

PENDING APPROVAL

REQUISITION SHEET MUST BE ATTACHED

(Applies when agenda item requires a specific payment)

OKLAHOMA COUNTY BOARD OF COUNTY COMMISSIONERS

AGENDA ITEM REQUEST SHEET

For the February 10, 2010 Agenda
(Day of Meeting) (Date and Year of Meeting)

DEPT.: District 1
(Department requesting this item)

BY: Joe R. Blough
(Contact person for this Item)

EXT. 7161
(Contact's extension)

NAME OF FUND: 2020-1210-55001 (special road projects)

AGENDA ITEM DESCRIPTION: Discussion and possible action to approve a Tenant's Release and Purchase of Tenant's Improvements from Ronald Henry, for interest in real property situated in Oklahoma County, Oklahoma acquired for highway purposes related to project SEC 115-OH17 (011) SG Job No. 22924(04) County Project No. E-97-F (Eastern Oklahoma County Gate) Payment is in the amount of Ten Thousand Dollars and Zero Cents (\$10,000.00). Requisition No(s) _____ has been issued from 2020-1210-~~55001~~ ²⁵³²⁸⁰ (special road projects) Fund. Requested by Willa Johnson, Commissioner, District No. 1, and approved as to form and legality by Gretchen Crawford, Assistant District Attorney.

Parcel Number(s): 11.0 Johnie A. Nolen and Lonzetta J. Nolen Revocable Trust 2813 NE 25th Street, OKC, OK 73111

HIGHWAY EASEMENT:

A strip, piece or parcel of land lying in part of the SW ¼ of Section 32, T 14N, R 1E, in Oklahoma County, Oklahoma. Said parcel of land being described by metes and bounds as follows:

Beginning at a point on the West line of said SW ¼, a distance of 120.85 feet N 00°04'58" W of the SW corner of said SW ¼, thence N00°04'58" W along said West line a distance of 797.98 feet, thence S 63°17'20" E a distance of 88.22 feet, thence N 76°15'11" E a distance of 381.23 feet, thence S 40°39'31" E a distance of 130.62 feet, thence N 49°20'29" E a distance of 232.78 feet, thence N 60°39'04" E a distance of 137.67 feet, thence S 40°39'31" E a distance of 86.00 feet, thence S 35°29'06" W a distance of 154.50 feet, thence S 49°20'29" W a distance of 610.00 feet, thence S 69°56'02" E a distance of 90.72 feet, thence N 85°48'06" E a distance of 1,081.65 feet, thence N 71°45'56" E a distance of 206.16 feet, thence S 67°38'00" E a distance of 78.26 feet, thence N 85°48'06" E a distance of 442.36 feet, thence N 79°01'14" E a distance of 446.80 feet to a point on the East line of said SW ¼, thence S 00°02'44" E along said East line a distance of 66.20 feet to a point 667.88 feet N 00°02'44" W of the SE corner of said SW ¼, said point being on present North right-of-way line of Interstate Highway No. 44 (Turner Turnpike), thence S 79°01'14" W along said right-of-way line a distance of 2,480.42 feet, thence Southwesterly along said right-of-way line on a curve to the left having a chord bearing of S 78°39'56" W and having a radius of 17,308.80 feet an arc distance of 214.40 feet to point of beginning.

Also: Beginning at a point on the South line of said SW ¼, a distance of 1,332.15 feet N 89°17'49" W of the SE corner of said SW ¼, thence N 89°17'49" W along said South line a distance of 325.94 feet, thence N 10°58'47" W a distance of 90.00 feet to a point on the present South right-of-way line of Interstate Highway No. 44 (Turner Turnpike), thence N 79°01'14" E along said right-of-way line a distance of 989.04 feet, thence S 10°58'46" E a distance of 30.00 feet, thence S 79°01'14" W a distance of 721.14 feet, thence S 42°43'49" E a distance of 110.17 feet, thence S 00°42'11" E a distance of 33.00 feet to a point of beginning.

Containing in both parcels 15.19 acres, more or less.

Parcel Number(s): 11.2 Johnie A. Nolen and Lonzetta J. Nolen Revocable Trust 2813 NE 25th Street, OKC, OK 73111

PERPETUAL EASEMENT:

A strip, piece or parcel of land lying in part of the SW ¼ of Section 32, T 14N, R 1E, in Oklahoma County, Oklahoma. Said parcel of land being described by metes and bounds as follows:

Beginning at a point on the West line of said SW ¼, a distance of 918.83 feet N 00°04'58" W of the SW corner of said SW ¼, thence N 00°04'58" W along said West line a distance of 5.48 feet, thence N 76°15'11" E a distance of 918.57 feet to a point on the present North right-of-way line of Hogback Road, thence S 49°20'29" W along said right-of-way line a distance of 80.99 feet to a point on the permanent North right-of-way line of Interstate Highway No. 44 (Turner Turnpike), thence S 60°39'04" W along said right-of-way line a distance of 137.67 feet, thence S 49°20'29" W along said right-of-way line a distance of 232.78 feet, thence N 40°39'31" W along said right-of-way line a distance of 130.62 feet, thence S 76°15'11" W along said right-of-way line a distance of 381.23 feet, thence N 63°17'20" W along said right-of-way line a distance of 88.22 feet to a point of beginning.

PENDING APPROVAL

Containing 1.55 acres, more or less.

Parcel Number(s): 11.1

Johnie A. Nolen and Lonzetta J. Nolen Revocable Trust

2813 NE 25th Street, OKC, OK 73111

TEMPORARY EASEMENT:

A strip, piece or parcel of land lying in part of the SW¼ of Section 32, T 14N, R 1E, in Oklahoma County, Oklahoma. Said parcel of land being described by metes and bounds as follows:

Commencing at the SE corner of said SW¼, thence N 00°02'44" W along the East line of said SW¼ a distance of 734.08 feet to a point on the permanent North right-of-way line of Interstate Highway No. 44 (Turner Turnpike), thence S 79°01'14" W along said right-of-way line a distance of 446.80 feet, thence S 85°48'06" W along said right-of-way line a distance of 442.36 feet, thence N 67°38'00" W along said right-of-way line a distance of 78.26 feet to point of beginning, thence S 71°45'56" W along said right-of-way line a distance of 206.16 feet, thence N 04°11'54" W a distance of 83.00 feet, thence N 70°25'31" E a distance of 82.97 feet, thence S 69°34'29" E a distance of 132.00 feet to point of beginning.

Containing 0.27 acres, more or less.

Requested by Willa Johnson, Commissioner, District No. 1, and approved as to form and legality by John Jacobsen, Assistant District Attorney.

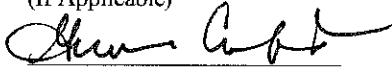
(ALL NECESSARY DOCUMENTATION MUST BE ATTACHED FOR APPROVAL)

APPROVED BY ENGINEER
(If Applicable)

APPROVED BY D.A.
(If Applicable)

APPROVED BY PURCHASING
(If Applicable)

County Engineer


Assistant District Attorney

Purchasing Agent

NOTE: A COMMISSIONER MUST APPROVE ALL EMERGENCY REQUESTS FOR ANY ITEM SUBMITTED AFTER THE DEADLINE (THE DEADLINE IS 9:00AM ONE WEEK PRIOR TO THE DATE THAT THE AGENDA IS TO BE POSTED)

DATE OF REQUEST:

BY: _____
(Person Submitting or Requesting Emergency Request)

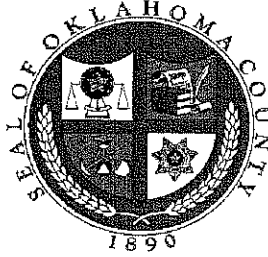
DATE OF APPROVAL:


APPROVED BY:
COUNTY COMMISSIONER

Number of ORIGINAL DOCUMENTS you have attached: 3 . NOTE: The County Clerk will keep one original and will return the remaining originals to you. If you provide only one original, the Board Secretaries will return one photocopy to you. However, if you have special circumstances that require the County Clerk to (check one): _____ keep more than one original; or _____ return all originals to you, please describe them for the County Clerk's consideration: _____

Special Instructions: _____

PENDING APPROVAL



Willa Johnson
County Commissioner
Oklahoma County District One

Date of Offer: **REVISED 2/2/10**

Re: J/P 22924(04) aka SEC-115-OH17 (011) SG RW
Oklahoma County
Parcel # 11, 11.1, 11.2

Ronald Henry (Tenant)
P.O. Box 264
Luther, Ok. 73054-8245

Dear Mr. Henry:

The new interchange at Hogback Road/I-44 (Turner Turnpike) consists of grading, drainage, surfacing, ramps, access and local roads.

The planned features will require an easement across property on which you may be a tenant. For loss of your leasehold interest, if any, and tenant-owned improvements, if any:

Oklahoma County District # 1 hereby offers to pay you a revised offer of Ten Thousand and no/100 Dollars (\$10,000.00) as total compensation, pending acceptance by the Oklahoma County Commissioners.

Enclosed please find a Tenant's Release and Purchase of Tenant's Improvements, and property rights brochure. If acceptable, please execute these instruments as follows:

1. Sign and date the "Acceptance of Offer" below
2. Sign, date and have notarized the tenant's release
3. Provide your Federal ID Number (W-9 FORM)
4. NOTE: If you intend to donate, please sign the donation certificate.

Upon acceptance by the Oklahoma County Commissioners, you will be paid. The tenant's release is not filed of record at the Oklahoma County Clerk's office.

Oklahoma County District #1 or our representative will be available to discuss the project design features and property requirements in detail, at your convenience. We

PENDING APPROVAL

appreciate your cooperation and assistance in making this a successful project for our community. If you have any questions, you may reach Joe Blough at (405) 713-1507 or Mark Caywood at 405-516-2682.

Sincerely,

Joe R. Blough
Joe Blough
District #1

Approved By [Signature]
County Commissioner, District # 1

ACCEPTANCE OF OFFER:

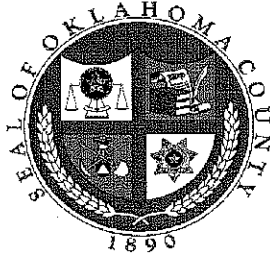
Ronald Henry Sr.
By: Ronald Henry

4 Feb 10
Date

DONATION: _____
YES

RA _____
NO

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Willa Johnson
County Commissioner
Oklahoma County District One

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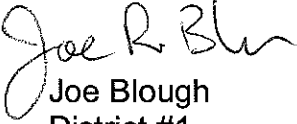
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Sincerely,


Joe Blough
District #1

Approved By 
County Commissioner, District # 1

ACCEPTANCE OF OFFER:

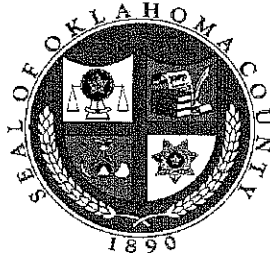

By: Ronald Henry

4 Feb 10
Date

DONATION: _____
YES


NO

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Willa Johnson
County Commissioner
Oklahoma County District One

Date of Offer: **REVISED 2/2/10**

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Sincerely,

Joe R. Blough
Joe Blough
District #1

Approved By 
County Commissioner, District # 1

ACCEPTANCE OF OFFER:

Ronald Henry Sr.
By: Ronald Henry

4 Feb 10
Date

DONATION: _____
YES

RA
NO

REQUEST FOR DISTRICT ATTORNEY LEGAL SERVICES

THIS FORM IS TO BE USED TO REQUEST ADVICE AND/OR REPRESENTATION FROM THE DISTRICT ATTORNEY'S OFFICE REGARDING THE COUNTY OF OKLAHOMA, COUNTY OFFICIALS AND EMPLOYEES AS REQUIRED BY SECTIONS 215.4, 215.5, 215.25 AND 215.26 OF TITLE 19 OF THE OKLAHOMA STATUTES.

IF ADVICE IS SOUGHT, THE REQUEST MUST BE SIGNED BY AN ELECTED COUNTY OFFICER. THIS FORM MUST BE FILLED OUT AND SUBMITTED TO THE CIVIL DIVISION OF THE OKLAHOMA COUNTY DISTRICT ATTORNEY'S OFFICE IN A TIMELY MANNER. ALL RESPONSES TO REQUESTS FOR ADVICE WILL BE IN WRITING.

IF THE REQUEST IS FOR LEGAL REPRESENTATION UNDER 19 O. S. SECTION 215.25, THE REQUEST MUST BE SUBMITTED IN WRITING EARLY ENOUGH TO PERMIT THE DISTRICT ATTORNEY'S OFFICE ADEQUATE TIME TO COMPLETE A THOROUGH "GOOD-FAITH-AND-COURSE-OF-EMPLOYMENT" INVESTIGATION AS CONTEMPLATED BY 19 O.S. SECTION 215.26.

DATE OF REQUEST: 2-5-10
COUNTY DEPARTMENT MAKING REQUEST: District One

Review of Andrew TENNIN Release to
discuss & possible return on 2-10-2010 BOCC agenda

ATTACH ADDITIONAL DOCUMENTS AS APPROPRIATE. (NOTE: Advice, reviews and approvals as to "form and legality" are based on the documentation and information provided to the District Attorney's Office. Please provide all relevant information when requesting an opinion or review from the District Attorney's Office).

JNR
COUNTY OFFICER

DATE RECEIVED BY DISTRICT ATTORNEY: _____

REPLY BY DISTRICT ATTORNEY: Approved 2-5-10
M. Coyle

DAVID W. PRATER
DISTRICT ATTORNEY

By: _____

RECEIVED
FEB -5 2010
CIVIL DIVISION
DISTRICT ATTORNEY