

ARKANSAS STATE HIGHWAY COMMISSION

ROBERT S. MOORE, JR.
CHAIRMAN
ARKANSAS CITY



KEITH GIBSON
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 • www.IDriveArkansas.com

LORIE H. TUDOR, P.E.
DIRECTOR

October 19, 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 July 1, 2022 thru September 30, 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".

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

October 12, 2022

TO: Kevin T. White P.E., Division Head, Right of Way Division

THROUGH: Cathy Mitchell, Section Head - Administrative, Right of Way Division *SM*

FROM: Sherman Whittle, Property Management, Right of Way Division *SW*

SUBJECT: Surplus Quarterly Report – Third Quarter, 2022

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>
5305	A & C	07/27/2022	08/15/2022	Allen and Lynne Brenner
100654	63R-1	07/27/2022	08/23/2022	Sammons Property Investments

1/2
mail
Grantee
on
Deed
Attn: Katie Gilbertson



L202208874
BAXTER CO, AR FEE \$35.00
PRESENTED: 08-15-2022 10:31:20 AM
RECORDED: 08-15-2022 10:31:20 AM
CANDA REESE
COUNTY AND CIRCUIT CLERK
BY: AMANDA SCHILLING
DEPUTY

DEED
5 Pages

Job No. 5305
Tracts A, C

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS:

THAT I, Robert S. Moore, Jr., 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 SIXTY-FIVE THOUSAND NINE HUNDRED AND NO/100 DOLLARS (\$165,900.00) 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. 2022-078 dated the 27th day of July, ²⁰²²~~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, **Allen Brenner and Lynne Brenner, husband and wife, Grantees**, 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 Baxter, State of Arkansas, to-wit:

JOB 5305

Surplus Release Tract A

Part of the Fractional Northwest Quarter of the Fractional Northeast Quarter, Fractional Section 26, Township 20 North, Range 12 West, left bank of the North Fork of the White River, being also part of Bayou Bluff Point Subdivision No. 1, all in Baxter County, Arkansas, more specifically described as follows:

Commencing at the East sixteenth corner between Sections 23 and 26, said Township and Range, go South 00° 39' 23" East 282.87 feet to the westerly right of way line of U.S. Highway 62/412, based on Court Order 5305

dated October 10, 1947; then go along said right of way line South 28° 25' 38" West 735.26 feet; then leaving said right of way line, go North 84° 12' 00" West 108.34 feet to a set Arkansas Highway and Transportation Department 2 inch diameter aluminum survey marker, POINT OF BEGINNING of Tract being described; then continue North 84° 12' 00" West 538.56 feet along the southerly boundary of the Smith's residence property and the southerly boundary line of the Bayou Bluff Point Subdivision No. 1 as shown by the plat, recorded April 16, 1941 in plat file, slide 138, to an existing Arkansas Highway and Transportation Department 5"X5" concrete right of way marker, as depicted on the survey plat recorded April 6, 1977 as instrument RS-E-247; then go along the Westerly line of the parcel shown on said survey plat, North 06° 22' 51" East 105.27 feet to a set Arkansas Highway and Transportation Department 2 inch diameter aluminum survey marker on the west line of Lot 5 of said Bayou Bluff Point Subdivision No. 1; then leaving said lot line, go North 17° 07' 15" East 248.63 feet to a set Arkansas Highway and Transportation Department 2 inch diameter aluminum survey marker on the north line of said Bayou Bluff Point Subdivision No. 1; then go along said north line South 83° 55' 43" East 521.24 feet to an existing Arkansas Highway and Transportation Department 5"X5" concrete right of way marker, as depicted on the survey plat recorded April 6, 1977 as instrument RS-E-247; then go South 73° 16' 16" East 85.35 feet to a set Arkansas Highway and Transportation Department 2 inch diameter aluminum survey marker; then go along the north line of said Bayou Bluff Point Subdivision No. 1 South 63° 49' 46" East 19.74 feet to a set Arkansas Highway and Transportation Department 2 inch diameter aluminum survey marker; then leaving said north line, go South 28° 25' 38" West 350.50 feet to the POINT OF BEGINNING, containing 4.71 acres and being subject to a 40 foot right of way for Bayou Bluff Point Drive (County Road 1030) along the northerly right of way line of the above described property. All set Arkansas Highway and Transportation Department 2 inch diameter aluminum survey markers are stamped: "ARKANSAS HWY & TRANS DEPT PS 883 BDY", and as shown on a plat (pages 1-3) prepared by Consolidated Land Services and filed as Doc# 201101180006 at the Ark. Agri. Dept., Land Survey Division.
DH 8/2/10

