

## ARKANSAS STATE HIGHWAY COMMISSION

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



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FORT SMITH

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

**MARIE HOLDER**  
LITTLE ROCK

**PHILIP TALDO**  
SPRINGDALE

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)

**LORIE H. TUDOR, P.E.**  
DIRECTOR

May 20, 2022

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, 2022 thru March 31, 2022.

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

Sincerely,

A handwritten signature in blue ink that reads "Lorie H. Tudor". The signature is fluid and cursive, with the first letters of the first and last names being capitalized and prominent.

Lorie H. Tudor, P.E.  
Director

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



ARKANSAS DEPARTMENT OF TRANSPORTATION  
ArDOT.gov | IDriveArkansas.com | Lorie H. Tudor, P.E., Director  
10324 Interstate 30 | P.O. Box 2261 | Little Rock, AR 72203-2261 | Phone: 501.569.2000

# INTEROFFICE MEMORANDUM

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May 6, 2022

**TO:** Kevin T. White P.E., Division Head, Right of Way Division  
**THROUGH:** Cathy Mitchell, Section Head - Administrative, Right of Way Division  
**FROM:** Sherman Whittle, Property Management, Right of Way Division *SW*  
**SUBJECT:** Surplus Quarterly Report – First Quarter, 2022

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Attached is the Quarterly Report of Surplus Property Sales.

<u>Job</u>	<u>Tract</u>	<u>MO Date</u>	<u>Deed Filed</u>	<u>Grantee</u>
090004	19R	02/02/2022	02/10/2022	Jerry and Dale Bishop

ARKANSAS STATE HIGHWAY COMMISSION

MINUTE ORDER

By S. Bolen D.C.

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District: Nine

County: Boone

Category: Surplus Property

**WHEREAS**, the Arkansas State Highway Commission (Commission) acquired property known as Tract No. 19R, Job No. 090004, from Timothy P. Stretton and Kelley L. Stretton, husband and wife, by Warranty Deed dated September 25, 2001, and filed of record on October 26, 2001, as Instrument No. 01008032, in the Circuit Clerk's office for Boone County, Arkansas; and

**WHEREAS**, Tract No. 19R was purchased as a capital asset for the sum of TWO THOUSAND TWO HUNDRED and NO/100 DOLLARS (\$2,200.00) and is not subject to re-acquisition by a prior owner pursuant to Ark. Code Ann § 27-67-322; and

**WHEREAS**, the Arkansas State Highway Commission (Commission) acquired property known as Tract No. 15R1, Job No. 090004, from Alice Foys-Coyle, of lawful age and unmarried, by Warranty Deed dated January 8, 2002, and filed of record on February 5, 2002, as Instrument No. 02001107, in the Circuit Clerk's office for Boone County, Arkansas; and

**WHEREAS**, Tract No. 15R1 was purchased as a capital asset for the sum of ELEVEN THOUSAND EIGHT HUNDRED FIFTY and NO/100 DOLLARS (\$11,850.00) and is not subject to re-acquisition by a prior owner pursuant to Ark. Code Ann § 27-67-322; and

**WHEREAS**, the District Engineer for District Nine has determined that Tract No. 19R and part of Tract No. 15R1 are not now, nor in the foreseeable future will be, needed for highway purposes. The properties are more particularly described as follows:

**Tract No. 19R**

Part of the Southwest Quarter of the Northeast Quarter of Section 15, Township 19 North, Range 21 West, Boone County, Arkansas, more particularly described as follows:

ARKANSAS STATE HIGHWAY COMMISSION

MINUTE ORDER

District: Nine

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Category: Surplus Property

Beginning at the Southwest Corner of the Southwest Quarter of the Northeast Quarter of Section 15; thence North 07° 22' 13" East along the West line thereof a distance of 951.41 feet to a point on the Westerly controlled access right of way line of U.S. Highway 65 as established by AHTD Job 090004; thence South 25° 21' 10" East along said right of way line a distance of 258.59 feet to a point; thence South 00° 03' 47" East along said right of way line a distance of 320.34 feet to a point; thence South 10° 39' 59" West along said right of way line a distance of 408.26 feet to a point on the South line of the Southwest Quarter of the Northeast Quarter of Section 15; thence North 85° 45' 43" West along said South line a distance of 158.00 feet to the point of beginning and containing 3.12 acres or 135,955 square feet more or less.

