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Project(s): 17430(04)
Part of Parcel(s): 67 & 69

Oklahoma :County
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Table with 2 columns: Bid description and Bid Value.

...for the following described property:

A strip, piece, or parcel of land lying in part of the NE/4 of Section 5, T11N, R3W, Oklahoma County, Oklahoma City, Oklahoma. Said parcel of land being described by metes and bounds as follows:

COMMENCING at the Northeast corner of said NE/4; thence S0°13'59"E and along the East line of said Section 5 a distance of 1546.40 feet; thence S89°46'01"W a distance of 255.70 feet to a point on the Permanent North Right-of-Way line for I-40 and the POINT OF BEGINNING; thence S16°9'56"W and along the Permanent North Right-of-Way line for I-40 a distance of 299.97 feet; thence N88°40'21"W along the Permanent North Right-of-Way line for I-40 a distance of 74.48 feet; thence along the Permanent North Right-of-Way line for I-40 on a non-tangent curve to the right having a radius of 18,136.45 feet for a distance of 322.33 feet (chord bearing of N74°29'53"W and a chord length of 322.33 feet); thence along the Present North Right-of-Way line for I-40 on a non-tangent curve to the left having a radius of 466.25 feet for a distance of 330.37 feet (chord bearing of N51°14'27"E and a chord length of 323.50 feet); thence N28°13'58"E and continuing along the Present North Right-of-Way line for I-40 a distance of 188.42 feet; thence S0°13'59"E and continuing along the Present North Right-of-Way line for I-40 a distance of 168.81 feet; thence N89°46'01"E and continuing along the Present North Right-of-Way line for I-40 a distance of 126.50 feet to said POINT OF BEGINNING.

Containing 1.96 ac. (85,215.03 sq. ft.), more or less.

Grantor, reserves and excepts unto itself, its successors and assigns ALL PREVIOUSLY ACQUIRED RIGHTS OF ACCESS from said 1.96 acres, more or less, to the lands or rights-of-way covered by the abutting INTERSTATE HIGHWAY NO. 40 LIMITED ACCESS HIGHWAY FACILITY along the Easterly and Southerly sides of the above described property.

SUBJECT HOWEVER that the party of the second part, by acceptance of this deed and recordation thereof, agrees to indemnify the party of the first part from any and all claims, liability, and damages arising from the conveyance including adverse environmental conditions, contamination, hazardous waste, toxic materials, known or unknown, present at the time of this conveyance, or in the future, on the above-described premises. The party of the second part shall defend, indemnify and hold the party of the first part, its officers, officials, employees, and volunteers harmless from any and all claims, injuries, damages, losses, or suits including attorney fees, arising out of the conveyance including the existence of adverse environmental conditions, contamination, hazardous waste, toxic materials, known or unknown, at the time of this conveyance, or in the future, on the above-described premises. The party of the second part agrees to reimburse the party of the first part for any judgment, costs, and fees associated with the conveyance resulting from the existence of adverse environmental conditions, contamination, hazardous waste, toxic materials, known or unknown, at the time of this conveyance, or in the future, on the above-described premises.

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The minimum bid which will be accepted for this tract is \$238,600.00 and this 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.

Attached is a non-refundable cashiers check or money order for \$ _____ which is **not less than ten percent (10%) of the bid, made payable to the "Oklahoma Department of Transportation."** I/we agree to pay the balance of the bid and any and all advertising costs associated with the sale of this land in certified funds within thirty (30) calendar days after the approval by the Oklahoma Transportation Commission. After receipt of the balance of funds, a properly executed and recorded Quitclaim Deed will be mailed to the highest bidder.

<i>If this bid is accepted, the Quitclaim Deed should be prepared as follows:</i>		<u>[Names(s) to be shown on deed]</u>		
<i>Bid Submitted By:</i>	<i>Phone Number:</i>	<i>Email Address:</i>		
<i>Mailing Address:</i>	<i>City:</i>	<i>State:</i>	<i>Zip Code:</i>	

Signature:

Date: