

City of Fayetteville Staff Review Form

2019-0706

Legistar File ID

11/5/2019

City Council Meeting Date - Agenda Item Only  
N/A for Non-Agenda Item

Matt Casey

10/18/2019

ENGINEERING (621)

Submitted By

Submitted Date

Division / Department

Action Recommendation:

Approval of the dedication of approximately 2621 square feet of property to the Arkansas Department of Transportation for use as highway right of way on the Highway 16 (S. School to Armstrong) project.

Budget Impact:

Account Number

Fund

Project Number

Project Title

Budgeted Item? NA

Current Budget

Funds Obligated

Current Balance

\$ -

Does item have a cost? NA

Item Cost

Budget Adjustment Attached? NA

Budget Adjustment

\$ -

Remaining Budget

\$ -

V20180321

Purchase Order Number:

Previous Ordinance or Resolution #

Change Order Number:

Approval Date:

Original Contract Number:

Comments:



**MEETING OF NOVEMBER 5, 2019**

**TO:** Mayor and City Council

**THRU:** Don Marr, Chief of Staff  
Chris Brown, City Engineer

**FROM:** Matt Casey, Engineering Design Manager

**DATE:** October 18, 2019

**SUBJECT:** **Dedication of Right of Way on Highway 16 to ArDOT for Highway 16 improvements project.**

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**RECOMMENDATION:**

Staff recommends City Council approval of the dedication of approximately 2621 square feet of property to the Arkansas Department of Transportation for use as highway right of way on the Highway 16 (S. School to Armstrong) project.

**BACKGROUND:**

ArDOT is planning a project for the widening of Highway 16 (15<sup>th</sup> Street) from S. School Avenue to Armstrong Drive. The proposed project includes widening the existing roadway to 4 lanes with bike lanes and sidewalks. The City owns property on both sides of the highway in this area. A portion of this property will be needed by ArDOT for right of way to construct the roadway improvements.

**DISCUSSION:**

ArDOT is currently in the right of way acquisition phase of the project and has presented the City with offers for land on either side of Highway 16 as follows:

- 1) Tract 6, located at the northeast corner of Highway 16 and S. Washington Ave., consists of approximately 2413 square feet of right-of-way (ROW) and 124 square feet of temporary construction easement (TCE). ArDOT has offered \$1,050.00 for the ROW and TCE.
- 2) Tract 48, located at the southwest corner of Highway 16 and Morningside Drive consists of approximately 208 square feet of right-of-way. ArDOT has offered \$175.00 for the ROW.

In total, ArDOT proposes to acquire 2,621 square feet of ROW and 124 square feet of TCE. The total offer amount is \$1,225.00 for the acquisition areas.

Many times, in the past, the City has dedicated ROW to ArDOT for highway widening projects. Usually this ROW is a conversion from City ROW to State ROW. County records show that the City acquired these properties in the 1960's. It appears that the intended purpose of these parcels was to be used as street and highway right of way. Therefore, staff recommends that

the City dedicate these rights of way and the temporary construction easement at no cost to ArDOT.

**BUDGET/STAFF IMPACT:**

No impact.

**Attachments:**

Tract 6 Offer  
Tract 6 Contract to Sell  
Tract 6 TCE  
Tract 6 Plans  
Tract 48 Offer  
Tract 48 Contract to Sell  
Tract 48 Plans



## ARKANSAS DEPARTMENT OF TRANSPORTATION

ArDOT.gov | IDriveArkansas.com | Scott E. Bennett, P.E., Director

### RIGHT OF WAY DIVISION

10324 Interstate 30 | P.O. Box 2261 | Little Rock, AR 72203-2261

Phone: 501.569.2311 | Fax: 501.569.2018 | Toll Free: 877.569.0120

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Date

City of Fayetteville, Arkansas

Job 040579  
College Ave.- Huntsville Rd.  
(Sel. Secs.) (Fayetteville) (S)  
Washington County  
Tract 6, 6E-1

Dear Property Owner(s):

An Acquisition Agent for the Arkansas State Highway Commission presented to you a Contract to Sell offering to purchase the fee simple title to your property needed for highway purposes. A description of the property needed is attached hereto. The acquisition agent will contact you within 10 business days for your response that should include all issues or concerns you may have regarding the offer. It is anticipated that negotiations should be concluded within 30 calendar days from the date of the initial contact.

The offer of \$1,050.00 is based on the opinion of a qualified real estate appraiser. The offered amount is based on the market value concept and is broken down as follows: \$1,025.00 as just compensation for the realty to be acquired, and \$25.00 for the Temporary Construction Easement.

Should you elect to accept this offer, the State will determine if you can convey a merchantable title, and if so, a proper deed conveying the land to the Arkansas State Highway Commission will be prepared and you will be paid the amount contained in the written offer.

If you make a final rejection of this offer, and if the Arkansas State Highway Commission elects to do so, a condemnation suit will be filed, and the amount that the Arkansas State Highway Commission has determined to be estimated just compensation for your property will be deposited into the registry of the Circuit Court of Washington County. You may at this time elect to accept the amount deposited as just compensation for your property. If you elect to do so, the Circuit Court will be asked to enter Judgment in the sum of the estimated just compensation, and this amount will be paid to you thereby disposing of the condemnation suit.

If you do not elect to accept the amount deposited as estimated just compensation, then you may withdraw the amount placed on deposit as estimated just compensation without prejudice to your rights to claim additional compensation. In this event, you will be entitled to a trial by jury by the Circuit Court of Washington County in which your lands are situated to determine just compensation for your lands condemned.

In either event, payment of the estimated just compensation will be made available to you prior to vacating your property.

Yours truly,

A handwritten signature in blue ink, appearing to read "Jennifer Williams", with a stylized flourish at the end.

Jennifer R. Williams, P.E.  
Division Head  
Right of Way Division

JRW:kt

**CONTRACT TO SELL**  
**REAL ESTATE FOR HIGHWAY PURPOSES**

Grantor: City of Fayetteville, Arkansas

Grantee: ARKANSAS STATE HIGHWAY COMMISSION

IN CONSIDERATION of the benefits that will inure to the Grantor(s) and the public, the undersigned does hereby give and grant to the Arkansas State Highway Commission, an agency of the State of Arkansas, upon the terms and conditions hereinafter stated, the right to purchase the following described real estate, save and except such minerals therein and thereunder, as oil, gas, distillate, condensate, salt water and its component parts, and all other hydrocarbons which do not interfere with the surface use for highway purposes, situated in the County of Washington, State of Arkansas, to wit:

**LEGAL DESCRIPTION**

Part of Lot 5, Block 7 of Berl Dodd Addition also being part of the Southwest Quarter of the Northwest Quarter of Section 22, Township 16 North, Range 30 West, Washington County, Arkansas, more particularly described as follows:

Commencing at point being used as the Northwest corner of Lot 4, Block 8 of Berl Dodd Addition, said point being on the Easterly right of way line of South College Avenue as established by the plat of Berl Dodd Addition filed on April 23, 1926; thence South 02°54'09" West along said right of way line a distance of 90.70 feet to a point on the Northerly right of way line of State Highway 16 as established by ARDOT Job 9458; thence South 87° 11' 10" East along said right of way line a distance of 327.10 feet to a point on the Easterly right of way line South Washington Avenue as established by the plat of Berl Dodd Addition filed on April 23, 1926 for the POINT OF BEGINNING; thence North 03° 01' 54" East along said right of way line a distance of 28.01 feet to a point on the Northerly right of way line of State Highway 16 as established by ARDOT Job 040579; thence South 65° 26' 20" East along said right of way line a distance of 44.27 feet to a point; thence North 88° 00' 55" East along said right of way line a distance of 101.21 feet to a point on the Westerly right of way line of a 10.00 foot alley as established by the plat of Berl Dodd Addition filed on April 23, 1926; thence South 02° 50' 59" West along said right of way line a distance of 20.07 feet to a point on the Northerly right of way line of State Highway 16 as established by ARDOT Job 9458; thence North 87° 11' 10" West along said right of way line a distance of 142.07 feet to a point of beginning and containing 2,413 square feet more or less as shown on plans prepared by the ARDOT referenced as 040579.

11/29/17 DS

- ☒ Uncontrolled Access  
☐ Partially Controlled Access – Access break from Station \_\_\_\_\_ to Station \_\_\_\_\_  
☐ Fully Controlled Access  
☐ Fully Controlled Access with a frontage road  
☐ Maintenance Agreement

PREAUDITED AND ACCEPTED:

Property Manager to Negotiator

\_\_\_\_\_

By \_\_\_\_\_ Date \_\_\_\_\_

**PAYMENT DUE ----- 1,025.00**

(Appraised value offered by the Commission for real estate, including damages, if any, to the remainder; to be paid after approval of title and execution of a deed as hereinafter provided).

The Commission shall have the irrevocable right to exercise the "Contract to Sell" at any time within ninety (90) days from date; and it is agreed that if within the time above specified, the said Commission shall declare its intention to exercise this "Contract to Sell" including the right to purchase said land, the Grantor(s) will execute and sign a General Warranty Deed when presented by the Commission and receive payment of the stated "Payment Due" from the said Commission, less any amount that may be found due and payable to any mortgagee. It is expressly understood that the said Commission shall not be obligated further unless stated herein to wit:

It is understood and agreed that closing costs will not accrue to the Grantor(s) as the Grantee's Attorney will prepare the necessary documents for closing and the Grantee will pay the cost of recording all instruments conveying title to the Arkansas State Highway Commission.