JOB 5305

Surplus Release Tract C (Encroachment)

Part of Bayou Bluff Point Subdivision No. 1, Baxter County, Arkansas, more specifically described as follows:

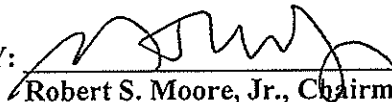
Commencing at the East sixteenth corner between Sections 23 and 26, Township 20 North, Range 12 West. Baxter County, Arkansas. go South 00° 39' 23" East 282.87 feet to the Westerly right of way line of U.S. Highway 62/412, based on Court Order 5305 dated October 10, 1947; then go along said right of way line South 28° 25' 38" West 735.26 feet; then leaving said right of way line, go North 84° 12' 00" West 646.90 feet along the Southerly boundary of the Smith's residence property and the Southerly boundary line of the Bayou Bluff Point Subdivision No. 1 as shown by the plat, recorded April 16, 1941 in plat file, slide 138, to an existing Arkansas Highway and Transportation Department 5"X5" concrete right of way marker as depicted on the survey plat recorded April 6, 1977 as instrument RS-E-247; then go along the Westerly line of the parcel shown on said survey plat, North 06° 22' 51" East 105.27 feet to a set Arkansas Highway and Transportation Department 2 inch diameter aluminum survey marker on the West line of Lot 5 of said Bayou Bluff Point Subdivision No. 1, POINT OF BEGINNING of Tract being described; then continue North 06° 22' 51" East 63.86 feet to a 1/2" diameter pipe depicted on said survey instrument RS-E-247; then go North 20° 47' 04" East 186.26 feet to a set Arkansas Highway and Transportation Department 2 inch diameter aluminum survey marker on the North line of said Bayou Bluff Point Subdivision No. 1; then go South 17° 07' 15" West 248.63 feet to the POINT OF BEGINNING, containing 0.03 acre or 1,479 square feet. All set Arkansas Highway and Transportation Department 2 inch diameter aluminum survey markers are stamped: "ARKANSAS HWY &

TRANS DEPT PS 883 BDY", and as shown on a plat (pages 1-3) prepared by Consolidated Land Services and filed as Doc# 201101180006 at the Ark. Agri. Dept., Land Survey Division.

DH 8/2/10

IN WITNESS WHEREOF, I have hereunto set my hand on this 27th day of July, 2022.

BY:



Robert S. Moore, Jr., Chairman
Arkansas State Highway Commission

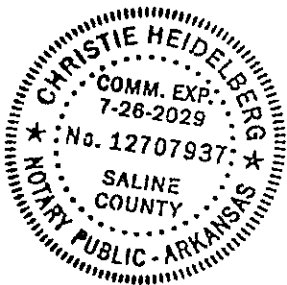
THIS PORTION INTENTIONALLY LEFT BLANK

ACKNOWLEDGMENT

STATE OF ARKANSAS)) SS
COUNTY OF PULASKI)
Saline

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 Robert S. Moore, Jr. 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. ²⁰²²2019-078, Minutes of July 27, ²⁰²²2019, 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 27th day of July, 2022.



Christie Heidelberg
Christie Heidelberg, Notary Public



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

Grantor (Purchaser) Name Arkansas State Highway Commission			Grantor (Seller) Name Allen + Lynne Brenner		
Address Post Office Box 2261			Address PO 85		
City Little Rock	State AR	Zip Code 72203	City Henderson	State AR	Zip Code 72544

Date of real property transfer (as reflected on the transfer instrument): 8-15-2022

Name of the county where the property is located: Baxter

Amount of the full consideration for the transaction: 165,900.00

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) _____

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)

[Signature]
(Signature of Requestor)

8-15-2022
(Date)



DocId:8057329

Tx:4038207

2022-006109
LESLIE MASON, CIRCUIT CLERK
STATE OF ARKANSAS
COUNTY OF MISSISSIPPI
DISTRICT: CHICKASAWBA
FILED FOR RECORD:
08/23/2022 11:13 AM
BY: ALICIA D.C.

