

Date: 10/04/18

ATTENTION - PROSPECTIVE BIDDERS

**OFFICIAL BID PACKAGE
FOR
SALE OF NDDOT-OWNED LAND**

**PARCEL 2A-1 – 2.85 ACRES, MORE OR LESS
(PART OF SEC. 2, TOWNSHIP 137N, RANGE 80W, BURLEIGH COUNTY)**

This file contains:

1. The official advertisement of sale, Notice of Sale of State Land Owned by the North Dakota Department of Transportation.
2. A preliminary plat, depicting the parcel to be sold.
3. A sample Quit Claim Deed (to be used in the conveyance of the sale property).
4. Official Bid Sheet, North Dakota Department of Transportation, Bid for Public Sale of Land.
5. Sample Bid Envelope

NOTICE OF SALE OF STATE LAND OWNED BY
THE NORTH DAKOTA DEPARTMENT OF TRANSPORTATION

The North Dakota Department of Transportation (NDDOT) will sell to the highest bidder by sealed bids, with the three highest bidders having the opportunity to orally raise their bid at sale time, the following parcel of land, located along State Highway 1804, south of Bismarck:

Parcel Number 2A-1

A portion of the Parcel 2-1 of Lot C, Marquis Subdivision, Gov't Lot 1 of Section 2, Township 137 N, Range 80 W, of the 5th Principal Meridian, County of Burleigh, State of North Dakota, described as follows and as shown on plat 2A of2:

Commencing at the NE corner of section 2, thence westerly along the north line of section 2, N 89 deg. 29 min. 38 sec. W a distance of 970.22 feet; thence S 00 deg. 30 min. 22 sec. W a distance of 132.36 feet to the point of beginning, which is also to a point on a non-tangent curve concave to the right (southwesterly) the radius point of which bears S 06 deg. 46 min. 20 sec. W a distance of 970.00 feet; thence southeasterly along said curve 454.23 feet through a central angle of 26 deg. 49 min. 49 sec. to the end of the curve; thence S 00 deg. 57 min. 52 sec. W along the easterly line of Parcel 2-1 of Lot C a distance of 200.04 feet; thence N 88 deg. 42 min. 23 sec. W along the south line of Parcel 2-1 of Lot C a distance of 425.00 feet; thence N 00 deg. 57 min. 52 sec. E along the westerly line of Parcel 2-1 of Lot C a distance of 345.79 feet to the point of beginning.

Said parcel is shown on the plat as parcel 2A-1 and contains 2.85 Acres more or less.

END OF DESCRIPTION.

The legal description was prepared by Lou Ann Gosbee, North Dakota Department of Transportation, 608 East Boulevard Avenue, Bismarck, North Dakota 58505-0700.

This property's market value was estimated, by appraisal, at \$70,000.00

The property is being sold "as is", subject to the following conditions:

1. The sale is subject to all easements of record;
2. The sale is subject to certain Non-discrimination covenants. Please visit NDDOT's website at www.dot.nd.gov/ for more information, including a draft quitclaim deed.
3. The purchaser is responsible for payment of all real estate taxes and special assessments (current or delinquent), if any, heretofore or hereafter levied against said real estate;
4. The property is being sold without any warranty as to title.

All bidders should inspect the property and inform themselves of existing conditions, and conditions of the sale prior to submitting a bid. Please visit NDDOT's website at www.dot.nd.gov/ for more information.

Sealed bids will be publicly opened and announced at 1:00 P.M. (CST) on Thursday, November 8, 2018 in the 1st Floor Conference Room of the City/County Office Building, located at 221 North 5th Street, Bismarck, ND.

Bidders must be present. The three highest bidders will be given the opportunity to orally raise their bids at the time of bid opening. In the event that only two bids are received, both bidders will have the opportunity to raise their bids at the time of the bid opening.

