

ARKANSAS STATE HIGHWAY COMMISSION

DALTON A. "ALEC" FARMER, JR.
CHAIRMAN
JONESBORO

PHILIP TALDO
VICE CHAIRMAN
SPRINGDALE

KEITH GIBSON
FORT SMITH



P.O. Box 2261 • Little Rock, Arkansas 72203-2261
Phone (501) 569-2000 • Voice/TTY 711 • Fax (501) 569-2400
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MARIE HOLDER
LITTLE ROCK

DAVID M. HAAK
TEXARKANA

LORIE H. TUDOR, P.E.
DIRECTOR

October 12, 2023

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, 2023 through September 30, 2023.

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.

Lorie H. Tudor, P.E.
Director

Enclosure

c: Chief Engineer – Operations
Chief Engineer – Preconstruction
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 3, 2023

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

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

FROM: Katie Gilbertson, Property Management, Right of Way Division *KG*

SUBJECT: Surplus Quarterly Report – Third Quarter
July 1, 2023, thru September 30, 2023

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>
012326	67XR	8/2/2023	8/15/2023	James & Patricia Larson
090224	65XR	8/2/2023	8/15/2023	Plateau Properties, LLC
030388	5XR	8/2/2023	8/15/2023	Joshua McNatt
090281	4R	6/21/2023	9/8/2023	Levi Woods Trust

ARKANSAS STATE HIGHWAY COMMISSION

MINUTE ORDER

District: Four

Page 1 of 2 Pages

County: Washington

Category: Surplus Property

WHEREAS, the Arkansas State Highway Commission (Commission) acquired property known as Tract No. 67XR, Job No. 012326, from Richard W. Campbell and Jennifer L. Campbell, husband and wife, by Warranty Deed dated October 26, 2022, and filed of record on October 27, 2022, as File No. 2022-00035142, in the Circuit Clerk's office for Washington County, Arkansas; and

WHEREAS, James Larson of Springdale, Arkansas has requested to purchase Tract No. 67XR, Job No. 012326, which the District Engineer for District 4 has determined is not now, nor in the foreseeable future will be, needed for highway purposes; and

WHEREAS, Tract No. 67XR was acquired as surplus property by the Commission and is exempt from reacquisition by the former owners under Ark. Code Ann. § 27-67-322. Mr. Larson offered to purchase the tract for ONE HUNDRED TWENTY THOUSAND SEVEN HUNDRED FIFTY AND NO/100 DOLLARS (\$120,750.00), representing the Fair Market Value for the fee acquisition as determined by two qualified appraisers.

WHEREAS, the Commission acquired Tract No. 67XR for FIVE HUNDRED NINETY-FIVE THOUSAND AND NO/100 DOLLARS (\$595,000.00), which the tract is more particularly described as follows:

Part of the South Half of the Northeast Quarter of the Northwest Quarter, of Section 35, Township 18 North, Range 31 West, Tontitown, Washington County, Arkansas, being more particularly described as follows:

ARKANSAS STATE HIGHWAY COMMISSION

MINUTE ORDER


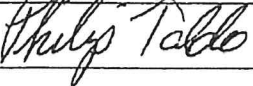
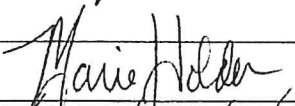
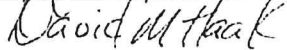
District: Four
County: Washington
Category: Surplus Property

Page 2 of 2 Pages

Commencing at the Southeast corner of said Northeast Quarter of the Northwest Quarter; Thence North 87°08'52" West, 620.32 feet to a set iron pin and the Point of Beginning; Thence North 2°53'54" East, 307.63 feet to a set iron pin; Thence North 87°08'52" West, 708.00 feet to a set iron pin; Thence South 2°53'54" West, 307.63 feet to an aluminum monument; Thence South 87°08'52" East, 708.00 feet to the Point of Beginning, containing 5.00 acres and subject to any and all easements of record or fact.

