

ARKANSAS STATE HIGHWAY COMMISSION



JOHN ED REGENOLD
CHAIRMAN
ARMOREL

DICK TRAMMEL
VICE CHAIRMAN
ROGERS

THOMAS B. SCHUECK
LITTLE ROCK

ROBERT S. MOORE, JR.
ARKANSAS CITY

FRANK D. SCOTT, JR.
LITTLE ROCK

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

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April 7, 2014

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, the enclosed report on land conveyances for January 1, 2014 through March 31, 2014, is submitted.

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

Sincerely,

A handwritten signature in black ink, reading "Scott E. Bennett", is positioned above the printed name and title.

Scott E. Bennett
Director of Highways
and Transportation

Enclosure

c: Deputy Director & Chief Engineer
Assistant Chief Engineer – Design
Right of Way Division

20186
MISC2014- 0497

CERTIFICATE OF RECORD
STATE OF ARKANSAS COUNTY OF WHITE
I CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD
AND IS RECORDED AS STAMPED HEREON.
DATE 1-14-14 TIME 2:15 PM
BOOK 2014 PAGE 497
TAMI KING, WHITE COUNTY CIRCUIT CLERK
Lakisha Smith, DC

e ARKANSAS HIGHWAY COMMISSION

COMMISSION MINUTE ORDER: 2013-131

DISTRICT: District Five
COUNTY: White County

ARKANSAS STATE HIGHWAY COMMISSION

MINUTE ORDER

District: Five

County: White

Category: Surplus Property

Page 1 of 2 Pages

WHEREAS, the Commission acquired in fee property known as Tract No. 82XR from Robert K. Davis and Elizabeth K. Davis, for Job No. 050189, Highway 13 Extension, White County, Arkansas, by Warranty Deed, dated October 10, 2012, filed for record November 7, 2012, in the Circuit Clerks Office of White County, Arkansas; and

WHEREAS, Tract No. 82XR was acquired for SEVENTEEN THOUSAND THREE HUNDRED AND NO/100 DOLLARS (\$17,300.00); and

WHEREAS, Bobby and Debbie Allison, have asked to purchase Tract No. 82XR; Robert K. Davis and Elizabeth K. Davis have assigned their right under Arkansas Code Annotated 27-67-322(b) to reacquire Tract No. 82XR to Bobby and Debbie Allison; and the District Engineer for District Five has determined that Tract No. 82XR be declared surplus is not now, nor in the foreseeable future will be, needed for highway purposes; said Tract No. 82XR being more particularly described as follows:

Part of Lots 1 and 2 of West Rose Estates, part of the Northeast Quarter of the Southwest Quarter and part of the Northwest Quarter of the Southeast Quarter all being in Section 7, Township 7 North, Range 7 West, White County, Arkansas, more particularly described as follows:

Commencing at a point being used as the Center Quarter Corner of Section 7, thence North 88°56'57" West along the North line of the Northeast Quarter of the Southwest Quarter of Section 7 a distance of 91.02 feet to a point on the Westerly right of way line of Arkansas State Highway 13 as established by AHTD Job 050189 for the POINT OF BEGINNING; thence South 36°24'12" East along said right of way line a distance of 53.44 feet to a point; thence South 07°53'58" West along said right of way line a distance of 32.00 feet to a point; thence South 07°53'58" West along said right of way line a distance of 180.15 feet to a point; thence South 16°00'01" West along said right of way line a distance of 74.03 feet

MISC2014- 0499

ARKANSAS STATE HIGHWAY COMMISSION

MINUTE ORDER

District: Five

County: White

Category: Surplus Property

Page 2 of 2 Pages

to a point on the Easterly right of way line of Honey Hill Road as established by the Plat of West Rose Estates recorded in Plat Book 166, Pages 548-550; thence North 00°40'14" East along said right of way line a distance of 250.79 feet to a point; thence North 88°24'40" West a distance of 40.01 feet to a point; thence North 00°40'14" East a distance of 128.18 feet to a point on the Southern right of way line of Arkansas State Highway 36 as established by AHTD Job 050100; thence South 85°47'13" East along said right of way line a distance of 13.04 feet to a point on the Easterly right of way line of Arkansas State Highway 13 as established by AHTD Job 050189; thence South 36°24'12" East along said right of way line a distance of 68.08 feet to the point of beginning and containing 13,674 square feet more or less as shown on plans prepared by the AHTD referenced as Job 050189.

WHEREAS, three (3) qualified appraisers have, in accordance with the requirements of Arkansas Code Annotated § 27-67-322(c)(3), opined that the current fair market value of Tract No. 82XR being offered for sale is FIFTEEN THOUSAND THREE HUNDRED AND NO/100 DOLLARS (\$15,300.00).

