

Project(s): 17430(04)

Oklahoma :County

Part of Parcel(s): 140, 141, 143, 145

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Pursuant to Title 69 Oklahoma Statutes (2011), Section 1001, the Oklahoma Department of Transportation offers the following property for sale by sealed bid to the highest bidder. Bid proposals sent by REGISTERED MAIL will be received through the Oklahoma Department of Transportation, Facilities Management Division on **October 14, 2021 until 1:00 PM CST**. Hand Delivered bids will be received at the Oklahoma Department of Transportation Building, Facilities Management Division, 200 N.E. 21st Street, Room 1-B7, Oklahoma City, Oklahoma 73105 on **October 14, 2021 until 1:30 PM CST**. The bids will be opened and immediately read publicly on **October 14, 2021 at 1:30 PM CST** in the ODOT Project Management Conference Room located at the address above.

Description of Property:

Part of Parcel 140

A strip, piece, or parcel of land lying in part of the NW/4 of Section 3, T11N, R3W, in Oklahoma County, Oklahoma. Said parcel of land being described by metes and bounds as follows:

*Tract A: Commencing at the Southwest corner of said NW/4; thence N00°03'26"E along the West line of said NW/4, a distance of 25.01 feet to the **POINT OF BEGINNING**; thence N88°49'46"E and parallel with the South line of said NW/4, a distance of 103.95 feet; thence S18°04'45"E a distance of 3.30 feet; thence N71°55'15"E a distance of 10.90 feet; thence N88°49'46"E and parallel with the South line of said NW/4, a distance of 160.03 feet to a point on the North right-of-way line of the UP Railroad; thence on a curve to the Right along the North right-of-way of the UP Railroad having a radius of 2814.93 feet and an arc length of 276.84 feet (having a chord of S84°13'58"W - 276.73 feet) to a point on the West line of said NW/4; thence N00°03'26"E along the West line of said NW/4, a distance of 22.16 feet to said **POINT OF BEGINNING**.*

Containing 0.08 acres (3,661.87 square feet) more or less.

*Grantor reserves and excepts unto itself, its successors and assigns a **PERPETUAL DRAINAGE EASEMENT** across said 0.08 acres.*

*Tract B: Commencing at the Southwest corner of the NW/4; thence N00°03'26"E along the West line of said NW/4, a distance of 25.01 feet; thence N88°49'46"E and parallel with the South line of said NW/4, a distance of 103.95 feet; thence S18°04'45"E a distance of 3.30 feet; thence N71°55'15"E a distance of 10.90 feet; thence N88°49'46"E and parallel with the South line of said NW/4, a distance of 160.03 feet to a point on the North right-of-way line of the UP Railroad; thence on a curve to the Left along the North right-of-way of the UP Railroad having a radius of 2814.93 feet and an arc length of 66.04 feet (having a chord of N80°44'36"E - 66.04 feet) to the **POINT OF BEGINNING**; thence continuing on a curve to the Left along the North right-of-way line of the UP Railroad having a radius of 2814.93 feet and an arc length of 291.84 feet (having a chord of N77°06'04"E - 291.71 feet); thence N02°30'12"W a distance of 142.89 feet to a point on the South Abandoned CRI & P Railroad right-of-way line; thence S71°25'08"W along the South Abandoned CRI & P Railroad right-of-way line a distance of 293.28 feet; thence S00°03'26"W and parallel with the West line of said NW/4, a distance of 114.42 feet to said **POINT OF BEGINNING**.*

Containing 0.85 acres (37,133.58 square feet) more or less.

*Grantor reserves and excepts unto itself, its successors and assigns a **PERPETUAL DRAINAGE EASEMENT** across said 0.85 acres.*

ALSO

Part of Parcel 141

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A strip, piece or parcel of land lying in part of Government Lot Seven (7) of Section 3, T11N, R3W, in Oklahoma County, Oklahoma. Said parcel of land being described by metes and bounds as follows:

*Commencing at the Southwest corner of said NW/4 (Gov't Lot 7); thence N00°03'26"E along the West line of said NW/4 (Gov't Lot 7), a distance of 25.01 feet to the **POINT OF BEGINNING**; thence N88°49'46"E and parallel with the South line of said NW/4 (Gov't Lot 7), a distance of 103.95 feet; thence S18°04'45"E a distance of 3.30 feet; thence N71°55'15"E a distance of 10.90 feet; thence N88°49'46"E and parallel with the South line of said NW/4 (Gov't Lot 7), a distance of 160.03 to a point on the North right-of-way line of the UP Railroad; thence on a curve to the Left along the UP Railroad right-of-way line having a radius of 2814.93 feet and an arc length of 66.04 feet (having a chord of N80°44'36"E - 66.04 feet); thence N00°03'26"E and parallel with the West line of said NW/4 (Gov't Lot 7), a distance of 114.42 feet to a point on the South right-of-way line of the Abandoned CRI & P Railroad; thence S71°25'08"W, along the South line of said Abandoned CRI & P Railroad, a distance of 359.31 feet to a point on the West line of said Lot 7; thence S00°03'26"W along the West line of said Lot 7, a distance of 16.20 feet to said **POINT OF BEGINNING**.*

Containing 0.54 acres (23539.66 square feet) more or less.

*Grantor reserves and excepts unto itself, its successors and assigns a **PERPETUAL DRAINAGE EASEMENT** described by metes and bounds as follows:*

*Commencing at the Southwest corner of said NW/4 (Gov't Lot 7); thence N00°03'26"E along the West line of said NW/4 (Gov't Lot 7), a distance of 25.01 feet; thence N88°49'46"E and parallel with the South line of said NW/4 (Gov't Lot 7), a distance of 103.95 feet; thence S18°04'45"E a distance of 3.30 feet; thence N71°55'15"E a distance of 10.90 feet to the **POINT OF BEGINNING**; thence N88°49'46"E a distance of 160.03 feet to a point on the North right-of-way line of the UP Railroad; thence on a curve to the Left along the UP Railroad right-of-way line having a radius of 2814.93 feet and an arc length of 66.04 feet (having a chord of N80°44'36"E - 66.04 feet); thence N00°03'26"E and parallel with the West line of said NW/4 (Gov't Lot 7), a distance of 114.42 feet to a point on the South right-of-way line of the Abandoned CRI & P Railroad; thence S71°25'08"W along the South line of said Abandoned CRI & P Railroad, a distance of 52.77 feet; thence S00°03'26"W a distance of 90.77 feet; thence S83°15'04"W a distance of 176.40 feet to said **POINT OF BEGINNING**.*

Containing 0.16 acres (6998.66 square feet) more or less.

ALSO

Part of Parcel 143

A strip, piece, or parcel of land lying in part of the NW/4 of Section 3, T11N, R3W, in Oklahoma County, Oklahoma. Said parcel of land being described by metes and bounds as follows:

*Commencing at the Southwest corner of said NW/4; thence N89°49'46"E along the South line of said NW/4, a distance of 629.08 feet; thence N02°30'12"W a distance of 93.63 feet to a point on the North right-of-way of the UP Railroad and the **POINT OF BEGINNING**; thence on a curve to the Left along the North UP Railroad right-of-way line having a radius of 2814.93 feet and an arc length of 290.64 feet (having a chord of N71°10'23"E - 290.51 feet); thence N00°03'26"E and parallel with the West line of said NW/4, a distance of 143.59 feet to a point on the South right-of-way line of the Abandoned CRI & P Railroad; thence S71°25'08"W along the South line of said Abandoned CRI & P Railroad, a distance of 296.81 feet; thence S02°30'12" E a distance of 142.89 feet to said **POINT OF BEGINNING**.*

Containing 0.94 acres (40,838.59 square feet) more or less.

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Grantor reserves and excepts unto itself, its successors and assigns a **PERPETUAL DRAINAGE EASEMENT** described by metes and bounds as follows:

Commencing at the Southwest corner of said NW/4; thence N89°49'46"E along the South line of said NW/4, a distance of 629.08 feet; thence N02°30'12"W a distance of 93.63 feet to a point on the North right-of-way of the UP Railroad and the **POINT OF BEGINNING**; thence on a curve to the Left along the North UP Railroad right-of-way line having a radius of 2814.93 feet and an arc length of 290.64 feet (having a chord of N71°10'23"E - 290.51 feet); thence N00°03'26"E and parallel with the West line of said NW/4, a distance of 17.91 feet; thence N70°08'15"W a distance of 192.63 feet; to a point on the South right-of-way line of the Abandoned CRI & P Railroad; thence S71°25'08"W along the South line of said Abandoned CRI & P Railroad, a distance of 105.56 feet; thence S02°30'12" E a distance of 142.89 feet to said **POINT OF BEGINNING**.

