

# ARKANSAS STATE HIGHWAY COMMISSION

**THOMAS B. SCHUECK**  
CHAIRMAN  
LITTLE ROCK



**PHILIP TALDO**  
SPRINGDALE

**ROBERT S. MOORE, JR.**  
VICE CHAIRMAN  
ARKANSAS CITY

**KEITH GIBSON**  
FORT SMITH

**DALTON A. FARMER, JR.**  
JONESBORO

P.O. Box 2261 • Little Rock, Arkansas 72203-2261  
Phone (501) 569-2000 • Voice/TTY 711 • Fax (501) 569-2400  
[www.ArDOT.gov](http://www.ArDOT.gov) • [www.IDriveArkansas.com](http://www.IDriveArkansas.com)

**SCOTT E. BENNETT, P.E.**  
DIRECTOR

July 10, 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 April 1, 2019 thru June 30, 2019.

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

Sincerely,

A handwritten signature in blue ink that reads "for Scott E. Bennett".  
for Scott E. Bennett, P.E.  
Director

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

BOOK 2019 PAGE 221  
Recorded in MISCELLANEOUS-E  
04/22/2019 12:05 PM  
RAMONA WILSON  
Circuit Clerk - CARROLL County,

**ARKANSAS STATE HIGHWAY COMMISSION**

**COMMISSION MINUTE ORDER: 2019-024**

**DISTRICT: 9**

**COUNTY: CARROLL**

ARKANSAS STATE HIGHWAY COMMISSION

MINUTE ORDER

District: Nine  
County: Carroll  
Category: Surplus Property

Page 1 of 3 Pages

WHEREAS, the Arkansas State Highway Commission (Commission) acquired property known as the former Carroll County Area Maintenance Headquarters – Berryville (former Maintenance Headquarters) from Grace Champlin by Warranty Deed dated May 3, 1957, filed for record on June 3, 1957, in the Circuit Clerk’s office of Carroll County, Arkansas, in Deed Record Book 58 at page 379; and

WHEREAS, the former Maintenance Headquarters was acquired by the Commission for the sum of FOUR HUNDRED AND NO/100 DOLLARS (\$400.00) and the Commission invested THIRTY-THREE THOUSAND THREE HUNDRED EIGHTY-NINE AND 42/100 DOLLARS (\$33,389.42) in improvements for said former Maintenance Headquarters; and

WHEREAS, Kenneth H. Butler, Trustee of the Kenneth H. Butler Trust #2 has bid the sum of ONE HUNDRED TWELVE THOUSAND AND NO/100 DOLLARS (\$112,000.00) which is the highest bid received for the portion of the former Maintenance Headquarters at a public sale effective February 28, 2019. Three (3) qualified appraisers have opined that the current fair market value of the portion of the former Maintenance Headquarters is ONE HUNDRED FIVE THOUSAND AND NO/100 DOLLARS (\$105,000.00); and the District Engineer for District Nine has determined that the former Maintenance Headquarters is not now, nor in the foreseeable future will be, needed for highway purposes. The portion of the former Maintenance Headquarters to be declared surplus is more particularly described as follows:

Part of the fractional North half of the Northwest Quarter of Section 30, Township 20 North, Range 24 West and part of the Northeast Quarter of the Northeast Quarter

BOOK 2019 PAGE 222

ARKANSAS STATE HIGHWAY COMMISSION

MINUTE ORDER

District: Nine

Page 2 of 3 Pages

County: Carroll

Category: Surplus Property

of Section 25, Township 20 North, Range 25 West, Carroll County, Arkansas more particularly described as follows:

Commencing at the Northwest corner of said fractional North half Northwest Quarter said point of being a rebar and 2" aluminum cap PLS 1475; thence South  $01^{\circ}26'25''$  West a distance of 88.18' along the West line of said fractional part to the point of beginning said point being a set 5/8" rebar with alum/cap stamped PLS 1731; thence North  $75^{\circ}04'52''$  East a distance of 6.04' to a set 5/8" rebar with alum/cap stamped PLS 1731; thence South  $88^{\circ}29'51''$  East a distance of 232.80' to a set 5/8" rebar with alum/cap stamped PLS 1731; thence South  $00^{\circ}46'51''$  East a distance of 291.60' to a found rebar w/yellow plastic cap PLS 1302; thence North  $88^{\circ}59'07''$  West a distance of 225.86' to a found AHTD 2" aluminum AHTD bdy cap PLS 1475 on the Easterly right of way Hwy. 62 per AHTD JOB# 009901; thence along said right of way the following calls; thence North  $00^{\circ}20'46''$  East a distance of 78.05' to a found 5/8" rebar; thence North  $21^{\circ}57'52''$  West a distance of 56.82' to a found 5/8" rebar; thence North  $31^{\circ}58'45''$  West a distance of 162.03' to a set 5/8" rebar with alum/cap stamped PLS 1731; thence leaving said right of way North  $75^{\circ}04'52''$  East a distance of 93.02' to point of beginning containing 1.75 acres (76235.75 sq ft) more or less.

Rev. 3/5/19 AH

BOOK 2019 PAGE 223

ARKANSAS STATE HIGHWAY COMMISSION

MINUTE ORDER


District: Nine


Page 3 of 3 Pages

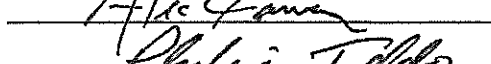
County: Carroll


Category: Surplus Property

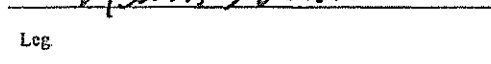
NOW THEREFORE, the above-described property is declared surplus; upon receipt of the consideration of ONE HUNDRED TWELVE THOUSAND AND NO/100 DOLLARS (\$112,000.00), the Chairman of the Commission is authorized and directed to execute a Quitclaim Deed conveying said property to Kenneth H. Butler, Trustee of the Kenneth H. Butler Trust #2; this Minute Order along with a copy of the deed shall be recorded in Carroll County, Arkansas and, if necessary, the right of way shall be remonumented. Any Federal-Aid funds from this disposal shall be credited to Federal-Aid funds.


Approved  Chairman

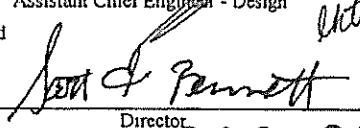
 Vice-Chairman

 Member

 Member

 Member

Submitted By  Assistant Chief Engineer - Design

Approved  Director

Minute Order No **2019-024**

Date Passed **MAR 13 2019**

Leg

Form 19-456  
Rev 1/13/2016

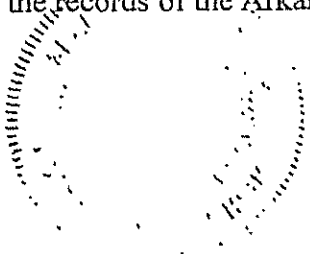
STATE OF ARKANSAS)

)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. 2019-024 adopted by the Commission on the 13<sup>th</sup> day of April, 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 12 day of April, 2019.

My Commission Expires:

5/1/2022

Randy Cobb  
Notary Public



I certify that this instrument was filed on 04/22/2019 12:05 PM and recorded in MISCELLANEOUS-EAST Book 20 RAMONA WILSON Circuit Clerk - CARROLL County, Laura McGuire, DC

BOOK 2019 PAGE 979  
Recorded in DEED-EAST Book  
04/22/2019 12:10 PM  
RAMONA WILSON  
Circuit Clerk - CARROLL County,

Job No. 9901  
Old Carroll County  
Area Maintenance Headquarters


**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 ONE HUNDRED TWELVE THOUSAND AND NO/100 DOLLARS (\$112,000.00) 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. 2019-024 dated the 13<sup>th</sup> 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, **Kenneth H. Butler, Trustee of the Kenneth H. Butler Trust #2, 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 Carroll, State of Arkansas, to-wit:

Part of the fractional North half of the Northwest Quarter of Section 30, Township 20 North, Range 24 West and part of the Northeast Quarter of the Northeast Quarter of Section 25, Township 20 North, Range 25 West, Carroll County, Arkansas more particularly described as follows:


Commencing at the Northwest corner of said fractional North half Northwest Quarter said point of being a rebar and 2" aluminum cap PLS 1475; thence South 01°26'25" West a distance of 88.18' along the West line of said

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

fractional part to the point of beginning said point being a set 5/8" rebar with alum/cap stamped PLS 1731; thence North 75°04'52" East a distance of 6.04' to a set 5/8" rebar with alum/cap stamped PLS 1731; thence South 88°29'51" East a distance of 232.80' to a set 5/8" rebar with alum/cap stamped PLS 1731; thence South 00°46'51" East a distance of 291.60' to a found rebar w/yellow plastic cap PLS 1302; thence North 88°59'07" West a distance of 225.86' to a found AHTD 2" aluminum AHTD bdy cap PLS 1475 on the Easterly right of way Hwy. 62 per AHTD JOB# 009901; thence along said right of way the following calls; thence North 00°20'46" East a distance of 78.05' to a found 5/8" rebar; thence North 21°57'52" West a distance of 56.82' to a found 5/8" rebar; thence North 31°58'45" West a distance of 162.03' to a set 5/8" rebar with alum/cap stamped PLS 1731; thence leaving said right of way North 75°04'52" East a distance of 93.02' to point of beginning containing 1.75 acres (76235.75 sq ft) more or less.