NOW THEREFORE, the above-described property is declared surplus and upon receipt and consideration of the sum of ONE HUNDRED TWENTY THOUSAND SEVEN HUNDRED FIFTY AND NO/100 DOLLARS (\$120,750.00) from Mr. Larson of Springdale, Arkansas, 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 properties to James and Patricia Larson, husband and wife; 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 Washington 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

Submitted By:

	Assistant Chief Engineer - Design
Approved: 	Director
Minute Order No. 2023-078	
Date Passed	AUG 02 2023

Leg.

STATE OF ARKANSAS)

)ss

C E R T I F I C A T E

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. 2023-078 adopted by the Commission on the 2nd day of August, 2023, 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

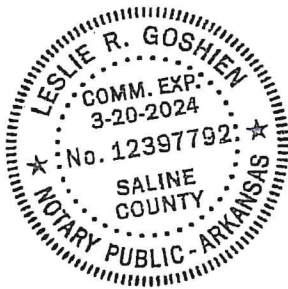
Subscribed and sworn to before me this 3rd day of August, 20 23.

My Commission Expires:

March 20, 2024

Leslie Goshien

Notary Public



File# 2023-00021205

Job No. 012326
Tract No. 67XR

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS:

THAT I, Alec Farmer, 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 TWENTY THOUSAND SEVEN HUNDRED FIFTY AND NO/100 DOLLARS (\$120,750.00) 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. 2023-078 dated the 2nd day of August, 2023, authorizing and directing the execution of this instrument as an act of the Commission, do hereby grant, bargain, sell, convey, quitclaim, and relinquish unto, **James Larson and Patricia Larson, husband and wife, Grantees**, and unto their 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 Washington, State of Arkansas, to-wit:

Tract No. 67XR


Part of the South Half of the Northeast Quarter of the Northwest Quarter, of Section 35, Township 18 North, Range 31 West, Tontitown, Washington County, Arkansas, being more particularly described as follows:

Commencing at the Southeast corner of said Northeast Quarter of the Northwest Quarter; Thence North 87°08'52" West, 620.32 feet to a set iron pin and the Point of Beginning; Thence North 2°53'54" East, 307.63 feet to a set iron pin; Thence North 87°08'52" West, 708.00 feet to a set iron pin; Thence South 2°53'54" West, 307.63 feet to an aluminum monument; Thence South 87°08'52" East, 708.00 feet to the Point of Beginning, containing 5.00 acres and subject to any and all easements of record or fact.

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



IN WITNESS WHEREOF, I have hereunto set my hand on this 2nd day of August, 2023.

BY: 
Alec Farmer, Chairman
Arkansas State Highway Commission

THIS PORTION INTENTIONALLY LEFT BLANK

ACKNOWLEDGMENT

STATE OF ARKANSAS)
COUNTY OF ~~PULASKI~~ *Saline*) 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 Alec Farmer, 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. 2023-078, Minutes of August, 2023, 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 2nd day of August, 2023.



Christie Heidelberg, Notary Public

ARKANSAS STATE HIGHWAY COMMISSION

MINUTE ORDER

District: Nine

Page 1 of 2 Pages

County: Benton

Category: Surplus Property

WHEREAS, the Arkansas State Highway Commission (Commission) acquired property known as Tract No. 65XR, Job No. 090224, from Westfield Commercial One, LLC, an Arkansas limited liability company, by Warranty Deed dated October 18, 2007, and filed of record on October 22, 2007, as Book 2007, Page 43275, in the Circuit Clerk's office for Benton County, Arkansas; and

WHEREAS, Rebecca Burkes of Bethel Heights, Arkansas has requested to purchase Tract No. 65XR, Job No. 090224, which the District Engineer for District 9 has determined is not now, nor in the foreseeable future will be, needed for highway purposes; and

WHEREAS, Tract No. 65XR was acquired as surplus by the Commission and is exempt from reacquisition by the former owners under Ark. Code Ann. § 27-67-322. Ms. Burkes offered to purchase the tract for SIXTY THOUSAND AND NO/100 DOLLARS (\$60,000.00), representing the Fair Market Value as determined by three qualified appraisers.

