

ARKANSAS STATE HIGHWAY COMMISSION

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SPRINGDALE



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JARED D. WILEY, P.E.
DIRECTOR

January 30, 2025

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 land conveyances for the period of October 1, 2024 through December 31, 2024.

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

Sincerely,

A handwritten signature in black ink, appearing to read "Jared D. Wiley", is written over a printed name and title.

Jared D. Wiley, P.E.
Director

Enclosure

c: Chief Engineer – Preconstruction
Assistant Chief Engineer – Design
Right of Way Division



Quarterly Land Conveyance Report

October 1, 2024 through December 31, 2024

<u>Job</u>	<u>Tract</u>	<u>MO Date</u>	<u>Deed Filed</u>	<u>Grantee</u>	<u>Amount</u>
009999	14R, 15R, 16R	10/2/2024	11/26/2024	Virgil M. Tizen	\$19,692.00
008438	47	12/4/2024	12/17/2024	Jackie Taylor	\$1,350.00

ARKANSAS STATE HIGHWAY COMMISSION

MINUTE ORDER

District: Eight

Page 1 of 2 Pages

County: Yell

Category: Surplus Property

WHEREAS, the Arkansas State Highway Commission (Commission) acquired property known as Tract No. 47, Job No. 008438, from F.R. Mashek and Verlon Mashek, his wife; C. C. Mashek and Frances Mashek, his wife; Van Mashek, a single person, by Warranty Deed dated June 29, 1962, and filed of record on July 12, 1962, book 87 page 150-151, in the Circuit Clerk's office for Yell County, Arkansas; and

WHEREAS, the Commission acquired Tract No. 47 for ONE THOUSAND FOUR HUNDRED AND FIFTY DOLLARS (\$1,450.00); and

WHEREAS, Tract No. 47 was acquired as right of way by the Commission and is not exempt from reacquisition by the former owner under Ark. Code Ann. § 27-67-322; and

WHEREAS, Jackie Taylor, of Dardanelle, Arkansas has requested to purchase a portion of Tract No. 47, Job No. 008438, which the District Engineer for District 8 has determined is not now, nor in the foreseeable future will be, needed for highway purposes; which contained the following parcel of real property that is more particularly described as follows:

A part of the SE1/4 of the NW1/4, and a part of the NE1/4 of the SW1/4, all in T-7-N, R-21-W, Yell County, Arkansas, more particularly described as follows:

Commencing at the NE Corner of said NE1/4 of the SW1/4; thence S 01°09'56" W, along the East line thereof, 106.75 ft. to a point on the North right-of-way of State Highway No. 22; thence beginning N 77°12'37" W, along said right-of-way, along a curve to the right, having a radius of 5669.89 ft., and a curve length of 51.12 ft. to a point on the right-of-way of Old Highway 22 and the Point of Beginning; thence N

ARKANSAS STATE HIGHWAY COMMISSION

MINUTE ORDER

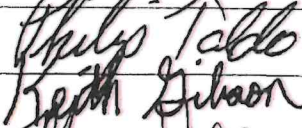
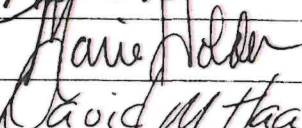
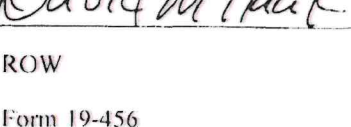
District: Eight
County: Yell
Category: Surplus Property

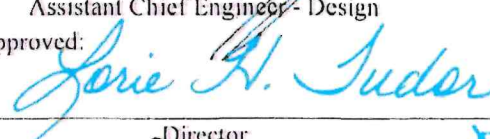
Page 2 of 2 Pages

44°55'15" W, 92.61 ft.; thence N 17°29'32" E, 49.16 ft.; thence S 72°30'28" E, 39.00 ft. to a point on the right-of-way of Old Highway 22; thence S 61°42'16" W, along said right-of-way, 29.23 ft.; thence S 24°15'41" E, along said right-of-way, 95.31 ft. to the Point of Beginning. Containing 0.06 acres as surveyed. Subject to any right-of-way dedications and easements of record.

