

101172

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 ARDOT R/W MONUMENT
- TEMPORARY EASEMENT POINT
- PERMANENT EASEMENT POINT
- EXISTING R/W POINT
- PROPERTY LINE POINT
- FOUND MONUMENT
- SURVEY CALCULATED POINT

"THIS IS A FULLY CONTROLLED ACCESS FACILITY"

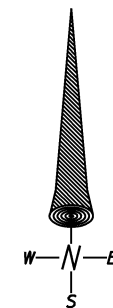
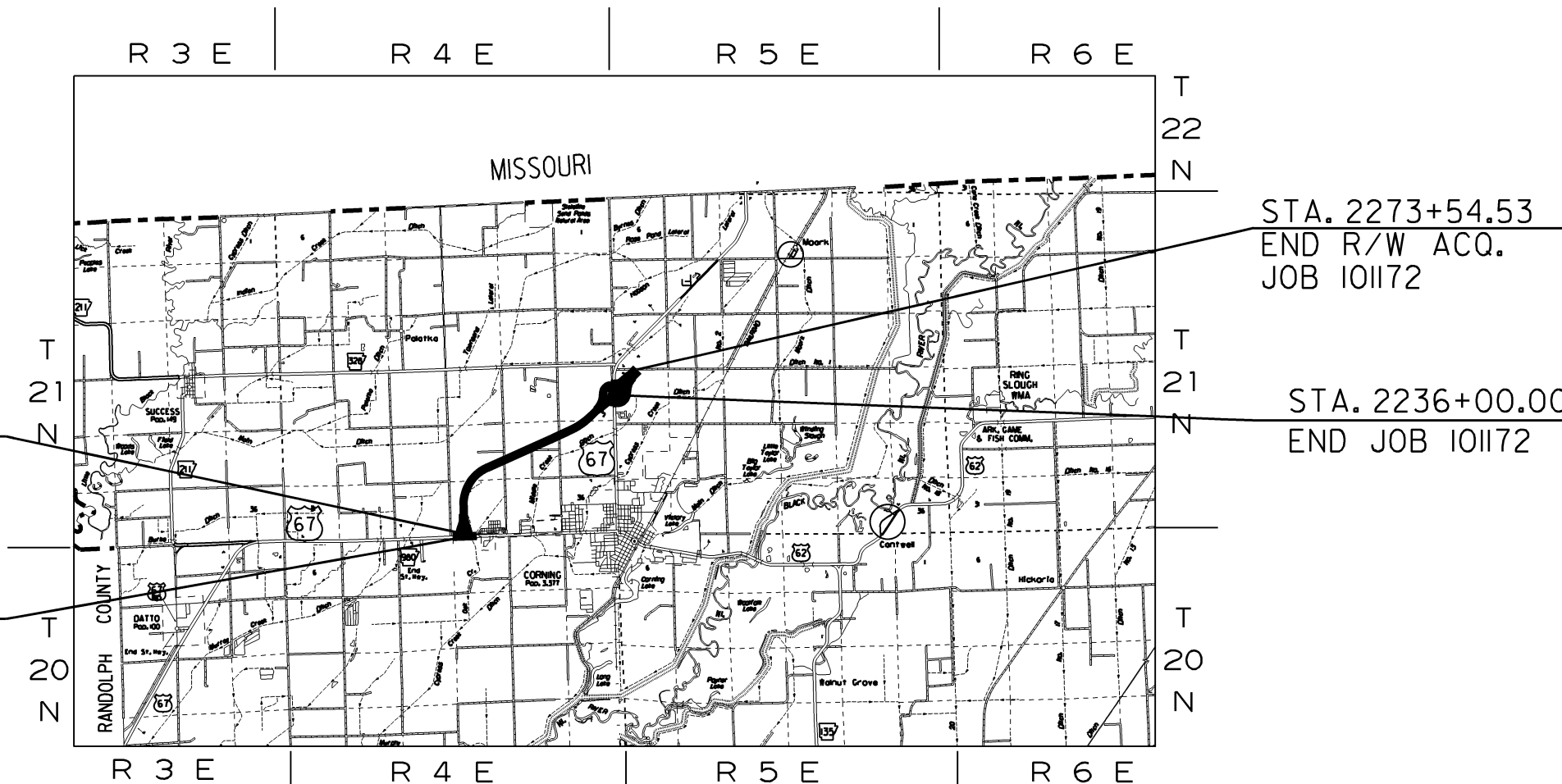
STATE OF ARKANSAS  
STATE HIGHWAY COMMISSION



# RIGHT OF WAY MAP CORNING BYPASS (FUTURE I-57) (S)

## CLAY COUNTY ROUTE 57 SECTION X JOB 101172

LAYOUT  
NOT TO SCALE



SURVEY CONTROL COORDINATES

Project Name: s101172  
 Date: 9/6/2023  
 Coordinate System: ARKANSAS STATE PLANE – NORTH ZONE BASED ON GPS CONTROL,  
 PROJECTED TO GROUND.  
 Units: U.S. SURVEY FOOT

Point Name	Northing	Easting	Elev	Feature	Description	Const. $\zeta$ Interstate 57				
						NO.	TYPE	STATION	NORTHING	EASTING
100	744603.8054	1701755.3101	288.78	GPS	ARDOT GPS #110016	8000	POB	2000*00.00	757021.9434	1713561.3251
101	745815.5195	1701676.8509	289.76	GPS	ARDOT GPS #110016A	8001	PC	2052*37.68	762259.4272	1713607.0319
102	751267.0142	1709856.2314	276.74	GPS	ARDOT GPS #110017	8003	PT	2097*04.35	765755.0542	1715964.8620
103	751283.9227	1711349.2757	277.98	GPS	ARDOT GPS #110017A	8004	PC	2182*50.65	769025.5823	1723860.6153
104	761410.1510	1712307.1728	291.02	GPS	ARDOT GPS #110018	8006	PT	2209*50.65	770473.6913	1726122.7850
105	761215.1465	1710953.9883	292.86	GPS	ARDOT GPS #110018A	8007	PC	2360*84.18	780746.3401	1737235.6738
106	767277.2960	1720212.3171	293.05	GPS	ARDOT GPS #110019	8009	PT	2381*59.18	781581.3542	1738978.5779
107	768611.0560	1720286.9422	293.89	GPS	ARDOT GPS #110019A	8010	PC	2399*95.63	782539.3003	1740681.3042
108	774436.4447	1728374.7397	298.33	GPS	ARDOT GPS #110020	8012	PT	2445*12.29	786064.2151	1743070.0947
109	775481.2977	1728845.5232	300.08	GPS	ARDOT GPS #110020A	8013	POE	2525*00.00	794051.8451	1743104.9476
110	783002.8391	1736694.9286	296.37	GPS	ARDOT GPS #110021					
111	784125.4989	1737772.8059	301.77	GPS	ARDOT GPS #110021A					
112	791275.1335	1740736.2322	293.16	GPS	ARDOT GPS #110022					
113	791258.6916	1739413.8581	297.15	GPS	ARDOT GPS #110022A					

\*Note – Rebar and Cap – Standard – 5/8” Rebar with 2” Aluminum Cap stamped  
 \*(standard markings common to all caps), or as indicated  
 (other markings indicated in the point description of the individual point).  
 ALL DISTANCES ARE GROUND.  
 USE CAF = 1.0 FOR STAKEOUT FOR THIS PROJECT.  
 A PROJECT CAF OF 1.0000369384 HAS BEEN USED TO COMPUTE THE ABOVE GROUND COORDINATES.  
 THIS CAF IS INTENDED FOR USE WITHIN THE PROJECT LIMITS.  
 GRID DISTANCE = GROUND DISTANCE X CAF.  
 HORIZONTAL DATUM: NAD 83 (2011)  
 VERTICAL DATUM: NAVD 88 POSITIONAL ACCURACY THIRD ORDER, UNLESS SPECIFIED OTHERWISE  
 AT A SPECIFIC POINT.

REFERENCE POINTS (1500 SERIES) ARE TO BE USED TO ESTABLISH CONTROL  
 IF THE PRIMARY CONTROL POINTS LISTED ABOVE HAVE BEEN DESTROYED.  
 REFERENCE POINTS ARE NOT TO BE USED FOR VERTICAL CONTROL

BASIS OF BEARING:  
 ARKANSAS STATE PLANE GRID BEARINGS – 0301–NORTH ZONE  
 DETERMINED FROM GPS CONTROL POINTS: 100–113  
 CONVERGENCE ANGLE: 0°48’25.51” RIGHT AT PN:107 LT:N 36°26’13.51” LG:W 90°36’46.84”  
 GRID AZIMUTH = ASTRONOMICAL AZIMUTH – CONVERGENCE ANGLE.