All bids must be submitted in a sealed envelope, the outside plainly marked with the bidder's printed name and address and the phrase, "BID FOR STATE LAND – BURLEIGH COUNTY - DO NOT OPEN". Bids are to be addressed to Greg F. Doll, Maintenance Division, North Dakota Department of Transportation, 608 East Boulevard Avenue, Bismarck, ND 58505-0700. Mailed bids must be postmarked on or before Friday, November 2, 2018. Hand-delivered, sealed bids will also be accepted at this same address until 5:00PM the following Monday, November 5, 2018.

Only sealed bids, submitted on an official bid form, will be accepted. A bid package, including official bid form and other information, is available on-line at www.dot.nd.gov/

Terms of the sale will be cash, to be paid no later than 30 days following opening of bids.

All bids shall be accompanied by a bank cashier's check in the amount of 10% of the total bid, made payable to the North Dakota Department of Transportation. Unsuccessful bidders' checks will be returned the day of sale. Bidders must bring a valid driver's license for identification purposes; checks will not be released without proof of identity.

The successful bidder's check will be held as a deposit and deducted from the total bid at the time of final settlement. The successful bidder must then remit a second cashier's check by Monday, December 10, 2018 for the balance owed. Said deposit to be forfeited in the event that the successful bidder fails to comply with the terms of the sale.

Conveyance will be via quitclaim deed, which the department will prepare and deliver to the purchaser after settlement. The property is being sold without warranty as to title, and the State of North Dakota will not furnish an abstract of title to the property. The buyer will be responsible for obtaining any desired title insurance at personal expense.

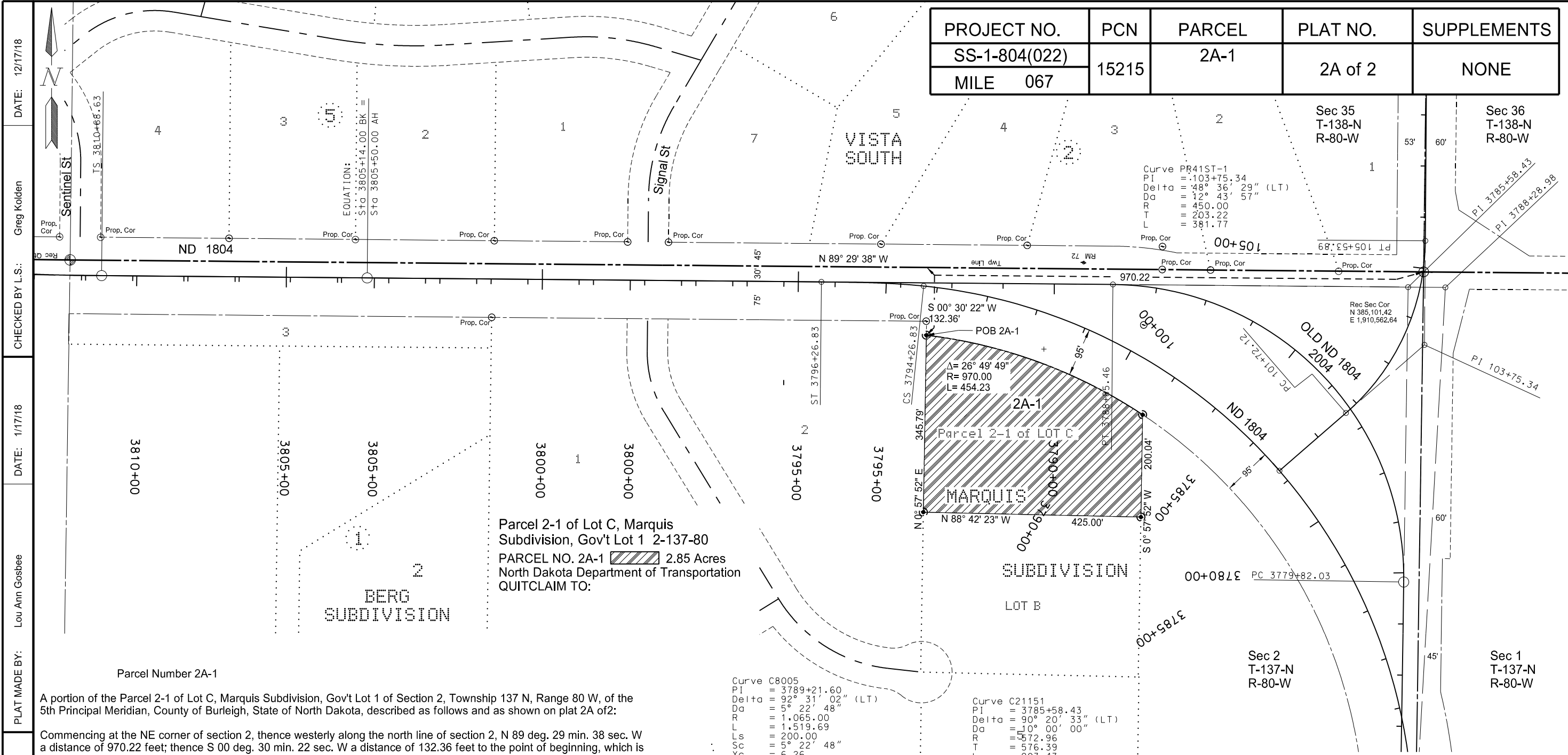
The sale is subject to final approval by the Director of the North Dakota Department of Transportation. Seller reserves the right to reject any or all bids, to waive technicalities, or to accept such bids as may be in the best interest of the state.

To request accommodations for disabilities and/or language assistance, contact Civil Rights Division, NDDOT, 701-328-2978 or civilrights@nd.gov or TTY 711, as soon as possible.

Questions may be directed to Greg F. Doll, Maintenance Division, North Dakota Department of Transportation, 608 East Boulevard Avenue, Bismarck, North Dakota 58505-0700; e-mail: gdoll@nd.gov; phone: (701) 328-2613; or to Larry Gangl, District Engineer for the Bismarck District, 218 Airport Road, Bismarck, ND 58504-6003; e-mail: lgangl@nd.gov; phone: (701) 328-6951.

TOM SOREL
DIRECTOR

PROJECT NO.	PCN	PARCEL	PLAT NO.	SUPPLEMENTS
SS-1-804(022)	15215	2A-1	2A of 2	NONE
MILE 067				



DATE: 12/17/18
 CHECKED BY L.S.: Greg Kolden
 DATE: 1/17/18
 PLAT MADE BY: Lou Ann Gosbee
 DATE SURVEY WAS COMPLETED: 3/6/2008

A portion of the Parcel 2-1 of Lot C, Marquis Subdivision, Gov't Lot 1 of Section 2, Township 137 N, Range 80 W, of the 5th Principal Meridian, County of Burleigh, State of North Dakota, described as follows and as shown on plat 2A of 2:

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Said parcel is shown on the plat as parcel 2A-1 and contains 2.85 Acres more or less.
 END OF DESCRIPTION.

The legal description was prepared by Lou Ann Gosbee, North Dakota Department of Transportation, 608 East Boulevard Avenue, Bismarck, North Dakota 58505-0700.

Basis of bearing is: GRID NORTH

THIS PLAT IS FOR INFORMATION ONLY.
 THE DATA ON THE PLAT IS NOT OFFICIAL
 UNTIL THE PLAT IS SEALED AND SIGNED
 BY A REGISTERED LAND SURVEYOR.

