



**DEPARTMENT OF  
PARKS & TOURISM**

1 Capitol Mall  
Little Rock, AR 72201  
501-682-7777

Central Administration  
Division  
501-682-2039

Great River Road Division  
870-295-2005  
Arkansas.com

Human Resources Section  
501-682-7742 (TDD)

Keep Arkansas  
Beautiful Division  
501-682-3507 (TDD)  
KeepArkansasBeautiful.com

State Parks Division  
501-682-1191 (TDD)  
ArkansasStateParks.com

Tourism Division  
501-682-7777 (TDD)  
Arkansas.com

**Asa Hutchinson  
GOVERNOR**

**Cynthia Dunlap  
INTERIM  
EXECUTIVE DIRECTOR**

**DIVISION DIRECTORS**

Cynthia Dunlap  
ADMINISTRATION

Grady Spann  
STATE PARKS

Jim Dailey  
TOURISM

Kim Williams  
GREAT RIVER ROAD

Mark Camp  
KEEP ARKANSAS  
BEAUTIFUL

**AN EQUAL  
OPPORTUNITY/  
AFFIRMATIVE ACTION/  
AMERICANS WITH  
DISABILITIES ACT  
EMPLOYER**



April 1, 2019

Marty Garrity, Director  
Bureau of Legislative Research  
Executive Secretary, Arkansas Legislative Council  
Arkansas State Capitol, Room 315  
Little Rock, AR 72201

RE: State Park Property Acquisitions

Dear Ms. Garrity:

The Arkansas Department of Parks and Tourism, State Parks Division (ASP) seeks acquisition of select properties to protect and preserve natural, cultural, and historic resources; provide additional recreational and educational opportunities for park visitors; and to provide housing for park superintendents and other uniform / park management employees, benefiting our department by having staff on-site or nearby to respond to round-the-clock emergencies and increase security for protection of park resources, facilities, and guests. The following is a brief description of each proposed acquisition, listed by park. Additional details are provided in attached documents. Grant funds and/or budget allocations will be utilized to acquire these priority properties.

- **Petit Jean State Park:** ASP proposes acquisition of approximately 198.45 acres of the former 'Tanyard Springs Village'. Acquisition will likely be accomplished in different phases with the 1<sup>st</sup> phase of 86.69 acres, twelve cabins, office/laundry building and Tanyard Springs cabin. The remaining 111.71 acres and improvements could be acquired in future phases.
- **Jacksonport State Park** ASP proposes acquisition of one incorporate town lot, comprising 0.2 acres of land, located on Block 6 of the Original Town of Jacksonport and adjoining the existing park boundary.

In accordance with A.C.A. § 22-4-106, I am respectfully requesting the Arkansas Legislative Council's (ALC) favorable advice to complete these property acquisitions. Initial approval of these acquisitions have been granted over time by the State Parks, Recreation and Travel Commission on August 17, 2018 and January 17, 2019. Favorable advice from Governor Hutchinson was received on March 9, 2019 (enclosed). I ask that you place our request at the next available 2019 ALC meeting at the conclusion of the 92<sup>nd</sup> General Assembly Session. If you have any questions or need further information, please call me at 682-2535, or Grady Spann at 682-7743. Thank you for your consideration.

Sincerely,



Cynthia Dunlap  
Interim Executive Director

Enclosure

CD/mm

cc: Grady Spann, Director, Arkansas State Parks (w/encl.)  
Randy Roberson, Manager of Planning and Development (w/encl.)  
Mike Wilson, Manager of Operations (w/encl.)  
Jeff King, Project Manager / Government Liaison  
Melinda Miller, Real Estate Officer (w/encl.)  
Jordan Thomas, Chief Park Planner (w/encl.)

