

NOTICE OF LAND SALE

FAP-U-369(61)
Part of Parcel 68
AA-55(5)
Part of Parcel 1
Oklahoma County

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 **June 13, 2019 until 1:00 p.m.** 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 13, 2019 until 1:30 p.m.** The bids will be opened and immediately read publicly on **June 13, 2019 at 1:30 p.m.** 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 the SW $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 34, T12N, R3W in Oklahoma County, Oklahoma. Said parcel of land being described by metes and bounds as follows:

*Commencing at the SW Corner of the SW $\frac{1}{4}$ SE $\frac{1}{4}$, thence N89°24'35"E a distance of 959.41 feet, thence N00°35'28"W a distance of 412.94 feet to a point on the permanent Westerly right-of-way line of Interstate Highway No. 235, thence N31°30'15"W along said right-of-way line a distance of 20.00 feet to the **POINT OF BEGINNING**, thence continuing N31°30'15"W along said right-of-way line a distance of 329.93 feet to a point on the present South right-of-way line of East Sheridan Avenue, thence S89°49'46"W along said right-of-way line a distance of 187.35 feet, thence S37°59'10"W along said right-of-way line a distance of 30.89 feet to a point on the present East right-of-way line of North Lincoln Boulevard, thence S13°51'26"E along said right-of-way line a distance of 192.62 feet, thence S62°30'02.50"E a distance of 99.71 feet, thence Southeasterly on a curve to the left having a chord bearing of S74°21'59.15"E and a radius of 409.28 feet an arc distance of 167.68 feet, thence N75°36'02.79"E a distance of 86.57 feet to said **POINT OF BEGINNING**.*

Containing 72100.23 sq. ft. or 1.66 acres, more or less.

*Grantor, reserves and excepts unto itself, its successors and assigns **ALL EXISTING RIGHTS OF ACCESS** from said 1.66 acres, more or less to the lands or rights-of-way covered by the abutting Interstate Highway No. 235 Limited Access Highway facility on the Easterly side, East Sheridan Avenue facility on the North side, and North Lincoln Boulevard Facility on the Westerly side, except that, Grantee, their successors and assigns shall have the right of access to the North Lincoln Boulevard facility, Commencing at the SW Corner of the SW $\frac{1}{4}$ SE $\frac{1}{4}$, thence N89°24'35"E a distance of 959.41 feet, thence N00°35'28"W a distance of 412.94 feet to a point on the permanent Westerly right-of-way line of Interstate Highway No. 235, thence N31°30'15"W along said right-of-way line a distance of 20.00 feet to the point of beginning, thence continuing N31°30'15"W along said right-of-way line a distance of 329.93 feet to a point on the present South right-of-way line of East Sheridan Avenue, thence S89°49'46"W along said right-of-way line a distance of 187.35 feet, thence S37°59'10"W along said right-of-way line a distance of 30.89 feet to a point on the present East right-of-way line of North Lincoln Boulevard, thence S13°51'26"E along said right-of-way line a distance of 117.62 feet to the **POINT OF BEGINNING**, thence S13°51'26"E along said right-of-way a distance of 75.00 feet to the **POINT OF ENDING**.*

The Oklahoma Department of Transportation has set the **minimum bid** requirement at **\$2,187,086.29** 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. The balance of the bid will be due in certified funds within thirty (30) calendar days after the approval by the Oklahoma Transportation Commission. **Deposits submitted by non-successful bidders will be returned.** 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 Frank Roesler III, Transportation Manager, Facilities Management Division, 200 N.E. 21st Street, Oklahoma City, Oklahoma 73105, or by calling (405) 522-5659