**Part of Tract No. 15R1**

A part of the Northwest quarter of the Southeast quarter (NW1/4 SE1/4), Section 15, Township 19 North, Range 21 West, Boone County, Arkansas, described as follows:

Beginning at the Northwest corner of the Northwest quarter of the Southeast quarter (NW 1/4, SE 1/4), Section 15; THENCE along the North line thereof South 85° 45' 44" East for a distance of 158.00 feet to the Westerly controlled access Right of Way of HWY 65 as established by AHTD Job 090004; THENCE along the said Right of Way the following calls: THENCE South 10° 39' 59" West for a distance of 44.32 feet; THENCE South 07° 12' 13" East for a distance of 505.86 feet; THENCE South 60° 27' 44" West for a distance of 247.84 feet to the center line of County Road 8; Thence along center line the following calls: THENCE North 80° 15' 51" West for a distance of 42.59 feet the West line of the

ARKANSAS STATE HIGHWAY COMMISSION

MINUTE ORDER

District: Nine

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Northwest quarter of the Southeast quarter (NW 1/4, SE 1/4), Section 15; THENCE along said West line North 03° 48' 52" East for a distance of 673.57 feet to the POINT OF BEGINNING, containing 2.90 acres, more or less.

**WHEREAS**, Mike Bishop of Harrison, Arkansas has offered to purchase the above-described real properties for the sum of FIFTEEN THOUSAND and NO/100 DOLLARS (\$15,000.00), which is less than the current fair market value in the amount of TWENTY-TWO THOUSAND and NO/100 DOLLARS (\$22,000.00) based upon the opinion of a qualified appraiser; and

**WHEREAS**, the above-described properties were declared surplus by Minute Order 2021-078; and

**WHEREAS**, a revision to M.O. 2021-078 is warranted, and therefore, it is superseded by the adoption of this Minute Order.

**NOW THEREFORE**, upon receipt and consideration of the sum of FIFTEEN THOUSAND and NO/100 DOLLARS (\$15,000.00) from Mr. Bishop, 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 Jerry Bishop and Dale Bishop; 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 Boone County, Arkansas; and, if necessary, the right of way shall be remonumented to reflect the

ARKANSAS STATE HIGHWAY COMMISSION

MINUTE ORDER


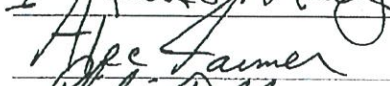
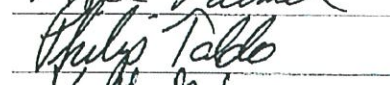
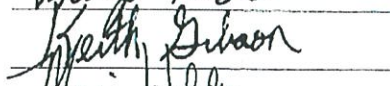
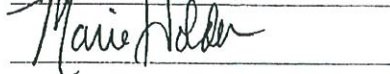
District: Nine

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County: Boone

Category: Surplus Property

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. 2022 - 016 *rd post*

Date Passed FEB 02 2022

l.e.g.

STATE OF ARKANSAS)

)ss

CERTIFICATE

COUNTY OF SALINE)

I, Christie Heidelberg, 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. 2022-016 adopted by the Commission on the 2nd day of February, 2022, as set forth therein, and as the same appears in the records of the Arkansas State Highway Commission.

*Christie Heidelberg*

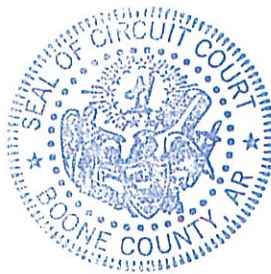
Christie Heidelberg, Commission Secretary  
Arkansas State Highway Commission

Subscribed and sworn to before me this 2nd day of February, 2022.

My Commission Expires:

*Catherine A. Mitchell*  
Notary Public

CATHERINE A. MITCHELL  
Notary Public - Arkansas  
Hot Spring County  
Commission # 12374435  
My Commission Expires Jan 24, 2030



STATE OF ARKANSAS-SS  
COUNTY OF BOONE

I hereby certify that this instrument was filed for record in my office the 02/10/2022 1:12PM and duly recorded. Record as Instrument # 2022001011 Witness my hand and the court seal this 02/10/2022 1:12PM  
JUDY KAY HARRIS  
Circuit Clerk and Recorder

By S. Balen D.C.

thence North 07° 22' 13" East along the West line thereof a distance of 951.41 feet to a point along the Westerly proposed right of way line of Relocated U.S. Highway 65; thence South 25° 21' 10" East along said proposed right of way line a distance of 258.59 feet to a point; thence South 00° 03' 47" East along said proposed right of way line a distance of 320.34 feet to a point; thence South 10° 39' 59" West along said proposed right of way line a distance of 408.26 feet to a point on the South line of the Southwest Quarter of the Northeast Quarter of Section 15; thence North 85° 45' 43" West along said South line a distance of 158.00 feet to the point of beginning and containing 3.12 acres or 135,955 square feet more or less.