WHEREAS, the Commission acquired Tract No. 65XR for TWENTY-TWO THOUSAND AND NO/100 DOLLARS (\$22,000.00), which the tract is more particularly described as follows:

Part of the Northwest Quarter of the Southeast Quarter of Section 7, Township 20 North, Range 31 West, Benton County, Arkansas, more particularly described as follows:

Starting at a computed point being used as the South East sixteenth corner of Section 7; thence North 02° 34' 19" East along the East line of the Northwest Quarter of the Southeast Quarter of Section 7 a distance of 660.22 feet for the point of beginning; thence North 87° 24' 54" West a

ARKANSAS STATE HIGHWAY COMMISSION

MINUTE ORDER

District: Nine

Page 2 of 2 Pages

County: Benton

Category: Surplus Property

distance of 885.10 feet to a point on the Southerly right of way line of Relocated U. S. Highway 71 as established by AHTD Job 090224; thence North 34° 09' 19" East a distance of 82.17 feet along said right of way to a point; thence North 69° 54' 44" East a distance of 658.98 feet along said right of way to a point; thence South 66° 19' 44" East a distance of 127.06 feet along said right of way to a point; thence North 68° 22' 27" East a distance of 126.52 feet along said right of way to a point on the East line of the Northwest Quarter of the Southeast Quarter of Section 7; thence South 02° 34' 19" West a distance of 330.20 feet along said East line to the POINT OF BEGINNING and containing 4.41 acres, or 192,129 square feet more or less as shown on plans prepared by the AHTD referenced as Job 090224.

NOW THEREFORE, the above-described property is declared surplus and upon receipt and consideration of the sum of SIXTY THOUSAND AND NO/100 DOLLARS (\$60,000.00) from Ms. Burkes of Bethel Heights, Arkansas, 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 properties to Plateau Properties, LLC, an Arkansas limited liability company; 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 Benton 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:

Alice Farmer Chairman
Philip Talbo Vice-Chairman
Marie Holder Member
David Althoff Member

Submitted By:

[Signature] Assistant Chief Engineer - Design
Approved: Lorie K. Tudor Director
Minute Order No. 2023-079
Date Passed AUG 02 2023

Leg.

STATE OF ARKANSAS)

)ss

C E R T I F I C A T E

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. 2023-079 adopted by the Commission on the 2nd day of August, 20 23, 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 3rd day of August, 20 23.

My Commission Expires:

March 20, 2024

Leslie R. Goshien

Notary Public



L202341790
BENTON CO. AR FEE \$30.00
PRESENTED & E-RECORDED
08/15/2023 12:52:54 PM
BRENDA DESHIELDS
Circuit Clerk & Recorder

Job No. 090224
Tract No. 65XR

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS:

THAT I, Alec Farmer, Chairman of the Arkansas State Highway Commission, for and in behalf of the **Arkansas State Highway Commission, Grantor**, in consideration of the sum of SIXTY THOUSAND AND NO/100 DOLLARS (\$60,000.00) 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. 2023-079 dated the 2nd day of August, 2023, authorizing and directing the execution of this instrument as an act of the Commission, do hereby grant, bargain, sell, convey, quitclaim, and relinquish unto, **Plateau Properties, LLC, an Arkansas limited liability company, Grantee**, and unto their 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 Benton, State of Arkansas, to-wit:

Tract No. 65XR

Part of the Northwest Quarter of the Southeast Quarter of Section 7, Township 20 North, Range 31 West, Benton County, Arkansas, more particularly described as follows:

Starting at a computed point being used as the South East sixteenth corner of Section 7; thence North 02° 34' 19" East along the East line of the Northwest Quarter of the Southeast Quarter of Section 7 a distance of 660.22 feet for the point of beginning; thence North 87° 24' 54" West a distance of 885.10 feet to a point on the Southerly right of way line of Relocated U. S. Highway 71 as established by AHTD Job 090224; thence North 34° 09' 19" East a distance of 82.17 feet along said right of way to a point; thence North 69° 54' 44" East a distance of 658.98 feet along said right of way to a point; thence South 66° 19' 44" East a distance of 127.06 feet along said right of way to a point; thence North 68° 22' 27" East a distance of 126.52 feet along said right of way to a point on the East line of the Northwest Quarter of the Southeast Quarter of Section 7; thence South 02° 34' 19" West a distance of 330.20 feet along said East line to the POINT OF BEGINNING and containing 4.41 acres, or 192,129 square feet more or less as shown on plans prepared by the AHTD referenced as Job 090224.

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



IN WITNESS WHEREOF, I have hereunto set my hand on this 2nd day of August, 2023.

BY: Alec Farmer
Alec Farmer, Chairman
Arkansas State Highway Commission

THIS PORTION INTENTIONALLY LEFT BLANK

ACKNOWLEDGMENT

STATE OF ARKANSAS)

) SS

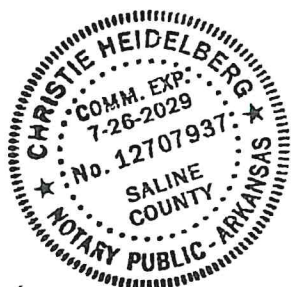
COUNTY OF PULASKI)

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 Alec Farmer, 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. 2023-079, Minutes of August 2, 2023, 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 2nd day of August, 2023.

(seal)



Chrisin Nadelson

Christie Heidelberg, Notary Public

ARKANSAS STATE HIGHWAY COMMISSION

MINUTE ORDER

District: Three

Page 1 of 3 Pages

County: Miller

Category: Surplus Property

WHEREAS, the Arkansas State Highway Commission (Commission) acquired property known as Tract No. 5XR, Job No. 030388, from John David Bratcher and Pamela Bratcher, husband and wife, by Warranty Deed dated January 18, 2013, and filed of record on January 18, 2013, as Instrument No. 2013R000573, in the Circuit Clerk's office for Miller County, Arkansas; and

WHEREAS, Joshua McNatt of Texarkana, Arkansas has requested to purchase Tract No. 5XR, Job No. 030388, which the District Engineer for District 3 has determined is not now, nor in the foreseeable future will be, needed for highway purposes; and

WHEREAS, Tract No. 5XR was acquired as surplus property by the Commission and is exempt from reacquisition by the former owners under Ark. Code Ann. § 27-67-322. Mr. McNatt offered to purchase the tract for SIXTEEN THOUSAND ONE HUNDRED SEVENTEEN AND NO/100 DOLLARS (\$16,117.00) of which \$117.00 represents administrative costs expended by the Arkansas Department of Transportation. Two qualified appraisers have opined as to the current Fair Market Value of the property, and the Commission has accepted the appraised amount of SIXTEEN THOUSAND AND NO/100 DOLLARS (\$16,000.00).

WHEREAS, the Commission acquired Tract No. 5XR for SEVENTY-SEVEN THOUSAND ONE HUNDRED SEVENTY-FIVE AND NO/100 DOLLARS (\$77,175.00), which the tract is more particularly described as follows:

Part of Lots 4, 5 and 6, Block 59, Town of Texarkana, being part of the South Half of the Northeast Quarter of Section 30, Township 15 South, Range 28 West, Miller County, Arkansas, more particularly described as follows:

ARKANSAS STATE HIGHWAY COMMISSION

MINUTE ORDER

District: Three

Page 2 of 3 Pages

County: Miller

Category: Surplus Property

BEGINNING at a 1 ½ Inch Pipe being used as the Northwest Corner of Lot 4, Block 59, Town of Texarkana; thence North 61°55'54" East along the Northwest Lot Line of Lot 4 a distance of 128.56 feet to a point on the Southwesterly right of way line of U.S. Highway 71 as established by AHTD Job 030388; thence South 17°52'52" East along said right of way line a distance of 49.82 feet to a point; thence South 18°50'54" East along said right of way line a distance of 49.67 feet to a point; thence South 2°50'41" West along said right of way line a distance of 23.27 feet to a point; thence South 26°55'58" West along said right of way line a distance of 25.59 feet to a point; thence South 44°40'52" West along said right of way line a distance of 21.83 feet to a point; thence South 52°12'49" West along said right of way line a distance of 46.27 feet to a point on the Northwesterly right of way line of Third Street as established by the plat of the Town of Texarkana filed December 7, 1880; thence South 61°59'49" West along said right of way line a distance of 12.50 feet to a point on a platted 20 feet alley; thence North 28°02'11" West along said right of way line a distance of 146.97 feet to the point of beginning and containing 15,910 square feet more or less as shown on plans prepared by the AHTD referenced as Job 030388.

The intent of this deed is to release Tract 5XR as acquired by Arkansas State Highway Commission by Deed, book 2013, page R000573.

NOW THEREFORE, the above-described property is declared surplus and upon receipt and consideration of the sum of SIXTEEN THOUSAND ONE HUNDRED SEVENTEEN AND NO/100 DOLLARS (\$16,117.00) from Mr. McNatt of Texarkana, Arkansas, 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 properties to Joshua McNatt, a married person; and hereby

ARKANSAS STATE HIGHWAY COMMISSION

MINUTE ORDER

District: Three
County: Miller
Category: Surplus Property

Page 3 of 3 Pages

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 Miller 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:

Alec Farmer Chairman
Philip Tello Vice-Chairman
Marie Holder Member
David Althoff Member

Submitted By:

[Signature]
Assistant Chief Engineer - Design
Approved: Lorie H. Tudor
Director
Minute Order No. 2023-075
Date Passed AUG 02 2023

Leg.

STATE OF ARKANSAS)

)ss

C E R T I F I C A T E

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. 2023-075 adopted by the Commission on the 2nd day of August, 2023, 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 3rd day of August, 20 23.

My Commission Expires:

March 20, 2024

Leslie R. Goshien

Notary Public



Job No. 030388
Tract No. 5XR

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS:

THAT I, Alec Farmer, Chairman of the Arkansas State Highway Commission, for and in behalf of the **Arkansas State Highway Commission, Grantor**, in consideration of the sum of SIXTEEN THOUSAND ONE HUNDRED SEVENTEEN AND NO/100 DOLLARS (\$16,117.00) 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. 2023-075 dated the 2nd day of August, 2023, authorizing and directing the execution of this instrument as an act of the Commission, do hereby grant, bargain, sell, convey, quitclaim, and relinquish unto, **Joshua McNatt, a married person, Grantee**, and unto their 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 Miller, State of Arkansas, to-wit:

Tract No. 5XR

Part of Lots 4, 5 and 6, Block 59, Town of Texarkana, being part of the South Half of the Northeast Quarter of Section 30, Township 15 South, Range 28 West, Miller County, Arkansas, more particularly described as follows:

BEGINNING at a 1 ½ Inch Pipe being used as the Northwest Corner of Lot 4, Block 59, Town of Texarkana; thence North 61°55'54" East along the Northwest Lot Line of Lot 4 a distance of 128.56 feet to a point on the Southwesterly right of way line of U.S. Highway 71 as established by AHTD Job 030388; thence South 17°52'52" East along said right of way line a distance of 49.82 feet to a point; thence South 18°50'54" East along said right of way line a distance of 49.67 feet to a point; thence South 2°50'41" West along said right of way line a distance of 23.27 feet to a point; thence South 26°55'58" West along said right of way line a distance of 25.59 feet to a point; thence South 44°40'52" West along said right of way line a distance of 21.83 feet to a point; thence South 52°12'49" West along said right of way line a distance of 46.27 feet to a point on the Northwesterly right of way line of Third Street as established by the plat of the Town of Texarkana filed December 7, 1880; thence South 61°59'49" West along said right of way line a distance of 12.50 feet to a point on a platted 20 feet alley; thence North 28°02'11" West along said right of way line a distance of 146.97 feet to the point of beginning and containing 15,910 square feet more or less as shown on plans prepared by the AHTD referenced as Job 030388.

