

IN THE COUNTY COURT OF BAXTER COUNTY, ARKANSAS

COURT ORDER NO. 2025 - 44

IN THE MATTER OF THE ABANDONMENT OF COUNTY ROAD 678 IN THE BAXTER COUNTY ROAD SYSTEM.

ORDER

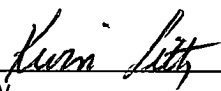
Now on this 20th day of May 2025, comes before this Court, a day on which the Court deems to be in session, comes on for consideration the abandonment of County Road 678 in the Baxter County Road System.


**Whereas**, Mr. and Mrs. Westphal own the property and all structures on all sides of County Road 678 which is a total of 759 feet in length. Mr. and Mrs. Westphal have requested County Road 678 be made a private road and removed from the Baxter County Road and Bridge System.

**NOW, THEREFORE, IT IS THE ORDER OF THIS COURT THAT:**

**Section 1.** County Road 678 has been made a private road and has been removed from the Baxter County Road and Bridge System.

The Clerk of this Court shall docket this copy and cause a copy of this order and supporting documentation to remain on file for public inspection.

  
\_\_\_\_\_  
Kevin Litty  
Baxter County Judge

 File Type  
**C202500056**  
FILED FOR RECORD ORDER COUNTY  
BY: LISA PEMBERTON  
06-10-2025 09:04:06 AM  
CANDA REESE  
BAXTER CO, AR CIRCUIT CLERK

**chrissie.ford@baxtercountyar.gov**

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**From:** LeeAnn White <bxcoroad@baxtercountyar.gov>  
**Sent:** Wednesday, May 21, 2025 10:41 AM  
**To:** trishbeck; Chrissie Ford  
**Cc:** 'Larry Carter'  
**Subject:** Re: FW: CR 678

CR 678- Starting at AR Highway and extending West approximately 759' to the end of the road.

**LeeAnn White - Office Manager**  
Baxter County Road & Bridge Department  
2017 Highway 5 South  
Mountain Home, AR 72653  
Phone 870-425-3695  
[bxcoroad@baxtercountyar.gov](mailto:bxcoroad@baxtercountyar.gov)

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---- On Wed, 21 May 2025 09:32:51 -0600 <[trish.beck@baxtercountyar.gov](mailto:trish.beck@baxtercountyar.gov)> wrote ---

LeeAnn.

Please send a description of CR 678 for the court order to remove the road from the CR system. See highlighted description below as a reference.

Thank you.

**Trish Beck | County Administrator**  
**Baxter County Judge's Office**  
1 E 7<sup>th</sup> Street, Suite 303 | Mountain Home, AR 72653  
(O) 870-425-2755 (F) 870-425-8633  
[Trish.beck@baxtercountyar.gov](mailto:Trish.beck@baxtercountyar.gov)/[www.baxtercountyar.gov](http://www.baxtercountyar.gov)

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**From:** [chrissie.ford@baxtercountyar.gov](mailto:chrissie.ford@baxtercountyar.gov) <[chrissie.ford@baxtercountyar.gov](mailto:chrissie.ford@baxtercountyar.gov)>  
**Sent:** Wednesday, May 21, 2025 9:39 AM  
**To:** [trish.beck@baxtercountyar.gov](mailto:trish.beck@baxtercountyar.gov)  
**Subject:** RE: CR 678

Trish,

We will need a description of the road. I have attached a sample from a previous Court Order accepting a road.

We will need to add the description to the Court Order.

CR 115 – the existing road currently extends 1,326 feet west from CR 72 to the US Federal Government property line.

**chrissie.ford@baxtercountyar.gov**

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**From:** trish.beck@baxtercountyar.gov  
**Sent:** Wednesday, May 21, 2025 9:17 AM  
**To:** chrissie.ford@baxtercountyar.gov  
**Subject:** FW: CR 678

Chrissie.

Please prepare a Court Order to remove CR 678 from the Baxter County Road system?

Thank you.

**Trish Beck | County Administrator**  
**Baxter County Judge's Office**  
1 E 7<sup>th</sup> Street, Suite 303 | Mountain Home, AR 72653  
(O) 870-425-2755 (F) 870-425-8633  
Trish.beck@baxtercountyar.gov/[www.baxtercountyar.gov](http://www.baxtercountyar.gov)

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**From:** LeeAnn White <bxcoroad@baxtercountyar.gov>  
**Sent:** Wednesday, May 21, 2025 9:02 AM  
**To:** Lisa Sanders <lisa.sanders@baxtercountyar.gov>  
**Cc:** Larry Carter <roadsuper@baxtercountyar.gov>; 'Kevin Litty' <judge@baxtercountyar.gov>; trishbeck <trish.beck@baxtercountyar.gov>  
**Subject:** CR 678

Lisa,

Good morning,

Per request of the Landowner (Mr. and Mrs. Westphal) and approved by Judge Litty, CR 678 is now private and will be taken out of the County system and will no longer be maintained by Baxter County. Since the Westphal's own the property on all sides and the structures on this road and want it private the request was approved.