WHEREAS, Jackie Taylor offered to purchase the tract for ONE THOUSAND THREE HUNDRED AND FIFTY DOLLARS (\$1,350.00), representing the Fair Market Value as determined as of September 25, 2024 by three qualified appraisers.

NOW THEREFORE, the above-described property is declared surplus and upon receipt and consideration of the sum of ONE THOUSAND THREE HUNDRED AND FIFTY DOLLARS (\$1,350.00) from Jackie Taylor, of Dardanelle, 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 Jackie Taylor; 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 Yell 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: 	
Approved: 	
Minute Order	2024 - 079
Date	DEC 04 2024

ROW

Form 19-456
Rev. 5/24/2023

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STATE OF ARKANSAS)

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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. 2024-079 adopted by the Commission on the 4th day of December, 20 24, 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 4th day of December, 20 24.

My Commission Expires:

2/27/24

Leslie R. Goshien

Notary Public





Clerk's Certification of being
State of Arkansas - Yell County - 2024
I, ALICE WARD, Clerk of the County, do hereby certify that the following is a true and correct copy of the original as filed in the records of
Book 157 Pages 1-2
Dated this 4th day of December, 2024.
B. Maddox

Job No. 008438

Tract No. 47

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 THOUSAND THREE HUNDRED FIFTY AND NO/100 DOLLARS (\$1,350.00), cash in hand paid to the Arkansas State Highway Commission, and other good and valuable consideration, 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. 2024-079 dated the 4th day of December, 2024, authorizing and directing the execution of this instrument as an act of the Commission, do hereby grant, bargain, sell, convey, quitclaim, and relinquish unto, **Jackie Taylor, Grantee(s)**, and unto his/her/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 Yell, State of Arkansas, to-wit:

A part of the SE1/4 of the NW1/4, and a part of the NE1/4 of the SW1/4, all in T-7-N, R-21-W, Yell County, Arkansas, more particularly described as follows:

Commencing at the NE Corner of said NE1/4 of the SW1/4; thence S 01°09'56" W, along the East line thereof, 106.75 ft. to a point on the North right-of-way of State Highway No. 22; thence beginning N 77°12'37" W, along said right-of-way, along a curve to the right, having a radius of 5669.89 ft., and a curve length of 51.12 ft. to a point on the right-of-way of Old Highway 22 and the Point of Beginning; thence N 44°55'15" W, 92.61 ft.; thence N 17°29'32" E, 49.16 ft.; thence S 72°30'28" E, 39.00 ft. to a point on the right-of-way of Old Highway 22; thence S 61°42'16" W, along said right-of-way, 29.23 ft.; thence S 24°15'41" E, along said right-of-way, 95.31 ft. to the Point of Beginning. Containing 0.06 acres as surveyed. Subject to any right-of-way dedications and easements of record.

IN WITNESS WHEREOF, I have hereunto set my hand on this 4th day of December, 2024.

BY:

Alec Farmer, Chairman

Arkansas State Highway Commission

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ACKNOWLEDGMENT

STATE OF ARKANSAS)

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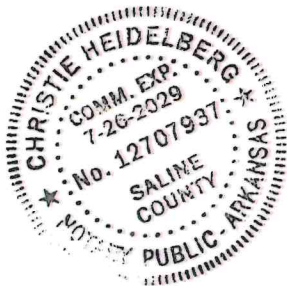
COUNTY OF PULASKI)

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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. 2024-079, Minutes of December 4, 2024, 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 4th day of December, 2024.