Grantor(s) further agrees neither to sell nor encumber the said real estate during the term of the "Contract to Sell".

**The Arkansas State Highway Commission is hereby authorized and directed to make payment of the purchase funds for the conveyance to \_\_\_\_\_**

---

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Signature

#### **A C K N O W L E D G M E N T**

STATE OF                                 )  
  ) SS  
COUNTY                                 )

BE IT REMEMBERED, that on this day came before the undersigned, a Notary Public, acting within and for the aforesaid County, on this day personally appeared \_\_\_\_\_ well known to me to be the person(s) whose name(s) is subscribed to the foregoing instrument and stated to me that \_\_\_\_\_ executed the same for consideration and purposes therein mentioned and set forth.

WITNESS my hand and seal as such Notary Public this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
MY COMMISSION EXPIRES:

\_\_\_\_\_  
NOTARY PUBLIC



# Request for Taxpayer Identification Number and Certification

► Go to [www.irs.gov/FormW9](http://www.irs.gov/FormW9) for instructions and the latest information.

Give Form to the  
requester. Do not  
send to the IRS.

Print or type.  
See Specific Instructions on page 3.

<b>1</b> Name (as shown on your income tax return). Name is required on this line; do not leave this line blank.	
<b>2</b> Business name/disregarded entity name, if different from above	
<b>3</b> Check appropriate box for federal tax classification of the person whose name is entered on line 1. Check only <b>one</b> of the following seven boxes.  <input type="checkbox"/> Individual/sole proprietor or single-member LLC  <input type="checkbox"/> Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=Partnership) ► _____ <b>Note:</b> Check the appropriate box in the line above for the tax classification of the single-member owner. Do not check LLC if the LLC is classified as a single-member LLC that is disregarded from the owner unless the owner of the LLC is another LLC that is <b>not</b> disregarded from the owner for U.S. federal tax purposes. Otherwise, a single-member LLC that is disregarded from the owner should check the appropriate box for the tax classification of its owner.  <input type="checkbox"/> Other (see instructions) ► _____	<b>4</b> Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):  Exempt payee code (if any) _____  Exemption from FATCA reporting code (if any) _____  <small>(Applies to accounts maintained outside the U.S.)</small>
<b>5</b> Address (number, street, and apt. or suite no.) See instructions.	Requester's name and address (optional)
<b>6</b> City, state, and ZIP code	
<b>7</b> List account number(s) here (optional)	

## Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

**Note:** If the account is in more than one name, see the instructions for line 1. Also see *What Name and Number To Give the Requester* for guidelines on whose number to enter.

<b>Social security number</b>										
				-				-		
<b>or</b>										
<b>Employer identification number</b>										
				-						

## Part II Certification

Under penalties of perjury, I certify that:

- The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
- I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
- I am a U.S. citizen or other U.S. person (defined below); and
- The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

**Certification instructions.** You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign  
Here

Signature of  
U.S. person ►

Date ►

## General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

**Future developments.** For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to [www.irs.gov/FormW9](http://www.irs.gov/FormW9).

## Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN), to report on an information return the amount paid to you, or other amount reportable on an information return. Examples of information returns include, but are not limited to, the following.

- Form 1099-DIV (dividends, including those from stocks or mutual funds)

- Form 1099-DIV (dividends, including those from stocks or mutual funds)
- Form 1099-MISC (various types of income, prizes, awards, or gross proceeds)
- Form 1099-B (stock or mutual fund sales and certain other transactions by brokers)
- Form 1099-S (proceeds from real estate transactions)
- Form 1099-K (merchant card and third party network transactions)
- Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition)
- Form 1099-C (canceled debt)
- Form 1099-A (acquisition or abandonment of secured property)

Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.

If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See What is backup withholding, later.

## MORTGAGE AUTHORIZATION

Form must be filled out completely, signed and submitted to the  
Right of Way Division/Administrative Section immediately following first contact.

Job #:	_____	Tract#:	_____
Property Owner:	_____		
Address:	_____		
	_____		
Telephone #:	_____		
	_____		

Mortgage Company:	_____
Address:	_____
	_____
Telephone #:	_____
Loan #:	_____
Contact Person:	_____

Due to the construction of the above-mentioned project, we are acquiring property from your mortgagor. It will be necessary to obtain a Partial Release from your company. The mortgagor is aware that some or all the proceeds from this transaction may be required to be applied to the principal balance of the mortgage. The mortgagor is also aware that we will be negotiating only with the mortgagor and that any checks for funds conveyed will be made to the property owner.

**If no mortgage exists, write "NONE and sign below where indicated."**

This form must be completed and signed by the property owner, whether a mortgage exists or not.

By our signatures we are authorizing the Arkansas Department of Transportation to enter into the process necessary to obtain a Partial Release.

Property Owner / Mortgagor's Signature: \_\_\_\_\_ Date: \_\_\_\_\_

\_\_\_\_\_ Date: \_\_\_\_\_

JOB: 040579  
TRACT: 6E-1

# TEMPORARY CONSTRUCTION EASEMENT

KNOW ALL MEN BY THESE PRESENTS:

THAT City of Fayetteville for and in consideration of twenty, (\$25.00), and other valuable considerations, to us cash in hand paid by the Arkansas State Highway Commission, the receipt of which is hereby acknowledged, do hereby give and grant to the Arkansas State Highway Commission, it's successors and assigns an exclusive temporary right of way and temporary easement for the sole purposes necessary for Highway construction, together with free ingress and egress, to, across, through and over the lands shown on the Right of Way Plans for Job No. 040579, and designated as Tract No. 6 situated in the County of Washington, State of Arkansas.

This temporary easement as conditioned above shall terminate when the above subject job has been completed by the contractor and accepted by the Arkansas State Highway Commission.

TO HAVE AND TO HOLD the same unto the said Arkansas State Highway Commission and to its successors and assigns for and during the term aforesaid and for the purposes hereinabove set forth.

WITNESS my signature of this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Signature

Signature

## ACKNOWLEDGMENT

STATE OF \_\_\_\_\_ )  
 )  
COUNTY \_\_\_\_\_ ) SS

BE IT REMEMBERED, that on this day came before the undersigned, a Notary Public, acting within and for the aforesaid County, on this day personally appeared \_\_\_\_\_ well known to me to be the person(s) whose name(s) is subscribed to the foregoing instrument and stated to me that \_\_\_\_\_ executed the same for consideration and purposes therein mentioned and set forth.

WITNESS my hand and seal as such Notary Public\_\_\_\_day of\_\_\_\_\_, 20\_\_\_\_\_.

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**MY COMMISSION EXPIRES:**

NOTARY PUBLIC

040579

RIGHT OF WAY SIGNS AND SYMBOLS

- SECTION CORNER
- QUARTER CORNER
- QUARTER QUARTER CORNER
- SECTION CENTER
- STATE LINE OR CITY LIMITS
- COUNTY LINE
- TOWNSHIP LINE
- QUARTER SECTION LINE
- PROPERTY LINE
- EXISTING R/W LINE
- PROPOSED R/W LINE
- EXISTING CONTROL OF ACCESS
- PROPOSED CONTROL OF ACCESS
- PROPOSED R/W & CONTROL OF ACCESS
- EXISTING R/W DIMENSION
- PROPOSED R/W DIMENSION
- TEMPORARY & PERMANENT EASEMENT LINE
- EXISTING BRIDGE OR SEPARATION STRUCTURE
- PROPOSED BRIDGE OR SEPARATION STRUCTURE
- EXISTING CULVERT
- RAILROAD
- PAVED ROADS
- GRAVEL ROAD
- DRIVEWAY
- FENCE
- CONSTRUCTION LIMITS
- LEVEE
- TRAIL
- RESIDENTIAL & COMMERCIAL BUILDING
- HEDGE ROW
- SMALL STREAM
- LARGE STREAM
- POND OR LAKE
- TELEPHONE POLES
- POWER POLES
- TRANSMISSION LINES
- TREES
- DECIDUOUS WOODS
- EVERGREEN WOODS
- SET AHD R/W MONUMENT
- TEMPORARY EASEMENT POINT
- PERMANENT EASEMENT POINT
- EXISTING R/W POINT
- PROPERTY LINE POINT
- FOUND MONUMENT
- SURVEY CALCULATED POINT