## **Petit Jean State Park – Proposed Acquisition**

### **Property Description:**

The subject acquisition, consisting of an irregularly shaped multiple parcel property with several improvements, covers four tracts that totals approximately 198.45 acres. The exact legal description of the property that is being conveyed shall be determined by a new survey for each phase acquired. The legal description provided to ASP from Winrock Farms, Inc. is as follows:

#### *Tract One*

*Part of the Southwest quarter of the Southeast quarter (SW ¼ ,SE ¼ ) of Section Thirty-three (33), Township Six (6) North, Range Eighteen (18) West of the Fifth (5<sup>th</sup>) Principal Meridian, Conway County, Arkansas, being more particularly described as follows, to-wit:*

*From an iron pin found for the Southwest corner of said SW ¼ , SE ¼ of Section 33, run thence South 89° 27' 30" East for 331.27 feet, thence North 00° 25'36" East for 242.00 feet to an iron pin, which is the point of beginning, thence running North 00°25'36" East 1092.27 feet, thence South 89°27'30" East 330.47 feet, thence South 00°30'00" West 1092.27 feet, thence North 89°27'30 West 329.07 feet to the point of beginning, and containing 8.27 acres, more or less.*

#### *Tract Two*

*Part of the Southwest quarter of the Southeast quarter (SW ¼ ,SE ¼ ) of Section Thirty-three (33), Township Six (6) North, Range Eighteen (18) West of the Fifth (5<sup>th</sup>) Principal Meridian, Conway County, Arkansas, being more particularly described as follows, to-wit:*

*From an iron pin found for the Southwest corner of said (SW ¼ ,SE ¼ ) of Section 33, run thence North 00 °30'00" East 832.60 feet to an iron pin which is the point of beginning, thence running North 00°30'00" East 501.67 feet, thence South 89°27'30" East 320.56 feet thence South 00°25'36" West 499.83 feet, thence North 89°46'36" West 330.21 feet to the point of beginning, and containing 3.79 acres, more or less.*

#### *Tract Three*

*The South Half of the Northwest quarter (S ½ , NW ¼ ) containing 79.82 acres; the Northwest Quarter of the Northeast Quarter (NW ¼ , NE ¼ ) 31.39 acres and the Northeast Quarter of the Northwest Quarter (NE ¼ , NW ¼ ) 30.63 acres and the North Half of the North Half of the Southwest Quarter (N ½ , N ½ , SW ¼ )40 acres and in the aggregate 181.84 acres all in Section four (4), Township Five (5) North , Range eighteen (18) West of the 5<sup>th</sup> Principal Meridian, Conway County, Arkansas.*

*Less and Except:*

*The Northeast Quarter of the Northwest Quarter (NW ¼ , SE ¼ ) of Section Four (4), Township Five (5) North, Range Eighteen (18) West of the Fifth (5<sup>th</sup>) Principal Meridian in Conway County, Arkansas containing 29.85 acres, more or less, subject to any existing rights-o-way or easements, public or private, that might be located therein.*

*Less and Except:*

*The Southeast Quarter of the Northwest Quarter (SE ¼ , SE ¼ ) of Section Four (4), Township Five (5) North, Range Eighteen (18) West of the Fifth (5<sup>th</sup>) Principal Meridian in Conway County, Arkansas, being more particularly described as follows, to-wit:*

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*Tract Four*

*A part of the Northwest Quarter of the Southeast Quarter, (NW ¼ SE ¼ of Section 33, Township 6 North, Range 18 West of the Fifth Principal Meridian in Conway County Arkansas and being more particularly described as follows, to-with: From a concrete monument which is the Southwest Corner of said NW ¼ of SE ¼ of said Section 33, run North 00 degrees 30'00" East for 678.30 feet to a set iron pin which is the point of beginning, thence running North 00 degrees, 30'00" East for 660.00 feet, thence South 89 degrees, 04'00 East 300.00 feet, thence South 00 degrees 30'00" West 300.00 feet to the Point of Beginning, and containing 4.55 acres, more or less, subject to any existing right-of-way easements.*

*Property contains approximately 198.45 acres, more or less.*

**Purpose:**

To acquire additional land for both Petit Jean State Park and overall state park operations. Winrock Farms, Inc. owns approximately 198.45 acres that was once the Tanyard Springs Village. Winrock Farms, Inc. has indicated that they are willing to dispose of the land. The initial acquisition includes 86.69 acres, all twelve themed cabins, office/laundry building, and the historic Tanyard Springs cabin. The

remaining 111.71 acres and improvements could be acquired in a 2<sup>nd</sup> phase at a later time.

**Estimated cost:**

Current assessed value of the land and improvements is \$1,000,000. Final costs for the acquisition would be subject to a future appraisal, with purchase price of the property agreed at appraised value, or a negotiated value thereto, including costs for land survey, title search, title commitment, title insurance policy, and all other relevant closing costs.

