

Project(s): 06374(59)

Tulsa :County

Part of Parcel(s): 42

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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, Right-of-Way & Utilities Division on **December 08, 2022 until 1:00 PM CST**. Hand Delivered bids will be received at the Oklahoma Department of Transportation Building, Right-of-Way & Utilities Division, 200 N.E. 21st Street, Room 1-B7, Oklahoma City, Oklahoma 73105 on **December 08, 2022 until 1:30 PM CST**. The bids will be opened and immediately read publicly on **December 08, 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 part of Lots 8 & 11, Perry's Subdivision, an addition to the City of Tulsa, according to the recorded plat thereof, in Tulsa County, Oklahoma. Said parcel of land being described by metes and bounds as follows:

BEGINNING at the NE corner of said Lot 11, thence S 01°11'36" E along the East line of said Lot 11 a distance of 187.10 feet, thence S 41°11'00" W a distance of 14.77 feet, thence S 83°33'38" W a distance of 75.36 feet to a point on the West line of said Lot 11, thence N 01°11'36" W along said West line a distance of 204.90 feet to the NW corner of said Lot 11, thence continuing N 01°11'36" W a distance of 70.00 feet, thence N 88°48'24" E a distance of 85.00 feet to a point on the East line of said Lot 8, thence S 01°11'36" E along said East line a distance of 70.00 feet to said **POINT OF BEGINNING**.

Containing 22,985 sq. ft. or 0.53 acres, more or less.

Grantor, reserves and excepts unto itself, its successors and assigns **ALL PREVIOUSLY ACQUIRED RIGHTS OF ACCESS** from said 0.53 acres, more or less to the lands or rights-of-way covered by the abutting Interstate Highway No. 44 (Skelly Drive) Limited Access highway facility on the south, except, that grantee shall have the right of access in and to Victor Avenue along the East side of the above-described property.

Grantor, reserves and excepts unto itself, its successors and assigns a **15 FOOT PERPETUAL UTILITY EASEMENT** on, over, upon, and across the South 15.00 feet of said Lot 11 of the above-described 0.53 acres, 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 the utility facilities and all necessary or convenient appurtenances thereto, and includes the permanent right to 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 **\$128,750.00** 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.

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The Oklahoma Transportation Commission reserves the right to reject any and all bids.

All inquiries should be made to Lance Grant, Right-of-Way & Utilities Division, 200 N.E. 21st Street, Room 1-B7, Oklahoma City, Oklahoma 73105, or by calling (405) 522-5659

STATE OF OKLAHOMA, DEPARTMENT OF TRANSPORTATION - by Tim Gatz