

**ARKANSAS STATE HIGHWAY COMMISSION**

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



**MARIE HOLDER**  
LITTLE ROCK

**PHILIP TALDO**  
VICE CHAIRMAN  
SPRINGDALE

**DAVID M. HAAK**  
TEXARKANA

**KEITH GIBSON**  
FORT SMITH

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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

January 9, 2024

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 October 1, 2023 through December 31, 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

c: 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

January 9, 2024

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

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

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

**SUBJECT:** Surplus Quarterly Report – Fourth Quarter  
October 1, 2023, thru December 31, 2023

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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>
080305	8XR-2	10/25/2023	11/08/2023	John and Sandra Harris



ARKANSAS STATE HIGHWAY COMMISSION

MINUTE ORDER

District: Eight  
County: Faulkner  
Category: Surplus Property

Page 1 of 2 Pages

**WHEREAS**, the Arkansas State Highway Commission (Commission) acquired property known as Tract No. 8XR-2, Job No. 080305, from William David Roberson and Sandra L. Roberson, husband and wife, by Warranty Deed dated November 27, 2007, and filed of record on November 27, 2007, as Document No. 2007-24387, in the Circuit Clerk's office for Faulkner County, Arkansas; and

**WHEREAS**, John Harris, of Conway, Arkansas, has requested to purchase Tract No. 8XR-2, Job No. 080305, which the District Engineer for District 8 has determined is not now, nor in the foreseeable future will be, needed for highway purposes; and

**WHEREAS**, Tract No. 8XR-2 was acquired as surplus property by the Commission and is exempt from reacquisition by the former owners under Ark. Code Ann. § 27-67-322; and

**WHEREAS**, Mr. Harris offered to purchase the tract for TWENTY-FIVE THOUSAND AND NO/100 DOLLARS (\$25,000.00), representing the Fair Market Value by a qualified appraiser; and

**WHEREAS**, the Commission acquired Tract No. 8XR-2 for FIFTEEN THOUSAND FIFTY AND NO/100 DOLLARS (\$15,050.00), which the tract is more particularly described as follows:

Part of the Northeast Quarter of the Southwest Quarter of Section 15, Township 5 North, Range 12 West, Faulkner County, Arkansas, more particularly described as follows:

# ARKANSAS STATE HIGHWAY COMMISSION

## MINUTE ORDER

District: Eight

Page 2 of 2 Pages


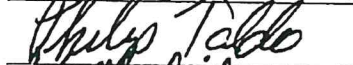
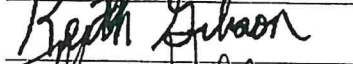
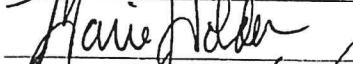

County: Faulkner

Category: Surplus Property

Commencing at a half inch rebar being used as the Center Quarter corner of Section 15; thence South 01° 08' 19" West along the East line of the Northeast Quarter of the Southwest Quarter of Section 15 a distance of 329.63 feet to the point of beginning; thence continue South 01° 08' 19" West along said East line a distance of 259.01 feet to a point on the Northerly right of way line of Relocated U.S. Highway 64; thence North 71° 24' 32" West along said right of way line a distance of 112.73 feet to a point; thence North 82° 58' 19" West along said right of way line a distance of 136.64 feet to a point; thence North 70° 27' 31" West along said right of way line a distance of 448.97 feet to a point; thence North 01° 29' 33" East a distance of 80.00 feet to a point; thence South 87° 57' 26" East a distance of 669.06 feet to the point of beginning and containing 2.73 acres or 118,979 square feet more or less as shown on the plans prepared by the AHTD referenced as Job 080305.

**NOW THEREFORE**, the above-described property is declared surplus and upon receipt and consideration of the sum of TWENTY-FIVE THOUSAND AND NO/100 DOLLARS (\$25,000.00) from John Harris, of Conway, 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 property to John and Sandra Harris, 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 Faulkner 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

Submitted By:

Assistant Chief Engineer - Design

Approved:



Director

Minute Order No.