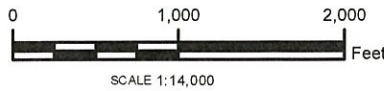
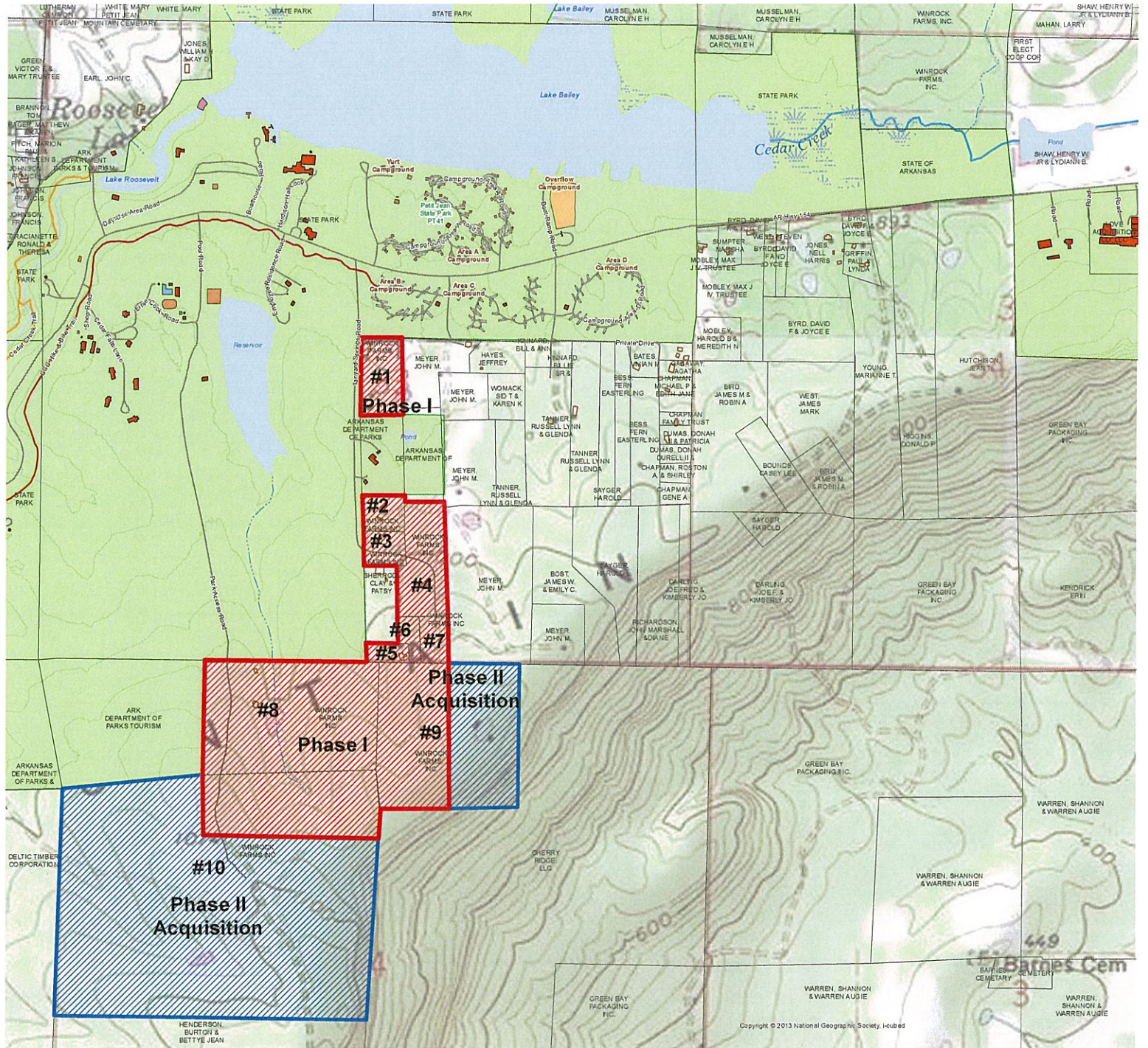
**Location Map:**

See Attachment.