CORNING BYPASS  
 (FUTURE I-57) (S)  
 ARKANSAS STATE HIGHWAY COMMISSION  
 RIGHT OF WAY MAP  
 JOB IO1172 CLAY COUNTY  
 SURVEY CONTROL DETAIL SHEET

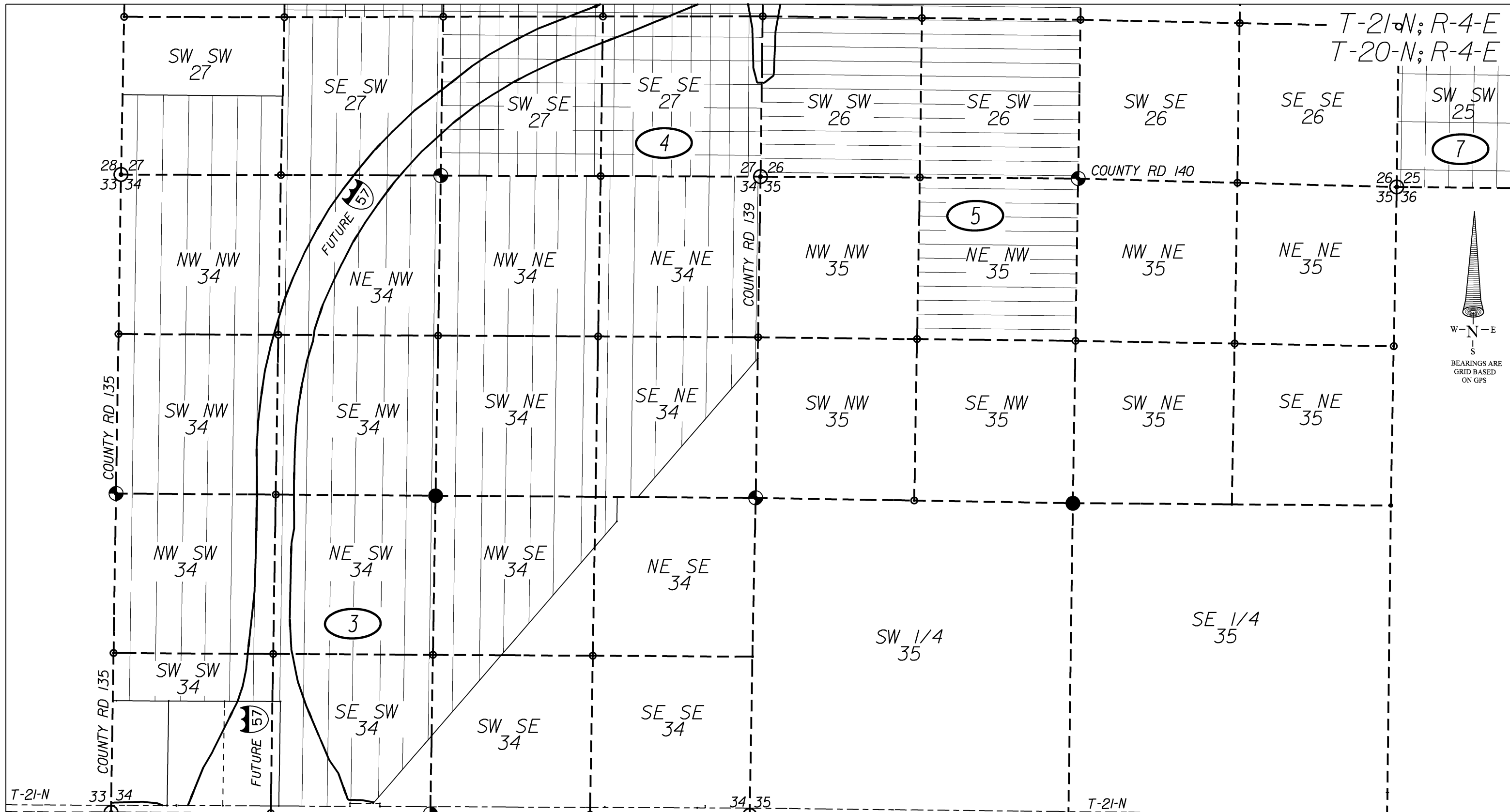
NO.	DATE	DESCRIPTION	BY	CK'D
	11/2023	REVISIONS		
DESIGNED:	W.LOWE	REVIEWED:	J.FARR	

9	06-20-24	ADDED TR. 9XR	WL	JF
8	05-31-24	REVISED OWNERSHIP TR II	WL	JF
7	05-16-24	REVISED OWNERSHIP TR 8	WL	JF
6	05-13-24	REVISED OWNERSHIP TR 12X	WL	JF
5	05-06-24	ADDED TR. 17XR	WL	JF
4	05-03-24	REVISED OWNERSHIP TR. 10X	WL	JF
3	04-23-24	ADDED 24' ACCESS EASEMENT, TR. 11	WL	JF
2	04-16-24	REVISED OWNERSHIP TR. 7	WL	JF
1	03-26-24	REVISED ATA ON TR'S 4,5,6,7	WL	JF
NO.	DATE	DESCRIPTION	BY	CK'D
DATE:		11/2023	REVISIONS	
DESIGNED:		W. LOWE	REVIEWED:	J. FARR

TRACT	OWNERSHIP	TITLE	PARCEL AREA IN ACRES:	TO ACQUIRE	PARCEL AREA IN SQ. FT.:	TO ACQUIRE	REMARKS	PRIORITY TRACT	PAGE
9XR	HAROLD LIVING TRUST	119	5.77	5.77	251,259	251,259			14-15
17XR	KELLY LANDRETH	118	1.45	1.45	63,178	63,178			15
16	FARM SERVICE INC.	273	9.35	0.23	407,231	9,945	16SG-1		7
15	MARTHA H. AHRENT REVOCABLE TRUST - 1/2 UNDIVIDED INT. LOUIS AHRENT REVOCABLE TRUST - 1/2 UNDIVIDED INT.	110,162	58.69	21.13	2,556,343	920,400			15-16
14X	SAMUEL DAVIDSON	161	3.35	3.35	145,861	145,861			15
13X	HAROLD LIVING TRUST	119	228.60	12.22	9,958,006	532,334	TCE 13XE-1 • 0.02 Ac. ± or 1,062 Sq. Ft. ±		15-16
12X	ERICA MASTERSON & SCOTT MASTERSON, T.J.C.	274 REV-1	3.28	3.00	143,022	130,679			14-15
11	LOUIS AHRENT REVOCABLE TRUST	117 REV-1	159.47	8.58	6,946,596	373,594	TCE 11E-1 • 0.02 Ac. ± or 682 Sq. Ft. ± 24' ACCESS EASEMENT PER INSTRUMENT *328, BK 56, PG 407		14-15
10X	NOEL E. SPENCE, JR., ET AL	123 REV-1	8.56	6.41	373,052	279,214			15
9X	HAROLD LIVING TRUST	119	39.18	26.38	1,706,727	1,49,281	TCE 9XE-1 • 0.02 Ac. ± or 743 Sq. Ft. ±		14-15
8	FARRELL C. YOUNG & DEBBIE E. YOUNG IRREVOCABLE LIVING TRUST	116 REV-1	322.11	15.37	14,031,014	669,449			13-14
7	BRIAN HARTWIG	114 REV-1	328.11	20.35	14,292,637	886,306	7A • 19.62 Ac. ± or 854,490 Sq. Ft. ± 7B-1 • 0.37 Ac. ± or 16,275 Sq. Ft. ± 7B-2 • 0.36 Ac. ± or 15,541 Sq. Ft. ±		12-13
6	ANNA MARTHA MAYBERRY TESTAMENTARY TRUST	113	241.45	20.49	10,517,648	892,702	6A • 19.60 Ac. ± or 853,777 Sq. Ft. ± 6B-1 • 0.42 Ac. ± or 18,462 Sq. Ft. ± 6B-2 • 0.47 Ac. ± or 20,463 Sq. Ft. ±		11-12
5	THE VERNON BARTON & DOROTHY BARTON REVOCABLE LIVING TRUST	111	285.25	24.00	12,425,690	1,045,518			10-11
4	MARTHA H. AHRENT REVOCABLE TRUST - 1/2 UNDIVIDED INT. LOUIS AHRENT REVOCABLE TRUST - 1/2 UNDIVIDED INT.	110	326.49	23.93	14,222,086	1,042,174			9-10
3	DEAN TILLMAN WEDDLE	109	541.77	47.80	23,599,692	2,082,077			7-9
2X	BKR LAND CO., LLC	108	18.69	11.37	814,349	495,130			7
1	DELETED	-	-	-	-	-			7

CORNING BYPASS  
 (FUTURE I-57) (S)  
 ARKANSAS STATE HIGHWAY COMMISSION  
 RIGHT OF WAY MAP  
 JOB 101172                      CLAY COUNTY

