

ARKANSAS STATE HIGHWAY COMMISSION

PHILIP TALDO
CHAIRMAN
SPRINGDALE

KEITH GIBSON
VICE CHAIRMAN
FORT SMITH

MARIE HOLDER
LITTLE ROCK



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DAVID M. HAAK
TEXARKANA

JERRY L. HALSEY, JR.
JONESBORO

JARED D. WILEY, P.E.
DIRECTOR

April 11, 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 following land conveyances for the period of January 1, 2025 through March 31, 2025.

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

Sincerely,


Jared D. Wiley, P.E.
Director

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



Quarterly Land Conveyance Report

January 1, 2025 through March 31, 2025

<u>Job</u>	<u>Tract</u>	<u>MO Date</u>	<u>Deed Filed</u>	<u>Grantee</u>	<u>Amount</u>
006518	9	12/4/2024	1/8/2025	APJ, LLC	\$7,800.00
070367	99XR & 103XR	2/19/2025	3/20/2025	South Arkansas College	\$50,800.00

ARKANSAS STATE HIGHWAY COMMISSION

MINUTE ORDER

District: Six

Page 1 of 2 Pages

County: Hot Spring

Category: Surplus Property

WHEREAS, the Arkansas State Highway Commission (Commission) acquired property known as Tract No. 9, Job No. 006518, from Kenneth D. Narigon and Gelda L. Narigon, husband and wife, and James G. Graham, a single man, by Warranty Deed dated April 17, 1972, and filed of record on May 24, 1972, book 165 page 329, in the Circuit Clerk's office for Hot Spring County, Arkansas; and

WHEREAS, the Commission acquired Tract No. 9 for THIRTY THREE THOUSAND FOUR HUNDRED AND SEVENTY DOLLARS (\$33,470.00); and

WHEREAS, Tract No. 9 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, the APJ, LLC, of Rockport, Arkansas has requested to purchase a portion of Tract No. 9, Job No. 006518, which the District Engineer for District 6 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 NE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 3, Township 4 South, Range 17 West, Hot Spring County, Arkansas, being more particularly described as follows:

Commencing at the Northwest corner of the said NE $\frac{1}{4}$ SW $\frac{1}{4}$ being a found $\frac{3}{4}$ " pipe; thence S 59°44'01" East 630.16' to a t-post and the point of beginning; thence S 04°08'41" W 157.25' to a $\frac{3}{4}$ " pipe; thence S 89°46'37" W 150.00' to a set rebar w/cap; thence N 31°30'45" E 184.36'; thence N 89°46'49" E 65.00' to the point of beginning. Containing 0.39 acres more or less, and

ARKANSAS STATE HIGHWAY COMMISSION

MINUTE ORDER

District: Six
County: Hot Spring
Category: Surplus Property

Page 2 of 2 Pages

WHEREAS, APJ, LLC offered to purchase the tract for SEVEN THOUSAND EIGHT HUNDRED AND NO/100 DOLLARS (\$7,800.00), representing the Fair Market Value as determined as of September 30, 2024 by three qualified appraisers.

NOW THEREFORE, the above-described property is declared surplus and upon receipt and consideration of the sum of SEVEN THOUSAND EIGHT HUNDRED AND NO/100 DOLLARS (\$7,800.00), from APJ, LLC, of Rockport, 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 APJ, LLC; 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 Hot Spring 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 Chairman
Philip Talbo Vice-Chairman
Keith Gibson Member
Maie Heller Member
David M. Haak Member

Submitted By: [Signature]
Assistant Chief Engineer - Design
Approved: Lorie G. Tudor
Director
Minute Order 2024 - 077
Date DEC 04 2024

ROW

Form 19-456
Rev. 5/24/2023

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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. 2024-077 adopted by the Commission on the 4th day of December, 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 4th day of December, 2024.

My Commission Expires:

2/27/34

Leslie R. Goshien

Notary Public



Job No. 006518
Tract No. 9

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 SEVEN THOUSAND EIGHT HUNDRED AND NO/100 DOLLARS (\$7,800.00), 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. 2024-077 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, **APJ, LLC, 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 Hot Spring, State of Arkansas, to-wit:

A part of the NE ¼ SW ¼ of Section 3, Township 4 South, Range 17 West, Hot Spring County, Arkansas, being more particularly described as follows:

Commencing at the Northwest corner of the said NE ¼ SW ¼ being a found ¾" pipe; thence S 59°44'01" East 630.16' to a t-post and the point of beginning; thence S 04°08'41" W 157.25' to a ¾" pipe; thence S 89°46'37" W 150.00' to a set rebar w/cap; thence N 31°30'45" E 184.36'; thence N 89°46'49" E 65.00' to the point of beginning.

Containing 0.39 acres more or less.

