

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

Oklahoma :County

Part of Parcel(s): 45 & 46

Page 1 of 2

Pursuant to Title 69 Oklahoma Statutes (2021), 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 **June 09, 2022 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 **June 09, 2022 until 1:30 PM CST**. The bids will be opened and immediately read publicly on **June 09, 2022 at 1:30 PM CST** in the ODOT Project Management Conference Room located at the address above.

Description of 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

Project(s): I-440-4(99)150
Parcel(s): 45 & 46Oklahoma :County
Page 2 of 2

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 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 of ingress and egress by the Grantor, its officers, agents, employees, contractors, permittees, and assigns.

The Oklahoma Department of Transportation has set the **minimum bid** requirement at **\$47,750.00** for this sale. The 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 after 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