Rev. 3/5/19 AH

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

BY:   
\_\_\_\_\_  
Thomas B. Schueck, Chairman  
Arkansas State Highway Commission

THIS PORTION INTENTIONALLY LEFT BLANK



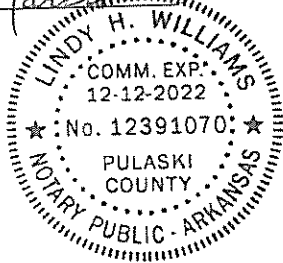
ACKNOWLEDGMENT

STATE OF ARKANSAS)  
) SS  
COUNTY OF PULASKI)

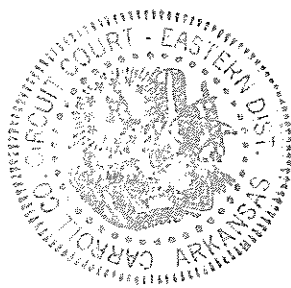
BE IT REMEMBERED, that on this day before the undersigned, a Notary Public, duly commissioned, qualified and acting within and for the County and State, appeared in person the within named Thomas B. Schueck, to me personally well known, who stated that he was Chairman of the Arkansas State Highway Commission, 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. 2019- 024, Minutes of March 13, 2019, 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 13<sup>th</sup> day of

March 2019.  
(seal)



Lindy H. Williams  
Lindy H. Williams, Notary Public



I certify that this instrument was  
filed on 04/22/2019 12:10 PM  
and recorded in  
DEED-EAST Book 2019  
RAMONA WILSON  
Circuit Clerk - CARROLL County,  
Jawra McGuire, DC

BOOK 2019 PAGE 981

El Ar. St.  
HWY: Transport.  
2doc  
1

ARKANSAS STATE HIGHWAY COMMISSION

Nannie Pike - Circuit Clerk  
Garland County, AR  
Term/Cashier: H51VCH2/LINDSEY LAWSON  
06/07/2019 11:29AM  
Tran: 264453  
Total Fees Page 00 of 2 Pages

MINUTE ORDER

District: Six  
County: Garland  
Category: Surplus Property

WHEREAS, the Arkansas State Highway Commission (Commission) acquired property known as the Old Garland County Area Maintenance Headquarters, Job No. 6503, from Lewis Archer Cooper and Rose W. Cooper, husband and wife, by Warranty Deed dated February 23, 1962, filed for record on February 23, 1962, in the Circuit Clerk's office of Garland County, Arkansas, in Deed Record Book 512, Page 600; and

WHEREAS, the property was acquired by the Commission for the sum of THREE THOUSAND AND NO/100 DOLLARS (\$3,000.00) and is more particularly described as follows:

A part of the Southeast Quarter, Northwest Quarter of Section 34, Township 2 South, Range 19 West, Garland County, Arkansas. More particular described as follows:

Commence at the Southeast corner of said Southeast Quarter of the Northwest Quarter; thence North 1100.00 feet, to the South side of the New Highway 70 Right of Way; thence South 88° 39' West 14.00 feet along said Highway Right of Way to place of beginning; thence South 88° 39' West 210.22 feet along said highway right of way; thence South 415.10 feet; thence East 210.00 feet; thence North 420.00 feet parallel with the East line of said property to the place of beginning. Containing 2.0 acres, more or less.

WHEREAS, Steve Fischer was the winning bidder for the sum of SEVENTY THOUSAND AND NO/100 DOLLARS (\$70,000.00), which was determined by coin flip on April 3, 2019, for the Old Garland County Area Maintenance Headquarters. The property was purchased as a capital asset and is not subject to re-acquisition by a prior owner pursuant to Ark. Code Ann. § 27-67-322. Three (3) qualified appraisers have opined that the current fair market value of the

ARKANSAS STATE HIGHWAY COMMISSION


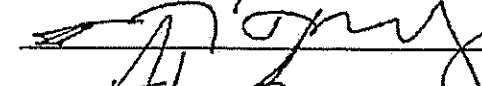
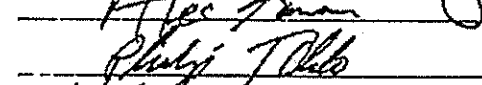
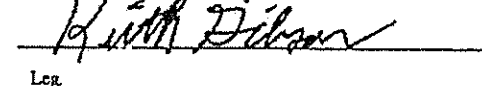
MINUTE ORDER

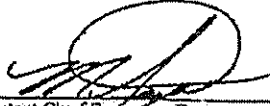
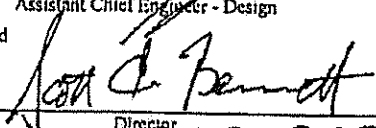
District: Six  
County: Garland  
Category: Surplus Property

Page 2 of 2 Pages

Maintenance Headquarters is SIXTY-NINE THOUSAND SEVEN HUNDRED AND NO/100 DOLLARS (\$69,700.00); and the District Engineer for District Six has determined that the former Maintenance Headquarters is not now, nor in the foreseeable future will be, needed for highway purposes.

