

Wagoner County Industrial Park, I Coweta, OK

Contact:

Darla Heller

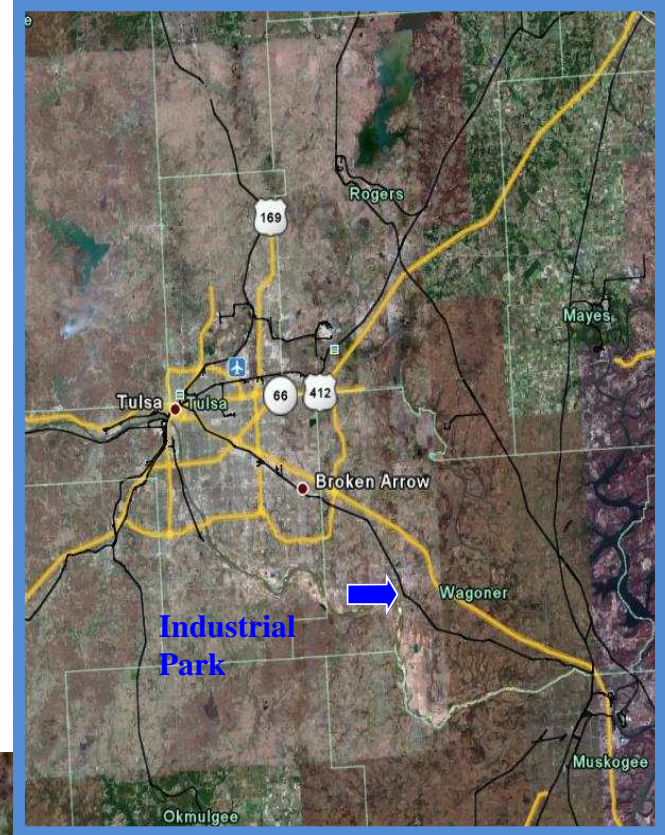
P.O. Box 487

Coweta, OK 74429

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Wagoner County
Industrial Park, I

Site Profile – Coweta Site

(Wagoner County Industrial Park I)

15505 South 305th East Ave., Coweta, OK

Coweta is located 15 minutes east of Tulsa, located on Hwy 51. A workforce of 945,382 is within 75 miles. FTZ is 20 miles away.

Site Details

Total Developable Acres	30
# of Parcels	12
# of Access Points	2
Ownership Type	Wagoner County Economic Development Authority
Free of wetlands etc	Yes
Easements and Right of Way	All owned by the Authority
Structures	Plans for 1 (lot one block one), 20,000 square foot building
Current Zoning	Light Industrial under City of Coweta
Current Surrounding Land	Agriculture

Transportation

Regional Airport	Tulsa International Airport
# of Carriers	13 (6 commercial / 7 cargo)
Minutes to Airport	25
Air Freight Services	Yes
Rail Type	Short Line – Union Pacific
Miles to Highway	1 mile
Route to Highway	305 th E. Ave. to Hwy 51B North to Highway 50
Distance to Interstate	I-44 – miles; I-40 – miles

Work Force and Education

Population within 75 miles	1,814,805
WorkForce with 75 miles	945,382
Colleges and Universities	8
Closest MSA	Tulsa
Population within 30 min.	2000,125
Training Programs	Indian Capital Technology Center

Mechanical / Industrial /Aerospace Engineers Employed in the Tulsa MSA	1,660
Mechanical Engineers that graduated from Oklahoma Universities in 2010 (University of Oklahoma, Oklahoma State University and University of Tulsa)	250
Production Employees	43,900
Labor Characteristics	
% of Tulsa MSA Unionized Labor	5%

Utilities

Electricity:	Public Service Company of Oklahoma (under construction)
Gas:	Oklahoma Natural Gas Company (on site)
Water/Sewer:	City of Coweta (construction phase)
Telecom:	Windstream