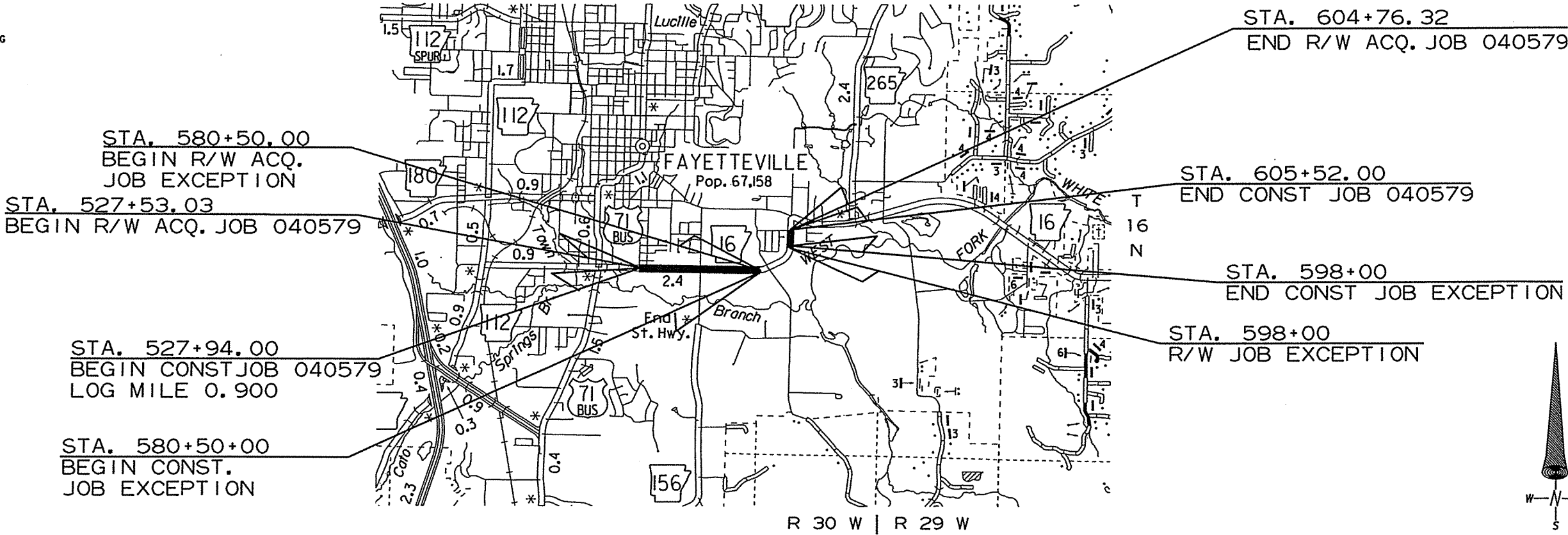
STATE OF ARKANSAS  
STATE HIGHWAY COMMISSION



RIGHT OF WAY MAP  
COLLEGE AVE.-HUNTSVILLE RD.  
(SEL. SECS.) (FAYETTEVILLE) (S)

WASHINGTON COUNTY  
ROUTE 16 SECTION 3  
JOB 040579

LAYOUT  
NOT TO SCALE



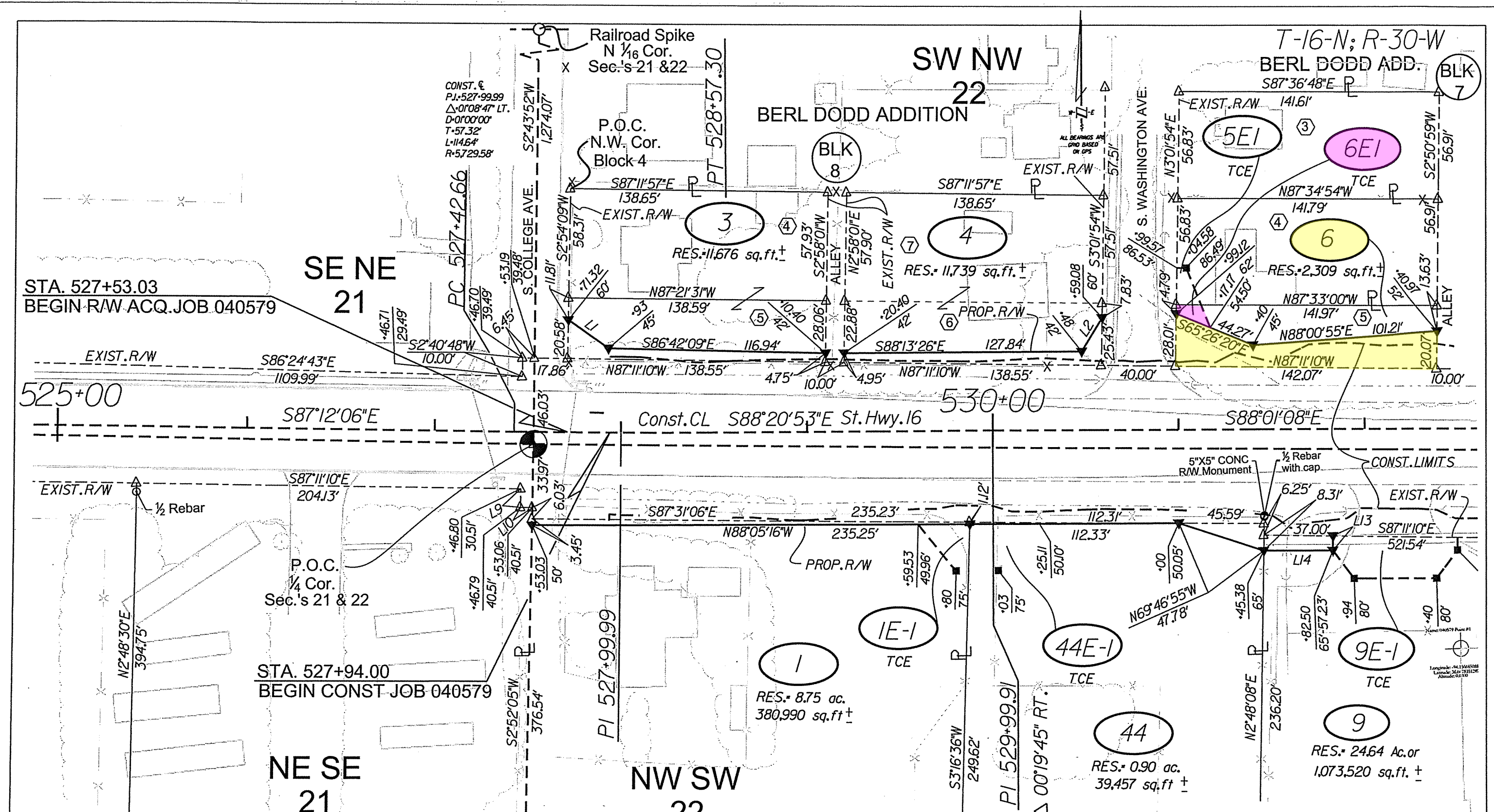
49	Mariyse Jean Taylor ET AL	136	0.50	0.00	21,750	180		5	
48	City of Fayetteville, Arkansas	135	0.13	0.00	5,812	208		5	
47	Majld Enterprises, LLC	134	0.78	0.02	33,775	922		5	
46	Angel Srygley Living Trust	133	0.51	0.01	22,392	232		5	
45E	Slow Dime Properties, Inc.	36 Rev.-1					TCE 45E-1-0.01 ac ± or 527 sq.ft. ±	9	
44	June Darlene Harris	30 Rev.	0.91	0.01	39,852	395	TCE 44E-1-0.02 ac ± or 663 sq.ft. ±	6	
42	Viola Miller	58 Rev.	0.33	0.03	14,297	1,219		14	
41	Don R. & Ann Gibson, H/W	57 Rev.	0.17	0.02	7,549	770	TCE 41E1-0.01 ac ± or 543 sq.ft. ±	14	
40	John Walker	53.54 55.56	0.67	0.08	29,387	3,658	TCE 40E1-0.01 ac ± or 281 sq.ft. ±	14	
39	CFKS Investments, LLC	64 Rev.	2.10	0.12	91,569	5,128	TCE 39E1-0.04 ac ± or 1,730 sq.ft. ± TCE 39E2-0.03 ac ± or 1,373 sq.ft. ±	14	
38	Happy Hollow Properties, LLC	52 Rev.-2	0.93	0.00	40,452	204	TCE 38E1-0.01 ac ± or 463 sq.ft. ± TCE 38E2-0.01 ac ± or 345 sq.ft. ±	14	
37	NOT USED								
36	NOT USED								
35	NOT USED								
34	NOT USED								
33	NOT USED								
32	NOT USED								
31	Burt Hanna, LLC	46	12.60	0.11	548,744	4,578	TCE 31E1-0.04 ac ± or 1,924 sq.ft. ± 3ISG-1	12,13	
30	Hanna More Development Co.	45	8.85	0.03	385,487	1,252	TCE 30E1-0.02 ac ± or 1,049 sq.ft. ±	12	
29	Matrix Investment, LLC	44	60.67	0.14	2,642,713	6,179	TCE 29E1-0.01 ac ± or 267 sq.ft. ±	11,12	
28	Roy E. Courdin Jr. & Janice Karen Courdin	43	11.17	0.20	486,351	8,737	TCE 28E1-0.02 ac ± or 757 sq.ft. ± TCE 28E2-0.04 ac ± or 1,912 sq.ft. ± TCE 28E3-0.06 ac ± or 2,525 sq.ft. ±	12,13	
27	Signature Bank of Arkansas	42 Rev.	15.13	0.57	659,004	24,878	TCE 27E1-0.01 ac ± or 288 sq.ft. ±	10,11,12	
26	RC Park Meadows, LLC	41 Rev.	66.26	0.25	2,886,469	10,903	TCE 26E1-0.03 ac ± or 1,251 sq.ft. ± TCE 26E2-0.01 ac ± or 4636 sq.ft. ±	9,10	
25	RC Park Meadows, LLC	41 Rev.	2.81	0.06	122,476	2,636		9,10	
24	NOT USED								
23	NOT USED								
22	NOT USED								
21	South Central District Pentecostal Church of God	28	3.35	0.19	146,120	8,128	TCE 21E1-126 sq.ft. ±	9	
20	NOT USED								
19	Jet Holdings, LLC	27 Rev.	2.52	0.09	109,977	3,761		8,9	
18	First Assembly of God Church	25	2.81	0.16	122,391	7,137	TCE 18E1-0.01 ac ± or 320 sq.ft. ±	8	
17	Bear's Place, LLC	24 Rev.	0.61	0.08	26,754	3,388	TCE 17E1-0.02 ac ± or 767 sq.ft. ± TCE 17E2-0.01 ac ± or 533 sq.ft. ±	8	
16	NOT USED								
15	NOT USED								
14	Beechwood Enterprises, LLC	35 Rev.	2.26	0.04	98,595	1,639	TCE 14E1-0.01 ac ± or 413 sq.ft. ±	8,9	
13	LDR Enterprises, LLC	34 Rev.	2.36	0.04	102,903	1,698	TCE 13E1-0.02 ac ± or 717 sq.ft. ±	8	
12E	Meril & Nora Augustine Foundation for Human Development	33					TCE 12E1-0.01 ac ± or 645 sq.ft. ± TCE 12E2-0.01 ac ± or 538 sq.ft. ±	8	
11	NOT USED								
10	Helrs of Frank and Maudie Kelly, H/W	132 Rev.	28.45	0.01	1,239,355	380		8	
9	College Club Dairy, Inc.	32	24.65	0.01	1,073,818	298	TCE 9E1-0.03 ac ± or 1,359 sq.ft. ± TCE 9E2-0.07 ac ± or 3,173 sq.ft. ±	7,8	
8	William & Sheila Reagan, H/W	23	9.35	0.37	407,299	16,268		7,8	
7	Betsy J. Westphal	20 Rev.	0.30	0.08	12,939	3,413	TCE 7E-1-0.01 ac ± or 578 sq.ft. ±	7	
6	City of Fayetteville, Arkansas	19	0.11	0.06	4,722	2,413	TCE 6E-1-124 sq.ft. ±	6	
5E	Seth Redman	133					TCE 5E-1-179 sq.ft. ±	6	
4	Lori Lucille Cochran	18 Rev.	0.29	0.02	12,578	839		6	
3	Christopher-Powers Properties, LLC	17 Rev.	0.29	0.02	12,573	897		6	
2	NOT USED								
1	Judith C. Paz	29 Rev.	8.76	0.01	381,528	538	TCE 1E1-0.01 ac ± or 430 sq.ft. ±	6	

