



July 22, 2024

Big Time Billboards
10900 S 209th E. Ave.
Broken Arrow OK 74014

Re: Application for Sign Registration and Permit
West Side of US-75, Okmulgee County
Eakin Property

Dear Mr. Stokely:

As per our discussion, the enclosed application could not be approved due to the business provided for conformation, (Poor Boy Auto) does not meet the standards for a business area. Business is closed.

We are returning your application and the supporting documentation.

If you have any questions or feel that these findings are incorrect, please contact this office at (405)521-3005.

I am sorry that we cannot issue a Permit in this instance but look forward to working with you on future endeavors.

Respectfully,

A handwritten signature in blue ink, appearing to read 'Thomas Davis', written over a horizontal line.

Thomas Davis
Branch Supervisor
Outdoor Advertising Control Branch

TD

Enclosures

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

FOR OFFICIAL USE ONLY		
MGR. INITIALS YTD	OWNER NO. 2773	REG. NO.
FEE AMOUNT \$100.00	APPLICATION NO. 8106	SIGN FILE NO.

OAC JUN 1 2 2024

Part I - SIGN OWNER INFORMATION

101 Applicant's Name: **Bigtime Billboards** 102 Address: **10900 s 209th e ave**
 103 City: **Broken Arrow** 104 State: **OK** 105 Zip Code: **74014**
 106 Telephone No. **(918) 402-9016** 107 Fax No. **() NA** 108 Email Address: **sam@primetimeok.com**

Part II - LOCATION OF SIGN SITE

201 Located on Hwy.: **US-75** 202 Side of Hwy.: **E** 203 County Name: **Okmulgee** 204 City Name: **Okmulgee**
 205 Nearest Intersecting Hwy.: **16** 206 Direction from Intersection: **S** 207 Distance from Intersection: **4.31** 208 Distance from Right-of-Way: **10**
 GPS Coordinates: Latitude: **35.685789** Longitude: **-95.9687521**

Part III - LAND OWNER INFORMATION (No. Assigned: **17760)**

301 Land Owner's Name: **Ethan & Kelsey Fahn** 302 Address: **11760 US Hwy 75**
 303 City: **Okmulgee** 304 State: **Ok** 305 Zip Code: **74447**
 306 Telephone No. **(918) 814-9056** 307 Have you enclosed proof of land use consent? YES NO

Part IV - PHYSICAL DESCRIPTION OF SIGN

401 DIMENSIONS: Height of Facing: **25** ft. Width of Facing: **40** ft. Overall Height Above Ground: **70** 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.)

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

Have you read all of the statutes and regulations pertaining to outdoor advertising control? YES **75-56-11 Div 7**

REMARKS: **DENIED 7/18/24** Inspector Pre-review: **YTD 6-12-24**

STATE OF: Oklahoma County of: Tulsa § YTD 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: Sam Stokely
 Printed Signature: Sam Stokely

NOTARY PUBLIC:
 Subscribed and sworn to me this 3 day of June, 2024
 My commission expires: _____
 Signature of Notary: Brandon A. Fisher

FIELD CHECKLIST FOR PERMIT APPLICATIONS

APP.NO: 8106 REFERENCE NO: _____ DATE: 7/18/24 INSPECTOR: J. Davis

COUNTY: Oklmulgee DIVISION: 1 HIGHWAY: U-75 SIDE OF HIGHWAY: E D or U

CITY: N/A CONTROL SECTION: 75-56-11 R/W: 10'

BRIEF LOCATION DESCRIPTION: 4.31 mi. S. of 84-16

LEGAL DESCRIPTION: NW SW SE SECTION: 18 TWN.: 14N RANGE: 13 E

LATITUDE: _____ LONGITUDE: _____ AERIAL SHT.: 17

TYPE OF ZONING: None FORM OF VERIFICATION: _____

(If proposed location is zoned, the inspector will need to complete a Zoning Review form at this time.)

CIRCLE YES OR NO FOR THE FOLLOWING IN ALL LOCATIONS:

- YES NO W/I 500 FT. OF A PLAYGROUND
 - YES NO W/I 500 FT. OF A CEMETERY
 - YES NO W/I 500 FT. OF A PUBLIC FOREST
 - YES NO W/I 500 FT. OF A PARK (Name of Park & Distance: _____)
- YES NO OTHER REGISTERED SIGNS:
- Sign No. _____ Distance & Dir. _____
- Sign No. _____ Distance & Dir. _____
- Sign No. _____ Distance & Dir. _____

OUTSIDE INCORPORATED MUNICIPALITY ON AN INTERSTATE/FREEWAY: _____ N/A

- YES NO W/I 500 FT. OF AN ACCESS RAMP (Distance: _____)
- YES NO W/I 500 FT. OF A REST AREA OR WEIGH STATION (Distance: _____)

IN UNZONED COMMERCIAL OR INDUSTRIAL AREA ONLY: _____ N/A

COMMERCIAL OR INDUSTRIAL ACTIVITY(S): None (Poor Boy Autos is closed)

IS ACTIVITY WITHIN 600 FT. OF PROPOSED SITE? (If yes, a Business Review form will need to be completed at this time.)