T-21-N; R-4-E  
T-20-N; R-4-E



T-21-N  
T-20-N

NE NE 4  
NW NW 3

NO.	DATE	DESCRIPTION	BY	CK'D
2	04-22-24	DELETED TR.1	WL	JF
1	03-26-24	REVISED AT A ON TR'S 4 & 5	WL	JF

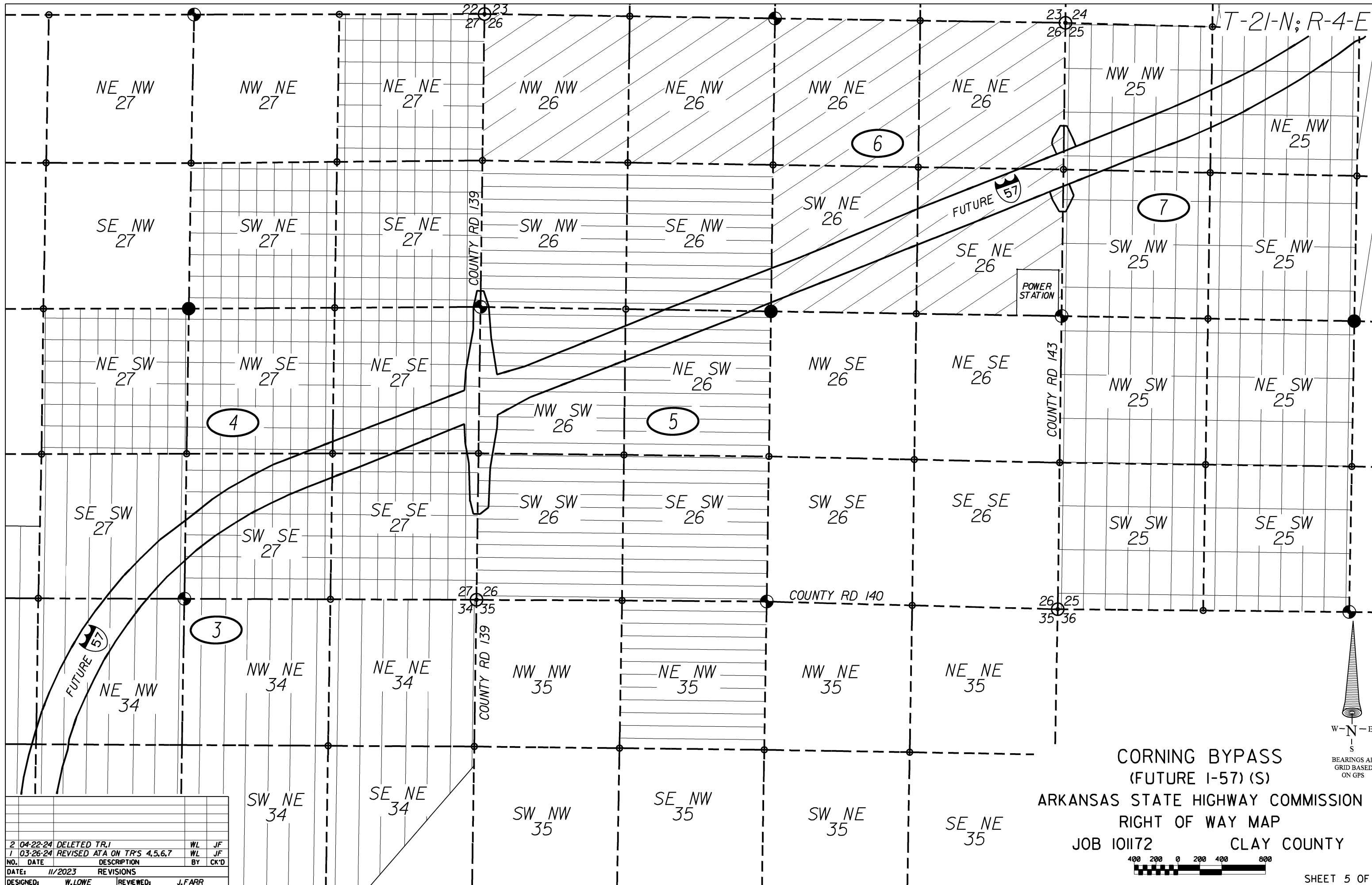
DESIGNED: W.LOWE    REVIEWED: J.FARR

CORNING BYPASS  
(FUTURE I-57) (S)  
ARKANSAS STATE HIGHWAY COMMISSION  
RIGHT OF WAY MAP  
JOB 101172    CLAY COUNTY

T-21-N  
T-20-N

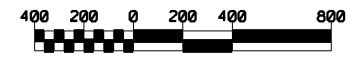
NE NE 3  
NW NW 3

SHEET 4 OF 16

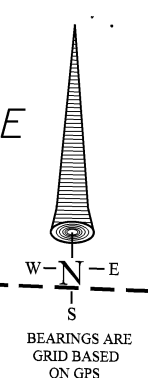
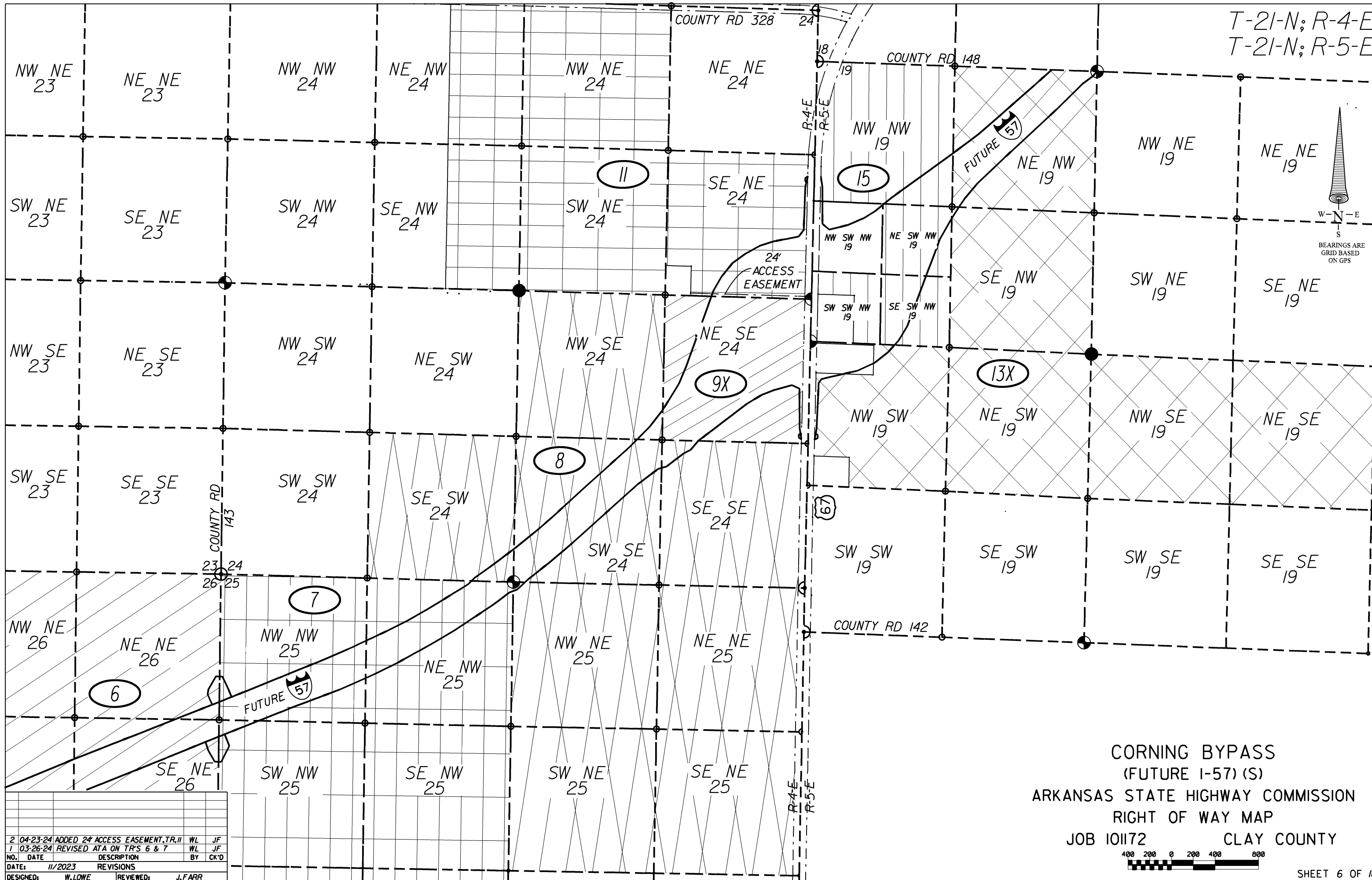


2	04-22-24	DELETED TR.1	WL	JF
1	03-26-24	REVISED AT A ON TR'S 4,5,6,7	WL	JF
NO.	DATE	DESCRIPTION	BY	CK'D
	11/2023	REVISIONS		
DESIGNED:	W.LOWE	REVIEWED:	J.FARR	

CORNING BYPASS  
 (FUTURE I-57) (S)  
 ARKANSAS STATE HIGHWAY COMMISSION  
 RIGHT OF WAY MAP  
 JOB 101172 CLAY COUNTY



T-21-N; R-4-E  
T-21-N; R-5-E



CORNING BYPASS  
(FUTURE I-57) (S)  
ARKANSAS STATE HIGHWAY COMMISSION  
RIGHT OF WAY MAP  
JOB 101172 CLAY COUNTY

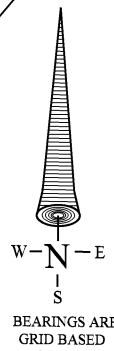
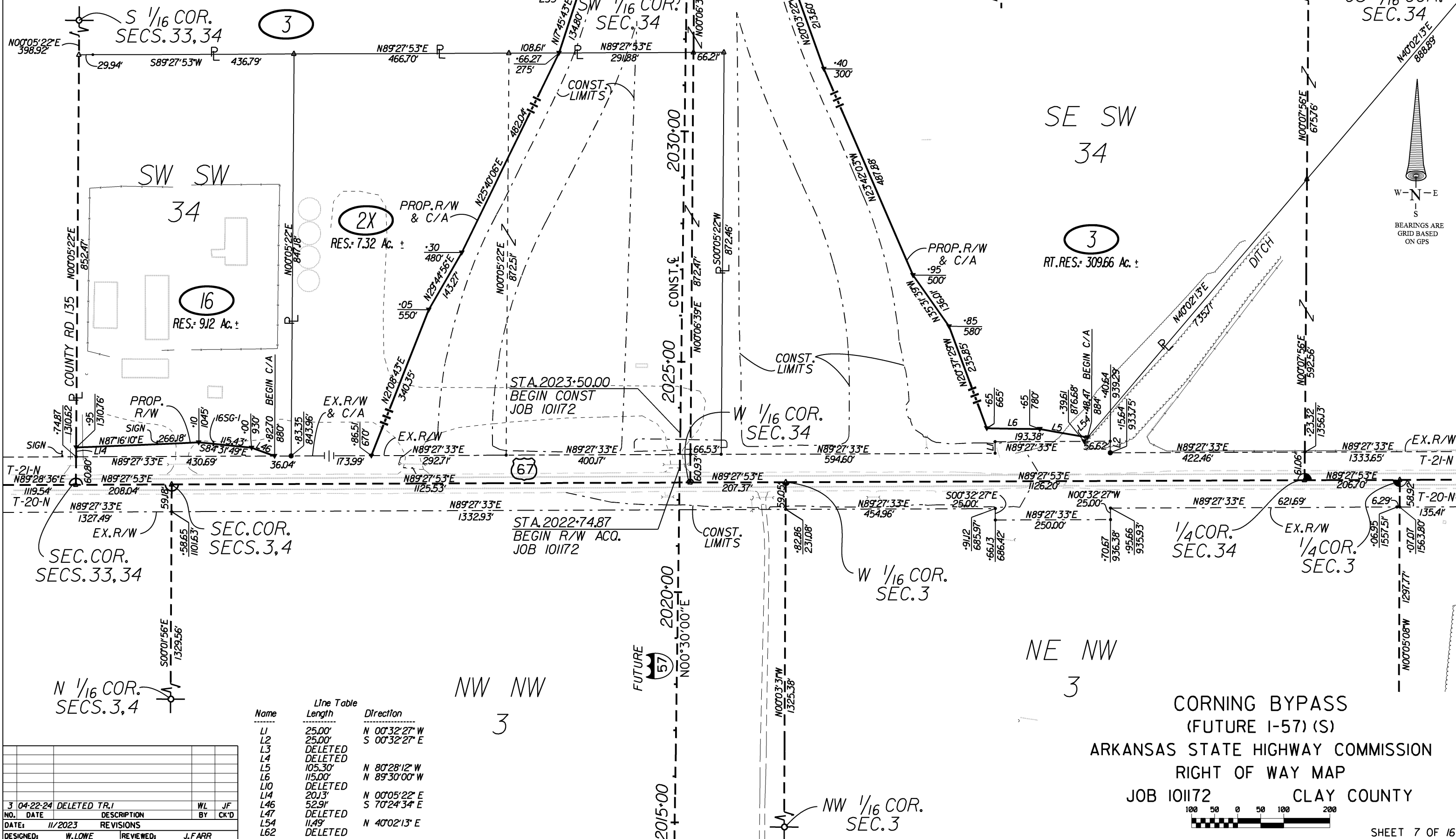


2	04-23-24	ADDED 24' ACCESS EASEMENT, TR. II	WL	JF
1	03-26-24	REVISED ATA ON TR'S 6 & 7	WL	JF
NO.	DATE	DESCRIPTION	BY	CK'D
DATE:	11/2023	REVISIONS		
DESIGNED:	W. LOWE	REVIEWED:	J. FARR	

EXISTING RIGHT OF WAY AUTHORITY

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

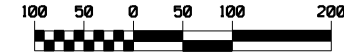
JOB NO.	HWY.	AUTHORITY	BOOK	PAGE	DATE
010402	67	COURT ORDER & R/W PLANS	3	625	10-02-1953
010443	67	COURT ORDER & R/W PLANS	4	4	04-06-1955



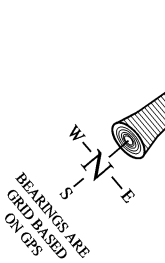
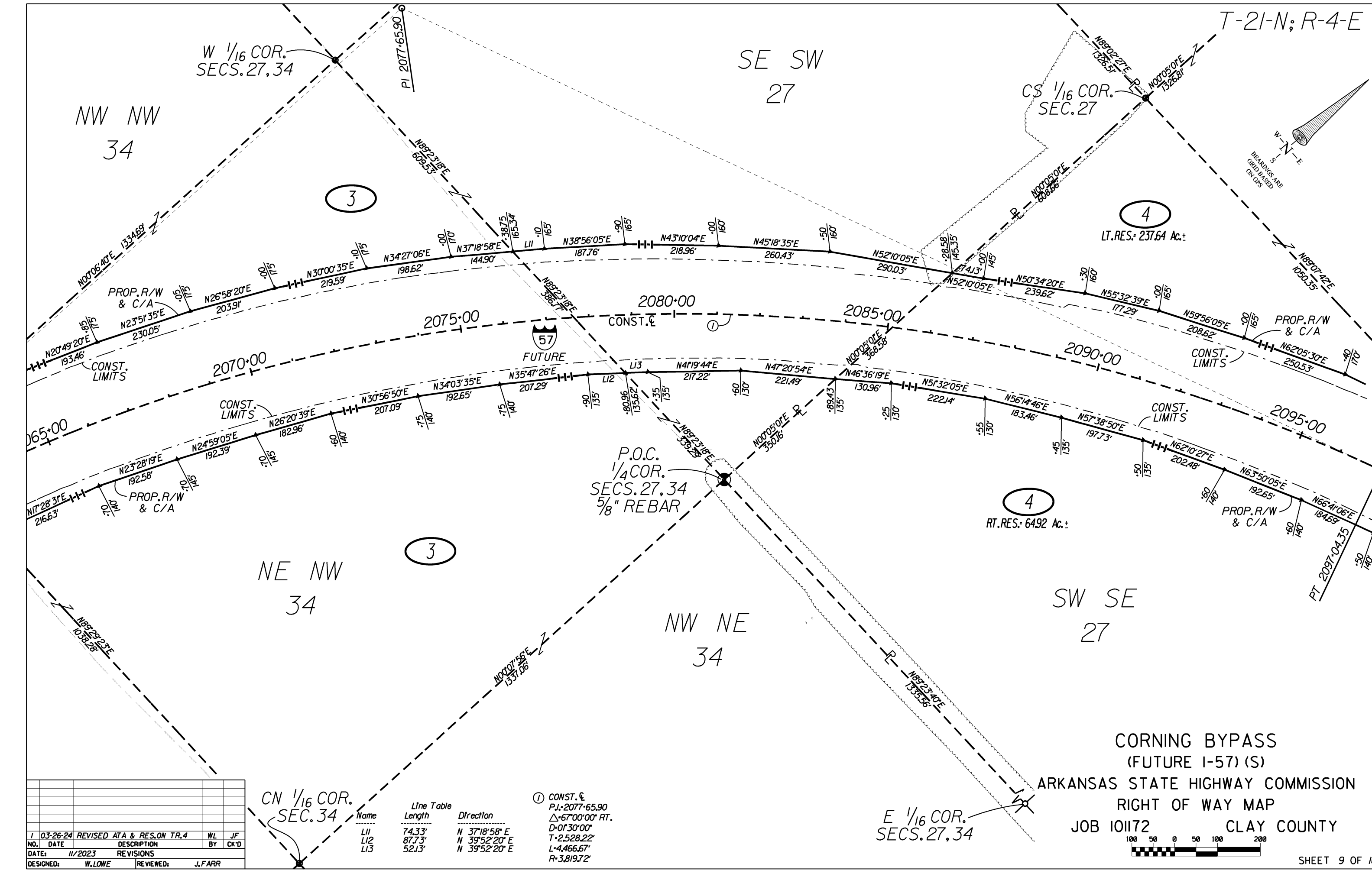
Name	Line Table Length	Direction
L1	25.00'	N 00°32'27" W
L2	25.00'	S 00°32'27" E
L3	DELETED	
L4	DELETED	
L5	105.30'	N 80°28'12" W
L6	115.00'	N 89°30'00" W
L10	DELETED	
L14	2013'	N 00°05'22" E
L46	52.91'	S 70°24'34" E
L47	DELETED	
L54	11.49'	N 40°02'13" E
L62	DELETED	

NO.	DATE	DESCRIPTION	BY	CK'D	
3	04-22-24	DELETED TR.1	WL	JF	
REVISIONS					
DATE:	11/2023	DESIGNED:	W.LOWE	REVIEWED:	J.FARR

CORNING BYPASS  
(FUTURE I-57) (S)  
ARKANSAS STATE HIGHWAY COMMISSION  
RIGHT OF WAY MAP  
JOB 101172  
CLAY COUNTY





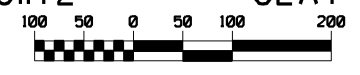


NO.	DATE	DESCRIPTION	BY	CK'D
1	03-26-24	REVISED ATA & RES. ON TR. 4	WL	JF
DATE: 11/2023 REVISIONS				
DESIGNED: W. LOWE		REVIEWED: J. FARR		

Line Table	Name	Length	Direction
L11		74.33'	N 37°18'58" E
L12		87.73'	N 39°52'20" E
L13		52.13'	N 39°52'20" E