NOW THEREFORE, Be It Resolved, that the above property, is declared surplus; upon receipt of the consideration of FIFTEEN THOUSAND THREE HUNDRED AND NO/100 DOLLARS (\$15,300.00), the Chairman of the Commission is authorized and directed to execute a quitclaim deed conveying the above described property to Bobby and Debbie Allison; a copy of the deed and this Minute Order shall be recorded in White County, Arkansas; and, if necessary, the right of way shall be remonumented. Any Federal Funds from this disposal shall be credited to the Federal Funds.

Approved:

Chairman

Vice-Chairman

Member

Member

Member

Leg.

Submitted By:

Assistant Chief Engineer - Design

Approved:

Director

Minute Order No. 2013 131

Date Passed

DEC 11 2013

Form 19-456

Rev. 02/12/2013

20186

DEED2014- 00521

CERTIFICATE OF RECORD
STATE OF ARKANSAS COUNTY OF WHITE
I CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD
AND IS RECORDED AS STAMPED HEREON.
DATE 1-14-14 TIME 2:20 PM
BOOK 2014 PAGE 521
TAMI KING, WHITE COUNTY CIRCUIT CLERK

Lakisha Smith

Job No. 050189
Tract No. 82XR

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS:

THAT I, John Ed Regenold, Chairman of the Arkansas State Highway Commission, for and in behalf of the Arkansas State Highway Commission, Grantor, in consideration of the sum of FIFTEEN THOUSAND AND NO/100 DOLLARS (\$15,300.00) 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. 2013-131 dated the 11th day of December, 2013, authorizing and directing the execution of this instrument as an act of the Commission, do hereby grant, bargain, sell, convey, quitclaim and relinquish unto, (Bobby and Debbie Allison, husband and wife,) Grantees, and unto its successors their heirs and assigns forever, all of the right, title, interest and equity of the Arkansas State Highway Commission in and to the following land, lying and being situated in the County of White, State of Arkansas, to-wit:

Job No. 050189

Tract No. 82XR

Part of Lots 1 and 2 of West Rose Estates, part of the Northeast Quarter of the Southwest Quarter and part of the Northwest Quarter of the Southeast Quarter all being in Section 7, Township 7 North, Range 7 West, White County, Arkansas, more particularly described as follows:

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

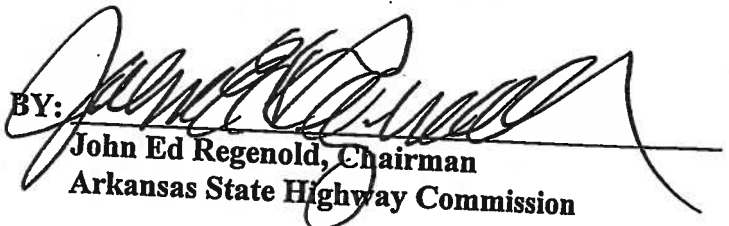
E John Ed Regenold
Arkansas State Highway Commission
Post Office Box 2261
Little Rock, Arkansas 72203

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

DEED2014- 00522

Commencing at a point being used as the Center Quarter Corner of Section 7, thence North 88°56'57" West along the North line of the Northeast Quarter of the Southwest Quarter of Section 7 a distance of 91.02 feet to a point on the Westerly right of way line of Arkansas State Highway 13 as established by AHTD Job 050189 for the POINT OF BEGINNING; thence South 36°24'12" East along said right of way line a distance of 53.44 feet to a point; thence South 07°53'58" West along said right of way line a distance of 32.00 feet to a point; thence South 07°53'58" West along said right of way line a distance of 180.15 feet to a point; thence South 16°00'01" West along said right of way line a distance of 74.03 feet to a point on the Easterly right of way line of Honey Hill Road as established by the Plat of West Rose Estates recorded in Plat Book 166, Pages 548-550; thence North 00°40'14" East along said right of way line a distance of 250.79 feet to a point; thence North 88°24'40" West a distance of 40.01 feet to a point; thence North 00°40'14" East a distance of 128.18 feet to a point on the Southern right of way line of Arkansas State Highway 36 as established by AHTD Job 050100; thence South 85°47'13" East along said right of way line a distance of 13.04 feet to a point on the Easterly right of way line of Arkansas State Highway 13 as established by AHTD Job 050189; thence South 36°24'12" East along said right of way line a distance of 68.08 feet to the point of beginning and containing 13,674 square feet more or less as shown on plans prepared by the AHTD referenced as Job 050189.

IN WITNESS WHEREOF, I have hereunto set my hand on this 11th day of December, 2013.

BY: 
John Ed Regenold, Chairman
Arkansas State Highway Commission

ACKNOWLEDGMENT


STATE OF ARKANSAS)
COUNTY OF PULASKI) SS

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 John Ed Regenold, 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. 2013- 131, Minutes of Dec. 11, 2013, 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 11th day of December, 2013.

(seal)




Lindy H. Williams, Notary Public