2023-095

Date Passed

OCT 25 2023

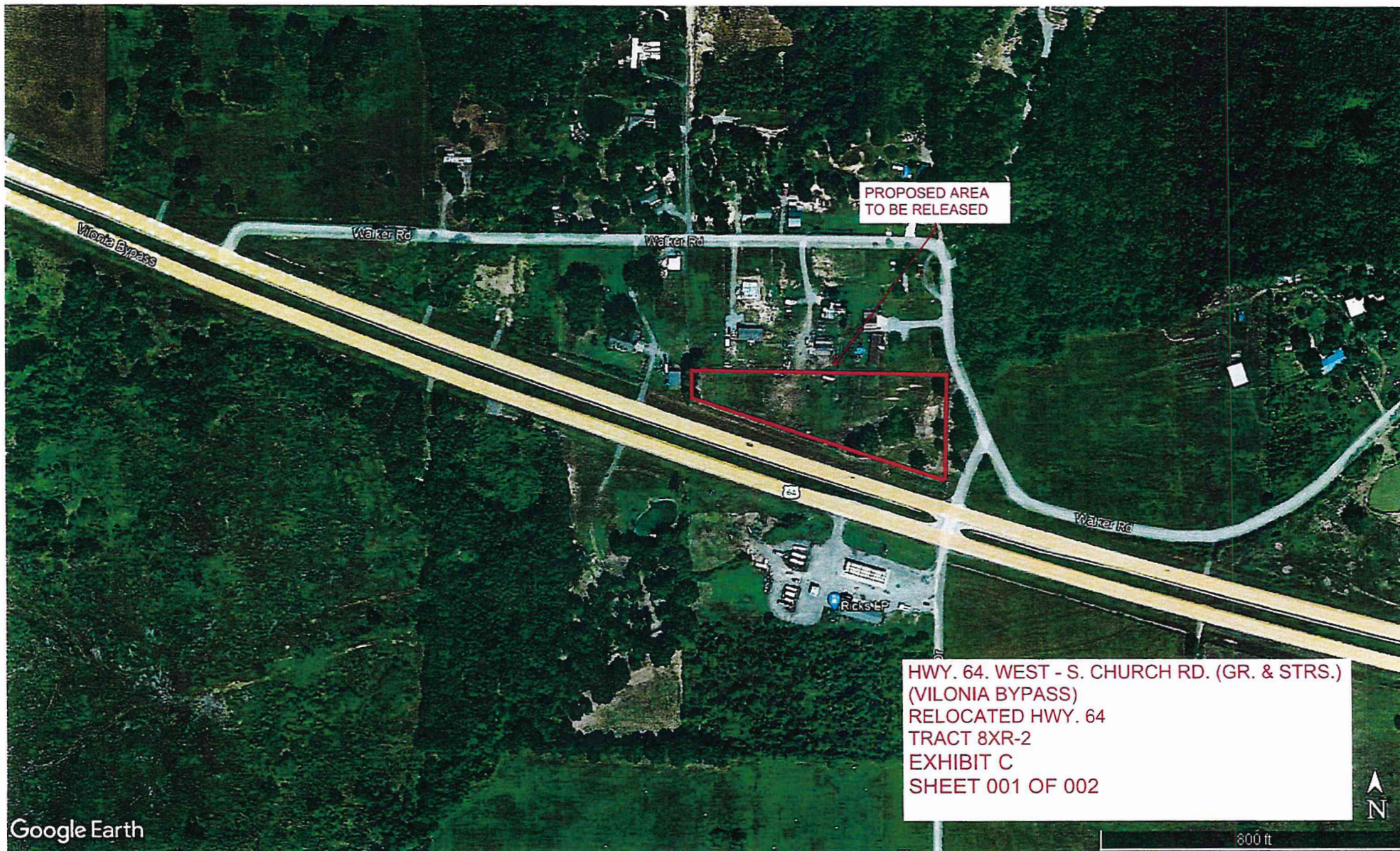
l.e.g.

Form 19-456

Rev. 1/13/2016

\\CSD5\\row\\ADMP\\M2. SURPL.US\\2 - ACTIVE SURPL.US\\080305 Tr. 8XR-2 (Faulkner Co)\\Deeds\\M.O. & Quitclaim Deed\\MO080305-8XR-2.docx