① CONST. &  
 PJ: 2077-65.90  
 $\Delta$ : 67°00'00" RT.  
 D: 01°30'00"  
 T: 2,528.22'  
 L: 4,466.67'  
 R: 3,819.72'

CORNING BYPASS  
 (FUTURE I-57) (S)  
 ARKANSAS STATE HIGHWAY COMMISSION  
 RIGHT OF WAY MAP  
 JOB 101172 CLAY COUNTY



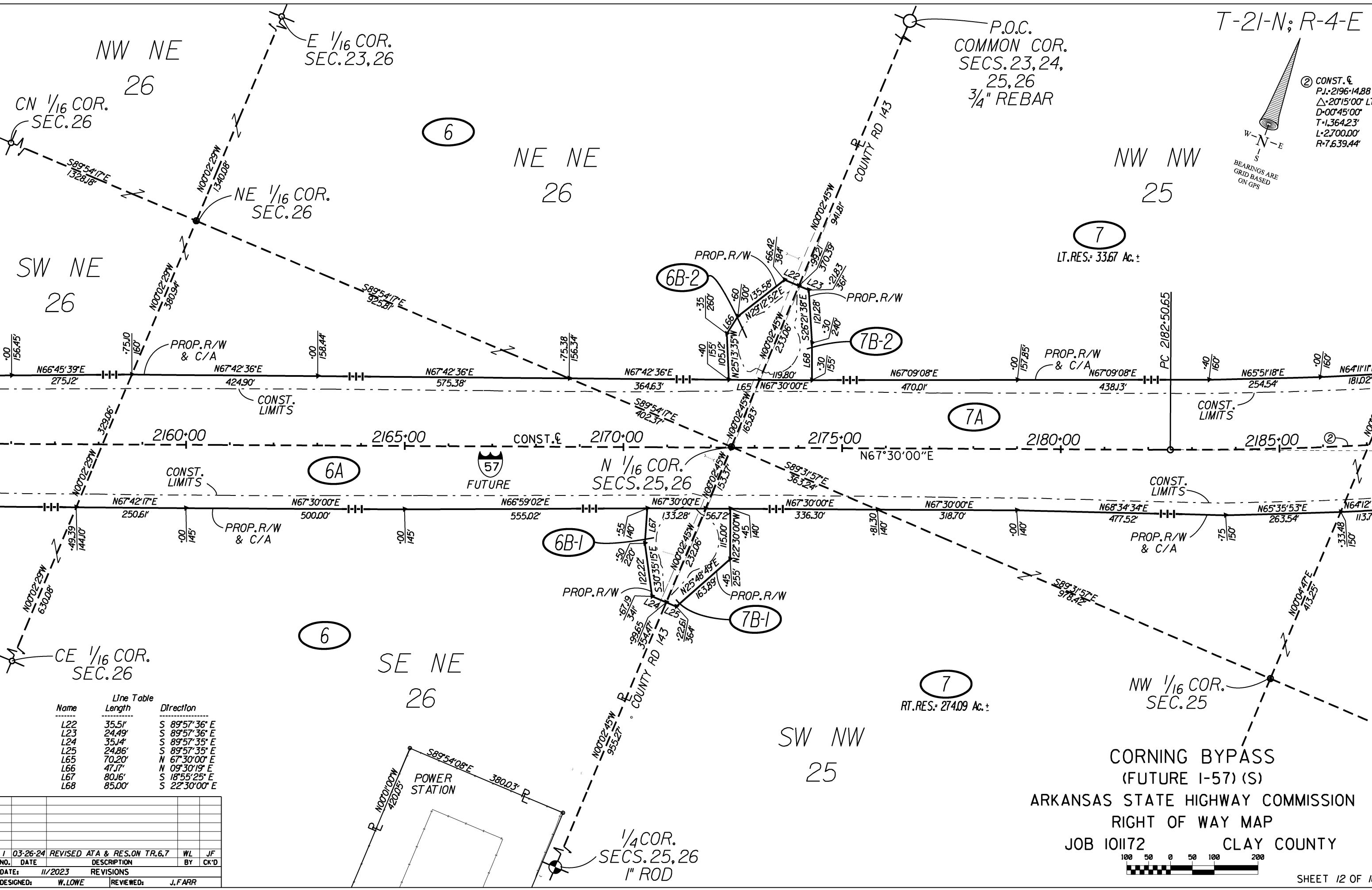
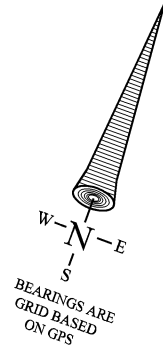




T-21-N; R-4-E

P.O.C.  
COMMON COR.  
SECS. 23, 24,  
25, 26  
3/4" REBAR

② CONST.  $\epsilon$   
P.L.: 2196.1488  
 $\Delta$ : 20'15"00" LT.  
D: 00'45"00"  
T: 1.36423'  
L: 2700.00'  
R: 7.639.44'



CN 1/16 COR. SEC. 26

E 1/16 COR. SEC. 23, 26

NW NE 26

NE NE 26

NW NW 25

SW NE 26

NE 1/16 COR. SEC. 26

⑦ LT. RES.: 33.67 Ac. ±

PROP. R/W & C/A

PROP. R/W & C/A

2160+00

2165+00

2170+00

2175+00

2180+00

2185+00

CONST. LIMITS

⑥A

N 1/16 COR. SECS. 25, 26

⑦A

CONST. LIMITS

250.61'

500.00'

555.02'

56.72'

318.70'

477.52'

263.54'

PROP. R/W & C/A

PROP. R/W & C/A

⑥B-1

⑦B-1

CE 1/16 COR. SEC. 26

SE NE 26

⑦ RT. RES.: 274.09 Ac. ±

NW 1/16 COR. SEC. 25

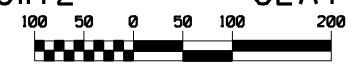
SW NW 25

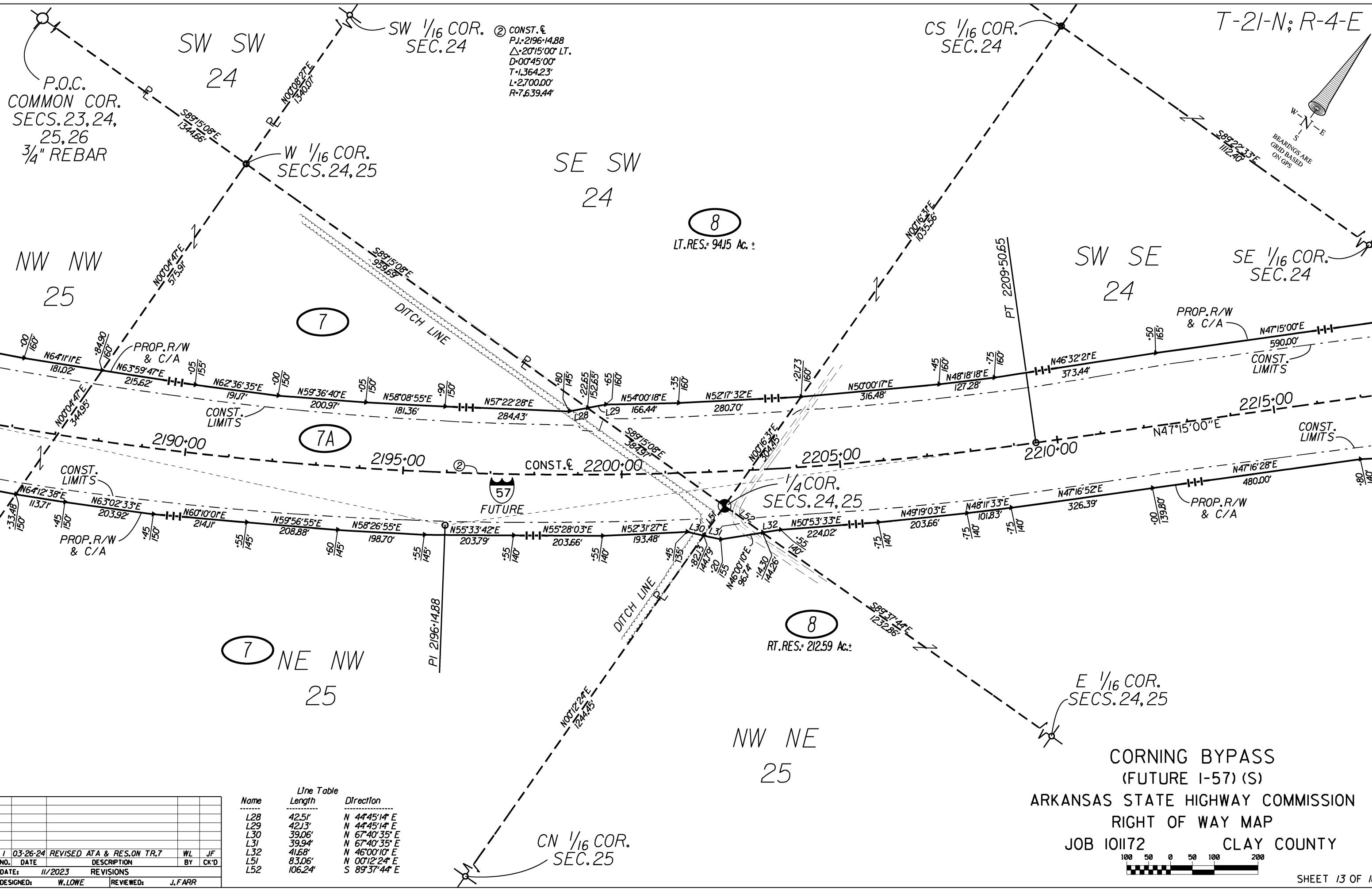
CORNING BYPASS (FUTURE I-57) (S)

