

To be published on or before April 4, 2022:

**NOTICE TO THE PUBLIC OF TWO PUBLIC HEARINGS REGARDING THE
PROPOSED MAYES COUNTY-MIDAMERICA INDUSTRIAL DEVELOPMENT
PROJECT PLAN**

Pursuant to the Oklahoma Local Development Act, 62 O.S. § 850, *et seq.* (“Act”), notice is hereby given to all interested persons that the Board of County Commissioners of Mayes County will hold two public hearings regarding the Mayes County-MidAmerica Industrial Development Project Plan labeled “Review Committee Alternate 6” (“Project Plan”) and its proposed Increment District No. 1, Mayes County (“Increment District”).

Both public meetings will be held at the Mayes County Fairgrounds, 2200 NE 1st Street, Pryor, Oklahoma 74361. The first public hearing will be at **6:00 p.m. on Monday, April 18, 2022**, and will be for the purpose of providing information, including an analysis of potential positive or negative impacts, and answering questions regarding the proposed Project Plan and Increment District. The second public hearing will be held at **6:00 p.m. on Tuesday, April 26, 2022**, and will be for the purpose of giving members of the public an opportunity to be heard prior to any vote on the proposed Project Plan and Increment District.

The Project Plan establishes the Increment District in support of a project by Mayes County in order to provide an economic structure and funding mechanism authorized by the Act for the local public investment necessary to stimulate private investment and development in the Project Area—and specifically to attract a major industrial manufacturing operation representing a potential \$6 billion in new investment and 6,000 new high-quality jobs (given the code name “Project Ocean”)—to help achieve the County’s development objectives, improve the quality of life for its citizens, and enhance the tax base of Mayes County. Public Funding will be generated by the implementation of the Increment District. No public debt is being incurred. No new or increased taxes are involved.

A draft of the proposed Project Plan, which includes an analysis of the project’s eligibility and financial impacts, may be reviewed by any person interested, in the Office of the County Clerk at the Mayes County Courthouse, 1 Court Place, Suite 120, Pryor, Oklahoma 74361, during normal business hours from 9:00 a.m. to 5:00 p.m., Monday through Friday, and at the following web address: mayes.okcounties.org.

The proposed Project Area will consist of the full boundaries of the MidAmerica Industrial Park. The boundaries of the proposed Increment District are generally described as a 588-acre (more or less) tract of land situated in portions of Sections 8 and 17, in Township 20 North, Range 19 East of the Indian Base and Meridian, in unincorporated Mayes County, consisting of currently undeveloped land within the MidAmerica Industrial Park. The specific boundaries of the proposed Project Area and Increment District are illustrated and described below.

Map of the Project Area:

The Project Area is the area outlined in blue in the Mayes County Map below and labelled “MidAmerica Industrial Park.”



Project Area Legal Description:

A tract of land situated in Sections 31, 32 and 33 in Township 21 North, Range 19 East, and Sections 1, 12, and 13 in Township 20 North, Range 18 East, and Section 3, 4, 5, 6, 7, 8, 9, 10, 15, 16, 17, 18, 20, 21, 28, and 29 in Township 20 North, Range 19 East of the Indian Base and Meridian, Mayes County, State of Oklahoma, being more particularly described as follows, to-wit:

Beginning at the Southeast Corner of said Section 28-20-19;
THENCE S89°21'44"W for a distance of 1323.13 feet along the South Line thereof;
THENCE N1°40'09"W for a distance of 1315.65 feet;
THENCE S89°23'16"W for a distance of 661.01 feet;
THENCE S1°38'50"E for a distance of 1315.94 feet to a point on said South Line;
THENCE S89°21'44"W for a distance of 1986.71 feet along said South Line;
THENCE N1°37'37"W for a distance of 1978.63 feet;

THENCE S89°25'16"W for a distance of 1324.03 feet to a point on the West Line of said Section 28;

THENCE S1°29'12"E for a distance of 660.26 feet along said East Line;

THENCE S88°51'12"W for a distance of 664.63 feet;

THENCE N1°38'45"W for a distance of 660.37 feet;

THENCE S88°51'39"W for a distance of 664.96 feet;

THENCE N1°37'02"W for a distance of 5281.11 feet;

THENCE N88°52'01"E for a distance of 664.38 feet;

THENCE N1°35'56"W for a distance of 1320.51 feet;

THENCE S88°53'40"W for a distance of 1322.91 feet;

THENCE N1°34'41"W for a distance of 2641.72 feet;

THENCE S88°57'08"W for a distance of 663.09 feet;

THENCE N1°38'11"W for a distance of 1322.19 feet;

THENCE S88°57'57"W for a distance of 669.82 feet;

THENCE N1°38'37"W for a distance of 1320.70 feet;

THENCE S88°57'18"W for a distance of 1983.73 feet to a point on the East Line of said Section 18;

THENCE S1°36'56"E for a distance of 1319.45 feet along said East Line;

THENCE S88°58'58"W for a distance of 662.13 feet;

THENCE S1°37'53"E for a distance of 1325.12 feet;

THENCE S89°00'26"W for a distance of 2649.22 feet;

THENCE N1°32'41"W for a distance of 2644.71 feet;

THENCE S89°00'32"W for a distance of 663.13 feet;

THENCE N1°29'30"W for a distance of 1320.26 feet;

THENCE S89°02'40"W for a distance of 1333.82 feet to a point on the East Line of said Section 13;

THENCE S88°15'20"W for a distance of 1319.20 feet;

THENCE N1°38'24"W for a distance of 3230.00 feet;

THENCE S88°21'36"W for a distance of 644.16 feet to a point on the Easterly Right-of-Way of Highway #69;

THENCE N7°10'21"E for a distance of 2749.57 feet along said Easterly Right-of-Way to a point on the South Line of said Section 1;

THENCE S88°12'32"W for a distance of 1097.36 feet along said South Line;

THENCE S88°12'30"W for a distance of 2638.42 feet along said South Line to the Southwest Corner of said Section 1;

THENCE N1°38'22"W for a distance of 2645.56 feet along the West Line of said Section 1;

THENCE N88°13'31"E for a distance of 4142.65 feet to a point on said Easterly Right-of-Way;

THENCE N7°27'40"E for a distance of 70.20 feet along said Right-of-Way;

THENCE N31°11'55"W for a distance of 64.03 feet along said Right-of-Way;

THENCE N7°27'40"E for a distance of 1650.00 feet along said Right-of-Way;

THENCE N63°06'54"E for a distance of 71.20 feet along said Right-of-Way;

THENCE S82°32'20"E for a distance of 177.06 feet;

THENCE along a curve to the left having a radius of 693.78 feet for a distance of 735.87 feet, being subtended by a chord of N67°07'42"E for a distance of 701.85 feet to a point on the West Line of said Section 6;
THENCE N1°39'32"W for a distance of 487.19 feet along said West Line to the Northwest Corner of said Section 6;
THENCE N88°24'32"E for a distance of 1635.29 feet along the North Line of said Section 6;
THENCE N1°35'52"W for a distance of 300.00 feet;
THENCE S88°28'24"W for a distance of 140.00 feet to a point on the West Line of said Section 31;
THENCE N1°35'54"W for a distance of 58.01 feet along said West Line to a point on the Southerly Right-of-Way Line of the City of Tulsa Water Line;
THENCE N69°01'14"E for a distance of 783.28 feet along said Right-of-Way;
THENCE along a curve to the left having a radius of 5804.05 feet for a distance of 1281.77 feet, being subtended by a chord of N62°41'43"E for a distance of 1281.77 feet, along said Right-of-Way;
THENCE N56°22'06"E for a distance of 275.15 feet;
THENCE N88°23'37"E for a distance of 526.28 feet;
THENCE N1°14'24"W for a distance of 330.50 feet to a point on said Southerly Right-of-Way;
THENCE N55°49'04"E for a distance of 1573.06 feet along said Southerly Right-of-Way;
THENCE S1°17'16"E for a distance of 517.09 feet;
THENCE N88°24'13"E for a distance of 1320.85 feet to a point on the West Line of said Section 32;
THENCE S1°23'14"E for a distance of 660.95 feet along said West Line;
THENCE N88°22'33"E for a distance of 1322.13 feet;
THENCE S1°29'46"E for a distance of 519.22 feet;
THENCE N85°16'26"W for a distance of 419.89 feet;
THENCE S1°29'46"E for a distance of 848.47 feet to a point on the South line of said Section 32;
THENCE N88°20'19"E for a distance of 3067.38 feet along said South Line;
THENCE N1°43'35"W for a distance of 1978.73 feet;
THENCE N88°23'55"E for a distance of 1321.13 feet to a point on the West Line of said Section 33;
THENCE S1°50'53"E for a distance of 659.16 feet along said West Line;
THENCE N88°26'13"E for a distance of 1321.68 feet;
THENCE S1°44'43"E for a distance of 1318.31 feet to a point on the North Line of said Section 4;
THENCE N88°26'13"E for a distance of 1319.32 feet along said North Line;
THENCE N88°16'04"E for a distance of 1168.75 feet along said North Line to the Northwest Corner of said Section 3;
THENCE N88°23'56"E for a distance of 1471.12 feet along the North Line of said Section 3;
THENCE N88°22'12"E for a distance of 2647.60 feet along said North Line;