Berl Dodd Addition  
Lot Schedule

TR.	BLOCK	LOT	SQ. FT.	ACQ.	RESIDUAL
3	8	4	8,058	0	8,058
3	8	Part of 5	4,515	897	3,618
4	8	Part of 6	4,579	839	3,740
4	8	7	7,999	0	7,999
7	7	Part of 6	4,903	3,413	1,490
7	7	7	8,036	0	8,036

COLLEGE AVE.-HUNTSVILLE RD.  
(SEL. SECS.) (FAYETTEVILLE) (S)  
ARKANSAS STATE HIGHWAY COMMISSION  
RIGHT OF WAY MAP  
JOB 040579 WASHINGTON COUNTY





Line Table

Name	Length	Direction
LI	26.20'	S 52°40'32"E
L2	21.13'	N 33°35'14" E
L9	10.00'	S 02°48'50"W
LI0	6.32'	S 87°11'10" E
LI3	7.77'	S 01°54'51" W
LI4	37.12'	N 88°01'08" W

COLLEGE AVE.-HUNTSVILLE RD.  
 (SEL. SECS.) (FAYETTEVILLE) (S)  
 ARKANSAS STATE HIGHWAY COMMISSION  
 RIGHT OF WAY MAP  
 JOB 040579 WASHINGTON COUNTY  
 SCALE: 1"=50'

NO.	DATE	DESCRIPTION	BY	CK'D
1	Dec. 2017	REVISIONS		
DESIGNED:	D. Salguero	REVIEWED:	A. January	

STA. 527+26 IN PLACE  
18" x 58' R.C. PIPE CULVERT  
WITH HDWLS. LT. & RT.  
RETAIN

STA. 527+73 IN PLACE  
24" x 56' R.C. PIPE CULVERT  
WITH HDWLS. LT. & RT.  
FILL AND ABANDON  
FLOWABLE SELECT MATERIAL = 26 CU. YDS.

STA. 527+98 CONSTRUCT  
DROP INLET ON LT. H= 4' 4"  
WITH BACK OPENING AND  
36" x 23" x 52' R.C. ARCH PIPE CULVERT  
(CLASS III) (TYPE 3 BEDDING)  
TO DROP INLET ON RT.  
TYPE MO DROP INLET = 5' DIA.  
TYPE C DROP INLET = 4' x 4'

STA. 528+85 CONSTRUCT  
DROP INLET ON LT. H= 4' 6"  
30" x 82' PIPE CULVERT  
TO DROP INLET ON LT.  
TYPE MO DROP INLET = 5' DIA.  
TYPE C DROP INLET = 4' x 4'  
30" R.C. PIPE (CLASS III)  
(TYPE 3 BEDDING) = 82 LIN. FT.  
30" SLPPMCCS PIPE  
(TYPE 2 BEDDING) = 82 LIN. FT.

STA. 530+27 CONSTRUCT  
DROP INLET ON LT. H= 4' 2"  
30" x 137' PIPE CULVERT  
TO DROP INLET ON LT.  
TYPE MO DROP INLET = 5' DIA.  
TYPE C DROP INLET = 4' x 4'  
30" R.C. PIPE (CLASS III)  
(TYPE 3 BEDDING) = 30 LIN. FT.  
30" SLPPMCCS PIPE  
(TYPE 2 BEDDING) = 30 LIN. FT.

STA. 530+99 CONSTRUCT  
JUNCTION BOX ON LT. H= 3' 4"  
WITH EXISTING PIPE INLET  
30" x 48' PIPE CULVERT  
TO DROP INLET ON LT.  
TYPE E JUNCTION BOX = 2' x 4'  
30" R.C. PIPE (CLASS III)  
(TYPE 3 BEDDING) = 48 LIN. FT.  
30" SLPPMCCS PIPE  
(TYPE 2 BEDDING) = 48 LIN. FT.

STA. 533+13 IN PLACE  
18" x 20' CM PIPE CULVERT  
LT. SIDE DRAIN  
REMOVE AND CONSTRUCT  
APPROACH = 35 CU. YDS.

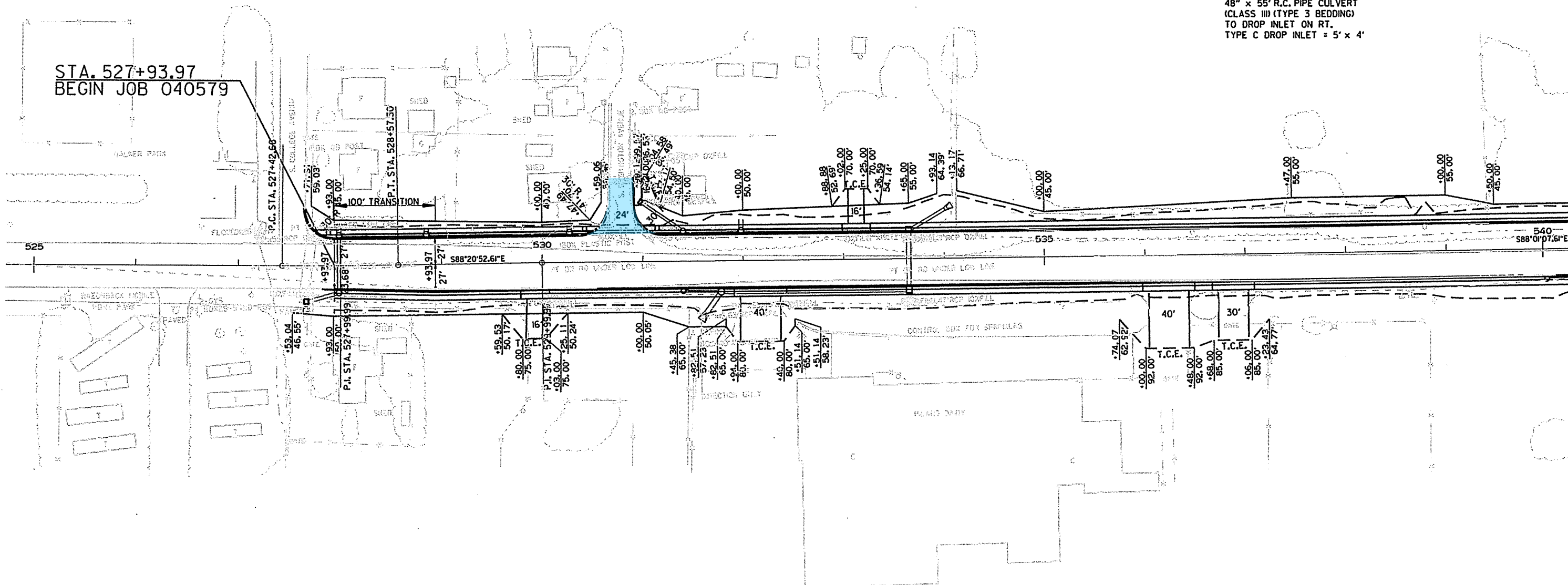
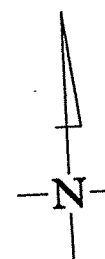
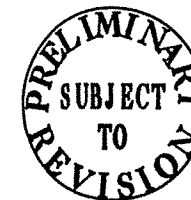
STA. 531+40 CONSTRUCT  
DROP INLET ON LT. H= 3' 8"  
WITH 8' EXTENSION AND  
30" x 108' R.C. PIPE CULVERT  
(CLASS III) (TYPE 3 BEDDING)  
TO DROP INLET STA. 530+27 ON LT.  
30" x 53' PIPE CULVERT  
TO DROP INLET STA. 531+98 ON LT.  
TYPE MO DROP INLET = 5' DIA.  
TYPE C DROP INLET = 4' x 4'  
30" R.C. PIPE (CLASS III)  
(TYPE 3 BEDDING) = 53 LIN. FT.  
30" SLPPMCCS PIPE  
(TYPE 2 BEDDING) = 53 LIN. FT.

