

CITY OF ARDMORE  
CITY MANAGER

Council Letter No. 4167  
Meeting Date: July 16, 2018

Mayor and City Commission  
City of Ardmore, Oklahoma

Re: Approve Sealed Bid Sale of Land in the amount of \$1,250.00 to Mr. Alvin Hardison

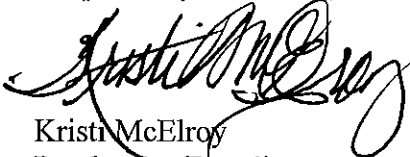
Dear Commission Members:

City of Ardmore solicited bids for the sale of property described as below:

Lots Three (3), Four (4), Five (5), Six (6), and Seven (7) of Block Four Hundred Fifty-nine (459) of the original plat of the City of Ardmore, Carter County, State of Oklahoma. 34,906.41 Sq. Feet, 0.80 Acres

Two bids were received. The highest offer was \$1,250.00, from Mr. Alvin Hardison of Ardmore, Oklahoma. Staff respectfully recommends that the Commission award the sale of said property to Mr. Hardison.

Respectfully submitted,



Kristi McElroy  
Purchasing Coordinator

Reviewed by: \_\_\_\_\_

  
City Manager

**SALE OF SURPLUS LAND DESCRIPTION & BID SHEET**

The City of Ardmore is accepting bids for the sale to the highest bidder, of surplus land in Ardmore, Oklahoma. The financial responsibility of making the abstracts current have been made by the City of Ardmore. The City of Ardmore, as Owner, reserves the right to waive all informalities, change the dates the bid will be considered, terminate the bid process, reject or accept any and all bids or portion, thereof, or accept that bid deemed most advantageous. All title and escrow costs and expenses incidental to the closing of this transaction shall be charged to the Buyer(s). The security deposit will be returned if the bid is not accepted within sixty (60) days of opening. Should the proposal be accepted the deposit will be applied to the purchase cost. Bidder can access the Carter County webpage for additional information: <http://www.cartercountyassessor.org/search.asp> by entering the account numbers below. The attachments show maps. The lands' legal descriptions being offered are as follows:

Item 1. (Book 510, Page 489 of Carter County Assessor) Referred to: C Street, SE, Ardmore, Oklahoma. Lot 5, and portions of Lots 4 and 6, Block 437, in the City of Ardmore, Oklahoma, more particularly described as follows: Beginning at a point on the East property line of Block 437, a distance of 31.6 feet South of the Northeast corner of Lot 6, Block 437 in the City of Ardmore, Oklahoma; thence in a northerly direction, along the East property line of Block 437, a distance of 196.0 feet, to a point 341.0 feet South of the Northeast corner of Block 437; thence in a Westerly direction at an angle of 73°42' to the left, a distance of 130.6 feet; thence in a Westerly direction at an angle of 8°27' to the left, a distance of 98.2 feet to a point on the West property line of Block 437 a distance of 261.3 feet South of the Northwest corner of Block 437, thence in a Southerly direction along the West property line of Block 437 at an angle to the left of 85°39', a distance of 193.8'; thence in an Easterly direction to the point of beginning. 48,887.51 Sq. Feet, 1.12 Acres. Property has been appraised at \$60,000.00. Carter County Assessor Account No. 4433.

Item 2. (Book 780, Page 122 of Carter County Assessor) Referred to: Glover Street, SE, Ardmore, Oklahoma. Lots Three (3), Four (4), Five (5), Six (6), and Seven (7) of Block Four Hundred Fifty-nine (459) of the original plat of the City of Ardmore, Carter County, State of Oklahoma. 34,906.41 Sq. Feet, 0.80 Acres. Property has been appraised at \$4,500.00. Carter County Assessor Account No. 4702.

**Bid Security Required:** All bidders are required to submit a bid security in an amount equal to five percent (5%) of the total bid, at the time of the bid opening. A bid bond provided by a surety company authorized to do business in the State of Oklahoma, a bank cashier's check, or a governmental agency check, if submitted by a governmental agency are acceptable forms of security.