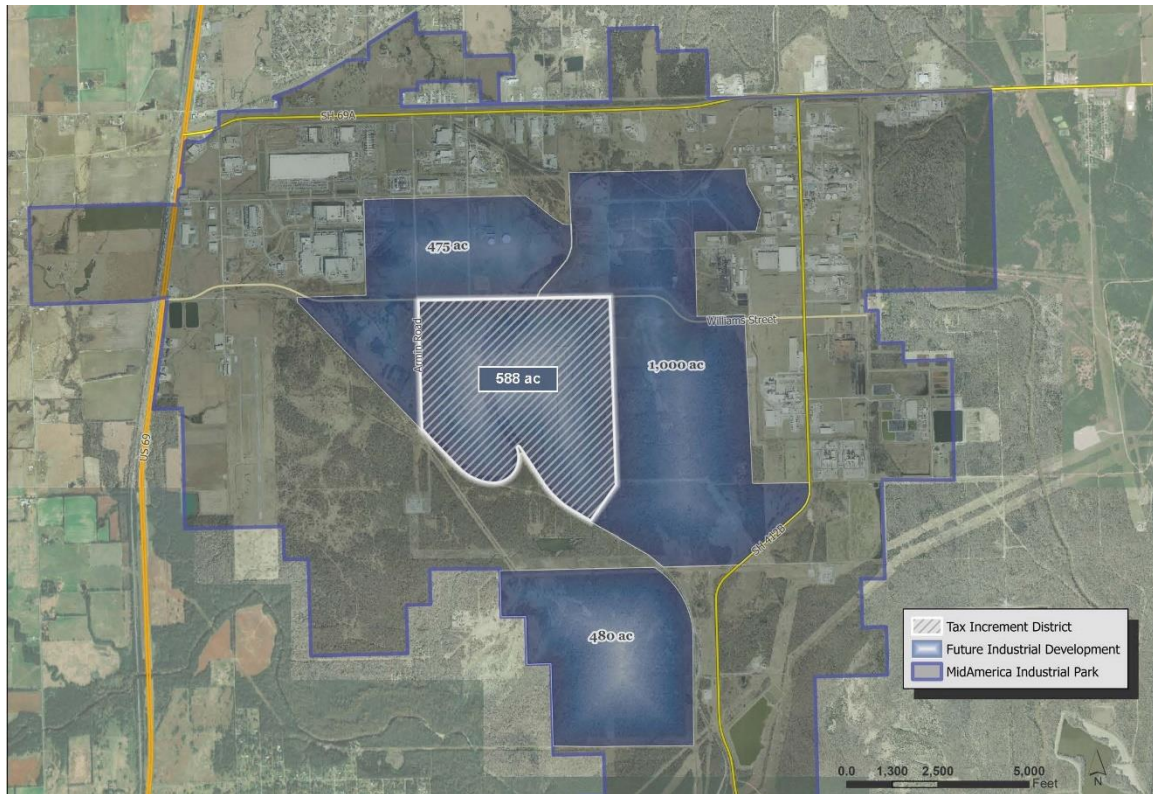
THENCE N88°18'35"E for a distance of 1158.12 feet to the Northeast Corner of said Section 3;
THENCE S1°33'02"E for a distance of 5334.89 feet along the East Line of said Section 3 to the Southeast Corner thereof;
THENCE S88°39'29"W for a distance of 2627.61 feet along the South Line of said Section 3;
THENCE S88°38'53"W for a distance of 1318.04 feet along said South Line;
THENCE S1°42'50"E for a distance of 298.80 feet;
THENCE N88°44'53"E for a distance of 659.55 feet;
THENCE S1°42'46"E for a distance of 1181.20 feet;
THENCE N88°39'46"E for a distance of 658.49 feet;
THENCE S1°43'11"E for a distance of 499.86 feet;
THENCE N88°39'45"E for a distance of 1315.87 feet;
THENCE S1°46'48"E for a distance of 3300.72 feet to a point on the South Line of said Section 10;
THENCE S1°45'48"E for a distance of 90.00 feet;
THENCE S88°38'14"W for a distance of 1979.27 feet;
THENCE S1°36'41"E for a distance of 2557.72 feet;
THENCE S88°36'39"W for a distance of 662.01 feet;
THENCE S1°33'38"E for a distance of 1324.01 feet;
THENCE N88°35'51"E for a distance of 663.15 feet;
THENCE S1°36'41"E for a distance of 1323.91 feet to a point on the South Line of said Section 15;
THENCE S88°35'27"W for a distance of 1992.87 feet along said South Line to the Southwest Corner of said Section 15;
THENCE S1°45'46"E for a distance of 5305.44 feet along the East Line of said Section 21 to the Southeast Corner thereof;
THENCE S1°36'52"E for a distance of 2640.09 feet along the East Line of said Section 28;
THENCE S1°40'52"E for a distance of 2638.39 feet along said East Line to the POINT OF BEGINNING.