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

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

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. 2024-D77, 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: Seven

Page 1 of 4 Pages

County: Union

Category: Surplus Property

WHEREAS, the Arkansas State Highway Commission (Commission) acquired property known as Tract 99XR, Job 070367, from John H. Hays and Carolane Jones Hays, by Warranty Deed dated July 11, 2022, and filed of record on July 13, 2022, in Instrument Number 2022R005107, in the Circuit Clerk's office for Union County, Arkansas; and

WHEREAS, the Arkansas State Highway Commission (Commission) acquired property known as Tract 103XR, Job 070367, from Billy Blann and Judy Blann, a married couple, by Warranty Deed dated November 10, 2022, and filed of record on November 14, 2022, in Instrument Number 2022R008166, in the Circuit Clerk's office for Union County, Arkansas; and

WHEREAS, South Arkansas College has requested to purchase Tracts 99XR and 103XR, Job 070367, which the District Engineer for District 7 has determined are not now, nor in the foreseeable future will be, needed for highway purposes; and

WHEREAS, Tracts 99XR and 103XR 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, South Arkansas College offered to purchase the tracts for FIFTY THOUSAND EIGHT HUNDRED DOLLARS (\$50,800.00), representing the fair market value as determined as of September 3, 2024 by two qualified appraisers; and

WHEREAS, the Commission acquired Tract 99XR for NINE THOUSAND SIX HUNDRED DOLLARS (\$9,600.00), which Tract 99XR is more particularly described as follows:

ARKANSAS STATE HIGHWAY COMMISSION

MINUTE ORDER

District: Seven

Page 2 of 4 Pages

County: Union

Category: Surplus Property

Part of Lot 125 of Newton Subdivision to the City El Dorado, Union County, Arkansas, being part of the Southeast Quarter of the Southeast Quarter of Section 29, Township 17 South, Range 15 West, Union County, Arkansas, more particularly described as follows:

Commencing at a point being used as the Southeast Corner of said Section 29; thence North 00°20'15" East along the East line of said Section 29 a distance of 145.27 feet to a point; thence North 89°39'45" West a distance of 31.24 feet to a point on the East line of Lot 125 of Newton Subdivision to the City El Dorado, said point being on the West right of way line of line of U.S. Highway 167B (West Avenue) as shown on a Plat of The Original Town of El Dorado filed in Plat Cabinet 1 at Slide 310; thence South 89°50'40" West a distance of 16.48 feet to a point on the North right of way line of U.S. Highway 82B (W. Hillsboro Street) as established by ARDOT Job 070367 for the POINT OF BEGINNING; thence South 32°45'06" West along said right of way line a distance of 71.24 feet to a point; thence South 69°00'59" West along said right of way line a distance of 94.36 feet to a point; thence North 01°31'28" East a distance of 83.02 feet to a point; thence North 87°19'56" East a distance of 11.88 feet to a point; thence North 02°01'21" East a distance of 9.86 feet to a point; thence North 89°50'40" East a distance of 112.23 feet to the POINT OF BEGINNING and containing 0.18 acres (7,663 square feet) more or less, as shown on plans referenced as ARDOT Job 070367.

WHEREAS, the Commission acquired Tract 103XR for EIGHT THOUSAND NINE HUNDRED DOLLARS (\$8,900.00), which Tract 103XR is more particularly described as follows:

ARKANSAS STATE HIGHWAY COMMISSION

MINUTE ORDER

District: Seven

Page 3 of 4 Pages

County: Union

Category: Surplus Property

Part of Lots 33 and 34, Block 45 of the Original Plat of El Dorado, Union County, Arkansas, being part of the Southwest Quarter of the Southwest Quarter of Section 28, Township 17 South, Range 15 West, Union County, Arkansas, more particularly described as follows:

Commencing at a point being used as the Southwest Corner of said Section 28; thence South 88°12'59" East along the South line of said Section 28 a distance of 359.45 feet to a point; thence North 01°47'01" East a distance of 44.68 feet to a point on the North right of way line of U.S. Highway 82B (W. Hillsboro Street); thence North 88°54'29" West along said right of way line a distance of 194.04 feet to a point; thence North 01°39'40" East a distance of 28.42 feet to a point on the North right of way line of U.S. Highway 82B (W. Hillsboro Street) as established by ARDOT Job 070367 for the POINT OF BEGINNING; thence South 51°51'34" West along said right of way line a distance of 18.04 feet to a point; thence North 89°47'20" West along said right of way line a distance of 48.85 feet to a point; thence North 36°56'17" West along said right of way line a distance of 59.14 feet to a point; thence North 22°00'00" West along said right of way line a distance of 79.71 feet to a point; thence North 00°07'10" West a distance of 42.16 feet to a point on the North line of Lot 33, Block 45 of the Original Plat of the City of El Dorado; thence South 89°04'35" East along the North line of Lot 33 and Lot 32 of said Block 45 a distance of 132.90 feet to a point on the North line of Lot 32, of said Block 45; thence South 01°39'40" West a distance of 150.29 feet to the POINT OF BEGINNING and containing 0.40 acres (17,747 square feet) more or less, as shown on plans referenced as AHTD Job 070367.

