

## **INVITATION TO BIDDERS**

Sealed bids will be received and opened by the Board of Allen County Commissioners, 301 N. Main Street, Lima, Ohio, on March 4, 2013 at 11:00 a.m. for the purchase of the real properties described in this Invitation. All sealed bids shall be sealed and addressed to the Board of Allen County Commissioners, 301 N. Main Street, Lima, Ohio 45801, and marked "SEALED BID - WOODBRIAR SUBDIVISION LOT SALE" on the outside of the envelope. The real properties are located on Danny Drive, Lima, Allen County, Ohio, and are designated as parcel number 37-1601-01-025.001 and parcel number 37-1601-01-025.002. Individual bids are to be submitted only on a Bid Proposal Forms prescribed by the Board of Allen County Commissioners which are designated for each of said properties as follows:

### **SEALED BID FORM - PARCEL 1**

Situated in the County of Allen, in the State of Ohio and the Township of Bath: Lot Number Thirty Thousand Four Hundred Twelve (30,412) in the Woodbriar Subdivision No. 7, Bath Township, Allen County, Ohio.

Parcel Number: 37-1601-01-025.001

### **SEALED BID FORM - PARCEL 2**

Situated in the County of Allen, in the State of Ohio and the Township of Bath: Lot Number Thirty Thousand Four Hundred Thirteen (30,413) in the Woodbriar Subdivision No. 7, Bath Township, Allen County, Ohio.

Parcel Number: 37-1601-01-025.002

The Board of Allen County Commissioners has determined that the real property listed as Parcel 1 shall have a starting minimum bid of Five Thousand and 00/100 (\$5,000.00) Dollars. Parcel 2 shall have a starting minimum bid of Fifteen Thousand and 00/100 (\$15,000.00) Dollars.

Copies of the Bid Proposal Forms and pertinent Notice to Bidders containing information regarding each bidder's responsibility may be obtained at the Allen County Board of Commissioners, 301 N. Main Street,



## **NOTICE TO BIDDERS**

**Sealed bid proposals will be received and opened at the office of the Board of Allen County Commissioners; Allen County Courthouse, 301 North Main Street, Lima, Ohio, 11:00 a.m. on March 4, 2013. All sealed bids shall be sealed and addressed to the Board of Allen County Commissioners, 301 North Main Street, Lima, Ohio 45801, and marked "SEALED BID - WOODBRIAR SUBDIVISION LOT SALE" on the outside of the envelope. Bids will be publicly read aloud for the purchase of real property described in this Notice. The real properties are located on Danny Drive, Lima, Allen County, Ohio, and are designated as parcel number 37-1601-01-025.001 and parcel number 37-1601-01-025.002, which properties are more particularly described as follows:**

### **Parcel 1**

**Situated in the County of Allen, in the State of Ohio and the Township of Bath: Lot Number Thirty Thousand Four Hundred Twelve (30,412) in the Woodbriar Subdivision No. 7, Bath Township, Allen County, Ohio.**

**Parcel Number: 37-1601-01-025.001**

### **Parcel 2**

**Situated in the County of Allen, in the State of Ohio and the Township of Bath: Lot Number Thirty Thousand Four Hundred Thirteen (30,413) in the Woodbriar Subdivision No. 7, Bath Township, Allen County, Ohio.**

**Parcel Number: 37-1601-01-025.002**

**The Board of Allen County Commissioners has determined that the real property listed as Parcel 1 shall have a starting minimum bid of Five Thousand and 00/100 (\$5,000.00) Dollars. Parcel 2 shall have a starting minimum bid of Fifteen Thousand and 00/100 (\$15,000.00) Dollars.**

**Individual bids are to be submitted only on a Bid Proposal Form prescribed by the Board of Allen County Commissioners which are designated for each of said properties as follows:**

- 1. SEALED BID FORM - PARCEL 1, Lot 30412 Woodbriar  
Subdivision No. 7, PARCEL NUMBER 37-1601-01-025.001**
  
- 2. SEALED BID FORM - PARCEL 2, Lot 30413 Woodbriar  
Subdivision No. 7, PARCEL NUMBER 37-1601-01-025.002**

**Copies of the Bid Proposal Forms may be obtained at the below listed address:**

**Allen County Board of Commissioners  
301 N. Main St.  
Lima, Ohio 45801**

or via email: [commissioners@allencountyohio.com](mailto:commissioners@allencountyohio.com). Notice of this Invitation to Bidders is posted in its entirety on the State of Ohio's public website: <http://PublicNotice.Ohio.gov> and the Allen County's website: <http://www.co.allen.oh.us./commissioners/legal.php>.

**The Board of Allen County Commissioners has resolved to sell individually each property identified herein to the highest responsible bidder.**

**A certified check, official bank check, or money order (personal checks and cash are NOT acceptable), payable to the Board of Allen County Commissioners in the amount of ten percent (10%) of the bid for the real property listed must be filed with a signed Bid Proposal. In the event bids are not accepted, the checks will be returned to the bidders. The successful bidder shall pay the balance of the successful bid within Thirty (30) days of the date of the bid opening, by certified check, official bank check, or money order (personal checks or cash are not acceptable), payable to the Board of Allen County Commissioners. In the event of default of the Successful Bidder, the Allen County Commissioners may retain the earnest money deposit and may pursue any and all remedies it has at law and equity. The Bid Proposal, the Notice to Bidders, and Invitation to Bidders shall be incorporated in and made part of the final sales contract between the Board of Allen County Commissioners and the**

**successful bidder. The Board of Allen County Commissioners reserves the right to reject any and all bids and to waive technicalities.**

**TERMS OF BIDDING AND SALE:**

**1. The property is being purchased in "AS IS -WHERE IS" condition with no warranties expressed or implied. The property is being purchased in its present physical condition after examination of by the Bidder, and the Bidder is relying solely upon such examination, with reference to the condition, value, character and size premises. The Board of Allen County Commissioners have made no representations or statements concerning the condition of the said properties, the value thereof, the use that can be made of it. The Bidder assumes all responsibility for the environmental condition of the property, including, but not limited to, any and all damages, claims, actions, causes of actions, demands, suits, liability, loss, fines, or expenses, including but not limited to attorney's fees and costs, related to the discovery, presence, disposal, release, or cleanup of contaminants, hazardous materials or pollutants, as well as any personal injury or property damage related to such contaminates, hazardous materials, or pollutants.**

**2. A Certified Check, Official Bank Check, or Money Order (personal checks and cash are not acceptable), payable to the Board of Allen County Commissioners in an amount of 10% of the bid for the real property, must be filed with a signed Bid Proposal for the real property. In the event the bid is not accepted, the checks will be returned to the Bidders. The Successful Bidder shall pay the balance of the successful bid within 30 days of the date of the Bid Opening by Certified Check, Official Bank Check, or Money Order (personal checks and cash are not acceptable) payable to the Board of Allen County Commissioners. In the event of default of the Successful Bidder, the Allen County Commissioners may retain the earnest money deposit and may pursue any and all remedies**

**it has at law and equity. The Bid Proposal, the Notice to Bidders, and Invitation to Bidders shall be incorporated in and made part of the final sales contract between the Board of Allen County Commissioners and the successful bidder.**

**3. Bids shall not be contingent upon financing in any form or fashion.**

**4. The acceptance of the bid by the Board of Allen County Commissioners and written notification of the award thereof, to the Successful Bidder shall constitute a contract by and between the Successful Bidder and the Board of the Allen County Commissioners and shall be memorialized by a written contract of sale and purchase which shall incorporate by reference all terms, provisions, and conditions of the Notice to Bidders, Bid Proposal, and Instructions to Bidders.**

**5. All bidders assume all risk of injury or damage to himself/herself/itself that may occur either on or off the premises during the bidding process and after closing on the sale. To the fullest extent permitted by law, all bidders at their sole cost and expense shall defend, indemnify, and hold harmless the Board of Allen County Commissioners, its employees, agents, contractors, and officials against any and all damages, claims, actions, causes of actions, demands, suits, liability, loss, fines, or expenses, including but not limited to attorneys' fees and costs, arising out of or resulting from their respective acts or omissions during the bidding process and after closing.**

**6. The Board reserves the right to reject any and all bids and to waive technicalities.**

**SEALED BID FORM - PARCEL 1**

**Lot 30412 Woodbriar Subdivision No. 7  
PARCEL NUMBER 37-1601-01-025.001  
(Minimum bid - \$5,000.00)**

**To: Board of Allen County Commissioners  
301 N. Main Street  
Lima, OH 45801**

**From:** \_\_\_\_\_

**Address:** \_\_\_\_\_  
\_\_\_\_\_

**Phone:** \_\_\_\_\_

**The undersigned hereby submits herewith a bid for the purchase of the real property located on Danny Drive, Lima, Allen County, Ohio and designated as Parcel 37-1601-01-025.001 which property is more particularly described as follows:**

**Situated in the County of Allen, in the State of Ohio and the Township of Bath: Lot Number Thirty Thousand Four Hundred Twelve (30,412) in the Woodbriar Subdivision No. 7, Bath Township, Allen County, Ohio.**

**TOTAL BID:\$** \_\_\_\_\_

**BIDDER:** \_\_\_\_\_  
**(Print Name)**

\_\_\_\_\_  
**(Bidder's Signature)**

**Authorized Representative of (if bidder is not a natural person):**

**Name:** \_\_\_\_\_

**Address:** \_\_\_\_\_  
\_\_\_\_\_

**Phone:** \_\_\_\_\_

**Allen County Commissioners reserve the right to reject any and all bids.**

**SEALED BID FORM - PARCEL 2**

**Lot 30413 Woodbriar Subdivision No. 7  
PARCEL NUMBER 37-1601-01-025.002  
(Minimum bid - \$15,000.00)**

**To: Board of Allen County Commissioners  
301 N. Main Street  
Lima, OH 45801**

**From:** \_\_\_\_\_

**Address:** \_\_\_\_\_  
\_\_\_\_\_

**Phone:** \_\_\_\_\_

**The undersigned hereby submits herewith a bid for the purchase of the real property located on Danny Drive, Lima, Allen County, Ohio and designated as Parcel 37-1601-01-025.002 which property is more particularly described as follows:**

**Situated in the County of Allen, in the State of Ohio and the Township of Bath:  
Lot Number Thirty Thousand Four Hundred Thirteen (30,413) in the Woodbriar  
Subdivision No. 7, Bath Township, Allen County, Ohio.**

**TOTAL BID:\$** \_\_\_\_\_

**BIDDER:** \_\_\_\_\_  
(Print Name)

\_\_\_\_\_  
(Bidder's Signature)

**Authorized Representative of (if bidder is not a natural person):**

**Name:** \_\_\_\_\_

**Address:** \_\_\_\_\_  
\_\_\_\_\_

**Phone:** \_\_\_\_\_

**Allen County Commissioners reserve the right to reject any and all bids.**



# PLAT OF WOODBRIAR SUBDIVISION No. 7

## Part of NE Quarter, Section 16, T-3-S, R-7-E

### Bath Township, Allen County, Ohio

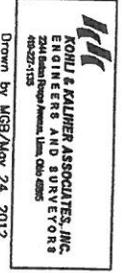
APPROVAL BY THE PLANNING COMMISSION  
 I hereby certify that this plat was approved by the Planning Commission on 10/16/2012  
 This approval becomes void unless the plat is filed for recording within ninety (90) days of this approval.

John N. Wages, Jr.  
 Director, Allen County Regional Planning Commission

I hereby certify that this plat meets the requirements of the Allen County Combined Health District.  
B. M. HARRIS  
 Director, Allen County Combined Health District

COUNTY AUDITOR  
 I hereby certify that the land described by this plat was transferred on Oct 31, 2012  
Sherrill Sully, Auditor  
 Allen County Auditor Fee 1.50 FH

COUNTY RECORDER  
 I hereby certify that this plat was filed for recording on \_\_\_\_\_, and that it  
 was recorded on \_\_\_\_\_ in O.R. Vol. \_\_\_\_\_ Page \_\_\_\_\_ plat records of Allen County, Ohio.  
 Fee \$ \_\_\_\_\_  
Wanda S. Sparks  
 Allen County Recorder RLV



Drawn by MGB/May 24, 2012

OWNER'S DEDICATION AND ACKNOWLEDGEMENT  
 We, the undersigned, being the owners of the lands platted herein, do hereby voluntarily consent to the execution of said plat.

Easements shown on this plat are for the operation, maintenance, repair, replacement or removal of sanitary sewer, electric, telephone, or other utility lines or apparatus and for the express privilege of removing any trees or other obstructions to the free use of said utilities and for providing ingress and egress to the property for said purposes and are to be maintained as such forever.

Owner: Board of County Commissioners of Allen County, Ohio

Witness W. O. Singshaul  
 Allen County Commissioner Greg Greary

Witness W. O. Singshaul  
 Allen County Commissioner Ken Bassett

Witness W. O. Singshaul  
 Allen County Commissioner W. Dan Ruff

State of Ohio, S.S., Allen County  
 Be it remembered that on this 16<sup>th</sup> day of October, 2012, Personally came the said owner(s) listed above to me known, and acknowledged the signing and execution of the foregoing statement to be their voluntary act and deed.  
W. O. Singshaul  
 Notary Public in and for Allen County, Ohio