Taxes

Corporate & Personal Tax Rates

Oklahoma State Corporate/Income Tax 6%

Sales and Use Tax Rates

Wagoner County Use Tax 3%

City of Wagoner Sales Tax 3%

Wagoner County Sales Tax 1.3%

Oklahoma State Sales Tax 4.5%

Inventory Tax Rates

Market Value X Millage (84.71) X 12%

Contact: Darla Heller

Wagoner County Economic Development Authority

918 486-4589

LEGAL DESCRIPTION

A PORTION OF THE EAST HALF OF THE NORTHEAST QUARTER (E/2, NE/4) OF SECTION NINETEEN (19), TOWNSHIP SEVENTEEN (17) NORTH, RANGE SIXTEEN (16) EAST, OF THE INDIAN BASE AND MERIDIAN, CITY OF COWETA, COUNTY OF WAGONER, STATE OF OKLAHOMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER (NE/4), THENCE S00°12'43"W ALONG THE EAST LINE OF SAID NORTHEAST QUARTER (NE/4), A DISTANCE OF 1,344.59 FEET, TO THE POINT OF BEGINNING; THENCE N89°52'34"W A DISTANCE OF 370.00 FEET; THENCE N44°52'52"W A DISTANCE OF 23.85 FEET; TO A POINT ON THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID NORTHEAST QUARTER (NE/4), NE/4); THENCE N89°59'57"W ALONG SAID SOUTH LINE, A DISTANCE OF 571.83 FEET; THENCE S16°34'22"E A DISTANCE OF 324.66 FEET; THENCE S73°25'51"W A DISTANCE OF 298.29 FEET; TO A POINT ON THE EASTERN RIGHT-OF-WAY LINE OF THE UNION PACIFIC RAILROAD; THENCE S19°31'13"E ALONG SAID EASTERN RIGHT-OF-WAY LINE, A DISTANCE OF 868.24 FEET; TO A POINT ON THE SOUTH LINE OF SAID NORTHEAST QUARTER (NE/4); THENCE S89°59'33"E ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER (NE/4), A DISTANCE OF 676.60 FEET; TO THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER (NE/4); THENCE N00°12'46"E, ALONG THE EAST LINE OF SAID NORTHEAST QUARTER (NE/4), A DISTANCE OF 1,303.83 FEET, TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS 1,303,928.21 SQUARE FEET/29.93 ACRES

FINAL PLAT

WAGONER COUNTY INDUSTRIAL PARK I

WAGONER COUNTY, OKLAHOMA

MAY 2008

PROJECT LOCATION
R-16-E
EAST 1916 STREET SOUTH
T 17 N
R 16 E
29.93 ACRES, 12 LOTS

DEVELOPER:
WAGONER COUNTY ECONOMIC DEVELOPMENT AUTHORITY
31008 E. 16TH STREET SOUTH
COWETA, OK 74429
(918) 486-4589

SURVEYOR:
HODGSON, LAND SURVEYING, INC.
2105 SOK AVE.
MIDWEST CITY, OK 73103
PW (781) 351-1855
FAX (781) 356-4833

OWNERS CERTIFICATE & DEDICATION

We, the undersigned Wagoner County, do hereby certify that we are the owners of and the only person having any right, title, or interest in the land shown on the annexed plat of:

A PORTION OF THE EAST HALF OF THE NORTHEAST QUARTER (E/2, NE/4) OF SECTION NINETEEN (19), TOWNSHIP SEVENTEEN (17) NORTH, RANGE SIXTEEN (16) EAST, OF THE INDIAN BASE AND MERIDIAN, CITY OF COWETA, COUNTY OF WAGONER, STATE OF OKLAHOMA,

and that the plat represents a correct survey of the above described property made with our consent, and that we hereby dedicate to the public use of the streets as shown on said annexed plat. The easement as shown on the annexed plat is granted for the installation and maintenance of public utilities. But we hereby guarantee a clear title to all lands so dedicated from ourselves, our heirs, or assigns forever and have caused the same to be released from all encumbrances to the title in order, except as shown in the objection's certificate.

(STATE OF OKLAHOMA) SS

 COMMISSIONER JOHN HODGSON, Chairman
 COUNTY OF WAGONER)

Before me, the undersigned Notary Public, in and for said county and state on this 12th day of May, 2008, personally appeared John Hodgson, John Hodges, and Darla Heller, to me known to be the identical person who subscribed the name of the mayor of the foregoing instrument, and the undersigned Notary Public certifies to me that he executed the same on his free and voluntary act and deed and on the free and voluntary act and deed of such corporation for the uses and purposes given under my hand and seal the day and year last above written, wherein set forth.