SPACING CHECK LIST FOR UNZONED COMMERCIAL INDUSTRIAL AREA:

- YES NO W/I 500 FT. OF A CHURCH (Name & Distance: _____)
- YES NO W/I 500 FT. OF A SCHOOL (Name & Distance: _____)
- YES NO W/I 500 FT. OF A HISTORICAL BATTLEFIELD (Name & Distance: _____)
- YES NO W/I 500 FT. OF A PUBLIC FOREST PRESERVE? (Name & Distance: _____)
- YES NO W/I 300 FT. OF A RESIDENCE? (If yes, how many? _____)
- YES NO DOES APPLICANT HAVE PROPER RESIDENTIAL CONSENTS?

LANDOWNER(S): _____

VERIFICATION: _____

HIGHWAY PROJECT CLEARANCE? YES NO If no, describe plan of address or other references: _____

ADDITIONAL COMMENTS: _____

DENIED

APPROVAL DATE: _____ REG.NO. _____ SIGN FILE NO. _____

REJECTION DATE: 7/18/24 REASON FOR REJECTION: Business is closed (No conforming Bus.)

BUSINESS REVIEW

APPLICATION NO(S). 8106 Site Inspection No. 1

Time & Date of Inspection: 7/18/24 - 2 pm Inspector: G. Daw's

Name of Business: Poor Boy Auto Type: Closed

Is Business Identified? Yes No If yes, in what manner? _____

Distance from the Sign Site(s): 400' Within 660 ft. of the right of way? Yes No

Visible from the Highway? Yes No Recognizable as a business from the Highway? Yes No

What appears to be the prime use of surrounding area? Agricultured / Residential

Is the lessor of the property of proposed sign site(s) the owner of the business? Yes No

What are the hours of business and days open? None

Is this a new business? Yes No If yes, how long has business been open? _____

Is business open to the general public? Yes No If no, then what is the mode of business transactions? None

What type of infrastructure is in place? (Business can not be operated from a residence.)
None

Describe any activity currently taking place: None

Did you speak with anyone at the business site? Yes No If yes, list their name and their relationship with the business: _____

Additional comments and/or confirmations: Business is closed

Based on this field visit, does this business meet with HBA requirements? Yes No If no, provide reason(s): No conforming Business (Poor Boys Auto is closed.)

BIG TIME BILLBOARDS, LLC
10111 E. 45th Place
Tulsa, OK 74146
PHONE: (918) 402-9016, fax (918) 663-8502

SIGN LOCATION LEASE AGREEMENT

Date: May 3 2024
Name: Big Time Billboards, L.L.C.
Name: Ethan & Kelsey Eakin
Name: _____
Social Security/ Federal ID Number: _____

Structure Number: East Flower Patch
Address: 10111 E. 45th Place, Tulsa, OK 74146
Address: 11750 US Hwy 75 Okmulgee OK
Phone: 918 814 9056 74447

THIS LEASE AGREEMENT (the "Lease") is entered into, to be effective the 3 day of May 2024, by and between Ethan & Kelsey Eakin, a single person, as husband and wife as Trustee, President, Manager ("Lessor") and BIG TIME BILLBOARDS, L.L.C., an Oklahoma limited liability company ("Lessee").

1. Grant; Premises; Use. Lessor, the owner of the hereinafter described real estate, leases and exclusively grants to Lessee an Lessee Leases from Lessor for the term, at the rental, and upon all of the conditions set forth herein, the property described in Exhibit "A", as well as all easements, rights-of-way, privileges, ingress and egress rights and other appurtenances thereto (the "Premises"), attached heret and incorporated by reference, including a portion of land sufficient to support an outdoor advertising sign structure and faces (the "Sign" for the purpose of erecting, placing and maintaining the Sign, on Lessor's property. Lessor grants to Lessee the right to provide or establish electrical power to the Sign and place incidental equipment thereon. Lessor grants to Lessee the right to sublet the site(s) or Sign, including the right to sublet space on the Sign for uses other than advertising, or to assign this agreement.