STA. 531+98 CONSTRUCT  
DROP INLET ON LT. H= 5' 9"  
36" x 162' R.C. PIPE CULVERT  
(CLASS III) (TYPE 3 BEDDING)  
TO DROP INLET ON LT.  
TYPE MO DROP INLET = 5' DIA.  
TYPE C DROP INLET = 4' x 4'

STA. 533+65 CONSTRUCT  
DROP INLET ON LT. H= 8' 0"  
WITH 4' EXTENSION AND  
36" x 46' R.C. PIPE CULVERT INLET  
48" x 55' R.C. PIPE CULVERT  
(CLASS III) (TYPE 3 BEDDING)  
TO DROP INLET ON RT.  
TYPE C DROP INLET = 5' x 4'

DATE REVISED	DATE FILMED	DATE REVISED	DATE FILMED	FED. RD. DIST. NO.	STATE	FED. AID PROJ. NO.	SHEET NO.	TOTAL SHEETS
				6	ARK.			

2 PLAN SHEETS



STA. 527+66 CONSTRUCT  
JUNCTION BOX ON RT. H= 4' 0"  
WITH FES.  
TYPE ST JUNCTION BOX = 4' x 4'

STA. 527+66 CONSTRUCT  
DROP INLET ON RT. H= 4' 8"  
36" x 30' PIPE CULVERT  
TO JUNCTION BOX ON RT.  
TYPE MO DROP INLET = 5' DIA.  
TYPE C DROP INLET = 4' x 4'  
36" R.C. PIPE (CLASS III) (TYPE 3 BEDDING) = 30 LIN. FT.  
36" SLPPMCCS PIPE (TYPE 2 BEDDING) = 30 LIN. FT.

STA. 529+92 IN PLACE  
18" x 38' CM PIPE CULVERT  
RT. SIDE DRAIN  
REMOVE AND CONSTRUCT  
APPROACH = 25 CU. YDS.

STA. 531+40 CONSTRUCT  
DROP INLET ON RT. H= 6' 5"  
WITH 8' EXTENSION AND  
18" x 33' PIPE CULVERT  
TO DROP INLET ON RT.  
TYPE MO DROP INLET = 4' DIA.  
TYPE C DROP INLET = 4' x 4'  
18" R.C. PIPE (CLASS III)  
(TYPE 3 BEDDING) = 33 LIN. FT.  
18" SLPPMCCS PIPE  
(TYPE 2 BEDDING) = 33 LIN. FT.

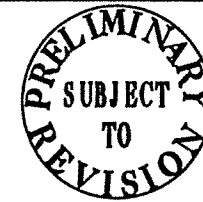
STA. 532+17 IN PLACE  
30" x 54' R.C. PIPE CULVERT  
RT. SIDE DRAIN  
REMOVE AND CONSTRUCT  
APPROACH = 110 CU. YDS.

STA. 531+78 CONSTRUCT  
DROP INLET ON RT. H= 8' 0"  
54" x 32' R.C. PIPE CULVERT  
(CLASS III) (TYPE 3 BEDDING)  
WITH FES.  
TYPE MO DROP INLET = 6' DIA.  
TYPE C DROP INLET = 6' x 6'

STA. 533+65 CONSTRUCT  
DROP INLET ON RT. H= 8' 8"  
WITH 4' EXTENSION AND  
54" x 182' PIPE CULVERT  
TO DROP INLET ON LT.  
TYPE C DROP INLET = 5' x 4'  
54" R.C. PIPE (CLASS III)  
(TYPE 3 BEDDING) = 182 LIN. FT.  
54" SLPPMCCS PIPE  
(TYPE 2 BEDDING) = 182 LIN. FT.

STA. 536+23 CONSTRUCT  
APPROACH ON RT. = 130 CU. YDS.

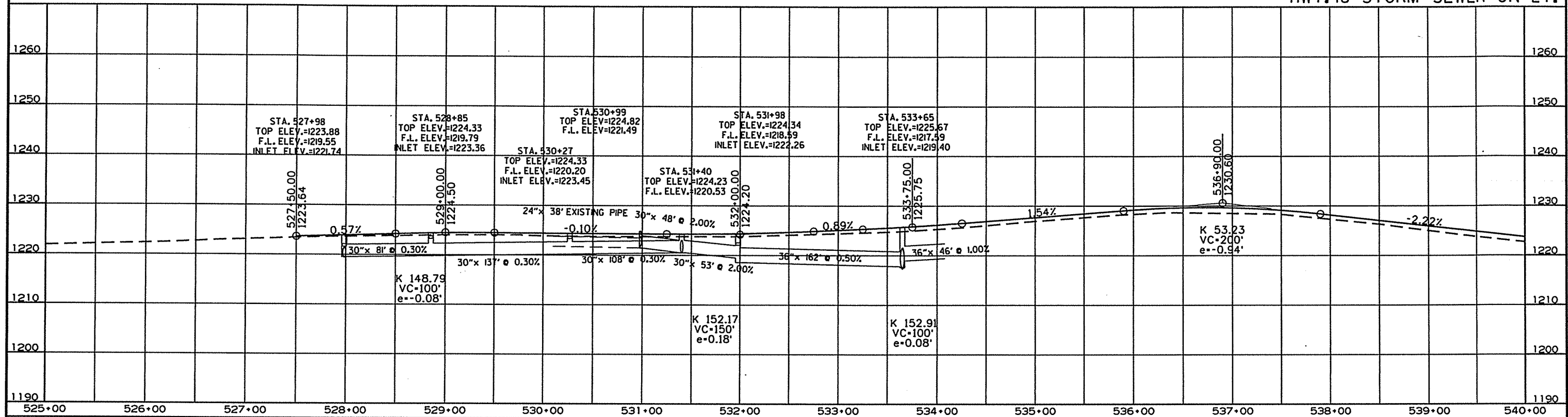
STA. 536+88 CONSTRUCT  
APPROACH ON RT. = 65 CU. YDS.



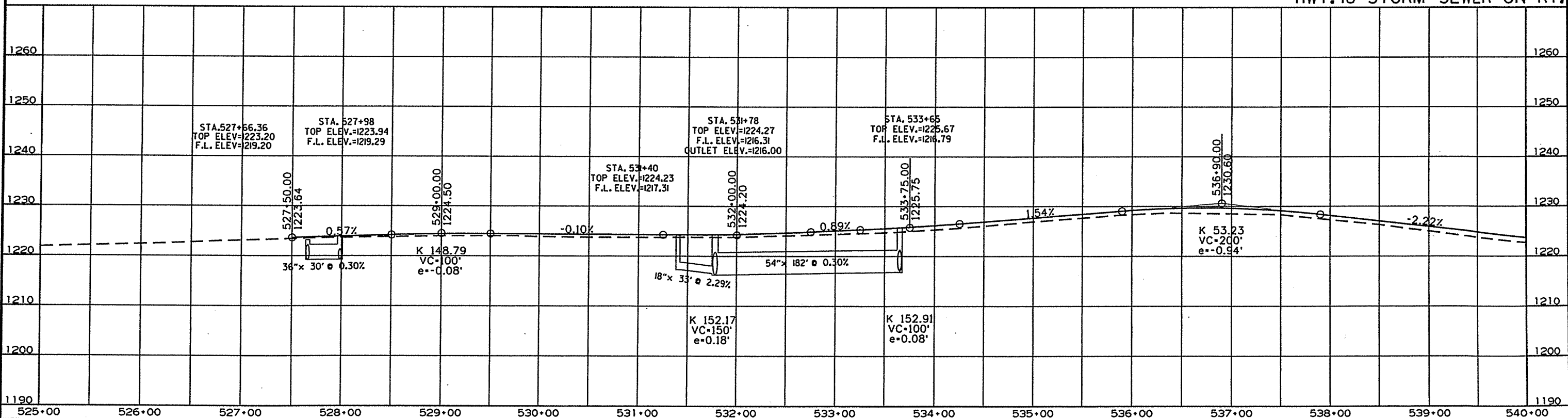
DATE REVISED	DATE FILMED	DATE REVISED	DATE FILMED	FED. RD. DIST. NO.	STATE	FED. AID PROJ. NO.	SHEET NO.	TOTAL SHEETS
				6	ARK.			
				JOB NO.		040579		

2 PROFILE SHEETS

# HWY. 16 STORM SEWER ON LT.



# HWY. 16 STORM SEWER ON RT.







## ARKANSAS DEPARTMENT OF TRANSPORTATION

ArDOT.gov | IDriveArkansas.com | Scott E. Bennett, P.E., Director

### RIGHT OF WAY DIVISION

10324 Interstate 30 | P.O. Box 2261 | Little Rock, AR 72203-2261

Phone: 501.569.2311 | Fax: 501.569.2018 | Toll Free: 877.569.0120

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Date

City of Fayetteville, Arkansas  
113 West Mountain Street  
Fayetteville, AR 72701-6083

Job 040579  
College Ave. – Huntsville Rd.  
(Sel. Secs.) (Fayetteville) (S)  
Washington County  
Tract 48

Dear Property Owner(s):

An acquisition agent for the Arkansas State Highway Commission has presented to you a Contract to Sell offering to purchase the fee simple title to your property needed for highway purposes. A description of the property needed is attached. The acquisition agent will contact you within 10 business days for your response that should include all issues or concerns you may have regarding the offer. It is anticipated that negotiations should be concluded within 30 calendar days from the date of the initial contact.