Job No. 100654
Tract No. 63R-1

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS:

THAT I, Robert S. Moore, Jr., Chairman of the Arkansas State Highway Commission, for and in behalf of the **Arkansas State Highway Commission, Grantor**, in consideration of the sum of THREE HUNDRED THOUSAND AND NO/100 DOLLARS (\$300,000.00) 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. 2022-080 dated the 27th day of July, 2022, authorizing and directing the execution of this instrument as an act of the Commission, do hereby grant, bargain, deliver, and quitclaim unto, **Sammons Property Investments LLC, (SPI Investments LLC), 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 Pulaski, State of Arkansas, to-wit:

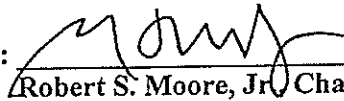
Part of the South Half of the Northwest Quarter of Section 6, Township 14 North, Range 9 East, Mississippi County, Arkansas, more particularly described as follows:

Commencing at a PK nail being used as Township Corner of Section 31, Township 15 North, Range 9 East, Section 36, Township 15 North, Range 8 East, Section 1, Township 14 North, Range 8 East, Section 6, Township 14 North, Range 9 East; thence South 00°35'56" East along the West line of said North half of the Northwest Quarter of Section 6 a distance of 1,330.16 feet to a point on the North line of the South half of the Northwest

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

Quarter of Section 6; thence North 89° 40' 38" East along said North line a distance of 125.70 feet to the POINT OF BEGINNING; thence continue North 89° 40' 38" East along said North line a distance of 822.95 feet to a point; thence South 01° 01' 58" East a distance of 660.00 feet to a point; thence North 89° 40' 38" East a distance of 957.00 feet to a point on the East line of the South half of the Northwest Quarter of Section 6; thence South 01° 01' 58" East along said East line a distance of 482.35 feet to a point on the Northerly right of way line of Relocated Arkansas State Highway 18 as established AHTD Job 100654; thence North 89° 51' 42" West along said right of way line a distance of 443.61 feet to a point; thence North 77° 24' 00" West along said right of way line a distance of 378.29 feet to a point; thence North 63° 24' 00" West along said right of way line a distance of 378.29 feet to a point; thence North 50° 08' 39" West along said right of way line a distance of 283.61 feet to a point; thence North 40° 39' 00" West along said right of way line a distance of 283.11 feet to a point; thence North 32° 09' 29" West along said right of way line a distance of 284.20 feet to a point; thence North 21° 39' 04" West along said right of way line a distance of 260.38 feet to the point of beginning and containing 21.65 acres more or less as shown on plans prepared by the AHTD referenced as Job 100654.

IN WITNESS WHEREOF, I have hereunto set my hand on this 27th day of July, 2022.

BY: 
Robert S. Moore, Jr. Chairman
Arkansas State Highway Commission

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ACKNOWLEDGMENT

STATE OF ARKANSAS)

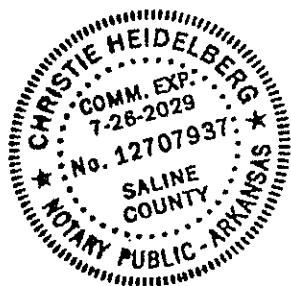
) SS

COUNTY OF PULASKI)

Saline

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 Robert S. Moore, Jr., 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. 2022-080, Minutes of July 27, 2022, 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 27th day of July, 2022.
(seal)



Christie Heidelberg
Christie Heidelberg, Notary Public

ARKANSAS STATE HIGHWAY COMMISSION

MINUTE ORDER

District: Ten

Page 1 of 3 Pages

County: Mississippi

Category: Surplus Property

WHEREAS, the Arkansas State Highway Commission (Commission) acquired properties known as Tract Nos. 63R-1 and 63R-2, Job No. 100654, from Kathryn Malloy Williams, a married person, et al., by Warranty Deed dated June 3, 2015, and filed of record on July 2, 2015, as Book 2028, Page 3240, in the Circuit Clerk's office for Mississippi County, Arkansas; and

WHEREAS, the properties were purchased as a capital asset for the sum of SIXTY THOUSAND FIVE HUNDRED FIFTY and NO/100 DOLLARS (\$60,550.00) 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 Ten has determined that Tract No. 63R-1 is not now, nor in the foreseeable future will be, needed for highway purposes. The property is more particularly described as follows:

Part of the South Half of the Northwest Quarter of Section 6, Township 14 North, Range 9 East, Mississippi County, Arkansas, more particularly described as follows:

Commencing at a PK nail being used as Township Corner of Section 31, Township 15 North, Range 9 East, Section 36, Township 15 North, Range 8 East, Section 1, Township 14 North, Range 8 East, Section 6, Township 14 North, Range 9 East; thence South 00°35'56" East along the West line of said North half of the Northwest Quarter of Section 6 a distance of 1,330.16 feet to a point on the North line of the South half of the Northwest Quarter of Section 6; thence North 89° 40' 38" East along said North line a distance of 125.70 feet to the POINT OF BEGINNING; thence continue North 89° 40' 38" East along said North line a distance of 822.95 feet to a point; thence South 01°01'58" East a distance of 660.00 feet to a point; thence North 89° 40' 38" East a distance of 957.00 feet to a point on the East line of the South half of the Northwest Quarter of Section 6; thence South 01°

ARKANSAS STATE HIGHWAY COMMISSION

MINUTE ORDER

District: Ten

Page 2 of 3 Pages

County: Mississippi

Category: Surplus Property

01' 58" East along said East line a distance of 482.35 feet to a point on the Northerly right of way line of Relocated Arkansas State Highway 18 as established AHTD Job 100654; thence North 89° 51' 42" West along said right of way line a distance of 443.61 feet to a point; thence North 77° 24' 00" West along said right of way line a distance of 378.29 feet to a point; thence North 63° 24' 00" West along said right of way line a distance of 378.29 feet to a point; thence North 50° 08' 39" West along said right of way line a distance of 283.61 feet to a point; thence North 40° 39' 00" West along said right of way line a distance of 283.11 feet to a point; thence North 32° 09' 29" West along said right of way line a distance of 284.20 feet to a point; thence North 21° 39' 04" West along said right of way line a distance of 260.38 feet to the point of beginning and containing 21.65 acres more or less as shown on plans prepared by the AHTD referenced as Job 100654.

WHEREAS, Nathan Sammons of Manila, Arkansas has offered to purchase Tract No. 63R-1 for the sum of THREE HUNDRED THOUSAND and NO/100 DOLLARS (\$300,000.00). The purchase price is based upon an opinion of the current fair market value from a qualified appraiser hired by Mr. Sammons, who has further agreed to pay the additional sum of THREE THOUSAND FIVE HUNDRED and NO/100 DOLLARS (\$3,500.00) in administrative fees.

NOW THEREFORE, Tract No. 63R-1, Job No. 100654, is declared surplus and upon receipt and consideration of the sum of THREE HUNDRED THREE THOUSAND FIVE HUNDRED and NO/100 DOLLARS (\$303,500.00) from Mr. Sammons, 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 Sammons Property Investments, LLC, an Arkansas Limited Liability Company; and hereby releasing the same from the State Highway

ARKANSAS STATE HIGHWAY COMMISSION

MINUTE ORDER

District: Ten


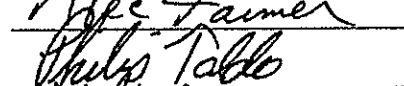
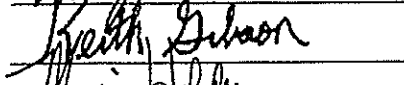
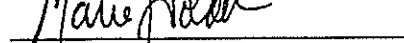

Page 3 of 3 Pages

County: Mississippi

Category: Surplus Property

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 Mississippi 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:

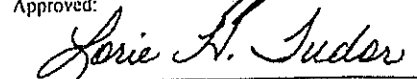

Chairman

Vice-Chairman

Member

Member

Member

Leg.

Submitted By:


Assistant Chief Engineer Design

Approved:


Director

Minute Order No. 2022-080

Date Passed JUL 27 2022

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. 2022-080 adopted by the Commission on the 27th day of July, 2022, as set forth therein, and as the same appears in the records of the Arkansas State Highway Commission.

Christie Heidelberg

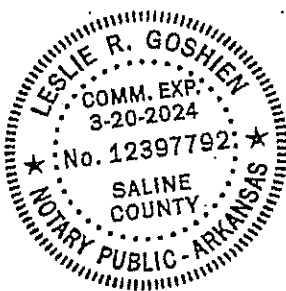
Christie Heidelberg, Commission Secretary
Arkansas State Highway Commission

Subscribed and sworn to before me this 27th day of July, 2022.