I will make sure and save this email and take it out of our system.

If you could whenever you have time remove it from the map we would really appreciate it!!  
I dont know your system but are you able to add any kind of info on the map when it was removed etc.  
just for our records?

Thank you!!!

**LeeAnn White - Office Manager**  
**Baxter County Road & Bridge Department**  
2017 Highway 5 South  
Mountain Home, AR 72653  
Phone 870-425-3695  
[bxcoroad@baxtercountyar.gov](mailto:bxcoroad@baxtercountyar.gov)

IN THE COUNTY COURT OF BAXTER COUNTY, ARKANSAS

IN THE MATTER OF THE ABANDONMENT THAT PORTION  
OF A ROAD, IN KIERRA RIDGE SUBDIVISION KNOWN AS  
KIERRA PLACE.

CO. 2020- 66

ORDER

On the 21<sup>st</sup> day of September 2020, comes on to be heard the Petition of Fifteen residents and lot owners and the Court doth find:

1. **Whereas**, the Petitioners have duly filed a Petition to vacate, abandon and alter that part of a road in Kierra Ridge Subdivision, described as follows:

That portion of Kierra Place Beginning at a point on Lot 12 that intersects with the Cul-De-Sac and travel north 93.35' to a point on the north border of Kierra Ridge Subdivision; thence east 50.44' to a point on the NE border of Kierra Ridge Subdivision; thence south 100.04' to a point on Lot 11 on the Cul-De-Sac; thence west following the Cul-De-Sac to the point of beginning 50.44 on lot 12. (See attached plat)

2. **Whereas** a Notice of Hearing on said Petition was properly published in the Baxter Bulletin, and
3. **Whereas** the portion of the road to be abandoned, vacated, and altered has not been open or actively used as a road for more then five years past. That no lots in the subdivision shall lose ingress or egress as a result of said abandonment, and
4. **Whereas** the land being abandoned herein should revert to two of the petitioners, being owners of the adjoining land, and
5. **Whereas** the hearing was held in the 2<sup>nd</sup> floor courtroom of the Baxter County Courthouse on September 21, 2020, (minutes attached), and
6. **Whereas** Petitioners testified to the need to vacate and abandon this portion of Kierra Drive with their attorney Mr. John Crain, and
7. **Whereas** opposition to the abandonment was given led by Mr. Ted Sanders, attorney for L&C Development stating their reasons for opposing the request, and



File Type

C202000117  
FILED FOR RECORD ORDER COUNTY  
BY: JESSICA WORMAN  
10-05-2020 03:18:02 PM

CANDA REESE  
TY AND CIRCUIT CLERK

8. **Whereas** the opposition has offered for the record restrictions to travel with the subdivision and the proposed portion of Kierra Drive to avoid thru traffic, and
9. **Whereas** further information offered by Mr. Crain from a lot owner of Laurelwood Addition Subdivision located on Green Ivy Drive which is the road leading onto Kierra Place also in support of the abandonment of this portion of the road.

**SO THEREFORE, IT IS THE FINDING AND ORDER OF THIS COURT:**

1. This Court has jurisdiction with regard to this matter and venue is proper before this court.
2. That all notices have been given as required by law.
3. The petitioners herein are citizens of Baxter County, Arkansas and are registered owners of certain lots in Kierra Ridge Subdivision where Baxter County Road Kierra Place is located.
4. That For the safety and security of two private Baxter County Residential Subdivisions.
5. That The applicable laws that apply to this case are: 14-18-105, 14-18-106, 14-18-107, and 14-18-108 and have been satisfied:
6. That The parties have stipulated that no property owner in the subdivision will be denied ingress and egress to their respective properties:
7. That this portion of Kierra Place has never been used by the public and is a platted and not a dedicated County Road and therefore shall be vacated:
8. That the portion to be vacated shall be evenly split and added to the adjoining lots 11 and 12.

**IT IS THEREFORE CONSIDERED, ORDERED, AND ADJUDGED** that this described portion of Kierra Place, Baxter County, Arkansas be, and hereby is vacated and abandoned to the adjoining landowners.

Entered this 5<sup>TH</sup> day of October 2020

  
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**MICKEY D. PENDERGRASS, Baxter County Judge**