The offer of \$175.00 is based on the opinion of a qualified real estate appraiser. The offered amount is based on the market value concept and is broken down as follows: \$175.00 as just compensation for the realty to be acquired.

Should you elect to accept this offer, the State will determine if you can convey a merchantable title, and if so, a property deed conveying the land to the Arkansas State Highway Commission will be prepared and you will be paid the amount contained in the written offer.

If you make a final rejection of this offer, and if the Arkansas State Highway Commission elects to do so, a condemnation suit will be filed, and the amount that the Arkansas State Highway Commission has determined to be estimated just compensation for your property will be deposited into the Registry of the Circuit Court of Washington County. You may at this time elect to accept the amount deposited as just compensation for your property. If you elect to do so, the Circuit Court will be asked to enter Judgment in the sum of the estimated just compensation, and this amount will be paid to you thereby disposing of the condemnation suit.

If you do not elect to accept the amount deposited as estimated just compensation, then you may withdraw the amount placed on deposit as estimated just compensation without prejudice to your rights to claim additional compensation. In this event, you will be entitled to a trial by jury by the Circuit Court of Hot Spring County in which your lands are situated to determine just compensation for your lands condemned.

In either event, payment of the estimated just compensation will be made available to you prior to vacating your property.

Yours truly,

A handwritten signature in blue ink, appearing to read "Jennifer Williams", with a stylized flourish at the end.

Jennifer R. Williams, P.E.  
Division Head  
Right of Way Division

JRW:kt

**CONTRACT TO SELL**  
**REAL ESTATE FOR HIGHWAY PURPOSES**

Grantor: City of Fayetteville, Arkansas  
Address: 113 West Mountain Street, Fayetteville, Arkansas

Grantee: ARKANSAS STATE HIGHWAY COMMISSION

IN CONSIDERATION of the benefits that will inure to the Grantor(s) and the public, the undersigned does hereby give and grant to the Arkansas State Highway Commission, an agency of the State of Arkansas, upon the terms and conditions hereinafter stated, the right to purchase the following described real estate, save and except such minerals therein and thereunder, as oil, gas, distillate, condensate, salt water and its component parts, and all other hydrocarbons which do not interfere with the surface use for highway purposes, situated in the County of Washington, State of Arkansas, to wit:

**LEGAL DESCRIPTION**

Part of the Northwest Quarter of the Southeast Quarter of Section 21, Township 16 North, Range 30 West, Washington County, Arkansas, more particularly described as follows:

Commencing at a Railroad Spike being used as the Center Quarter Corner of Section 21; thence South 02°43'54" West along the West line of the Northwest Quarter of the Southeast Quarter of Section 21 a distance of 33.02 feet to a point on the Southerly right of way line of Arkansas State Highway 16 as established by AHTD Job 9458; thence South 87°09'10" East along said right of way line a distance of 790.25 feet on the Southerly right of way line Arkansas State highway 16 as established by ARDOT Job 040579 to the POINT OF BEGINNING; thence continue South 87°09'10" East along the southerly right of way line of Arkansas State Highway 16 as established by AHTD Job 9458 a distance of 13.06 feet to a point; thence South 27°17'26" East along said right of way line a distance of 16.46 feet to a point on the Westerly right of way line of US Highway 71B (S. School Ave.) as established by AHTD Job 4702; thence in a Southerly direction along said right of way line said right of way line a curve to the right, having a radius of 1,382.39 feet a distance of 9.99 feet having a chord bearing of South 10°36'00" West a distance of 9.99 feet to a point on the Southerly right of way line of Arkansas State Highway 16 as established by ARDOT 040579; thence North 36°46'25" West along said right of way line a distance of 31.33 feet to the point of beginning and containing 208 square feet more or less as shown on plans prepared by the ARDOT referenced as Job 040579.

AM 05/21/18

- ☒ Uncontrolled Access  
☐ Partially Controlled Access – Access break from Station \_\_\_\_\_ to Station \_\_\_\_\_  
☐ Fully Controlled Access  
☐ Fully Controlled Access with a frontage road  
☐ Maintenance Agreement

PREAUDITED AND ACCEPTED:

Property Manager to Negotiator

\_\_\_\_\_

By \_\_\_\_\_ Date \_\_\_\_\_

(Appraised value offered by the Commission for real estate, including damages, if any, to the remainder; to be paid after approval of title and execution of a deed as hereinafter provided).

The Commission shall have the irrevocable right to exercise the "Contract to Sell" at any time within ninety (90) days from date; and it is agreed that if within the time above specified, the said Commission shall declare its intention to exercise this "Contract to Sell" including the right to purchase said land, the Grantor(s) will execute and sign a General Warranty Deed when presented by the Commission and receive payment of the stated "Payment Due" from the said Commission, less any amount that may be found due and payable to any mortgagee. It is expressly understood that the said Commission shall not be obligated further unless stated herein to wit:

It is understood and agreed that closing costs will not accrue to the Grantor(s) as the Grantee's Attorney will prepare the necessary documents for closing and the Grantee will pay the cost of recording all instruments conveying title to the Arkansas State Highway Commission.

Grantor(s) further agrees neither to sell nor encumber the said real estate during the term of the "Contract to Sell".

**The Arkansas State Highway Commission is hereby authorized and directed to make payment of the purchase funds for the conveyance to**

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_

Signature

Signature

Signature

Signature

STATE OF )  
 ) SS  
COUNTY )

BE IT REMEMBERED, that on this day came before the undersigned, a Notary Public, acting within and for the aforesaid County, on this day personally appeared \_\_\_\_\_ well known to me to be the person(s) whose name(s) is subscribed to the foregoing instrument and stated to me that \_\_\_\_\_ executed the same for consideration and purposes therein mentioned and set forth.

WITNESS my hand and seal as such Notary Public this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

**MY COMMISSION EXPIRES:**

NOTARY PUBLIC

# Request for Taxpayer Identification Number and Certification

► Go to [www.irs.gov/FormW9](http://www.irs.gov/FormW9) for instructions and the latest information.

Give Form to the  
requester. Do not  
send to the IRS.

Print or type. See Specific Instructions on page 3.	1 Name (as shown on your income tax return). Name is required on this line; do not leave this line blank.	
	2 Business name/disregarded entity name, if different from above	
	3 Check appropriate box for federal tax classification of the person whose name is entered on line 1. Check only <b>one</b> of the following seven boxes.  <input type="checkbox"/> Individual/sole proprietor or single-member LLC  <input type="checkbox"/> Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=Partnership) ► _____ <b>Note:</b> Check the appropriate box in the line above for the tax classification of the single-member owner. Do not check LLC if the LLC is classified as a single-member LLC that is disregarded from the owner unless the owner of the LLC is another LLC that is <b>not</b> disregarded from the owner for U.S. federal tax purposes. Otherwise, a single-member LLC that is disregarded from the owner should check the appropriate box for the tax classification of its owner.  <input type="checkbox"/> Other (see instructions) ► _____	4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):  Exempt payee code (if any) _____  Exemption from FATCA reporting code (if any) _____  <i>(Applies to accounts maintained outside the U.S.)</i>
	5 Address (number, street, and apt. or suite no.) See instructions.	Requester's name and address (optional)
	6 City, state, and ZIP code	
	7 List account number(s) here (optional)	

## Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

**Note:** If the account is in more than one name, see the instructions for line 1. Also see *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Social security number									
				-				-	
or									
Employer identification number									
				-					

## Part II Certification

Under penalties of perjury, I certify that:

- The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
- I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
- I am a U.S. citizen or other U.S. person (defined below); and
- The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

**Certification instructions.** You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign  
Here

Signature of  
U.S. person ►

Date ►

## General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

**Future developments.** For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to [www.irs.gov/FormW9](http://www.irs.gov/FormW9).

## Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN), to report on an information return the amount paid to you, or other amount reportable on an information return. Examples of information returns include, but are not limited to, the following.

- Form 1099-DIV (dividends, including those from stocks or mutual funds)

- Form 1099-DIV (dividends, including those from stocks or mutual funds)
- Form 1099-MISC (various types of income, prizes, awards, or gross proceeds)
- Form 1099-B (stock or mutual fund sales and certain other transactions by brokers)
- Form 1099-S (proceeds from real estate transactions)
- Form 1099-K (merchant card and third party network transactions)
- Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition)
- Form 1099-C (canceled debt)
- Form 1099-A (acquisition or abandonment of secured property)

Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.

If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See What is backup withholding, later.

## MORTGAGE AUTHORIZATION

Form must be filled out completely, signed and submitted to the  
Right of Way Division/Administrative Section immediately following first contact.

