of common to Sections 28 and 29 was calculated from AHID Plans for Job 4371 Dated 2/20/1952.
 5. The Section Corner common to Sections 28, 29, 32, and 33 was calculated per AHID Plans for Job 4371 Dated 2/20/1952 using the Stationing.
 6. The W 1/16 common to Sections 28 and 33 was calculated per Missouri Pacific Railroad Plans.
 7. Tract 3 includes the Old District 4 Headquarters and the Sebastian Co. (#2) Area Headquarters.

BASIS OF BEARING:
STATE PLANE GRID Q30N NORTH ZONE
DETERMINED FROM GPS PTS
AHID FS 2 - C-298
CONVERGENCE ANGLE: 1-24-33 LEFT AT
LT: N 35-20-37.06 LG: W094-25-17.25
ALL DISTANCES ARE GRID
TO CONVERT BACK TO GROUND
MULTIPLY BY CAF = 0.999923797

LEGEND

⊙	Found Monument as Described
⊙	Calculated Corner
⊙	Set 5/8" Rebar w/ 2" Alum Cap Stamped Arkansas Hwy & Trans Dept BDY PS 1731
---	Centerline
---	Property Line
---	Section Line
---	Existing R/W Line
---	5' Steepest Section Line
---	Railroad Line
---	Lot Line

DATE: 05/20/05 REVISIONS: 08/07/2018
DRAWN BY: NF/D/LK REVISIONS: ROH



500-08N-032W-0-28-330-65-1731
OLD DISTRICT 4 HEADQUARTERS
HWY. 71B
AHTD - SURVEYS DIVISION
PARCEL WORKSHEET
JOB 4620.10 SEBASTIAN COUNTY
SCALE: 1" = 200'
100 50 0 50 100 200