LESS AND EXCEPT a tract of land situated in said Sections 31 and 32, being more particularly described as follows, to-wit:
Beginning at the Southeast Corner of said Section 31;
THENCE S88°25'38"W for a distance of 1783.15 feet along the South Line of said Section 31;
THENCE N1°18'53"W for a distance of 450.00 feet;
THENCE N88°26'18"E for a distance of 460.01 feet;
THENCE N1°18'51"W for a distance of 210.97 feet;
THENCE N88°25'26"E for a distance of 1322.54 feet to a point on the East Line of said Section 31;
THENCE N88°25'26"E for a distance of 402.07 feet;
THENCE S1°23'14"E for a distance of 650.00 feet to a point on the South Line of said Section 32;

THENCE S88°20'06"W for a distance of 402.07 feet along said South Line to the POINT OF BEGINNING.

Together with and subject to covenants, easements, and restrictions of record.
Contains 8905.9055 acres, more or less.

Map of the Increment District:



Legal Description of Increment District:

A tract of land situated in Section 8 and the Northeast Quarter of Section 17, all in Township 20 North, Range 19 East of the Indian Base and Meridian, Mayes County, State of Oklahoma, being more particularly described as follows, to-wit: Commencing at the Northwest Corner of said Section 8, THENCE S1°31'01"E for a distance of 200.00 feet along the West Line thereof to the POINT OF BEGINNING, also being a point on the projected South Right-of-Way Line of the proposed 10th Street; THENCE N89°05'35"E for a distance of 2171.43 feet along said Right-of-Way; THENCE S84°11'57"E for a distance of 427.95 feet along said Right-of-Way; THENCE N85°37'33"E for a distance of 826.68 feet along said Right-of-Way; THENCE N89°05'35"E for a distance of 500.00 feet along said Right-of-Way; THENCE S88°02'37"E for a distance of 500.63 feet along said Right-of-Way; THENCE N89°05'35"E for a distance of 100.00 feet along said Right-of-Way;

THENCE N87°27'20"E for a distance of 700.34 feet along said Right-of-Way;
THENCE N89°05'35"E for a distance of 64.72 feet along said Right-of-Way;
THENCE S0°24'50"E for a distance of 5143.52 feet;
THENCE S29°20'34"W for a distance of 1091.98 feet to a point on the Northerly Right-of-Way of an existing railroad;
THENCE N60°39'26"W for a distance of 573.91 feet along said Right-of-Way;
THENCE along a curve to the right having a radius of 2450.00 feet for a distance of 1162.07 feet, being subtended by a chord of N47°04'09"W for a distance of 1151.21 feet along said Right-of-Way;
THENCE N33°28'51"W for a distance of 1263.11 feet along said Right-of-Way;
THENCE S56°31'09"W for a distance of 100.00 feet to a point in the Northerly Right-of-Way of another existing railroad;
THENCE along a curve to the right having a radius of 670.00 for a distance of 1339.05 feet, being subtended by a chord of S29°36'11"W for a distance of 1127.06 feet along said Right-of-Way;
THENCE along a curve to the right having a radius of 1390.00 feet for a distance of 1139.49 feet, being subtended by a chord of N65°04'41"W for a distance of 1107.85 feet along said Right-of-Way;
THENCE N44°08'36"W for a distance of 1453.64 feet along said Right-of-Way to a point on the West Line of said Section 8;
THENCE N1°31'01"W for a distance of 3424.32 feet along said West Line to the POINT OF BEGINNING.

Together with and subject to covenants, easements, and restrictions of record.

Contains 588.2223 acres, more or less.