# Potential Property Acquisition



Phase I Acquisition Phase II Acquisition State Park

Agency Name  
**Arkansas Department of Parks & Tourism**  
One Capitol Mall - Little Rock, AR 72201

Location  
**Petit Jean State Park**

City  
**Morrilton**

County  
**Conway**

Description  
**Tanyard Springs Property**

## Notice of Intent:

This map has been created by the Arkansas State Parks GIS Section for the purpose of depicting general location(s) of subject property in relation to property owned, leased, or otherwise managed by Arkansas Department of Parks & Tourism. Unauthorized use is prohibited.

Date of Map Production: **1/11/2019**





## **Jacksonport State Park – Proposed Acquisition**

### **Property Description:**

*Lot 9, Block 6 of the Original Town of Jacksonport, Jackson County, Arkansas, street address of 321 Dillard St., Jacksonport, AR, containing approximately 0.2 acre.*

### **Purpose:**

Property is situated in a prominent location adjacent to the historic courthouse and currently houses a small home and various outbuildings. Acquisition of the property will allow for removal of the structures and repurposing the property as an addition to the state park grounds. This acquisition will significantly improve the landscape aesthetics and sense of place within Jacksonport State Park.

### **Estimated cost:**

Final costs for the acquisition would be subject to agree upon purchase price at appraised value of \$26,100, or a negotiated value thereto, including costs for land survey, title search, title commitment, title insurance policy, and all other relevant closing costs.

### **Location Map:**

See Attachment.





# Proposed Property Acquisition



Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P Corp., NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), MapmyIndia, © OpenStreetMap contributors, and the GIS User Community



0 560  
Feet  
SCALE 1:3,517

Subject Property  State Park Property

Agency Name  
Arkansas Department of Parks & Tourism  
One Capitol Mall - Little Rock, AR 72201

Location  
Jacksonport State Park

City  
Jacksonport

County  
Jackson

Description  
Proposed Property Acquisition

## Notice of Intent:

This map has been created by the Arkansas State Parks GIS Unit of the Arkansas Department of Parks and Tourism for the purpose of depicting general location(s) of subject property. Pursuant to § 22-4-106 - Establishing and acquiring property for State Parks. Unauthorized use is prohibited.  
Date of Map Production: 8/13/2018







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PARKS & TOURISM**

1 Capitol Mall  
Little Rock, AR 72201  
501-682-7777

Central Administration  
Division  
601-682-2039

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**AN EQUAL  
OPPORTUNITY/  
AFFIRMATIVE ACTION/  
AMERICANS WITH  
DISABILITIES ACT  
EMPLOYER**

# Arkansas.

THE NATURAL STATE

February 28, 2019

The Honorable Asa Hutchinson  
Governor, State of Arkansas  
State Capitol Room 250  
500 Woodlane Avenue  
Little Rock, AR 72201

*Approved*  
*Att*  
*5/9/19*

RE: State Park Property Acquisitions

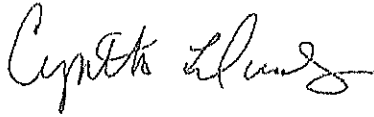
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In accordance with A.C.A. § 22-4-106, I am respectfully requesting your favorable advice to complete these property acquisitions. If you or your staff have any questions or need further information, please call me at 682-2535, or Grady Spann at 682-7743. Thank you for your consideration.

Sincerely,

A handwritten signature in cursive script, appearing to read "Cynthia Dunlap".

Cynthia Dunlap  
Interim Executive Director

Enclosure

CD/mm

cc: Grady Spann, Director, Arkansas State Parks (w/encl.)  
Randy Roberson, Manager of Planning and Development (w/encl.)  
Mike Wilson, Manager of Operations (w/encl.)  
Jeff King, Project Manager / Government Liaison  
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remaining 111.71 acres and improvements could be acquired in a 2<sup>nd</sup> phase at a later time.

