

Project(s): I-444-2(251)094

Tulsa :County

Part of Parcel(s): 59

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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 **April 14, 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 **April 14, 2022 until 1:30 PM CST**. The bids will be opened and immediately read publicly on **April 14, 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 2, 3 and 4, Block 1 of Horner Addition to the City of Tulsa, in Tulsa County, Oklahoma. Said parcel of land being described by metes and bounds as follows:

BEGINNING at the NW corner of Lot 2; thence East along the North line of said Lot 2 a distance of 120.00 feet to the NE corner of said Lot 2; thence South along the East line of Lots 2, 3 and 4 a distance of 136.66 feet; thence Northwesterly on a curve to the left having a radius of 1,210.92 feet a distance of 125.94 feet to a point on the West line of Lot 3; thence North along the West line of said Lots 3 and 2 a distance of 98.23 feet to said **POINT OF BEGINNING**.

Containing 0.32 acres (13,568.08 sq. ft.), more or less.

Grantor, reserves, and excepts unto itself, its successors and assigns **ALL PREVIOUSLY ACQUIRED RIGHTS OF ACCESS** from said 0.32 acres, more or less, to the lands or right-of-way covered by the abutting **I-444 LIMITED ACCESS HIGHWAY** facility along the South side of the above described property.

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

COMMENCING at the NW corner of Lot 2; thence East along the North line of said Lot 2 a distance of 120.00 feet to the NE corner of said Lot 2; thence South along the East line of Lots 2, 3 and 4 a distance of 136.66 feet to the **POINT OF BEGINNING**; thence Northwesterly on a curve to the left having a radius of 1,210.92 feet a distance of 125.94 feet to a point on the West line of said Lot 3; thence North along the West line of said Lot 3 a distance of 34.10 feet; thence Southeasterly on a curve to the right having a radius of 1,243.92 feet a distance of 125.71 feet to a point on the East line of said Lot 4; thence South along the East line of said Lot 4 a distance of 35.22 feet to said **POINT OF BEGINNING**.

Containing 0.01 acres (4154.28 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 the retaining wall and other highway 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 **\$150,000.00** 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

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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