(seal)



Christie Heidelberg
Christie Heidelberg, Notary Public

ARKANSAS STATE HIGHWAY COMMISSION

MINUTE ORDER

District: Nine

Page 1 of 4 Pages

County: Boone

Category: Surplus Property

WHEREAS, the Arkansas State Highway Commission (Commission) acquired property known as Tract 14R, Job 009999, from Carol Smoot, by Warranty Deed dated April 18, 1996, and filed of record on May 14, 1996, in Deed Book 297, Page 129, in the Circuit Clerk's office for Boone County, Arkansas; and

WHEREAS, the Arkansas State Highway Commission (Commission) acquired property known as Tract 15R, Job 009999, from Richard Galloway and Louise Galloway, husband and wife, by Warranty Deed dated April 18, 1996, and filed of record on May 14, 1996, in Deed Book 297, Page 133, in the Circuit Clerk's office for Boone County, Arkansas; and

WHEREAS, the Arkansas State Highway Commission (Commission) acquired property known as Tract 16R, Job 009999, from Robert Albright and Nancy Albright, husband and wife, by Warranty Deed dated April 18, 1996, and filed of record on May 14, 1996, in Deed Book 297, Page 137, in the Circuit Clerk's office for Boone County, Arkansas; and

WHEREAS, Virgil M. Tizen of Ozark, Missouri has requested to purchase Tracts 14R, 15R, and 16R, Job 009999, which the District Engineer for District 9 has determined are not now, nor in the foreseeable future will be, needed for highway purposes; and

WHEREAS, Tracts 14R, 15R, and 16R were acquired as surplus by the Commission and are exempt from reacquisition by the former owners under Ark. Code Ann. § 27-67-322; and

WHEREAS, Virgil M. Tizen offered to purchase the tracts for NINETEEN THOUSAND SIX HUNDRED AND NINETY-TWO DOLLARS (\$19,692.00), representing the fair market value as determined as of June 20, 2024 by one qualified appraiser; and

ARKANSAS STATE HIGHWAY COMMISSION

MINUTE ORDER

District: Nine

Page 2 of 4 Pages

County: Boone

Category: Surplus Property

WHEREAS, the Commission acquired Tract 14R for SIXTEEN THOUSAND TWO HUNDRED DOLLARS (\$16,200.00), which Tract 14R is more particularly described as follows:

Part of the Southwest Quarter of the Southwest Quarter and part of the Southeast Quarter of the Southwest Quarter of Section 21, Township 21 North, Range 21 West, Boone County, Arkansas, described as follows:

Starting at the Southeast corner of said Southwest Quarter of the Southwest Quarter; thence North $86^{\circ} 44' 23''$ West for a distance of 399.95 feet; thence North $31^{\circ} 14' 16''$ East for a distance of 87.46 feet; thence North $11^{\circ} 01' 45''$ East for a distance of 382.55 feet to the point of beginning; thence continue North $11^{\circ} 01' 45''$ East along the proposed Easterly right of way of U. S. Highway 65 for a distance of 177.16 feet; thence North $00^{\circ} 24' 15''$ West along said right of way for a distance of 29.01 feet to the center of County Road 19; thence North $15^{\circ} 01' 22''$ East for a distance of 2.0 feet along the centerline of said County Road 19; thence North $05^{\circ} 12' 20''$ East along the centerline of said County Road 19 for a distance of 26.96 feet; thence South $77^{\circ} 08' 01''$ East for a distance of 646.21 feet; thence South $10^{\circ} 53' 12''$ East for a distance of 362.80 feet; thence North $74^{\circ} 22' 28''$ West for a distance of 547.64 feet; thence North $04^{\circ} 51' 35''$ West for a distance of 64.64 feet; thence North $74^{\circ} 22' 28''$ West for a distance of 210.04 feet to the point of beginning containing 4.76 acres more or less.

ARKANSAS STATE HIGHWAY COMMISSION

MINUTE ORDER

District: Nine
County: Boone
Category: Surplus Property

Page 3 of 4 Pages

WHEREAS, the Commission acquired Tract 15R for FIVE HUNDRED DOLLARS (\$500.00), which Tract 15R is more particularly described as follows:

Part of the Southwest Quarter of the Southwest Quarter and part of the Southeast Quarter of the Southwest Quarter of Section 21, Township 21 North, Range 21 West, Boone County, Arkansas, described as follows:

Starting at the Southeast corner of said Southwest Quarter of the Southwest Quarter; thence North $86^{\circ} 44' 23''$ West for a distance of 399.95 feet; thence North $31^{\circ} 14' 16''$ East for a distance of 87.46 feet; thence North $11^{\circ} 01' 45''$ East for a distance of 189.52 feet to the point of beginning; thence continue North $11^{\circ} 01' 45''$ East along the proposed Easterly right of way of U. S. Highway 65 for a distance of 193.03 feet; thence South $74^{\circ} 22' 28''$ East for a distance of 210.04 feet; thence South $04^{\circ} 51' 35''$ East for a distance of 64.64 feet; thence South $74^{\circ} 22' 28''$ East for a distance of 547.64 feet; thence South $10^{\circ} 53' 12''$ East for a distance of 237.23 feet; thence North $69^{\circ} 05' 50''$ West for a distance of 874.43 feet to the point of beginning, containing 3.51 acres more or less.

WHEREAS, the Commission acquired Tract 16R for FOUR HUNDRED DOLLARS (\$400.00), which Tract 16R is more particularly described as follows:

Part of the Southwest Quarter of the Southwest Quarter and part of the Southeast Quarter of the Southwest Quarter of Section 21, Township 21 North, Range 21 West, Boone County, Arkansas, described as follows:

ARKANSAS STATE HIGHWAY COMMISSION

MINUTE ORDER

District: Nine
County: Boone
Category: Surplus Property

Page 4 of 4 Pages

Beginning at the Southeast corner of said Southwest Quarter of the Southwest Quarter; thence North $86^{\circ} 44' 23''$ West along the South line thereof for a distance of 399.95 feet; thence North $31^{\circ} 14' 16''$ East along the proposed Easterly right of way of U. S. Highway 65 for a distance of 87.46 feet; thence North $11^{\circ} 01' 45''$ East along the proposed existing right of way of U. S. Highway 65 for a distance of 189.52 feet; thence South $69^{\circ} 05' 50''$ East for a distance of 874.43 feet to the South line of said Southeast Quarter of the Southwest Quarter; thence North $86^{\circ} 44' 23''$ West for a distance of 500.00 feet along said South line to the point of beginning, containing 2.67 acres more or less.

NOW THEREFORE, the above-described property is declared surplus and upon receipt and consideration of the sum of NINETEEN THOUSAND SIX HUNDRED AND NINETY-TWO DOLLARS (\$19,692.00) from Virgil M. Tizen of Ozark, Missouri, 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 Virgil M. Tizen; and hereby releasing the same from the State Highway System, that the Right of Way Division is directed and authorized to record a copy of this Minute Order and the Quitclaim Deed in the records of Boone County, Arkansas; and, if necessary, the right of way shall be remonumented to reflect the 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:

Steve Farmer
Philip Tello
Keith Gibson
Marie Holden
David M. Hark

Chairman

Vice-Chairman

Member

Member

Member

ROW

Form 19-156

Rev. 5/24/2023

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Submitted By:

Assistant Chief Engineer - Design

Approved:

Director
Minute Order No. 2024-061

Date Passed

OCT 02 2024

STATE OF ARKANSAS)

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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. 2024-061 adopted by the Commission on the 2nd day of October, 2024, as set forth therein, and as the same appears in the records of the Arkansas State Highway Commission.

Christie Heidelberg

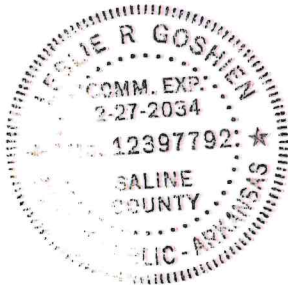
Christie Heidelberg, Commission Secretary
Arkansas State Highway Commission

Subscribed and sworn to before me this 2nd day of October, 2024.

My Commission Expires:

February 27, 2034

Leslie R. Goshien
Notary Public



Job No. 009999
Tract No's. 14R, 15R, 16R

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 **NINETEEN THOUSAND SIX HUNDRED FORTY-TWO DOLLARS AND NO/100 DOLLARS (\$19,692.00)**, 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. 2024066 dated the 2nd day of October, 2024, authorizing and directing the execution of this instrument as an act of the Commission, do hereby grant, bargain, sell, convey, quitclaim, and relinquish unto, **Virgil M. Tizen, 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 **Boone**, State of Arkansas, to-wit:

TRACT NO. 14R

Part of the Southwest Quarter of the Southwest Quarter and part of the Southeast Quarter of the Southwest Quarter of Section 21, Township 21 North, Range 21 West, Boone County, Arkansas, described as follows:

Starting at the Southeast corner of said Southwest Quarter of the Southwest Quarter; thence North 86° 44' 23" West for a distance of 399.95 feet; thence North 31° 14' 16" East for a distance of 87.46 feet; thence North 11° 01' 45" East for a distance of 382.55 feet to the point of beginning; thence continue North 11° 01' 45" East along the proposed Easterly right of way of U. S. Highway 65 for a distance of 177.16 feet; thence North 00° 24' 15" West along said right of way for a distance of 29.01 feet to the center of County Road 19; thence North 15° 01' 22" East for a distance of 2.0 feet along the centerline of said County Road 19; thence North 05° 12' 20" East along the centerline of said County Road 19 for a distance of 26.96 feet; thence South 77° 08' 01" East for a distance of 646.21 feet; thence South 10° 53' 12" East for a distance of 362.80 feet; thence North 74° 22' 28" West for a distance of 547.64 feet; thence North 04° 51' 35" West for a distance of 64.64 feet; thence North 74° 22' 28" West for a distance of 210.04 feet to the point of beginning containing 4.76 acres more or less.

AND

TRACT NO. 15R

Part of the Southwest Quarter of the Southwest Quarter and part of the Southeast Quarter of the Southwest Quarter of Section 21, Township 21 North, Range 21 West, Boone County, Arkansas, described as follows:

Starting at the Southeast corner of said Southwest Quarter of the Southwest Quarter; thence North 86° 44' 23" West for a distance of 399.95 feet; thence North 31° 14' 16" East for a distance of 87.46 feet; thence North 11° 01' 45" East for a distance of 189.52 feet to the point of beginning; thence continue North 11° 01' 45" East along the proposed Easterly right of way of U. S. Highway 65 for a distance of 193.03 feet; thence South 74° 22' 28" East for a distance of 210.04 feet; thence South 04° 51' 35" East for a distance of 64.64 feet; thence South 74° 22' 28" East for a distance of 547.64 feet; thence South 10° 53' 12" East for a distance of 237.23 feet; thence North 69° 05' 50" West for a distance of 874.43 feet to the point of beginning, containing 3.51 acres more or less.

AND

TRACT NO. 16R

Part of the Southwest Quarter of the Southwest Quarter and part of the Southeast Quarter of the Southwest Quarter of Section 21, Township 21 North, Range 21 West, Boone County, Arkansas, described as follows:

Beginning at the Southeast corner of said Southwest Quarter of the Southwest Quarter; thence North 86° 44' 23" West along the South line thereof for a distance of 399.95 feet; thence North 31° 14' 16" East along the proposed Easterly right of way of U. S. Highway 65 for a distance of 87.46 feet; thence North 11° 01' 45" East along the proposed existing right of way of U. S. Highway 65 for a distance of 189.52 feet; thence South 69° 05' 50" East for a distance of 874.43 feet to the South line of said Southeast Quarter of the Southwest Quarter; thence North 86° 44' 23" West for a distance of 500.00 feet along said South line to the point of beginning, containing 2.67 acres more or less.

IN WITNESS WHEREOF, I have hereunto set my hand on this 2nd day of October, 2024.

BY:



Alec Farmer, Chairman
Arkansas State Highway Commission

THIS PORTION LEFT INTENTIONALLY BLANK

STATE OF ARKANSAS)) SS
COUNTY OF PULASKI)

IN WITNESS WHEREOF, I have hereunto set my hand and official seal this 2nd day of October, 2024.

A circular notary seal for Christie Heidelberg, Notary Public - Arkansas. The seal features a double-lined border. Inside the border, the text "CHRISTIE HEIDELBERG" is at the top, "COMM. EXP. 7-28-2029" is in the upper middle, "No. 12707937" is in the center, "SALINE COUNTY" is at the bottom, and "NOTARY PUBLIC - ARKANSAS" is at the very bottom. Two small stars are positioned on either side of the commission number.

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