Job #:	_____	Tract#:	_____
Property Owner:	_____		
Address:	_____		
	_____		
Telephone #:	_____		
	_____		

Mortgage Company:	_____
Address:	_____
	_____
Telephone #:	_____
Loan #:	_____
Contact Person:	_____

Due to the construction of the above-mentioned project, we are acquiring property from your mortgagor. It will be necessary to obtain a Partial Release from your company. The mortgagor is aware that some or all the proceeds from this transaction may be required to be applied to the principal balance of the mortgage. The mortgagor is also aware that we will be negotiating only with the mortgagor and that any checks for funds conveyed will be made to the property owner.

**If no mortgage exists, write "NONE and sign below where indicated."**

This form must be completed and signed by the property owner, whether a mortgage exists or not.

By our signatures we are authorizing the Arkansas Department of Transportation to enter into the process necessary to obtain a Partial Release.

Property Owner / Mortgagor's Signature: \_\_\_\_\_ Date: \_\_\_\_\_

\_\_\_\_\_ Date: \_\_\_\_\_

040579

RIGHT OF WAY SIGNS AND SYMBOLS

- SECTION CORNER
- QUARTER CORNER
- QUARTER QUARTER CORNER
- SECTION CENTER
- STATE LINE OR CITY LIMITS
- COUNTY LINE
- TOWNSHIP LINE
- QUARTER SECTION LINE
- PROPERTY LINE
- EXISTING R/W LINE
- PROPOSED R/W LINE
- EXISTING CONTROL OF ACCESS
- PROPOSED CONTROL OF ACCESS
- PROPOSED R/W & CONTROL OF ACCESS
- EXISTING R/W DIMENSION
- PROPOSED R/W DIMENSION
- TEMPORARY & PERMANENT EASEMENT LINE
- EXISTING BRIDGE OR SEPARATION STRUCTURE
- PROPOSED BRIDGE OR SEPARATION STRUCTURE
- EXISTING CULVERT
- RAILROAD
- PAVED ROADS
- GRAVEL ROAD
- DRIVEWAY
- FENCE
- CONSTRUCTION LIMITS
- LEVEE
- TRAIL
- RESIDENTIAL & COMMERCIAL BUILDING
- HEDGE ROW
- SMALL STREAM
- LARGE STREAM
- POND OR LAKE
- TELEPHONE POLES
- POWER POLES
- TRANSMISSION LINES
- TREES
- DECIDUOUS WOODS
- EVERGREEN WOODS
- SET AHD R/W MONUMENT
- TEMPORARY EASEMENT POINT
- PERMANENT EASEMENT POINT
- EXISTING R/W POINT
- PROPERTY LINE POINT
- FOUND MONUMENT
- SURVEY CALCULATED POINT

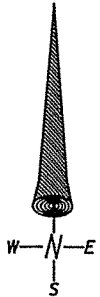
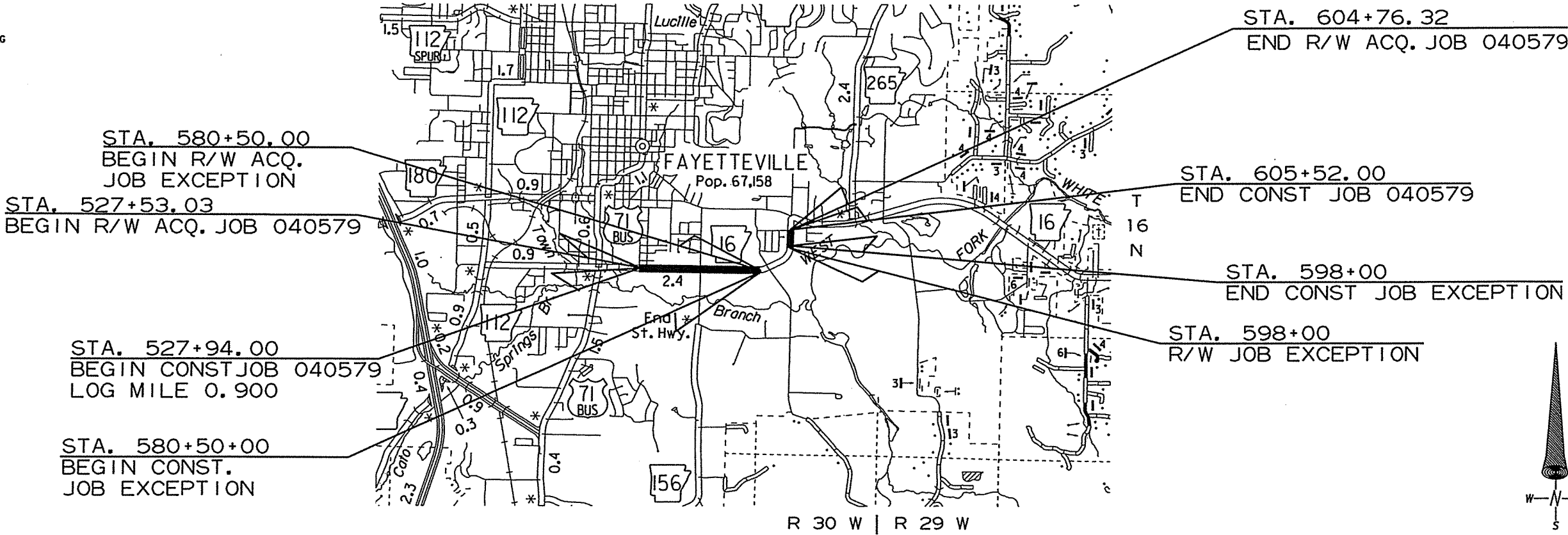
STATE OF ARKANSAS  
STATE HIGHWAY COMMISSION



RIGHT OF WAY MAP  
COLLEGE AVE.-HUNTSVILLE RD.  
(SEL. SECS.) (FAYETTEVILLE) (S)

WASHINGTON COUNTY  
ROUTE 16 SECTION 3  
JOB 040579

LAYOUT  
NOT TO SCALE



49	Mariyse Jean Taylor ET AL	136	0.50	0.00	21,750	180		5	
48	City of Fayetteville, Arkansas	135	0.13	0.00	5,812	208		5	
47	Majld Enterprises, LLC	134	0.78	0.02	33,775	922		5	
46	Angel Srygley Living Trust	133	0.51	0.01	22,392	232		5	
45E	Slow Dime Properties, Inc.	36 Rev.-1					TCE 45E-1-0.01 ac ± or 527 sq.ft. ±	9	
44	June Darlene Harris	30 Rev.	0.91	0.01	39,852	395	TCE 44E-1-0.02 ac ± or 663 sq.ft. ±	6	
42	Viola Miller	58 Rev.	0.33	0.03	14,297	1,219		14	
41	Don R. & Ann Gibson, H/W	57 Rev.	0.17	0.02	7,549	770	TCE 41E1-0.01 ac ± or 543 sq.ft. ±	14	
40	John Walker	53.54 55.56	0.67	0.08	29,387	3,658	TCE 40E1-0.01 ac ± or 281 sq.ft. ±	14	
39	CFKS Investments, LLC	64 Rev.	2.10	0.12	91,569	5,128	TCE 39E1-0.04 ac ± or 1,730 sq.ft. ± TCE 39E2-0.03 ac ± or 1,373 sq.ft. ±	14	
38	Happy Hollow Properties, LLC	52 Rev.-2	0.93	0.00	40,452	204	TCE 38E1-0.01 ac ± or 463 sq.ft. ± TCE 38E2-0.01 ac ± or 345 sq.ft. ±	14	
37	NOT USED								
36	NOT USED								
35	NOT USED								
34	NOT USED								
33	NOT USED								
32	NOT USED								
31	Burt Hanna, LLC	46	12.60	0.11	548,744	4,578	TCE 31E1-0.04 ac ± or 1,924 sq.ft. ± 3ISG-1	12,13	
30	Hanna More Development Co.	45	8.85	0.03	385,487	1,252	TCE 30E1-0.02 ac ± or 1,049 sq.ft. ±	12	
29	Matrix Investment, LLC	44	60.67	0.14	2,642,713	6,179	TCE 29E1-0.01 ac ± or 267 sq.ft. ±	11,12	
28	Roy E. Courdin Jr. & Janice Karen Courdin	43	11.17	0.20	486,351	8,737	TCE 28E1-0.02 ac ± or 757 sq.ft. ± TCE 28E2-0.04 ac ± or 1,912 sq.ft. ± TCE 28E3-0.06 ac ± or 2,525 sq.ft. ±	12,13	
27	Signature Bank of Arkansas	42 Rev.	15.13	0.57	659,004	24,878	TCE 27E1-0.01 ac ± or 288 sq.ft. ±	10,11,12	
26	RC Park Meadows, LLC	41 Rev.	66.26	0.25	2,886,469	10,903	TCE 26E1-0.03 ac ± or 1,251 sq.ft. ± TCE 26E2-0.01 ac ± or 4636 sq.ft. ±	9,10	
25	RC Park Meadows, LLC	41 Rev.	2.81	0.06	122,476	2,636		9,10	
24	NOT USED								
23	NOT USED								
22	NOT USED								
21	South Central District Pentecostal Church of God	28	3.35	0.19	146,120	8,128	TCE 21E1-126 sq.ft. ±	9	
20	NOT USED								
19	Jet Holdings, LLC	27 Rev.	2.52	0.09	109,977	3,761		8,9	
18	First Assembly of God Church	25	2.81	0.16	122,391	7,137	TCE 18E1-0.01 ac ± or 320 sq.ft. ±	8	
17	Bear's Place, LLC	24 Rev.	0.61	0.08	26,754	3,388	TCE 17E1-0.02 ac ± or 767 sq.ft. ± TCE 17E2-0.01 ac ± or 533 sq.ft. ±	8	
16	NOT USED								
15	NOT USED								
14	Beechwood Enterprises, LLC	35 Rev.	2.26	0.04	98,595	1,639	TCE 14E1-0.01 ac ± or 413 sq.ft. ±	8,9	
13	LDR Enterprises, LLC	34 Rev.	2.36	0.04	102,903	1,698	TCE 13E1-0.02 ac ± or 717 sq.ft. ±	8	
12E	Meril & Nora Augustine Foundation for Human Development	33					TCE 12E1-0.01 ac ± or 645 sq.ft. ± TCE 12E2-0.01 ac ± or 538 sq.ft. ±	8	
11	NOT USED								
10	Helrs of Frank and Maudie Kelly, H/W	132 Rev.	28.45	0.01	1,239,355	380		8	
9	College Club Dairy, Inc.	32	24.65	0.01	1,073,818	298	TCE 9E1-0.03 ac ± or 1,359 sq.ft. ± TCE 9E2-0.07 ac ± or 3,173 sq.ft. ±	7,8	
8	William & Sheila Reagan, H/W	23	9.35	0.37	407,299	16,268		7,8	
7	Betsy J. Westphal	20 Rev.	0.30	0.08	12,939	3,413	TCE 7E-1-0.01 ac ± or 578 sq.ft. ±	7	
6	City of Fayetteville, Arkansas	19	0.11	0.06	4,722	2,413	TCE 6E-1-124 sq.ft. ±	6	
5E	Seth Redman	133					TCE 5E-1-179 sq.ft. ±	6	
4	Lori Lucille Cochran	18 Rev.	0.29	0.02	12,578	839		6	
3	Christopher-Powers Properties, LLC	17 Rev.	0.29	0.02	12,573	897		6	
2	NOT USED								
1	Judith C. Paz	29 Rev.	8.76	0.01	381,528	538	TCE 1E1-0.01 ac ± or 430 sq.ft. ±	6	