ARKANSAS STATE HIGHWAY COMMISSION

MINUTE ORDER

District: Seven

Page 4 of 4 Pages

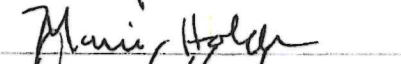
County: Union

Category: Surplus Property

NOW THEREFORE, the above-described property is declared surplus and upon receipt and consideration of the sum of FIFTY THOUSAND EIGHT HUNDRED DOLLARS (\$50,800.00) from South Arkansas College, 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 South Arkansas College; 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 Union 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

ROW

Form 19-156

Rev. 5/24/2023

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Submitted By:


Assistant Chief Engineer - Design

Approved:

Minute Order No.

2025-008

Date Passed

FEB 19 2025

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. 2025-008 adopted by the Commission on the 19th day of February, 2025, 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 20th day of February, 20 25.

My Commission Expires:

February 27, 2034

Leslie R. Goshien

Notary Public



Job No. 070367
Tract No. 99XR, 103XR

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS:

THAT I, Philip Taldo, Chairman of the Arkansas State Highway Commission, for and in behalf of the **Arkansas State Highway Commission, Grantor**, in consideration of the sum of FIFTY THOUSAND EIGHT HUNDRED DOLLARS (\$50,800.00), 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. 2025-008 dated the 19th day of February, 2025 authorizing and directing the execution of this instrument as an act of the Commission, do hereby grant, bargain, sell, convey, quitclaim, and relinquish unto, **South Arkansas College, 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 Hot Spring, State of Arkansas, to-wit:

99XR:

Part of Lot 125 of Newton Subdivision to the City El Dorado, Union County, Arkansas, being part of the Southeast Quarter of the Southeast Quarter of Section 29, Township 17 South, Range 15 West, Union County, Arkansas, more particularly described as follows:

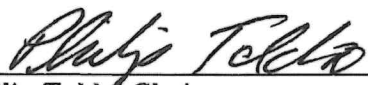
Commencing at a point being used as the Southeast Corner of said Section 29; thence North 00°20'15" East along the East line of said Section 29 a distance of 145.27 feet to a point; thence North 89°39'45" West a distance of 31.24 feet to a point on the East line of Lot 125 of Newton Subdivision to the City El Dorado, said point being on the West right of way line of line of U.S. Highway 167B (West Avenue) as shown on a Plat of The Original Town of El Dorado filed in Plat Cabinet 1 at Slide 310; thence South 89°50'40" West a distance of 16.48 feet to a point on the North right of way line of U.S. Highway 82B (W. Hillsboro Street) as established by ARDOT Job 070367 for the POINT OF BEGINNING; thence South 32°45'06" West along said right of way line a distance of 71.24 feet to a point; thence South 69°00'59" West along said right of way line a distance of 94.36 feet to a point; thence North 01°31'28" East a distance of 83.02 feet to a point; thence North 87°19'56" East a distance of 11.88 feet to a point; thence North 02°01'21" East a distance of 9.86 feet to a point; thence North 89°50'40" East a distance of 112.23 feet to the POINT OF BEGINNING and containing 0.18 acres (7,663 square feet) more or less, as shown on plans referenced as ARDOT Job 070367.

103XR:

Part of Lots 33 and 34, Block 45 of the Original Plat of El Dorado, Union County, Arkansas, being part of the Southwest Quarter of the Southwest Quarter of Section 28, Township 17 South, Range 15 West, Union County, Arkansas, more particularly described as follows:

Commencing at a point being used as the Southwest Corner of said Section 28; thence South 88°12'59" East along the South line of said Section 28 a distance of 359.45 feet to a point; thence North 01°47'01" East a distance of 44.68 feet to a point on the North right of way line of U.S. Highway 82B (W. Hillsboro Street); thence North 88°54'29" West along said right of way line a distance of 194.04 feet to a point; thence North 01°39'40" East a distance of 28.42 feet to a point on the North right of way line of U.S. Highway 82B (W. Hillsboro Street) as established by ARDOT Job 070367 for the POINT OF BEGINNING; thence South 51°51'34" West along said right of way line a distance of 18.04 feet to a point; thence North 89°47'20" West along said right of way line a distance of 48.85 feet to a point; thence North 36°56'17" West along said right of way line a distance of 59.14 feet to a point; thence North 22°00'00" West along said right of way line a distance of 79.71 feet to a point; thence North 00°07'10" West a distance of 42.16 feet to a point on the North line of Lot 33, Block 45 of the Original Plat of the City of El Dorado; thence South 89°04'35" East along the North line of Lot 33 and Lot 32 of said Block 45 a distance of 132.90 feet to a point on the North line of Lot 32, of said Block 45; thence South 01°39'40" West a distance of 150.29 feet to the POINT OF BEGINNING and containing 0.40 acres (17,747 square feet) more or less, as shown on plans referenced as AHTD Job 070367.

IN WITNESS WHEREOF, I have hereunto set my hand on this 19th day of February, 2025

BY: 
Philip Taldo, 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 Philip Taldo, 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. 2025-008, Minutes of February 19, 2025, 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 19th day of February, 2025.

(seal)



Christin Kaulboy
Notary Public