ARKANSAS STATE HIGHWAY COMMISSION  
RIGHT OF WAY MAP  
JOB 101172 CLAY COUNTY

Name	Line Table Length	Direction
L22	35.51'	S 89°57'36" E
L23	24.49'	S 89°57'36" E
L24	35.14'	S 89°57'35" E
L25	24.86'	S 89°57'35" E
L65	70.20'	N 67°30'00" E
L66	47.71'	N 09°30'19" E
L67	80.16'	S 18°55'25" E
L68	85.00'	S 22°30'00" E

NO.	DATE	DESCRIPTION	BY	CK'D
1	03-26-24	REVISED ATA & RES. ON TR. 6.7	WL	JF
DATE: 11/2023 REVISIONS				
DESIGNED: W. LOWE		REVIEWED: J. FARR		





CONST. E  
 P.I.: 2196.14.88  
 Δ: 20°15'00" LT.  
 D: 00°45'00"  
 T: 1.364.23'  
 L: 2.700.00'  
 R: 7.639.44'

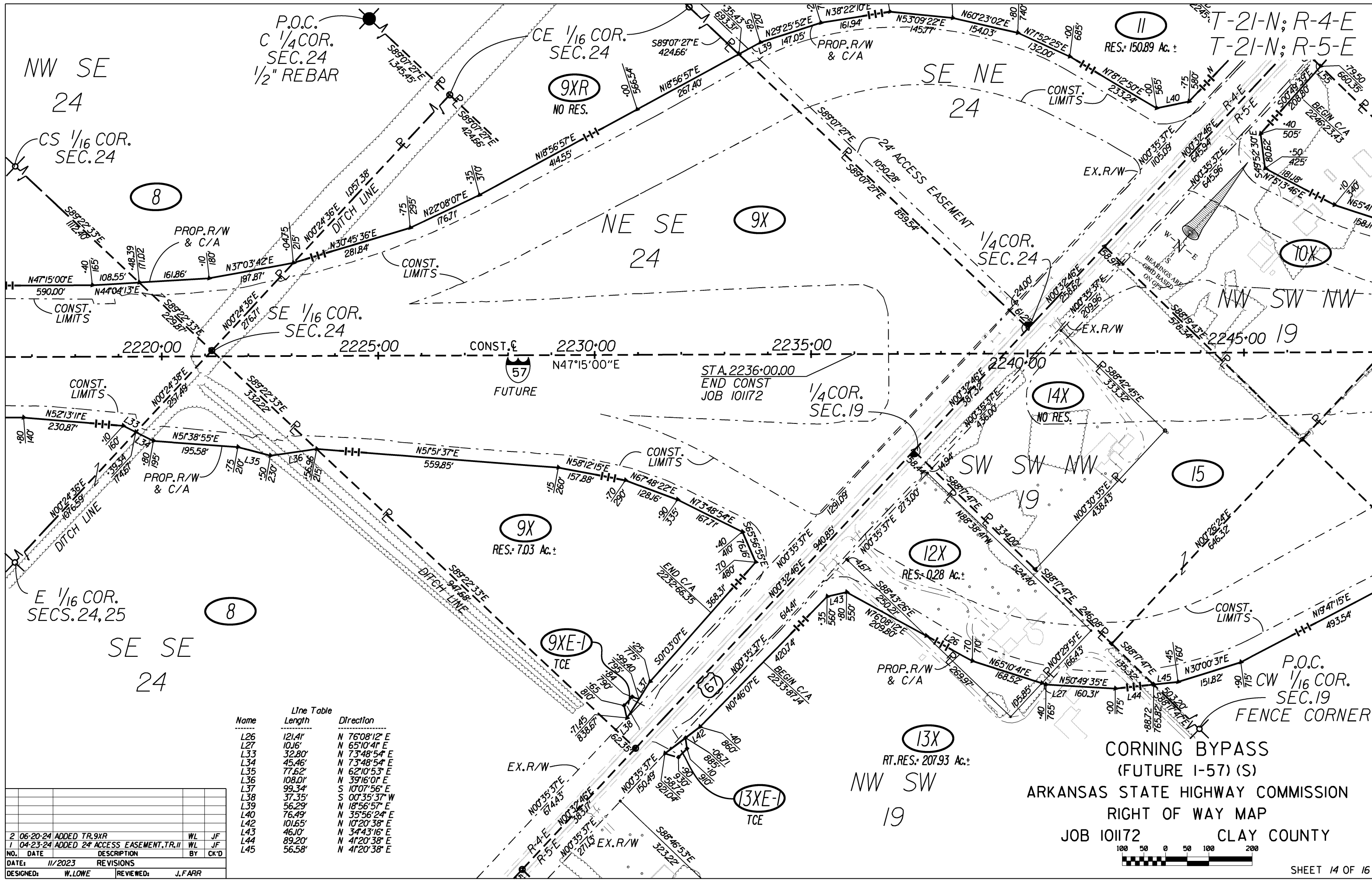


NO.	DATE	DESCRIPTION	BY	CK'D
1	03-26-24	REVISED ATA & RES. ON TR. 7	WL	JF
DATE: 11/2023 REVISIONS				
DESIGNED: W. LOWE		REVIEWED: J. FARR		

Name	Length	Direction
L28	42.51'	N 44°45'14" E
L29	42.13'	N 44°45'14" E
L30	39.06'	N 67°40'35" E
L31	39.94'	N 67°40'35" E
L32	41.68'	N 46°00'10" E
L51	83.06'	N 00°12'24" E
L52	106.24'	S 89°37'44" E

CORNING BYPASS  
 (FUTURE I-57) (S)  
 ARKANSAS STATE HIGHWAY COMMISSION  
 RIGHT OF WAY MAP  
 JOB 101172 CLAY COUNTY





P.O.C.  
C 1/4 COR.  
SEC. 24  
1/2" REBAR

9XR  
NO RES.

9X

14X  
NO RES.

15

12X  
RES.: 0.28 Ac.±

13X  
RT.RES.: 207.93 Ac.±

13XE-1  
TCE

Name	Length	Direction
L26	121.41'	N 76°08'12" E
L27	10.16'	N 65°10'41" E
L33	32.80'	N 73°48'54" E
L34	45.46'	N 73°48'54" E
L35	77.62'	N 62°10'53" E
L36	108.01'	N 39°16'01" E
L37	99.34'	S 10°07'56" E
L38	37.35'	S 00°35'37" W
L39	56.29'	N 18°56'57" E
L40	76.49'	N 35°56'24" E
L42	101.65'	N 10°20'38" E
L43	46.10'	N 34°43'16" E
L44	89.20'	N 41°20'38" E
L45	56.58'	N 41°20'38" E