**Estimated cost:**

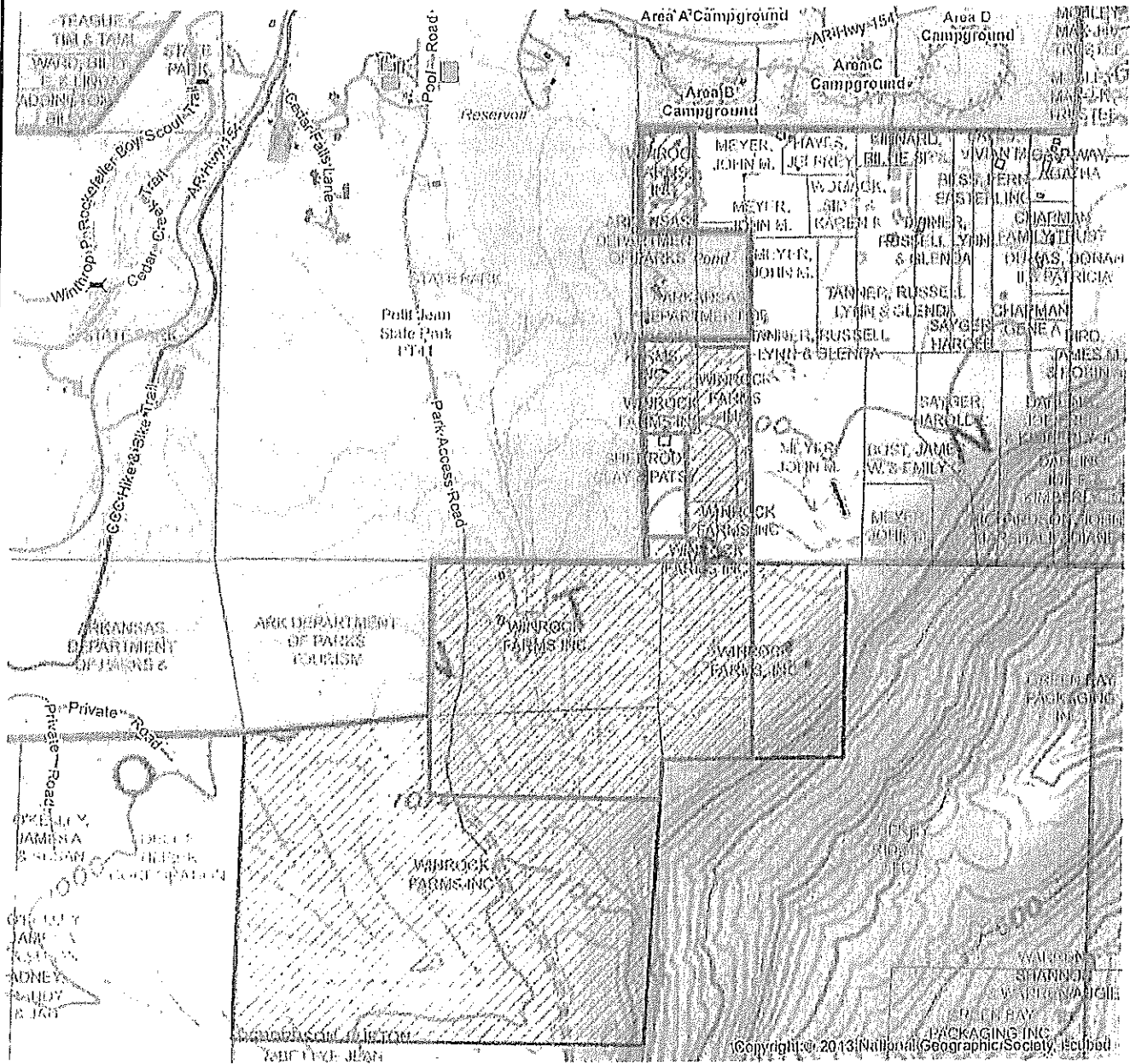
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**Location Map:**

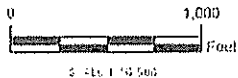
See Attachment.



# Proposed Property Acquisition



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Phase I Acquisition



Phase II Acquisition



State Park

Agency Name  
Arkansas Department of Parks & Tourism  
One Capitol Mall - Little Rock, AR 72201

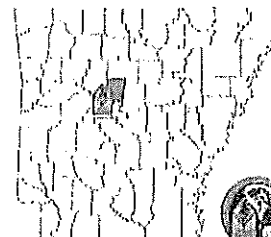
Location  
Petit Jean State Park

City  
Morrilton  
County  
Pulaski

Description  
Tanyard Springs Property

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Date of Map Production: 2/28/2019





## **Jacksonport State Park – Proposed Acquisition**

### **Property Description:**

*Lot 9, Block 6 of the Original Town of Jacksonport, Jackson County, Arkansas, street address of 321 Dillard St., Jacksonport, AR, containing approximately 0.2 acre.*