DATE:	Dec. 2017	REVISIONS							
DESIGNED:	D. Salguero	REVIEWED:	A. January						

TRACT	OWNERSHIP	PARCEL	TO ACQUIRE	PARCEL	TO ACQUIRE	REMARKS	PAGE	Utility
		AREA IN ACRES:		AREA IN SQ. FT.:				

Berl Dodd Addition  
Lot Schedule

TR.	BLOCK	LOT	SQ. FT.	ACQ.	RESIDUAL
3	8	4	8,058	0	8,058
3	8	Part of 5	4,515	897	3,618
4	8	Part of 6	4,579	839	3,740
4	8	7	7,999	0	7,999
7	7	Part of 6	4,903	3,413	1,490
7	7	7	8,036	0	8,036

COLLEGE AVE.-HUNTSVILLE RD.  
(SEL. SECS.) (FAYETTEVILLE) (S)  
ARKANSAS STATE HIGHWAY COMMISSION  
RIGHT OF WAY MAP  
JOB 040579 WASHINGTON COUNTY

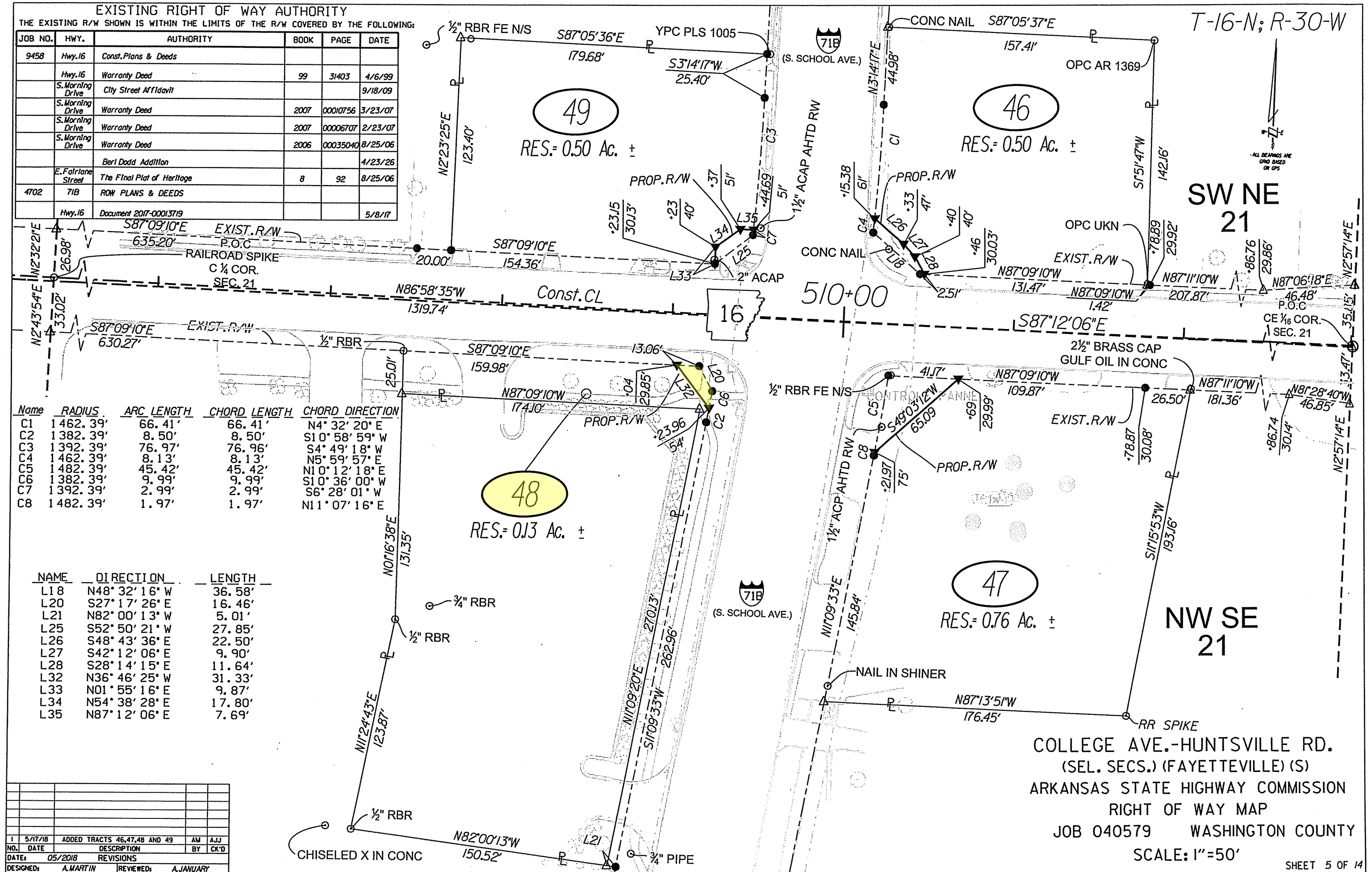


THE EXISTING R/W SHOWN IS WITHIN THE LIMITS OF THE R/W COVERED BY THE FOLLOWING:

<u>Name</u>	<u>RADIUS</u>	<u>ARC LENGTH</u>	<u>CHORD LENGTH</u>	<u>CHORD DIRECTION</u>
C1	1 462.39'	66.41'	66.41'	N4° 32' 20" E
C2	1 382.39'	8.50'	8.50'	S10° 58' 59" W
C3	1 392.39'	76.97'	76.96'	S4° 49' 18" W
C4	1 462.39'	8.13'	8.13'	N5° 59' 57" E
C5	1 482.39'	45.42'	45.42'	N10° 12' 18" E
C6	1 382.39'	9.99'	9.99'	S10° 36' 00" W
C7	1 392.39'	2.99'	2.99'	S6° 28' 01" W
C8	1 482.39'	1.97'	1.97'	N11° 07' 16" E

<u>NAME</u>	<u>DIRECTION</u>	<u>LENGTH</u>
L18	N48° 32' 16" W	36.58'
L20	S27° 17' 26" E	16.46'
L21	N82° 00' 13" W	5.01'
L25	S52° 50' 21" W	27.85'
L26	S48° 43' 36" E	22.50'
L27	S42° 12' 06" E	9.90'
L28	S28° 14' 15" E	11.64'
L32	N36° 46' 25" W	31.33'
L33	N01° 55' 16" E	9.87'
L34	N54° 38' 28" E	17.80'
L35	N87° 12' 06" E	7.69'

1	5/17/18	ADDED TRACTS 46,47,48 AND 49	AM	AJJ	
NO.	DATE	DESCRIPTION	BY	CK'D	
DATE:		REVISIONS			
DESIGNED:		A. MARTIN	REVIEWED:	A. JANUARY	



COLLEGE AVE.-HUNTSVILLE RD.  
(SEL. SECS.) (FAYETTEVILLE) (S)  
ARKANSAS STATE HIGHWAY COMMISSION  
RIGHT OF WAY MAP  
JOB 040579 WASHINGTON COUNTY  
SCALE: 1"=50'

DATE REVISED	DATE FILMED	DATE REVISED	DATE FILMED	FED. RD. DIST. NO.	STATE	FED. RD. PROJ. NO.	SHEET NO.	TOTAL SHEETS
				6	ARK.			
				JOB NO.	040579			

PRELIMINARY  
SUBJECT TO REVISION