PROPOSED AREA  
TO BE RELEASED

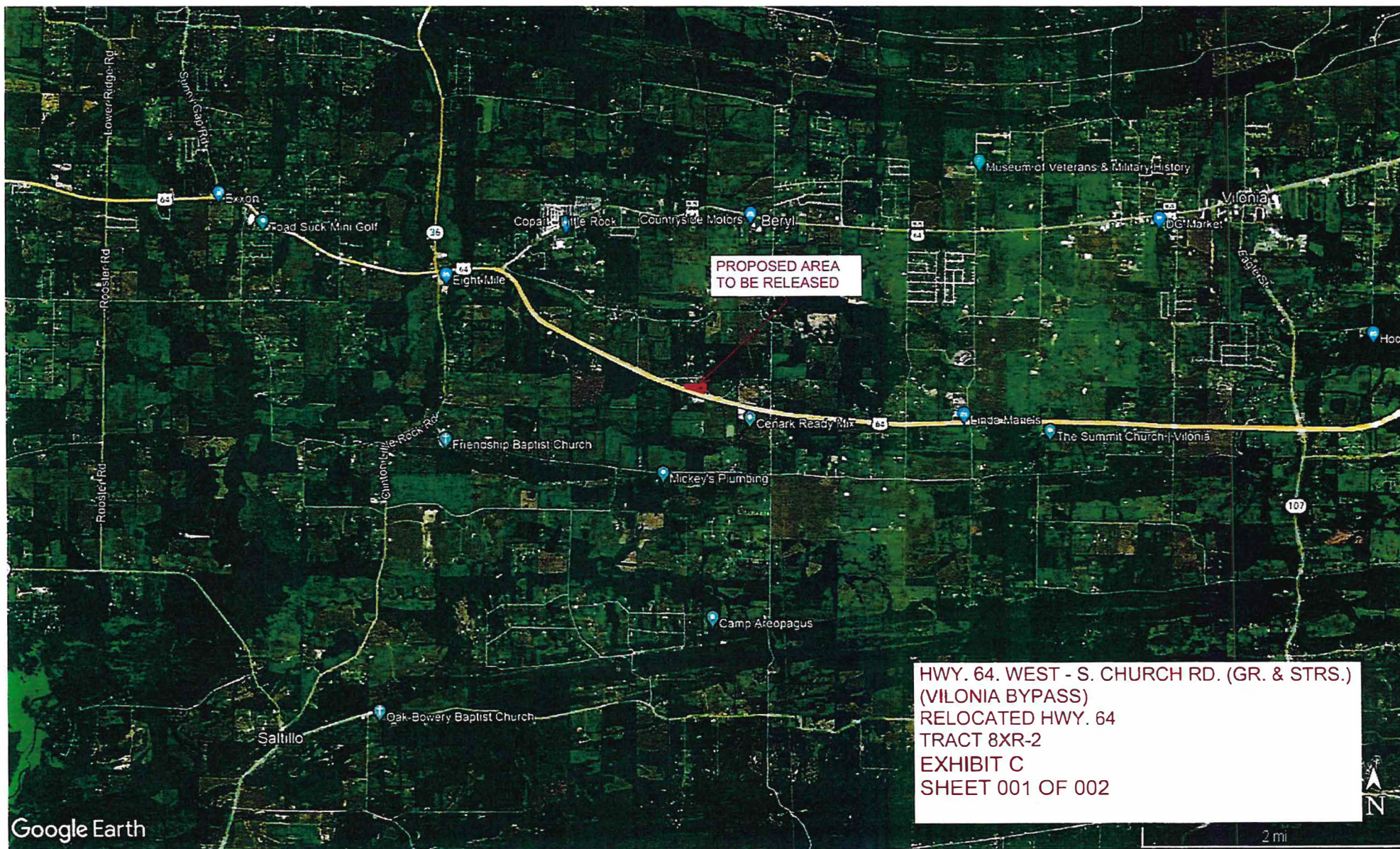
HWY. 64. WEST - S. CHURCH RD. (GR. & STRS.)  
(VILONIA BYPASS)  
RELOCATED HWY. 64  
TRACT 8XR-2  
EXHIBIT C  
SHEET 001 OF 002

Google Earth

800 ft

N







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. 2023-095 adopted by the Commission on the 25<sup>th</sup> day of October, 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 25<sup>th</sup> day of October, 2023.

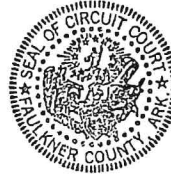
My Commission Expires:

March 20, 2024

Leslie R. Goshien

Notary Public





CERTIFICATE OF RECORD  
Faulkner County, AR Fee \$45.00  
I hereby certify that this instrument was  
Filed and Recorded in the Official Records  
In Doc Num L202315309 7 Pages  
11/08/2023 11:09:08 AM  
Nancy Eastham  
Faulkner County Circuit Clerk  
BY: SMIX D.C.  
DEED

Job No. 080305  
Tract No. 8XR-2

### QUITCLAIM DEED

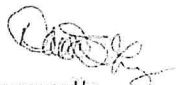
#### KNOW ALL MEN BY THESE PRESENTS:

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 TWENTY-FIVE THOUSAND AND NO/100 DOLLARS (\$25,000.00) 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. 2023-095 dated the 25<sup>th</sup> day of October, 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, **John and Sandra Harris, 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 Faulkner, State of Arkansas, to-wit:

#### Tract No. 8XR-2

Part of the Northeast Quarter of the Southwest Quarter of Section 15, Township 5 North, Range 12 West, Faulkner County, Arkansas, more particularly described as follows:

Commencing at a half inch rebar being used as the Center Quarter corner of Section 15; thence South 01° 08' 19" West along the East line of the Northeast Quarter of the Southwest Quarter of Section 15 a distance of 329.63 feet to the point of beginning; thence continue South 01° 08' 19" West along said East

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



line a distance of 259.01 feet to a point on the Northerly right of way line of Relocated U.S. Highway 64; thence North 71° 24' 32" West along said right of way line a distance of 112.73 feet to a point; thence North 82° 58' 19" West along said right of way line a distance of 136.64 feet to a point; thence North 70° 27' 31" West along said right of way line a distance of 448.97 feet to a point; thence North 01° 29' 33" East a distance of 80.00 feet to a point; thence South 87° 57' 26" East a distance of 669.06 feet to the point of beginning and containing 2.73 acres or 118,979 square feet more or less as shown on the plans prepared by the AHTD referenced as Job 080305.

IN WITNESS WHEREOF, I have hereunto set my hand on this 25<sup>th</sup> day of October, 2023.

BY:   
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. 2023-095, Minutes of October 25, 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 25<sup>th</sup> day of October, 2023.

(seal)



Christie Heidelberg  
Christie Heidelberg, Notary Public