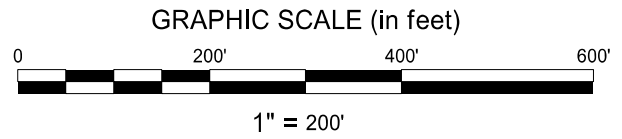
x All coordinates on this sheet are BURLEIGH County ground coordinates.
 They are derived from the NAD 83 (CORS96) Reference Frame;
 North Dakota SOUTH Zone, Combination Factor (cf) = 0.9998515 (International Foot)

Assumed Coordinates

Curve C8005
 PI = 3789+21.60
 Delta = 92° 31' 02" (LT)
 Da = 5° 22' 48"
 R = 1,065.00
 L = 1,519.69
 Ls = 200.00
 Sc = 5° 22' 48"
 Yc = 6.26
 Xc = 199.82
 Ts = 1,214.45

Curve C21151
 PI = 3785+58.43
 Delta = 90° 20' 33" (LT)
 Da = 1° 00' 00"
 R = 572.96
 T = 576.39
 L = 903.43

- LEGEND
- Iron Monument found
 - ⊙ Iron Pin R/W Monument
 - Iron Pin Reference Monument
 - ▣ Alignment Monument
 - ↑ Controlled access point



SURVEYOR'S SEAL
 This document
 is preliminary
 and not for
 recording or
 implementation
 purposes.

NORTH DAKOTA
 DEPARTMENT OF TRANSPORTATION

RIGHT OF WAY PLAT

PROJECT NO. SS-1-804(022)067

BURLEIGH COUNTY

APPROVED _____

DATE _____

**North Dakota Department of Transportation
QUITCLAIM DEED (State to Others)**

PCN: \${FIELD:PROJECT_CONTROL_NUMBER}

PROJECT: \${FIELD:PROJECT_NUMBER}

PARCEL(S):

This deed, made this day of 20 , between the state of North Dakota, acting by and through its Director of Transportation, hereinafter referred to as Grantor, whose address is 608 East Boulevard Avenue, Bismarck, North Dakota 58505-0700, and hereinafter referred to as the Grantee(s), whose address is .

WITNESSETH, that the Grantor, for and in consideration of the sum of Dollars, the receipt of which is hereby acknowledged, do BARGAIN, SELL, REMISE, RELEASE, QUITCLAIM, and CONVEY to the Grantee(s) heirs and assigns, FOREVER, all its right, title, interest, claim, or demand in and to that tract or parcel of land lying and being in County, State of North Dakota and more specifically described as follows, to wit:

The Grantee, for him or herself, his or her heirs, personal representatives, successors in interest, and assigns, as a part of the consideration hereof, does hereby covenant and agree as a covenant running with the land that in the event facilities are constructed, maintained, or otherwise operated on the property described in this deed for a purpose for which a U.S. Department of Transportation activity, facility, or program is extended or for another purpose involving the provision of similar services or benefits, the Grantee will maintain and operate such facilities and services in compliance with all requirements imposed by the Acts and Regulations (as may be amended) such that no person on the grounds of race, color, or national origin, will be excluded from participation in, denied the benefits of, or be otherwise subjected to discrimination in the use of said facilities.

That in the event of breach of any of the above Non-discrimination covenants, the State of North Dakota will have the right to enter or re-enter the lands and facilities thereon, and the above described lands and facilities will there upon revert to and vest in and become the absolute property of the State of North Dakota and its assigns.

TO HAVE AND TO HOLD, the above quitclaimed premises, together with all the hereditaments and appurtenances thereunto belonging or in anywise appertaining to the Grantee(s) _____ heirs and assigns, forever.

IN TESTIMONY WHEREOF, the state of North Dakota has caused this instrument to be executed in the name of the state of North Dakota by the Governor of the state of North Dakota, on recommendation of the Director of the North Dakota Department of Transportation, and who has affixed his signature hereto and the seal of the state of North Dakota.

The above-described property was acquired by the state of North Dakota for the use and benefit of the North Dakota Department of Transportation by purchase. As required by Section 24-01-28 of the North Dakota Century Code, I hereby recommend to the Governor that this transaction be completed.