My Commission Expires:

March 20, 2022

Leslie R. Goshien
Notary Public



Legacy Title
Group

212

ARKANSAS STATE HIGHWAY COMMISSION

MINUTE ORDER

District: Nine
County: Baxter
Category: Surplus Property

Page 1 of 4 Pages

WHEREAS, the Arkansas State Highway Commission (Commission) acquired property known as the former Henderson Ferry property, also known as Henderson Ferry Superintendent Residence in connection with Job No. 5305, from Emmett and Maggie Smith by Warranty Deed dated July 28, 1943, filed for record in the Circuit Clerk's office of Baxter County, Arkansas; and

WHEREAS, the former Henderson Ferry property was acquired by the Commission for the sum of ONE THOUSAND EIGHT HUNDRED AND NO/100 DOLLARS (\$1,800.00); and

WHEREAS, Mr. Allen Brenner of Henderson, Arkansas has offered to purchase portions of the former Henderson Ferry property for the sum of ONE HUNDRED SIXTY-FIVE THOUSAND NINE HUNDRED AND NO/100 DOLLARS (\$165,900.00), which is the current fair market value as opined by two (2) qualified appraisers; and the District Engineer for District Nine has determined that such property is not now, nor in the foreseeable future will be, needed for highway purposes. The portions of the former Henderson Ferry property to be declared surplus are more particularly described as follows:

JOB 5305

Surplus Release Tract A

Part of the Fractional Northwest Quarter of the Fractional Northeast Quarter, Fractional Section 26, Township 20 North, Range 12 West, left bank of the North Fork of the White River, being also part of Bayou Bluff Point Subdivision No. 1, all in Baxter County, Arkansas, more specifically described as follows:



L202208875

BAXTER CO, AR FEE \$35.00

PRESENTED: 08-15-2022 10:31:21 AM

RECORDED: 08-15-2022 10:31:21 AM

CANDA REESE
COUNTY AND CIRCUIT CLERK
BY AMANDA SCHILLING
DEPUTY

MISC LAND DOCUMENT

5 Pages

ARKANSAS STATE HIGHWAY COMMISSION

MINUTE ORDER

District: Nine

Page 2 of 4 Pages

County: Baxter

Category: Surplus Property

Commencing at the East sixteenth corner between Sections 23 and 26, said Township and Range, go South 00° 39' 23" East 282.87 feet to the westerly right of way line of U.S. Highway 62/412, based on Court Order 5305 dated October 10, 1947; then go along said right of way line South 28° 25' 38" West 735.26 feet; then leaving said right of way line, go North 84° 12' 00" West 108.34 feet to a set Arkansas Highway and Transportation Department 2 inch diameter aluminum survey marker, POINT OF BEGINNING of Tract being described; then continue North 84° 12' 00" West 538.56 feet along the southerly boundary of the Smith's residence property and the southerly boundary line of the Bayou Bluff Point Subdivision No. 1 as shown by the plat, recorded April 16, 1941 in plat file, slide 138, to an existing Arkansas Highway and Transportation Department 5"X5" concrete right of way marker, as depicted on the survey plat recorded April 6, 1977 as instrument RS-E-247; then go along the Westerly line of the parcel shown on said survey plat, North 06° 22' 51" East 105.27 feet to a set Arkansas Highway and Transportation Department 2 inch diameter aluminum survey marker on the west line of Lot 5 of said Bayou Bluff Point Subdivision No. 1; then leaving said lot line, go North 17° 07' 15" East 248.63 feet to a set Arkansas Highway and Transportation Department 2 inch diameter aluminum survey marker on the north line of said Bayou Bluff Point Subdivision No. 1; then go along said north line South 83° 55' 43" East 521.24 feet to an existing Arkansas Highway and Transportation Department 5"X5" concrete right of way marker, as depicted on the survey plat recorded April 6, 1977 as instrument RS-E-247; then go South 73° 16' 16" East 85.35 feet to a set Arkansas Highway and Transportation Department 2 inch diameter aluminum survey marker; then go along the north line of said Bayou Bluff Point Subdivision No. 1 South 63° 49' 46" East 19.74 feet to a set Arkansas Highway and Transportation Department 2 inch diameter aluminum survey marker; then leaving said north line, go South 28° 25' 38" West 350.50 feet to the POINT OF BEGINNING, containing 4.71 acres and being subject to a 40 foot right of way for Bayou Bluff

ARKANSAS STATE HIGHWAY COMMISSION

MINUTE ORDER

District: Nine

Page 3 of 4 Pages

County: Baxter

Category: Surplus Property

Point Drive (County Road 1030) along the northerly right of way line of the above described property. All set Arkansas Highway and Transportation Department 2 inch diameter aluminum survey markers are stamped: "ARKANSAS HWY & TRANS DEPT PS 883 BDY", and as shown on a plat (pages 1-3) prepared by Consolidated Land Services and filed as Doc# 201101180006 at the Ark. Agri. Dept., Land Survey Division.