NO.	DATE	DESCRIPTION	BY	CK'D
2	06-20-24	ADDED TR. 9XR	WL	JF
1	04-23-24	ADDED 24' ACCESS EASEMENT, TR. II	WL	JF

DATE: 11/2023 REVISIONS:  
DESIGNED: W. LOWE REVIEWED: J. FARR

CORNING BYPASS  
(FUTURE I-57) (S)  
ARKANSAS STATE HIGHWAY COMMISSION  
RIGHT OF WAY MAP  
JOB 101172 CLAY COUNTY



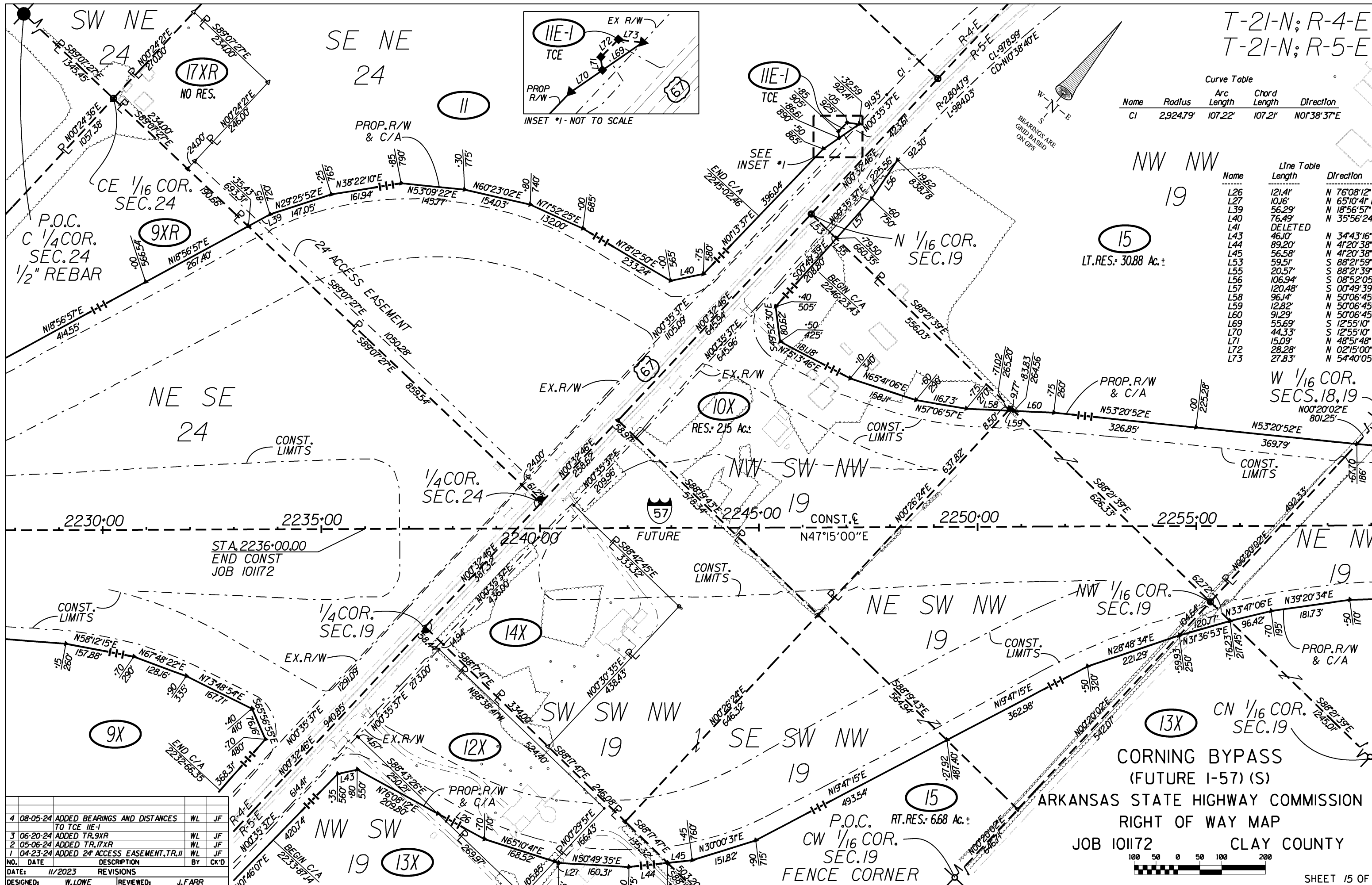
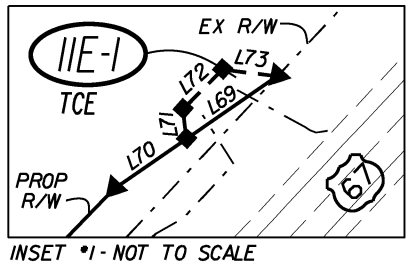
T-21-N; R-4-E  
T-21-N; R-5-E

Curve Table

Name	Radius	Arc Length	Chord Length	Direction
CI	2,924.79'	107.22'	107.21'	N01°38'37"E

Line Table

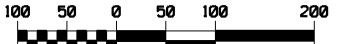
Name	Length	Direction
L26	121.41'	N 76°08'12" E
L27	10.16'	N 65°10'41" E
L39	56.29'	N 18°56'57" E
L40	76.49'	N 35°56'24" E
L41	DELETED	
L43	46.10'	N 34°43'16" E
L44	89.20'	N 41°20'38" E
L45	56.58'	N 41°20'38" E
L53	59.51'	S 88°21'59" E
L55	20.57'	S 88°21'39" E
L56	106.94'	S 08°52'05" E
L57	120.48'	S 00°49'39" E
L58	96.14'	N 50°06'45" E
L59	12.82'	N 50°06'45" E
L60	91.29'	N 50°06'45" E
L69	55.69'	S 12°55'10" W
L70	44.33'	S 12°55'10" W
L71	15.09'	N 48°51'48" W
L72	28.28'	N 02°15'00" E
L73	27.83'	N 54°40'05" E



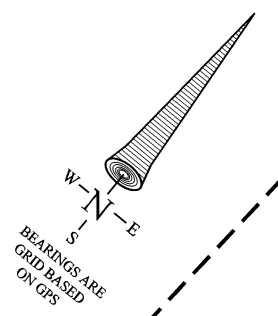
NO.	DATE	DESCRIPTION	BY	CK'D
4	08-05-24	ADDED BEARINGS AND DISTANCES TO TCE IIE-1	WL	JF
3	06-20-24	ADDED TR.9XR	WL	JF
2	05-06-24	ADDED TR.17XR	WL	JF
1	04-23-24	ADDED 24' ACCESS EASEMENT, TR.11	WL	JF

DATE: 11/2023 REVISIONS:  
DESIGNED: W.LOWE REVIEWED: J.FARR

CORNING BYPASS  
(FUTURE I-57) (S)  
ARKANSAS STATE HIGHWAY COMMISSION  
RIGHT OF WAY MAP  
JOB 101172  
CLAY COUNTY



T-21-N; R-5-E

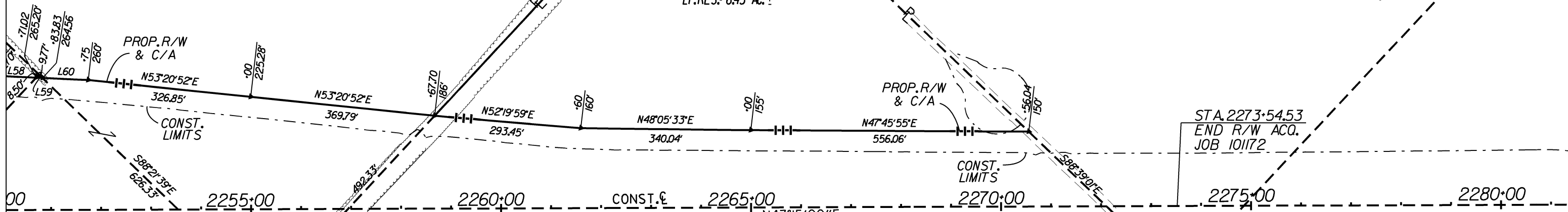


W 1/16 COR. SECS. 18, 19

NW NW 19  
(15)

SE SW 18

(13X)  
LT. RES. = 8.45 Ac. ±



FUTURE

STA. 2273+54.53  
END R/W ACQ.  
JOB 101172

1/4 COR. SECS. 18, 19

SW SE 18

NE NW 19  
(13X)

NW 1/16 COR. SEC. 19

SE NW 19

NW NE 19

E 1/16 COR. SECS. 18, 19

CN 1/16 COR. SEC. 19

CORNING BYPASS  
(FUTURE I-57) (S)  
ARKANSAS STATE HIGHWAY COMMISSION  
RIGHT OF WAY MAP  
JOB 101172 CLAY COUNTY

NO.	DATE	DESCRIPTION	BY	CK'D
1	11/2023	REVISIONS		
DESIGNED:	W. LOWE	REVIEWED:	J. FARR	

Name	Line Table Length	Direction
L61	54.83'	N 41°14'27" E



W.O. #: 20240304

Name: ARDOT 101172 clay 143

Map Loc: CLAY 143  
INTERSTATE 57

Desc: DOUBLE CIRCUIT CROSSING

Township: 21 N Range: 4 E Section: 26

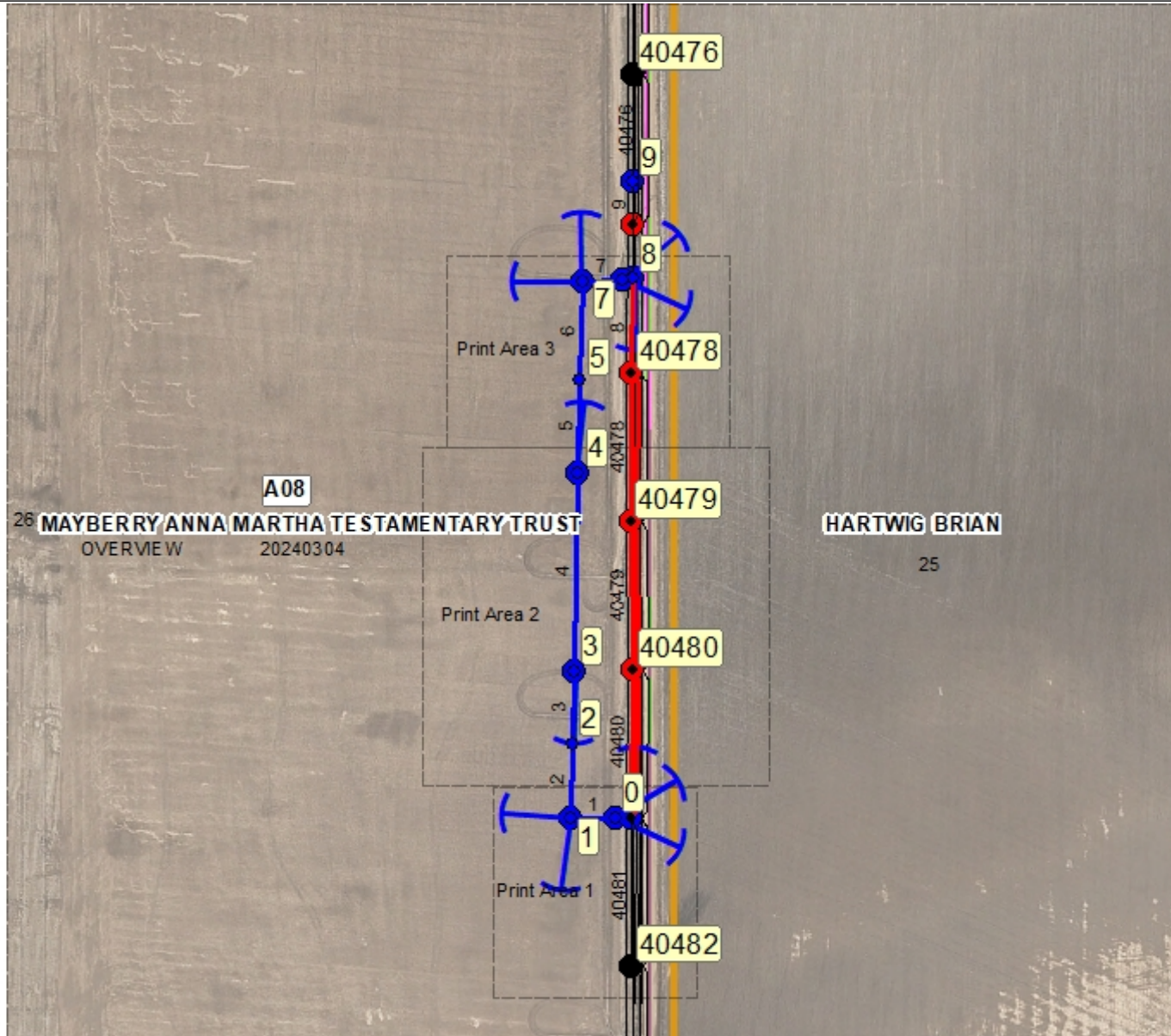
Substation: 1 - Feeder: 364 Phase:

Corning  
Nort

County: Clay

Stake Date: 04/15/2024 12:00:00 AM

Staked By: JAMES M PIPKIN



Not approved by ARDOT yet 8/20/24

W.O. #: 20240304

Name: ARDOT 101172 clay 143

Map Loc: CLAY 143  
INTERSTATE 57

Desc: DOUBLE CIRCUIT CROSSING

Township: 21 N Range: 4 E Section: 26

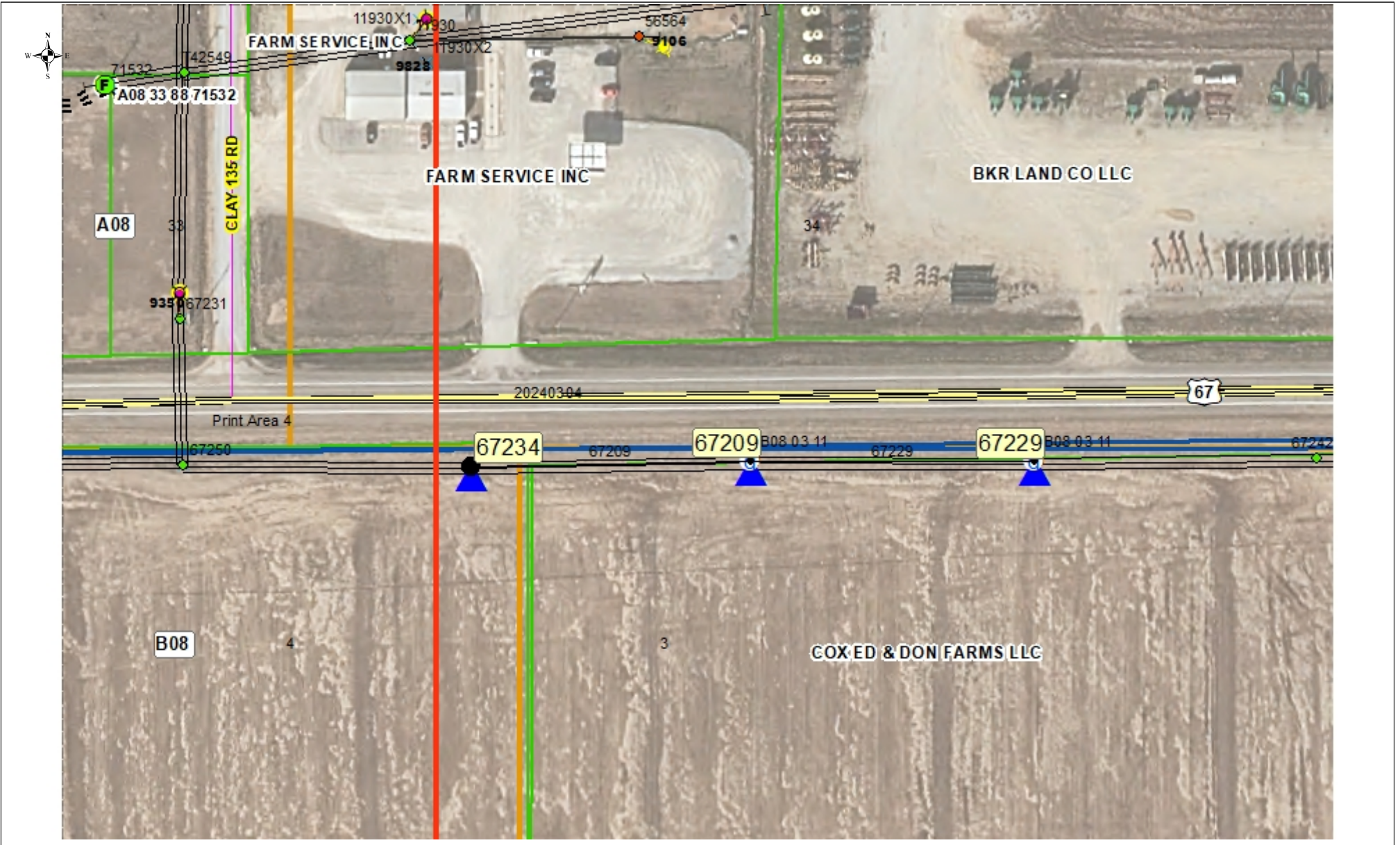
Substation: 1 - Feeder: 364 Phase:

Corning  
Nort

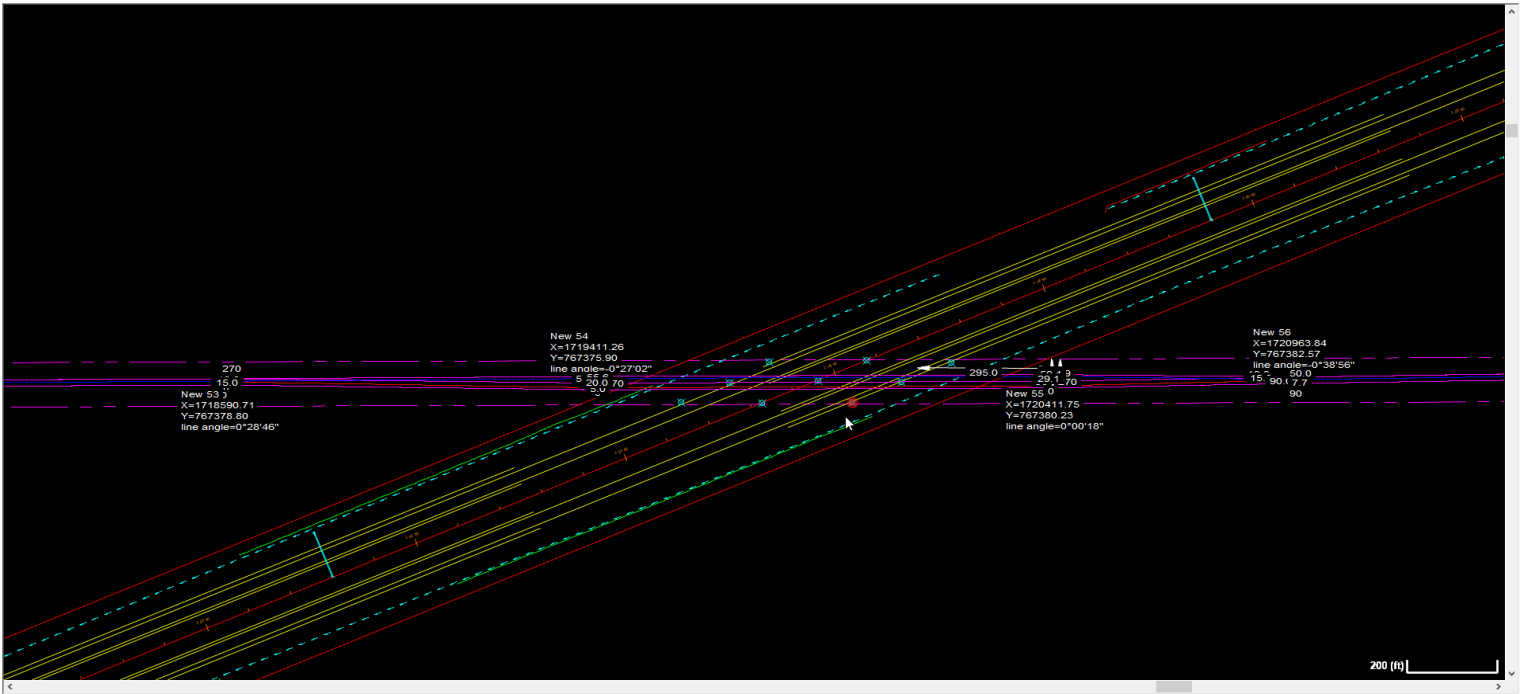
County: Clay

Stake Date: 04/15/2024 12:00:00 AM

Staked By: JAMES M PIPKIN



Not approved by ARDOT yet 8/20/24



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