My commission expires _____ Notary Public

MONUMENT
S.E. CORNER OF THE N.E. QUARTER
BRASS CAP I.D. 081.00
MON. 1928

CLAYTON, ARNOLD PATSIE MARIE
TRACT S. 300 F. E.
COWETA, OK. 74429

WALDRUP, HARLEY, FLO
COWETA, OK. 74429

INDUSTRIAL PARK I
WAGONER COUNTY ECONOMIC DEVELOPMENT AUTHORITY

NOTE:
UTILITY UNDER DRIVES LOCATED ON PRIVATE PROPERTY SHALL BE INSTALLED ACCORDING TO CHART LOCATED ON THE CONTIGUOUS SHEET 3

CERTIFICATE OF SURVEY

I, Michael J. Hodgson, a Registered Land Surveyor in the State of Oklahoma, hereby certify that I have prepared, subdivided and plotted the above and annexed **Final Plat** (attached hereto), as submitted to the City of Coweta, Wagoner County, Oklahoma. To the best of my knowledge, the above plat is an accurate representation of said survey. Witness my hand and seal this 12th day of May, 2008.

Oklahoma Registered Land Surveyor # 1102 C# 1812 (CA) Expires 6-30-2008

(STATE OF OKLAHOMA) SS

 COUNTY OF WAGONER)

Before me, the undersigned Notary Public, in and for said county and state on this 12th day of May, 2008, personally appeared Michael J. Hodgson, to me known to be the identical person who subscribed the name of the mayor of the foregoing instrument, and the undersigned Notary Public certifies to me that he executed the same on his free and voluntary act and deed and on the free and voluntary act and deed of such corporation for the uses and purposes given under my hand and seal the day and year last above written, wherein set forth.

My commission expires 06-30-2008 Notary Public

CERTIFICATE OF COWETA PLANNING COMMISSION

I, _____, Chairman of the Coweta Planning Commission, do hereby certify that the proposed Industrial Park, Wagoner County Industrial Park I, has been presented through the Coweta Planning Commission with approval for dedication.

Chairman

CERTIFICATE OF APPROVAL

I hereby certify that this plat was approved by the Coweta Council on _____

Mayor or Vice Mayor _____

This approval is valid if the above signature is not endorsed by the City Clerk.

City Clerk _____

CERTIFICATE OF WAGONER COUNTY CLERK

I, _____, the County Clerk of Wagoner County, do hereby certify that the above plat of Wagoner County Industrial Park I has been filed into Wagoner County Records.

Wagoner County Clerk

CERTIFICATE OF WAGONER COUNTY TREASURER

I, _____, the duly elected and qualified County Treasurer of Wagoner County, Oklahoma, do hereby certify that there are no unpaid taxes up to and including the year 2007 on the above described property shown on Wagoner County Assessor's Plat I as part of the East half of the Northeast Quarter of Section 19, Township 17 North, Range 16 East, City of Coweta, Wagoner County, State of Oklahoma, and report the amount has been deposited in the office of the County Treasurer guaranteeing payment of current year taxes.

Witness my hand this _____ day of _____, 2008.

County Treasurer _____

CURVE DATA TABLE

CURVE NO.	LENGTH	RADIUS	DELTA	CURVE NO.	LENGTH	RADIUS	DELTA
C-1	75.87	45.00	89°47'41"	C-8	48.40	25.00	109°31'40"
C-2	75.87	45.00	89°47'41"	C-9	70.85	45.00	90°12'19"
C-3	32.09	25.00	73°26'20"	C-10	70.85	45.00	89°47'41"
C-4	61.87	105.00	36°55'27"				
C-5	66.89	105.00	36°23'33"				
C-6	98.76	105.00	24°32'26"				
C-7	98.46	105.00	24°34'44"				

Wagoner County Profile

The cost of living in Wagoner County is 21.56% below the national average. Wagoner County offers its residents an affordable place to live and amazing outdoor spaces to play. Lake Fort Gibson is located in Wagoner County, which provides citizens recreation in their back yard. Access to the arts and entertainment is easily accessible in the Tulsa Metro area. The four public schools in Wagoner County provide students with an exemplary education, with a strong emphasis on excellence while offering a wide variety of activities that smaller school systems allow.

Wagoner County at a Glance

Population	68,499
Median Age	38
Total Workforce	27,000
Workforce Commuting Outside Co.	75%
Median Family Income	\$58,000
Total Private Industry in the Co.	1,335
Manufacturing Facilities	58