DH 8/2/10

JOB 5305

Surplus Release Tract C (Encroachment)

Part of Bayou Bluff Point Subdivision No. 1, Baxter County, Arkansas, more specifically described as follows:

Commencing at the East sixteenth corner between Sections 23 and 26, Township 20 North, Range 12 West, Baxter County, Arkansas. go South $00^{\circ} 39' 23''$ East 282.87 feet to the Westerly right of way line of U.S. Highway 62/412, based on Court Order 5305 dated October 10, 1947; then go along said right of way line South $28^{\circ} 25' 38''$ West 735.26 feet; then leaving said right of way line, go North $84^{\circ} 12' 00''$ West 646.90 feet along the Southerly boundary of the Smith's residence property and the Southerly boundary line of the Bayou Bluff Point Subdivision No. 1 as shown by the plat, recorded April 16, 1941 in plat file, slide 138, to an existing Arkansas Highway and Transportation Department 5"X5" concrete right of way marker as depicted on the survey plat recorded April 6, 1977 as instrument RS-E-247; then go along the Westerly line of the parcel shown on said survey plat, North $06^{\circ} 22' 51''$ East 105.27 feet to a set Arkansas Highway and Transportation Department 2 inch diameter aluminum survey marker on the West line of Lot 5 of said Bayou Bluff Point Subdivision No. 1, POINT OF BEGINNING of Tract being described;

ARKANSAS STATE HIGHWAY COMMISSION

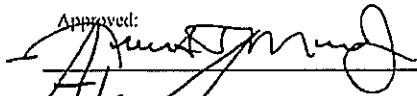
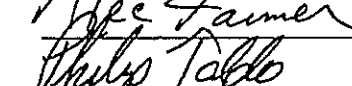
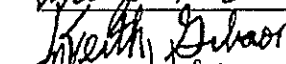
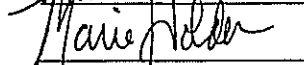

MINUTE ORDER

District: Nine
County: Baxter
Category: Surplus Property

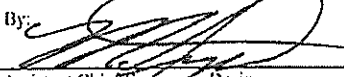
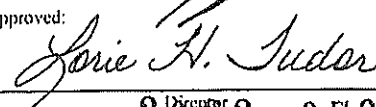
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then continue North 06° 22' 51" East 63.86 feet to a 1/2" diameter pipe depicted on said survey instrument RS-E-247; then go North 20° 47' 04" East 186.26 feet to a set Arkansas Highway and Transportation Department 2 inch diameter aluminum survey marker on the North line of said Bayou Bluff Point Subdivision No. 1; then go South 17° 07' 15" West 248.63 feet to the POINT OF BEGINNING, containing 0.03 acre or 1,479 square feet. All set Arkansas Highway and Transportation Department 2 inch diameter aluminum survey markers are stamped: "ARKANSAS HWY & TRANS DEPT PS 883 BDY", and as shown on a plat (pages 1-3) prepared by Consolidated Land Services and filed as Doc# 201101180006 at the Ark. Agri. Dept., Land Survey Division.
DH 8/2/10

NOW THEREFORE, the above-described property is declared surplus; upon receipt of the consideration of ONE HUNDRED SIXTY-FIVE THOUSAND NINE HUNDRED AND NO/100 DOLLARS (\$165,900.00), the Chairman of the Commission is authorized and directed to execute a Quitclaim Deed conveying said property to Allen Brenner and Lynne Brenner, husband and wife; this Minute Order along with a copy of the deed shall be recorded in Baxter 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

Leg.

Submitted By: 
Assistant Chief Engineer - Design
Approved:  Director
Minute Order No. 2022-078
Date Passed JUL 27 2022

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. 2022-078 adopted by the Commission on the 27th day of July, 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 27th day of July, 2022.

My Commission Expires:

March 20, 2024

Leslie R. Goshien
Notary Public