**NORTH DAKOTA
DEPARTMENT OF TRANSPORTATION**

DIRECTOR (TYPE OR PRINT)

SIGNATURE

Attest:
STATE OF NORTH DAKOTA)
COUNTY OF BURLEIGH)

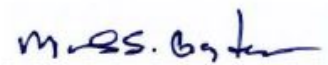
GOVERNOR (TYPE OR PRINT)

SIGNATURE

The foregoing instrument was executed before me, this _____, 20____, by _____, Governor of the State of North Dakota (See N.D.C.C. Sec. 47-19-14.5 et seq.)

SECRETARY OF STATE (TYPE OR PRINT)

SIGNATURE

<p>NDDOT USE ONLY</p> <p>I certify that the full consideration paid for the property described in this deed is \$ _____</p> <p>North Dakota Department of Transportation</p> <p> As Agent MARK S. GAYDOS, Director of Environmental & Transportation Services</p> <p>Date _____</p>	<p>For Recording Purposes Only</p>
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NORTH DAKOTA DEPARTMENT OF TRANSPORTATION
BID FOR PUBLIC SALE OF LAND

See official advertisement, as published in the Bismarck Tribune, and NDDOT's website for sale terms, conditions, and bid procedures.

Sealed bids will be publicly opened and announced at 1:00 P.M. (CST) on Thursday, November 8, 2018 in the 1st Floor Conference Room of the City/County Office Building located at 221 North 5th Street, Bismarck, ND. Bidders must be present. The three highest bidders will be given the opportunity to orally raise their bids.

All bidders should inspect the property and inform themselves of existing conditions, and be familiar with the conditions of the sale prior to submitting a bid. Please visit NDDOT's website at www.dot.nd.gov/ for more information.

The sale is subject to final approval by the Director of the North Dakota Department of Transportation. Seller reserves the right to reject any or all bids, to waive technicalities, or to accept such bid as may be in the best interest of the state.

In response to the terms of this sale, and if award is tendered, I, the undersigned, agree to purchase the property, described in the official advertisement for the notice of sale, for the bid amount quoted below:

BID AMOUNT: \$ _____

ENCLOSED HERewith IS BID SECURITY IN THE FORM OF A BANK CASHIER'S CHECK, MADE PAYABLE TO 'NORTH DAKOTA DEPARTMENT OF TRANSPORTATION', IN THE SUM OF \$ _____ WHICH IS 10% OF THE BID PRICE. **(NOTE: Personal checks or cash will not be accepted and will cause bid to be rejected.)**

SIGNATURE OF BIDDER: _____ DATE: _____

IMPORTANT - PLEASE PRINT THE FOLLOWING INFORMATION

BIDDER'S NAME: _____
MAILING ADDRESS: _____

BUS. PHONE: _____ RES. PHONE _____
E-MAIL ADDRESS: _____

Only sealed bids, submitted using this official bid form, will be accepted. **Altered bid forms or conditional bids will be rejected.** Bid must be placed in a sealed envelope, the outside plainly marked with the bidder's printed name and address, and the phrase, "**BID FOR STATE LAND – BURLEIGH COUNTY -- DO NOT OPEN**" prominently displayed in the lower left hand corner. Mail the bid to NDDOT – Maintenance Division, c/o Greg F. Doll, NDDOT, 608 East Boulevard Avenue, Bismarck, ND 58505-0700. **MAILED BIDS MUST BE POSTMARKED ON OR BEFORE FRIDAY, NOVEMBER 2, 2018.** Hand-delivered, sealed bids will also be accepted at this same address until 5:00PM the following MONDAY, NOVEMBER 5, 2018.

SAMPLE BID ENVELOPE

BIDDER'S NAME
BIDDER'S ADDRESS
CITY STATE ZIP

- **BID FOR STATE LAND -**
- **BURLEIGH COUNTY -**
- **DO NOT OPEN -**

MAINTENANCE DIVISION – GREG DOLL
NDDOT
608 EAST BOULEVARD AVE
BISMARCK ND 58505-0700