



May 7, 2020

Bryce Binyon
PO Box 665
Blanchard OK 73010

*Application for Sign Permit
US-62, Grady County*

Dear Mr. Binyon:

As was discussed in a phone conversation with Derek Vinson from this office, the enclosed application could not be processed due to the proposed sign location being unzoned and not within 600' of a conforming business. A sign location *must* be one of the following:

- Zoned commercial, industrial or business.
- or*
- Unzoned but within 600 ft. of a conforming business.

We are returning your application, check in the amount of \$100, and other pertinent documentation submitted with the application.

It is our understanding that you will resubmit the application once the property has development in place. Best of luck with your endeavors!

Please contact this office if we can be of assistance. (405)521-3005

Respectfully,

Barbara Hoppes

Barbara Hoppes
Transportation Manager
Outdoor Advertising Control

BH

Enclosures

Barbara Hoppes

From: Derek Vinson
Sent: Tuesday, May 05, 2020 4:42 PM
To: Barbara Hoppes
Cc: Kellie Perkins
Subject: BINYON APPLICATION

Barbara,

I was able to talk with Bryce Binyon about his application. I told him we would be sending it all back because there's no zoning and his site is not within 600ft of any business activity. He plans on developing the property and will resubmit his application when the business opens.

Derek Vinson
Outdoor Advertising Control

Oklahoma Dept. of Transportation
Right-of-Way & Utilities Division
200 NE 21st Street, Room 2A1
Oklahoma City, OK 73105

(405)521-3005 (office)
(405)522-0386 (fax)
E-mail: dvinson@odot.org

**OKLAHOMA DEPARTMENT OF TRANSPORTATION
APPLICATION FOR SIGN REGISTRATION & PERMIT
(See back of form for instructions.)**

| FOR OFFICIAL USE ONLY | | |
|-------------------------------|-----------------------|---------------|
| MGR. INITIALS | OWNER NO. <u>2586</u> | REG. NO. |
| \$100.00 FEE AMOUNT | APPLICATION NO. | SIGN FILE NO. |

OAC
MAY 05 2020

Part I - SIGN OWNER INFORMATION

101 Applicant's Name: Bryce Binyon 102 Address: P.O. Box 665
 103 City: Blanchard 104 State: OK 105 Zip Code: 73010
 106 Telephone No. (405) 760-2706 107 Fax No. (405) 485-4244 108 Email Address: Bryce@BinyonLS.com

Part II - LOCATION OF SIGN SITE

201 Located on Hwy.: New 62 202 Side of Hwy.: Old 62 203 County Name: Grady County 204 City Name: Middelburg OK.
 205 Nearest Intersecting Hwy.: New/Old 62 206 Direction from Intersection: E 207 Distance from Intersection: 100 FT 208 Distance from Right-of-Way: 50 FT
 N S E W
 N S E W
 Miles & Tenths Feet

Part III - LAND OWNER INFORMATION (No. Assigned: 1462)

301 Land Owner's Name: Bryce Binyon 302 Address: P.O. Box 665
 303 City: Blanchard 304 State: OK. 305 Zip Code: 73010
 306 Telephone No. (405) 760-2706 307 Have you enclosed proof of land use consent? YES NO

Part IV - PHYSICAL DESCRIPTION OF SIGN

401 DIMENSIONS: Height of Facing: 6 ft. Width of Facing: 12 ft. Overall Height Above Ground: 28 ft.
 (Cannot exceed 25 ft.) (Cannot exceed 60 ft.) (No limit by state)
 402 TYPE OF SIGN: Single Side-by-Side Stacked V-Type Back-to-Back Tri-Vision (Rotating Slats)
 (Cannot exceed 30 ft.)
 403 NO. OF PANELS: 4 404 WILL SIGN BE ILLUMINATED? YES NO If yes, will it be an LED/digital display? YES NO
 (Advertising Displays)

Part V - ZONING AND COMMERCIAL/ INDUSTRIAL QUALIFICATIONS (One of these options is required for Class A Permit. However if applying for a Class C (Informational) Permit, this section does not apply.)

| ZONED AREA ONLY | UNZONED AREA ONLY |
|---|--|
| 501 - Is proposed location zoned? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO (If answer is no, then go directly to Item 505.) | 505 - Is proposed location within 600 ft. of a conforming business? (Refer to OAC §730:35-5-12[a][2]) <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO |
| 502 - What is the zoning designation? <u>N/A</u> (Must be some type of commercial, industrial or business designation.) | 506 - What is the name of the business? <u>USA Outdoor Advertising</u> |
| 503 - Who is the zoning authority? <u>N/A</u> | 507 - Please attach a diagram depicting the layout of the business and the proposed sign site. |
| 504 - If the area is zoned, a Zoning Confirmation from must be completed and attached. (Form OAC Z-504 or its equivalent.) | |

Part VI - ACKNOWLEDGMENT

Have you read all of the statutes and regulations pertaining to outdoor advertising control? YES 62-26-04 Div 7

REMARKS: No zoning or Commercial Business w/ 600' b. flopped 5-7-20 Inspector Pre-review:

STATE OF: Oklahoma
 County of: McCurtain §

being of lawful age and first duly sworn upon oath deposes and states the following:

I, on behalf of _____ myself (or) _____ as authorized representation of the organization listed above as Applicant, so attest that I have read the foregoing information and that the facts set out therein are true and correct to the best of my knowledge and belief.

Signature of Applicant or Representative: Bryce Binyon
 Signature of Notary: Christy Long
 NOTARY PUBLIC: Christy Long
 Subscribed and sworn to me this 20 day of 20, 20
 My commission expires: 5-14-23



AFTER RECORDING RETURN TO:

Oklahoma Department of Transportation
Facilities Management Division
200 NE 21st Street
Oklahoma City, OK 73105

I-2020-002125 Book 5703 Pg: 169
02/14/2020 3:47 pm Pg 0169-0170
Fee: \$ 20.00 Doc: \$ 0.00
Jill Locke - Grady County Clerk
State of Oklahoma



(SPACE ABOVE THIS LINE FOR RECORDERS USE ONLY)

This instrument is exempt from the
Documentary Stamp Tax requirements
contained in 68 O.S. 2011 § 3201
[68 O.S. 2011 § 3202(11)]

02070(06)
Part of Parcel No. 37
Grady County

QUITCLAIM DEED

THIS INDENTURE, made this 4th day of February, 2020, A.D. between the **State of Oklahoma, ex rel., Oklahoma Department of Transportation**, party of the first part, and **Bryce Binyon Living Revocable Trust**, parties of the second part, **WITNESSETH:**

That said party of the first part, in consideration of the sum of **Twenty Two Thousand and No/100 Dollars (\$22,000.00)** and other valuable consideration to it in hand paid, the receipt of which is hereby acknowledged, except for and subject to any existing utility easements, licenses or permits and subject to the reservations and exceptions made hereinafter, does hereby quitclaim, grant, bargain, sell and convey unto **Bryce Binyon Living Revocable Trust**, Mailing Address: P.O. Box 665, Blanchard, Oklahoma, 73010 parties of the second part, all its rights, title, interest, estate, and every claim and demand, both at law and in equity, in and to all the following described property, to-wit:

A strip, piece or parcel of land lying in part of the NW¼ NW¼ of Section 20, T7N, R5W in Grady County, Oklahoma. Said parcel of land being described by metes and bounds as follows:

Beginning at the point where the present East right-of-way of line of Old U.S. Highway No. 62 intersects the North line of said NW¼ NW¼ a distance of 373.41 feet N 89°37'23" E of the NW corner of said NW¼ NW¼, thence S 21°22'46" W along said right-of-way line a distance of 781.80 feet to a point where the Easterly right-of-way line of the Old U.S. Highway No. 62 intersects the permanent Northerly right-of-way line of New U.S. Highway No. 62, thence N 44°31'34" E along said right-of-way line a distance of 454.66 feet, thence N 38°33'29" E along said right-of-way a distance of 228.17 feet, thence N 50°54'34" E along said right-of-way a distance of 362.31 feet to a point on the North line of said NW¼ NW¼, thence S 89°37'23" W along said North line a distance of 457.25 feet to the point of beginning.

Containing 3.52 acres, more or less.

Grantor, reserves and excepts unto itself, its successors and assigns **ALL RIGHTS OF INGRESS AND EGRESS** from said 3.52 acres, more or less to the lands or rights-of-way covered by the abutting U.S. Highway No. 62 facility along the Easterly side of the above described property.

Grantor reserves and excepts unto itself, its successors or assigns a 25 foot **PERPETUAL COUNTY ROADWAY EASEMENT** containing 0.26 acres, more or less, inclusive of the 16.50 feet of section line right-of-way located along the North side of the above described property.



MAY 05 2020

All bearings contained in this description are based on the Oklahoma State Plane Coordinate System and are not astronomical bearings.

together with all and singular the hereditaments and appurtenances thereunto belonging.

TO HAVE AND TO HOLD the above described premises unto the said parties of the second part, their heirs, successors and assigns forever, so that neither it, the said State of Oklahoma, ex rel., Oklahoma Department of Transportation or any person in its name and behalf, shall or will hereafter claim or demand any right or title to the said premises or any part thereof; but they and everyone of them shall by these presents be excluded and forever barred and said premises shall be subject to the rights of any existing utility easements, licenses or permits which may presently be occupying said right-of-way and reserving and excepting all rights of access from said conveyed premises as set out above.

IN WITNESS WHEREOF, the said party of the first part has hereunto set its hand the said year first written above.

APPROVED AS TO FORM AND LEGALITY

STATE OF OKLAHOMA, ex rel.,
DEPARTMENT OF TRANSPORTATION

Timothy A. Tegeler,
Director of Engineering

State of Oklahoma)
) ss.
Oklahoma County)

Before me, the undersigned Notary Public in and for this state, on this 11th day of February, 2020, personally appeared Timothy A. Tegeler, to me known to be the Director of Engineering, of the State of Oklahoma, ex rel., Oklahoma Department of Transportation, and the identical person(s) who executed the within and foregoing instrument, and acknowledged to me that he executed the same in his capacity as the Director of Engineering of the State of Oklahoma, ex rel., Oklahoma Department of Transportation, as his free and voluntary act and deed, and as the free and voluntary act and deed as such Director of Engineering of the State of Oklahoma, ex rel., Oklahoma Department of Transportation for the uses and purposes therein set forth.

Witness my hand and seal the day and year above written.

My Commission Expires: 08-14-21
My Commission No.: 13007463

Notary Public



20-7-5
DPOT

BULLBOARD

N 35' OF 17.48

W 97 45' 29.72



BILLBOARD N35 49 17.98 W 77 55 29.71