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### **Estimated cost:**

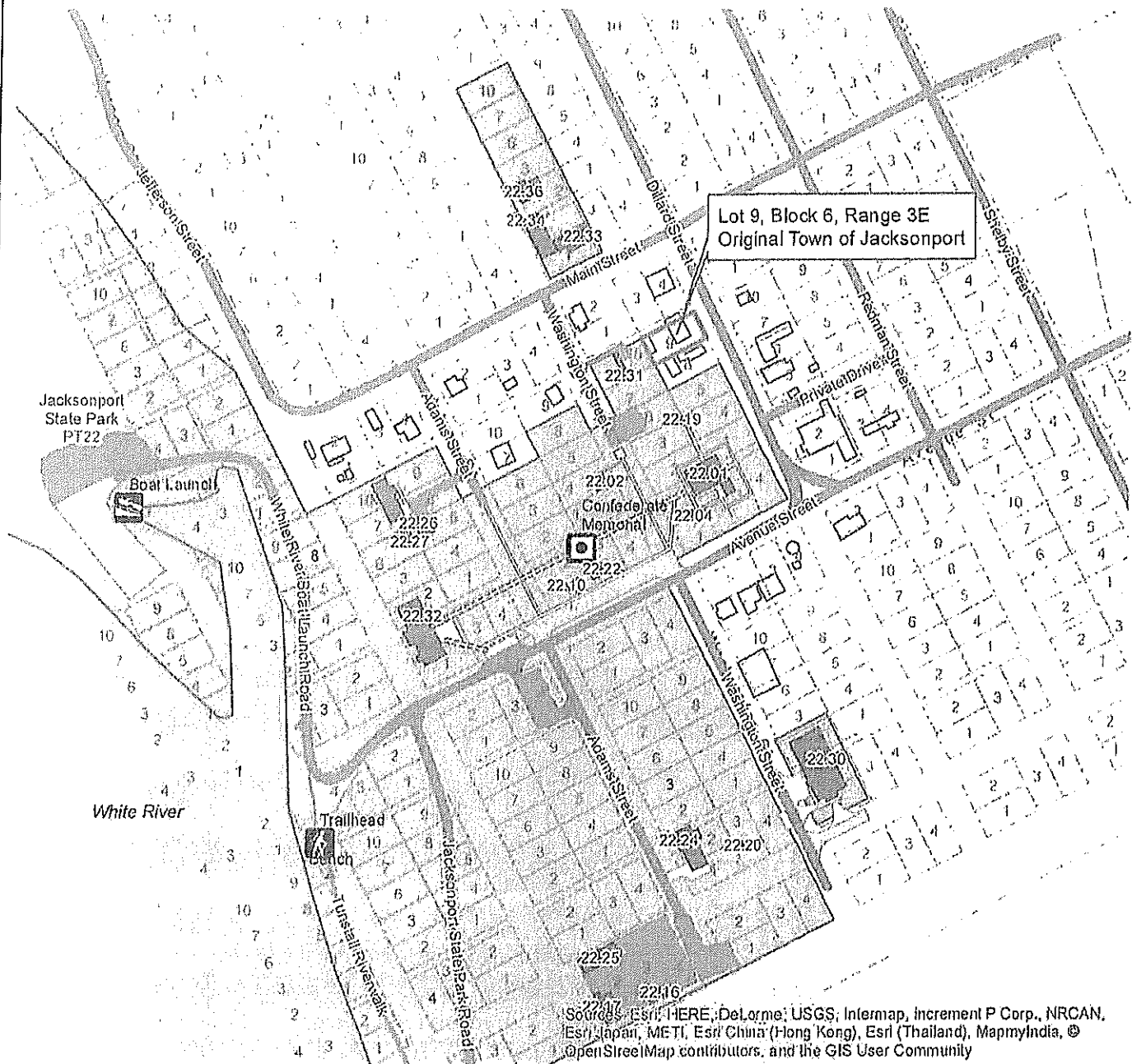
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### **Location Map:**

See Attachment.



# Proposed Property Acquisition



0 560  
Feet  
SCALE 1:3,517



Subject Property



State Park Property

## Agency Name

Arkansas Department of Parks & Tourism  
One Capitol Mall - Little Rock, AR 72201

## Location

Jacksonport State Park

## City

Jacksonport

## County

Jackson

## Description

Proposed Property Acquisition

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Date of Map Production: 8/13/2018