**Terms of Purchase:** The successful bidder shall be allowed ten (10) days, following written notification of award, to make payment in full to the City of Ardmore, unless special arrangements are made. A Quit Claim Deed will be issued to the awarded bidder: within ten (10) business days after payment in full by cash, cashier's check or money order. If paying by personal check the Quit Claim Deed will be issued 21 days after receipt of payment in full. Checks shall be made payable to the City of Ardmore. It shall be the awarded bidder's responsibility to file the quit claim deed with Carter County, Oklahoma, and provide a copy of the filed quit claim deed to the City of Ardmore within thirty (30) calendar days.

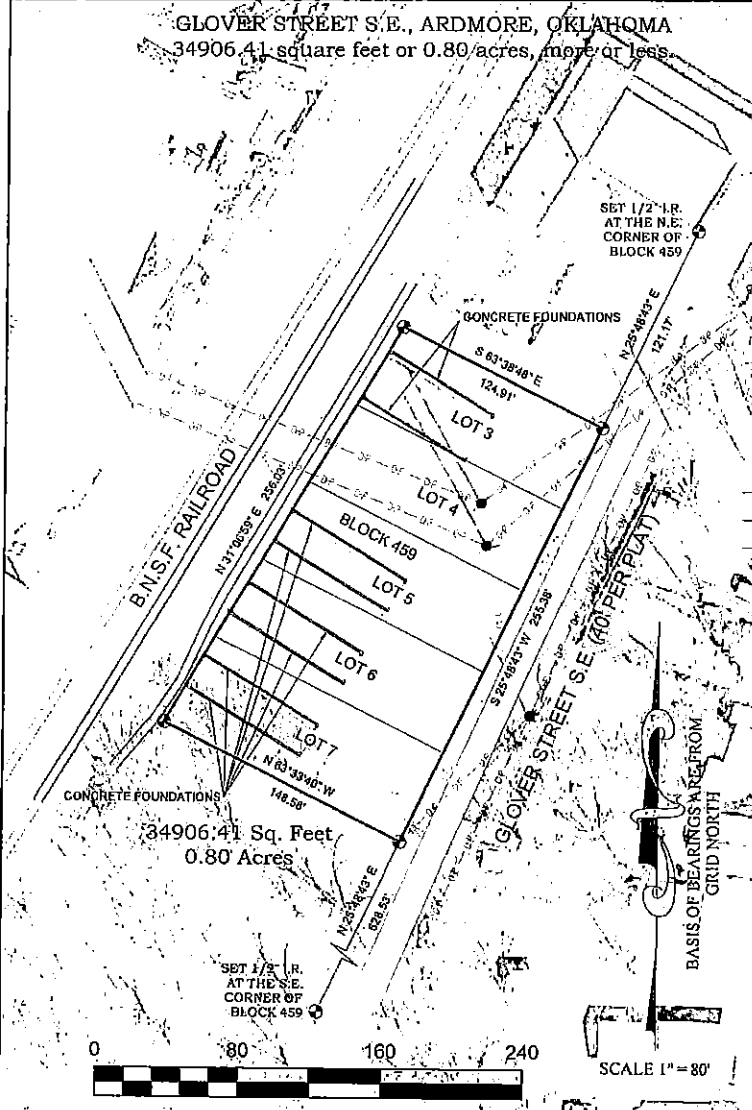
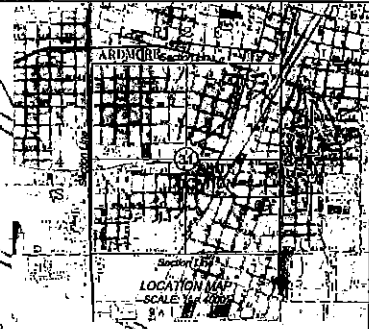
Any Exceptions Attached?  Yes  No      Affidavits Enclosed?  Yes  No