The intent of this deed is to release Tract 5XR as acquired by Arkansas State Highway Commission by Deed, book 2013, page R000573.

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



IN WITNESS WHEREOF, I have hereunto set my hand on this 2nd day of August, 2023.

BY: Alec Farmer
Alec Farmer, 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 Alec Farmer, 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. 2023-075, Minutes of August 2, 2023, 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 2nd day of August, 2023.

(seal)

Christie Heidelberg, Notary Public



ARKANSAS STATE HIGHWAY COMMISSION

MINUTE ORDER

District: Nine

Page 1 of 3 Pages

County: Baxter

Category: Surplus Property

WHEREAS, the Arkansas State Highway Commission (Commission) acquired property known as Tract No. 4R, Job No. 090281, from Miller's Creek, Inc., an Arkansas corporation, by Warranty Deed dated and filed of record on April 5, 2012, as Instrument No. 2695-2012, in the Circuit Clerk's office for Baxter County, Arkansas; and

WHEREAS, the property was purchased as a capital asset for the sum of THIRTY-TWO THOUSAND EIGHT HUNDRED SEVENTY-FIVE and NO/100 DOLLARS (\$32,875.00) 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. 4R 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 East half of the Southeast Quarter of Section 20, Township 18 North, Range 12 West, Baxter County, Arkansas, more particularly described as follows:

Commencing at a point being used as the Quarter Corner of Sections 20 and 21; thence South 01° 49' 03" West along the East line of the East half of the Southeast Quarter of Section 20 a distance of 735.64 feet to a point on the Southerly right of way line of an Unnamed Street as established by the Plat of the Town of Norfolk recorded in Slide 409, filed October 15, 1909; thence North 88° 52' 33" West along said right of way line a distance of 617.22 feet to a point on the Easterly right of way line of Arkansas State Highway 5 as established by AHTD Job 5194; thence North 04° 50' 57" East along said right of way line a distance of 154.79 feet to a point; thence South 85° 09' 03" East along said right of way line a distance of 53.00 feet to a point; thence North 04° 50' 57" East along said right of way line a distance of 110.10 feet to a point; thence in a Northerly direction

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along said right of way line on a curve to the left having a radius of 1,068.00 feet a distance of 88.33 feet having a chord bearing of North 02° 28' 47" East a distance of 88.30 feet to a point; thence South 77°30'28" East a distance of 37.63 feet to a point on the Easterly right of way line of Arkansas State Highway 5 as established by AHTD Job 090281 for the POINT OF BEGINNING; thence North 24° 32' 26" East along said right of way line a distance of 154.96 feet to a point; thence North 07° 48' 15" West along said right of way line a distance of 90.84 feet to a point; thence North 65° 05' 12" East a distance of 153.43 feet to a point; thence South 01° 18' 12" West a distance of 336.33 feet to a point; thence North 77° 30' 28" West a distance of 187.98 feet to the point of beginning and containing 0.96 acres or 41,638 square feet more or less as shown on plans prepared by the AHTD reference as Job 090281.

WHEREAS, Levi Woods of Norfork, Arkansas has offered to purchase the above-described real property for the sum of FORTY THOUSAND and NO/100 DOLLARS (\$40,000.00). A qualified appraiser has opined that the current fair market value of Tract No. 4R, Job No. 090281, is the same amount as the purchase price.