Containing 0.67 acres (29,384.53 square feet) more or less.

ALSO

Part of Parcel 145

A strip, piece, or parcel of land lying in port of the NW/4 of Section 3, T11N, R3W, in Oklahoma County, Oklahoma. Said parcel of land being described by metes and bounds as follows:

BEGINNING at the intersection of the South line of Frisco Avenue and the West line of the St. L. & S.F. Railroad, as shown in Book 122 of Deeds, at page 51, of the Oklahoma County records; thence S89°34'37"W along the South line of said Frisco Avenue, a distance of 190.26 feet to the East line of a tract deeded to the Terminal Oil Mill Company, by deed recorded in Book 357 of Deeds, page 549, Oklahoma County records; thence S00°27'43"E a distance of 145.97 feet to a point on the South right-of-way line of the Abandoned CRI & P Railroad; thence on a non-tangent curve to Right along the South right-of-way of the Abandoned CRI & P Railroad having a radius of 1909.86 feet and an arc length of 155.45 feet (having a chord of S69°04'45"W - 155.41 feet); thence S71°25'08"W along the South right-of-way line of the Abandoned CRI & P Railroad, a distance of 451.49 feet; thence S00°03'26"W and parallel with the West line of said NW/4, a distance of 143.59 feet to a point on the North right-of-way of the UP Railroad; thence on a non-tangent curve to the Left along the North right-of-way line of the UP Railroad having a radius of 2814.93 feet and an arc length of 890.81 feet (having a chord of N59°08'57"E - 887.10 feet); thence N01°13'17"E a distance of 35.42 feet to the **POINT OF BEGINNING**.

Containing 1.31 acres (57,103.61 square feet) more or less.

Grantor reserves and excepts unto itself, its successors and assigns a **PERPETUAL DRAINAGE EASEMENT** described by metes and bounds as follows:

BEGINNING at the intersection of the South line of Frisco Avenue and the West line of the St. L. & S.F. Railroad, as shown in Book 122 of Deeds, at page 51, of the Oklahoma County records; thence S89°34'37"W along the South line of said Frisco Avenue, a distance of 190.26 feet to the East line of a tract deeded to the Terminal Oil Mill Company, by deed recorded in Book 357 of Deeds, page 549, Oklahoma County records; thence S00°27'43"E a distance of 178.33 feet to a point on the North right-of-way line of the UP Railroad; thence on a non-tangent curve to the Right along the North right-of-way line of the UP Railroad having a radius of 2814.93 feet and an arc length of 237.12 feet (having a chord of N52°29'47"E - 237.05 feet); thence N01°13'17"E a distance of 35.42 feet to the **POINT OF BEGINNING**.

Containing 0.47 acres (20,633.68 square feet) more or less.

The Oklahoma Department of Transportation has set the **minimum bid** requirement at **\$1,299,345.60** for this sale. The

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parcel is being sold **“as is-where is”**, with the buyer being responsible for their own due diligence in regards to zoning, licenses, permits, environmental, land uses, etc.

Terms of the sale are ten percent (10%) of the bid price in **non-refundable certified funds** and must accompany each bid in the form of a bid deposit made payable to the "Oklahoma Department of Transportation." The balance of the successful high bid will be due in certified funds within thirty (30) calendar days after the approval by the Oklahoma Transportation Commission, and all **deposits submitted by non-successful bidders will be returned said approval**. The successful high bidder will also be required to pay for any and all advertising costs associated with the sale of this land. After approval of the sale, an executed and recorded Quitclaim Deed will be mailed to the highest bidder. **IMPORTANT: LABEL THE OUTSIDE OF THE ENVELOPE WITH “SEALED BID”.**

All sales of surplus lands, or interests therein, is subject to the confirmation of the Oklahoma Transportation Commission. The Oklahoma Transportation Commission reserves the right to reject any and all bids.

All inquiries should be made to Lance Grant, Facilities Management Division, 200 N.E. 21st Street, Oklahoma City, Oklahoma 73105, or by calling (405) 522-5659

STATE OF OKLAHOMA, DEPARTMENT OF TRANSPORTATION - by Tim Gatz