JAW/II 8/21/01

**And Also**

**Part of Tract No. 15R1**

A part of the Northwest quarter of the Southeast quarter (NW 1/4 SE 1/4), and a part of the North half of the Southwest quarter (N1/2 SW1/4), Section 15, Township 19 North, Range 21 West, Boone County, Arkansas, described as follows:

Starting at the Northeast corner of the said Northwest quarter of the Southeast quarter (NW 1/4 SE 1/4), Section 15; THENCE along the North line thereof North 85 degrees 45 minutes 43 seconds West for a distance of 1095.87 feet to the proposed Westerly controlled access Right of Way of HWY 65 and the POINT OF BEGINNING; THENCE along the said proposed Right of Way the following calls: THENCE South 10 degrees 39 minutes 59 seconds West for a distance of 44.32 feet; THENCE South 07 degrees 12 minutes 13 seconds East for a distance of 505.86 feet; THENCE South 60 degrees 27 minutes 44 seconds West for a distance of 247.84 feet to the center line of County Road 8; Thence along center line the following calls: THENCE North 80 degrees 15 minutes 51 seconds West for a distance of 96.82 feet; THENCE North 66 degrees 45 minutes 48 seconds West for a distance of 492.63 feet; THENCE North 58 degrees 11 minutes 40 seconds West for a distance of 265.34 feet; THENCE North 68 degrees 17 minutes 03 seconds West for a distance of 550.00 feet; THENCE North 52 degrees 35 minutes 38 seconds West for a distance of 410.01 feet to the North line of said Southwest quarter; THENCE along said North line South 85 degrees 36 minutes 33 seconds East for a distance of 383.79 feet; THENCE South 85 degrees 36 minutes 33 seconds East for a distance of 1234.04 feet; THENCE along the North line of Said Southeast quarter South 85 degrees 45 minutes 43 seconds East for a distance of 158.00 feet to the POINT OF BEGINNING, containing 2.90 acres, more or less.

AGK 2/28/02

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ARKANSAS DEPARTMENT OF FINANCE AND ADMINISTRATION  
Real Property Transfer Tax Affidavit of Compliance Form

Grantee (Purchaser) Name Jerry or Dale Bishop			Grantor (Seller) Name Arkansas State Highway Commission		
Address P.O. Box 958			Address Post Office Box 2261		
City Harrison	State AR	Zip Code 72602	City Little Rock,	State AR	Zip Code 72203

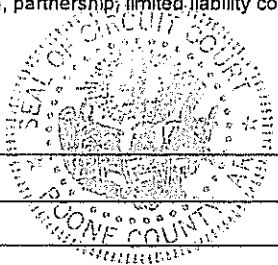
Date of real property transfer (as reflected on the transfer instrument): Feb. 2, 2022

Name of the county where the property is located: Boone County

Amount of the full consideration for the transaction: \$15,000.00

Please select the appropriate exemption below:

- A transfer to or from the United States, the State of Arkansas, or any of the instrumentalities, agencies, or political subdivisions of the United States or the State of Arkansas.
- Any instrument or writing given solely to secure a debt.
- Any instrument solely for the purpose of correcting or replacing an instrument that has been previously recorded with full payment of the tax having been paid at the time of the previous recordation.
- An instrument conveying land sold for delinquent taxes.
- An instrument conveying leasehold interest in land only.
- An instrument, including a timber deed, that conveys or grants the right to remove timber from land if the instrument grants or conveys the right to remove timber for a period of not to exceed twenty-four (24) months.
- An instrument given by one (1) party in a divorce action to other party to the divorce action as a division of marital property whether by agreement or order of the court.
- An instrument given in any judicial proceeding to enforce any security interest in real estate when the instrument transfers the property to the same person who is seeking to enforce the security interest.
- An instrument given to a secured party in lieu of or to avoid a judicial proceeding to enforce a security interest in real estate.
- An instrument conveying a home financed by the Federal Housing Administration, the United States Department of Veterans Affairs, or the United States Department of Agriculture Rural Development, if the sale price of the home is sixty thousand dollars (\$60,000) or less and the seller files with the county recorder of deeds a sworn statement by the buyer stating that neither the buyer nor the spouse of the buyer has owned a home within three (3) years of the date of closing and also stating the sale price of the home.
- An instrument conveying land between corporations, partnerships, limited liability companies, or other business entities or between a business entity and its shareholder, partner or member incident to the organization, reorganization, merger, consolidation, capitalization, asset distribution, or liquidation of a corporation, partnership, limited liability company, or other business entity.
- A beneficiary deed under ACA 18-12-608.
- Consideration of \$100 or less
- Other (Explain): \_\_\_\_\_



S. A. Aiken

I certify under penalty of false swearing that documentary stamps or a documentary symbol in the legally correct amount has been placed on this instrument.

Katie Gilbertson  
(Print Name)

Katie Gilbertson  
(Signature of Requestor)

02/10/2022  
(Date)