NOW THEREFORE, the above-described property is declared surplus and upon receipt and consideration of the sum of FORTY THOUSAND and NO/100 DOLLARS (\$40,000.00) from Mr. Woods, 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 the Levi Woods Trust; 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 Baxter County, Arkansas; and, if necessary, the right of way

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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:

Alec Farmer

Chairman

Submitted By:

[Signature]
Assistant Chief Engineer - Design

Approved:

Lorie H. Tudor

Director

Minute Order No. **2023-059**

Date Passed

JUN 21 2023

Leg.

Form 19-456

Rev. 1/13/2016

L:\ACCommission\MO090281-Tr. 4R

STATE OF ARKANSAS)

)ss

C E R T I F I C A T E

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. 2023-059 adopted by the Commission on the 21st day of June, 2023, 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 21st day of June, 2023.

My Commission Expires:

March 20, 2024

Leslie R. Goshien

Notary Public



Job No. 090281
Tract No. 4R

QUITCLAIM DEED


KNOW ALL MEN BY THESE PRESENTS:

THAT I, Alec Farmer, Chairman of the Arkansas State Highway Commission, for and in behalf of the **Arkansas State Highway Commission, Grantor**, in consideration of the sum of FORTY THOUSAND AND NO/100 DOLLARS (\$40,000.00) 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. 2023-059 dated the 21st day of June, 2023, authorizing and directing the execution of this instrument as an act of the Commission, do hereby grant, bargain, sell, convey, quitclaim, and relinquish unto, the **Levi Woods Trust, 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 Baxter, State of Arkansas, to-wit:

Tract 4R

Part of the East half of the Southeast Quarter of Section 20, Township 18 North, Range 12 West, Baxter County, Arkansas, more particularly described as follows:

Commencing at a point being used as the Quarter Corner of Sections 20 and 21; thence South 01° 49' 03" West along the East line of the East half of the Southeast Quarter of Section 20 a distance of 735.64 feet to a point on the Southerly right of way line of an Unnamed Street as established by the Plat of the Town of Norfolk recorded in Slide 409, filed October 15, 1909; thence North 88° 52' 33" West along said right of way line a distance of 617.22 feet to a point on the Easterly right of way line of Arkansas State Highway 5 as established by AHTD Job 5194; thence North 04° 50' 57" East along said right of way line a distance of 154.79 feet to a point; thence South 85° 09' 03" East along said right of way line a distance of 53.00 feet to a point; thence North 04° 50' 57" East along said right of way line a


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

distance of 110.10 feet to a point; thence in a Northerly direction along said right of way line on a curve to the left having a radius of 1,068.00 feet a distance of 88.33 feet having a chord bearing of North 02° 28' 47" East a distance of 88.30 feet to a point; thence South 77°30'28" East a distance of 37.63 feet to a point on the Easterly right of way line of Arkansas State Highway 5 as established by AHTD Job 090281 for the POINT OF BEGINNING; thence North 24° 32' 26" East along said right of way line a distance of 154.96 feet to a point; thence North 07° 48' 15" West along said right of way line a distance of 90.84 feet to a point; thence North 65° 05' 12" East a distance of 153.43 feet to a point; thence South 01° 18'12" West a distance of 336.33 feet to a point; thence North 77° 30' 28" West a distance of 187.98 feet to the point of beginning and containing 0.96 acres or 41,638 square feet more or less as shown on plans prepared by the AHTD reference as Job 090281.

IN WITNESS WHEREOF, I have hereunto set my hand on this 21st day of June, 2023.

BY: 
Alec Farmer, Chairman
Arkansas State Highway Commission

THIS PORTION INTENTIONALLY LEFT BLANK

ACKNOWLEDGMENT

STATE OF ARKANSAS)) SS
COUNTY OF 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 Alec Farmer, 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. 2023-659, Minutes of June 21, 2023, 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 21st day of June, 2023.

(seal)



Christie Heidelberg
Christie Heidelberg, Notary Public