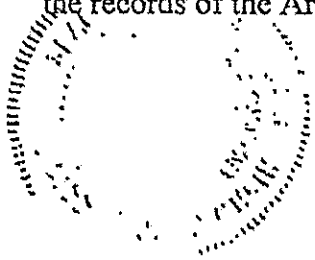
NOW THEREFORE, the above-described property is declared surplus; upon receipt of the consideration of SEVENTY THOUSAND AND NO/100 DOLLARS (\$70,000.00), the Chairman of the Commission is authorized and directed to execute a Quitclaim Deed conveying said property to Steve Fischer; this Minute Order along with a copy of the deed shall be recorded in Garland County, Arkansas and, if necessary, the right of way shall be remonumented. Any Federal-Aid funds from this disposal shall be credited to Federal-Aid funds.

Approved,  Chairman  
 Vice-Chairman  
 Member  
 Member  
Leg

Submitted By   
Assistant Chief Engineer - Design  
Approved  *DAK*  
Director  
Minute Order No **2019 048**  
Date Passed **MAY 1 2019**

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. 2019-048 adopted by the Commission on the 1<sup>st</sup> day of May, 2019, as set forth therein, and as the same appears in the records of the Arkansas State Highway Commission.

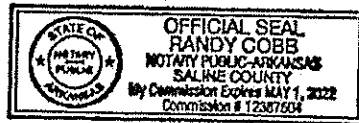


Lindy H. Williams  
Lindy H. Williams, Commission Secretary  
Arkansas State Highway Commission

Subscribed and sworn to before me this 4<sup>th</sup> day of June, 2019.

My Commission Expires:  
5/1/2022

Randy Cobb  
Notary Public



Gariand County, AR  
I certify this instrument was  
filed on 06/07/2019 11:29AM  
and recorded in DEED Book  
4055 at pages 0146 - 0150  
Jeannie Pike - Circuit Clerk

Jeannie Pike

Book 4055 Page 0151

Jeannie Pike - Circuit Clerk  
Garland County, AR  
Term/Cashier: H51VCH2/LINDSEY LAWSON  
06/07/2019 11:29AM  
Tran: 264453  
Total Fees: \$25.00

Job No. 6503  
Tract No. Old Garland County  
Area Maintenance HQ

### 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 SEVENTY THOUSAND AND NO/100 DOLLARS (\$70,000.00) 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. 2019-044 dated the 1<sup>st</sup> day of May, 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, Steve Fischer, 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 Garland, State of Arkansas, to-wit:

#### Job No. 6503

A part of the Southeast Quarter, Northwest Quarter of Section 34, Township 2 South, Range 19 West, Garland County, Arkansas. More particular described as follows:

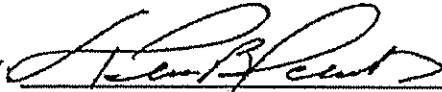
Commence at the Southeast corner of said Southeast Quarter of the Northwest Quarter; thence North 1100.00 feet, to the South side of the New Highway 70 Right of Way; thence South 88° 39' West 14.00

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

feet along said Highway Right of Way to place of beginning; thence South 88° 39' West 210.22 feet along said highway right of way; thence South 415.10 feet; thence East 210.00 feet; thence North 420.00 feet parallel with the East line of said property to the place of beginning. Containing 2.0 acres, more or less.

Rev 4/5/2018 jhk

IN WITNESS WHEREOF, I have hereunto set my hand on this 14<sup>th</sup> day of May, 2019.

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

THIS PORTION INTENTIONALLY LEFT BLANK

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 Thomas B. Schueck, 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. 2019- 048, Minutes of May 1, 2019, 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 1<sup>st</sup> day of

May 2019.  
(seal)  
LINDY H. WILLIAMS  
COMM EXP.  
12 12 2022  
★ No. 12391070 ★  
PULASKI  
COUNTY  
NOTARY PUBLIC - ARKANSAS

Lindy H. Williams  
Lindy H. Williams, Notary Public

Garland County, AR  
I certify this instrument was  
filed on 06/07/2019 11:29AM  
and recorded in DEED Book  
4055 at pages 0151 - 0153  
Jeannie Fike - Circuit Clerk  
Jeannie Fike