

**ARKANSAS DEPARTMENT OF TRANSPORTATION
RIGHT OF WAY DIVISION PROPERTY MANAGEMENT**

The Arkansas Highway Commission purchased the following tracts of land as capital assets and/or uneconomic remnants. Pursuant to Arkansas Code Annotated 27-67-322, notice is hereby given to the previous property owner(s), their heirs, successors, and assigns that these properties may be declared surplus and sold by the Commission.

JOB 012326 TRACT 35R-1 & 35R-2

PREVIOUS OWNER: Michael Penzo and Rebecca Penzo

PURCHASE DATE: 03/27/2023

LEGAL DESCRIPTION:

35R-1

Part of the Southeast Quarter of the Northwest Quarter of Section 35, Township 18 North, Range 31 West, Washington County, Arkansas, more particularly described as follows:

Commencing at a nail in the top of a post found at the Centerwest 1/16 Corner of said Section 35; thence along the West line of said Southeast Quarter of the Northwest Quarter North 2°36'07" East, 622.79 feet to the Northern Right of Way of U.S. Highway 412 as established by ARDOT Job 012326 and the Point of Beginning; thence continuing along said West line North 2°36'07" East a distance of 701.04 feet to the Northwest 1/16 Corner of said Section 35; thence along the North line of said Southeast Quarter of the Northwest Quarter South 87°26'00" East a distance of 657.02 feet to a point; thence South 2°45'34" West a distance of 186.55 feet to the Northern Right of Way of U.S. Highway 412 as established by ARDOT Job 012326; thence South 49°00'15" West along said Right of Way a distance of 291.58 feet; thence South 55°03'56" West along said Right of Way a distance of 390.00 feet; thence South 63°21'13" West along said Right of Way a distance of 155.98 feet to the Point of Beginning and containing 7.06 acres more or less as shown on ARDOT plans referenced as Job 012326.

35R-2

Part of the Southeast Quarter of the Northwest Quarter of Section 35, Township 18 North, Range 31 West, Washington County, Arkansas, more particularly described as follows:

Beginning at a nail in the top of a post found at the Centerwest 1/16 Corner of said Section 35; thence along the West line of said Southeast Quarter of the Northwest Quarter, North 2°36'07" East, 196.74 feet to the Southern Right of Way of U.S. Highway 412 as established by ARDOT Job 012326; thence North 50°53'15" East along said Right of Way a distance of 266.75 feet; thence North 70°40'02" East along said Right of

Way a distance of 272.92 feet; thence North 51°00'02" East along said Right of Way a distance of 271.34 feet to a point; thence South 2°45'34" West a distance of 651.64 feet to the South line of said Southeast Quarter of the Northwest Quarter; thence North 87°48'40" West along said South line a distance of 653.41 feet to the Point of Beginning and containing 6.36 acres more or less as shown on ARDOT plans referenced as Job 012326.