5% Bid Guaranty Enclosed?  Yes  No

DESCRIPTION	BID AMOUNT
C Street, SE, Ardmore, Oklahoma (48,887.51 Sq. Feet, 1.12 Acres)	\$ 5,000.00
Glover Street, SE, Ardmore, Oklahoma (34,906.41 Sq. Feet, 0.80 Acres)	\$ 1,250.00



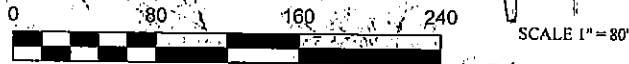
GLOVER STREET S.E., ARDMORE, OKLAHOMA  
 34906.41 square feet or 0.80 acres, more or less.



- LEGEND:**
- SET 1/2" IRON ROD W/CAP
  - 3/8" SPIKE W/WASHER
  - FOUND NOTED MONUMENT
  - LINE NOT TO SCALE
  - FENCE
  - OVER HEAD POWER LINE
  - POWER POLE
  - GUY ANCHOR

**UTILITY STATEMENT:**  
 THE UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPREHEND ALL SUCH UTILITIES IN THE AREA. EXCEPT BY NOTICE OR INDICATION, THE SURVEYOR, FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UTILITIES.

**EASEMENT STATEMENT:**  
 Survey was performed without the benefit of a current Abstract, Commitment or Title Opinion. No Easements or Rights-of-Way were provided to the Surveyor.

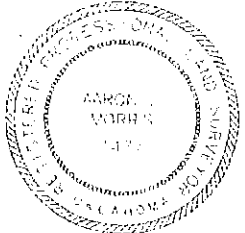
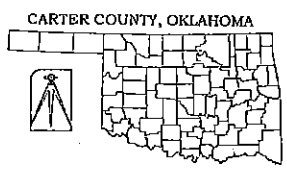


**NOTES:**  
 1. There is reserved unto Oklahoma Gas and Electric Company an easement for the construction, operation, and maintenance of an electric transmission line system over and across Lots 3, 4, and 5 of Block 459 of the original plat of the City of Ardmore, Carter County, Oklahoma.

**LEGAL DESCRIPTION:** ( Book 780, Page 122 )  
 Lots Three (3), Four (4), Five (5), Six (6), and Seven (7) of Block Four Hundred Fifty-nine (459) of the original plat of the City of Ardmore, Carter County, State of Oklahoma.

I, Aaron L. Morris, Registered Professional Land Surveyor, hereby state that this plat of survey meets or exceeds the Oklahoma Minimum Technical Standards for the practice of land surveying as adopted by the Oklahoma State Board of Licensure for Professional Engineers and Land Surveyors. The above Plat of Survey is prepared solely for the parties listed hereon and of this date and may not be used for any subsequent loan closing, refinancing, or other transaction.

Survey for: City of Ardmore



*A.L.M. 02/13/2018*  
 Aaron L. Morris R.P.L.S. No.1477  
 Phone (580) 226-5108  
 Fax (888) 662-7778  
 1010 Northwest Boulevard  
 Ardmore, OK 73401

© COPYRIGHT 2018 Bennett-Morris And Associates Land Surveying, P.C. - C.A. No. 5975 (LS)	
SCALE:	SITE VISIT: (Number, Date and Explanation)
1 in = 80ft	1, 10/13/2018 FIELD SURVEY
DATE: 02/13/2018	
DRAWING AND PROJECT NUMBER:	REVISIONS: (Number, Date and Explanation)
180017.DWG	
FIELD BOOK:	
NA	
SHEET: 1 OF 1	

**LOTS 3, 4, 5, 6, & 7, BLOCK 459,  
 CITY OF ARDMORE,  
 CARTER COUNTY**

SURVEYING AND MAPPING BY  
**Bennett-Morris And Associates**  
 Land Surveying, P.C.  
 ARDMORE, OKLAHOMA

