



Bid Submittal

Date and Time of Auction:
To Be Opened at 1:30 p.m., Thursday, June 09, 2022

WHEN FILLING BY HAND, PLEASE PRINT CLEARLY & LEGIBLY

oklahoma.gov/odot

Project(s): I-440-4(99)150

Oklahoma :County

Part of Parcel(s): 45 & 46

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<p>Having read the Notice of Land Sale, I/we hereby bid:</p> <p style="text-align: center;">[Bid Value Text Dollars] and [Cents]/100 Dollars</p>	<p>Bid Value:</p>
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...for the following described property:

A strip, piece, or parcel of land lying in Lots 1 thru 6 inclusive, Block 6 of the Subdivision of Lots 2 to 5 inclusive, Block 6 of Bell Isle Addition to the City of Oklahoma City in Oklahoma County, Oklahoma. Said parcel of land being described by metes and bounds as follows:

All of Lots 1 thru 3 inclusive of said Block 6.

LESS AND EXCEPT:

A strip, piece, or parcel of land lying in Lots 1 and 2 inclusive, Block 6 of the Subdivision of Lots 2 to 5 inclusive, Block 6 of Bell Isle Addition to the City of Oklahoma City in Oklahoma County, Oklahoma. Said parcel of land being described by metes and bounds as follows:

BEGINNING at the Northwest corner of Lot 1, Block 6 of the Subdivision of Lots 2 to 5 inclusive, Block 6 of Bell Isle Addition to the City of Oklahoma City; thence East along the North line of said Lot 1 a distance of 16.58 feet to a point on the present North Right-of-Way line of Interstate 44; thence S58°38'46"W a distance of 38.25 feet along the permanent Southerly Right-of-Way line of Interstate 44 to a point on the Northwesterly line of Lot 2 and the present South Right-of-Way line of Interstate 44; thence Northeasterly along the Northwesterly line of said Lot 2 a distance of 25.46 feet to said **POINT OF BEGINNING**.

Containing 0.22 acres (9,742.53 sq. ft.), more or less.

ALSO:

BEGINNING at the point where the Northeast Lot line of said Lot 4 intersects the present South right-of-way line of North Classen Boulevard; thence Southeast along said Northeast line a distance of 50.0 feet; thence S40°04'29"W a distance of 50.0 feet to a point on the Southwest line of said Lot 5; thence Northwest along said Southwest line a distance of 40.0 feet; thence S85°04'29"W a distance of 14.14 feet to a point on the present South right-of-way line of North Classen Boulevard thence Northeast along said right-of-way line a distance of 60.0 feet to said **POINT OF BEGINNING**.

Containing 0.06 acres (2,606.75 sq. ft.), more or less.

Grantor, reserves and excepts unto itself, its successors and assigns **ALL PREVIOUSLY ACQUIRED RIGHTS OF ACCESS** from said 0.28 acres, more or less to the lands or rights-of-way covered by the abutting **INTERSTATE HIGHWAY NO. 44 LIMITED ACCESS HIGHWAY FACILITY** along the Northerly side of the above described property.

Grantor, reserves and excepts unto itself, its successors and assigns a **PERPETUAL UTILITY EASEMENT** on, over, upon, and across Lots 1 thru 6 inclusive, Block 6 of the Subdivision of Lots 2 to 5 inclusive, Block 6 of Bell Isle Addition to the City of Oklahoma City in Oklahoma County, Oklahoma. Said parcel of land being described by metes and bounds as follows:

Commencing at the Northeast corner of Lot 1 Block 6 of the Subdivision of Lots 2 to 5 Block 6 of Belle

(Continued on next page)

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*Isle Thence S89°59'33"W along the North line of said Lot 1 a distance of 37.30 feet to the **POINT OF BEGINNING**; thence S89°59'33"W a distance of 33.37 feet; thence S58°38'46"W a distance of 38.25 feet to a point on the Northwest line of Block 6; thence S38°56'32"W along the Northwest line of Block 6 a distance of 85.27 feet to the Southwesterly corner of the parcel of land described in Book 3918 Page 148; thence S49°55'31"E along a Southwesterly line of the Parcel described in Book 3918 Page 148 a distance of 5.00 feet; thence continuing along said Parcel N85°04'29"E a distance of 5.38 feet; thence N40°20'18"E a distance of 7.23 feet; thence N49°21'43"E a distance of 23.18 feet; thence N54°53'58"E a distance of 87.67 feet; thence N42°27'53"E a distance of 24.35 feet to said **POINT OF BEGINNING**.*

Containing 0.06 acres (2,629.00 sq. ft.), more or less.

This perpetual utility easement is granted for the sole purpose of enabling the Grantor, its officers, agents, employees, contractors, permittees, and assigns to go upon, survey, locate, construct, build, and maintain drainage facilities and all necessary or convenient appurtenances thereto, and includes the permanent right o ingress and egress by the Grantor, its officers, agents, employees, contractors, permittees, and assigns.

The minimum bid which will be accepted for this tract is \$47,750.00 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: