

# UNATTAINABLE LIEN WAIVER

PROJECT NO. CDBG-DR 19 Okay Rd improvement  
COUNTY: Muskogee Co  
PARCEL NO. 12/13

DATE: \_\_\_\_\_  
J/P NO. N/A

The County of Muskogee was unable to obtain a lien waiver from the lien holder for the above listed project, for parcel no. 12/13. The County hereby agrees to take full financial responsibility up to the amount the property owner was paid, should the Lien Holder make any claims against the amount paid to the property owner.

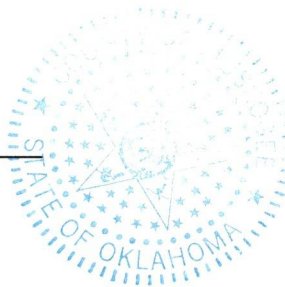
The County Commissioner for Muskogee County.

Commissioner Ken Doke  
(print name)  
Commissioner \_\_\_\_\_  
(signature)

Date 2/3/2025

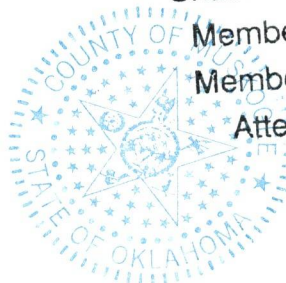
ATTEST:

Paley Doring  
County Clerk



NOTE: UNATTAINABLE LIEN WAIVER IS ONLY ACCEPTED UP TO \$25,000.00, ANYTHING OVER THAT AMOUNT REQUIRES A LIEN WAIVER.

3rd day of Feb 2025  
Chairman \_\_\_\_\_  
Member \_\_\_\_\_  
Member \_\_\_\_\_  
Attest: Paley Doring  
County Clerk



**E-MAILED**  
2/3 10:31

Ken Brian & Crystal



**Muskogee County - District 1**  
**Ken Doke, Commissioner**  
3000 North Street  
Muskogee, OK 74403  
Phone: 918.682.4511

08/26/24

RE: CDBG-DR 19 Muskogee County; Okay Road Rehabilitation Project; Parcel 12,13

Ms. Moody,

As you are aware, Okay Road (E083 RD) adjacent to your property is prone to flooding. Muskogee County has received funding assistance from the U.S. Department of Housing and Urban Development (HUD) through the CDBG-DR 19 program, managed by the Oklahoma Department of Commerce, for the rehabilitation of Okay Rd. This project will elevate Okay Road above the Base Flood Elevation, but to achieve this, additional Right-of-Way is needed to widen the road base. The requested Right-of-Way is necessary from you to make this project possible. Attached to this letter is a separate Summary Statement of Just Compensation depicting specifically what is and is not being purchased. The agent presenting this offer will explain the project and its impact on you and your property and is making an offer to purchase right-of-way from you on behalf of Muskogee County.

Muskogee County's Offer to purchase is as follows:

For the property to be acquired, the offer is: \$12,500.00

Of the above amount, \$7,300.00 is for damages

\*Damages are a loss in value to the remaining property or an effort to restore the property to its original state.

The offer above is the amount approved by Muskogee County based on an appraisal by an independent appraiser and reviewed by an independent review appraiser to determine the property's fair market value. This offer is contingent upon your availability to convey marketable title.

The right of way agent making the offer is not authorized to change any of the above amounts. We encourage you to familiarize yourself with the attached brochure entitled "Oklahoma Landowners Bill of Rights" which fully explains our land acquisition process.

If it is necessary for you to move any of your personal property, you will be given at least 90 days from the date the Contract for Sale is signed.

Your consideration of our offer to purchase your property is appreciated.

Sincerely,

*Kenneth Doke Jr.*

Ken Doke, Muskogee County Commissioner, District 1

Verbal and Written notice given on 09/19/24

By: Audrey Cannon

Your right of way agent can be contacted at: 918-703-6534

**SUMMARY STATEMENT OF JUST COMPENSATION**

OWNER  X

PROJECT  CDBG-DR Grant Project

PARCEL NO.  12 & 13

TENANT

COUNTY  Wagoner

Fair Market Value offer of Parcel(s) to be purchased,  \$12,500  of which  \$7,300  is considered as damages.

Document(s) detailing the location of the parcel(s) and the interest(s) to be purchased in land is attached.

The following buildings/improvements which are located on the parcel(s) to be purchased include:

Chain Link & Field Wire Cross Fencing, Trees.

Any and all items considered to be fixtures located in the buildings/improvements are to be purchased unless otherwise noted on this statement. No personal property is to be purchased. DO NOT HESITATE TO CONTACT YOUR ACQUISITION AGENT IN THE EVENT YOU MAY NEED ANY CLARIFICATION AS TO WHAT IS AND IS NOT SPECIFICALLY BEING PURCHASED.

The following items are considered as damages and include:

Replace Gate & 2 Support Posts.

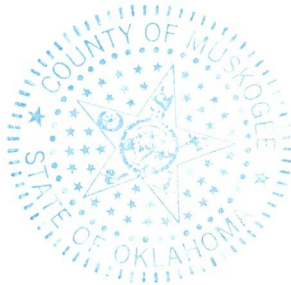
FENCING (*New Right-of-Way Only*)

No Fence

Acquiring Agency to Construct  X

Owner Compensated to Replace

Remarks:  Agency to acquire new R/W – P-12 – 0.19 acres & P-13 – 0.21 acres



3rd  day of  Sep  20 25   
Chairman  [Signature]   
Member  [Signature]   
Member  [Signature]   
Attest  [Signature]  County Clerk