LESSOR AND LESSEE HAVE CAREFULLY READ AND REVIEWED THIS LEASE AND EACH TERM AND PROVISION CONTAINED HEREIN AND, BY EXECUTION OF THIS LEASE, SHOW THEIR INFORMED AND VOLUNTARY CONSENT THERETO. THE PARTIES HEREBY AGREE THAT AT THE TIME THIS LEASE IS EXECUTED THE TERMS OF THIS LEASE ARE COMMERCIALY REASONABLE AND EFFECTUATE THE INTENT AND PURPOSE OF LESSOR AND LESSEE WITH RESPECT TO THE PREMISES.

NAME: Ethan & Kelsey Eakin
an individual, husband and wife, as Trustee, etc.

BIG TIME BILLBOARDS, LLC
an Oklahoma limited liability company

[Signature]
NAME: _____
TITLE: Ethan Eakin
PRINT NAME

[Signature]
NAME: SAM STOKELY
TITLE: MANAGER

"Lessor"

"Lessee"

E:\91019\001\New Lease (09.19.11).doc

X Kelsey Eakin

Exhibit "A"

Legal Description

X Kelsey Eakin



Okmulgee

Account Data And Map Image

Data provided by Ed Johnson County Assessor

Date 05/07/2024
 Time 11:00:07

Map Image



Assessment Data

Account 560005331
 Parcel ID 0000-18-14N-13E-D-030-00
 Cadastral ID 0000-14N-13E-18-D-030-00
 Property Type REAL - Real Property
 Property Class RA
 Tax Area 105 - I-5 Rural Preston
 Situs
 Subdivision /
 Sec/Twn/Rng 18 / 14 / 13 / 0
 Neighborhood 100502 - OKMVL/RURAL AG
 Lot Size 48.850 / Acres
 EAKIN, ETHAN & KELSEY
 11750 US HWY 75

Primary Image

Exhibit "A"

OKMULGEE

OK 74447-

Legal Description

Book/Page 02342-00389

18-14-13 A TR SE COMM NW COR SE E 1195.03' TO POB
 S01°09'08"E 760.08' S56°55'39"W 934.59' S41°20'35"E 318.96'
 S89°27'57"E 2022.60' N 1093.20' W 417.5' N 417.5' W 1027.62' TO
 POB

Assessed Valuation

Land Value	4,455	Assessed Value	4,455
Improvements	0	Assessment Level	12%
Mobile Home	0	Penalty Amount	0
Total Value	4,455	Exemption	0
		Total Taxable	535

D:\office docs\Title Opinions\OLT\Eakin, Ethan & Kelsey\Fox, Jay & Bobbie\WD.doc

I-2023-006068 Book 2342 Pg 389
09/07/2023 9:06am Pg 0389-0389
Fee: \$18.00 Doc \$570.00
Tonya Day - Okmulgee County Clerk
State of OK



Exhibit "A"
WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

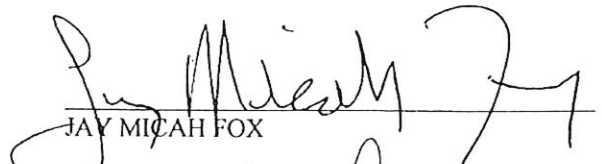

That Jay Micah Fox and Bobbie Lynn Patricia Fox, husband and wife ("Grantors") in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, do hereby grant, bargain, sell and convey to **Ethan Eakin and Kelsey Eakin, husband and wife as joint tenants with the right of survivorship** ("Grantees") the property and premises described as:

a tract of land in the Southeast Quarter (SE/4) of Section 18, Township 14 North, Range 13 East, Okmulgee County, Oklahoma described as: Commencing at the Northwest Corner of the Southeast Quarter (SE/4); thence East 1195.03 feet to the point of beginning; thence S01°09'08"E a distance of 760.08 feet; thence S56°55'39"W a distance of 934.59 feet; thence S41°20'35"E a distance of 318.96 feet; thence S89°27'57"E a distance of 2022.60 feet; thence North 1093.20 feet; thence West 417.5 feet; thence North 417.5 feet; thence West 1027.62 feet to the point of beginning, **Less and Except** any oil, gas, coal and other minerals not owned by Grantors

together with the improvements thereon and the appurtenances thereunto belonging, and warrant the title thereto.

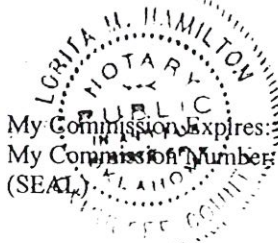
To have and to hold the described property and premises unto the Grantees and their assigns and the heirs, successors and assigns of the survivor forever, free, clear and discharged of and from all former grants, claims, charges, taxes, judgments, mortgages and other liens and encumbrances whatsoever, except visible or recorded rights-of-way and easements.

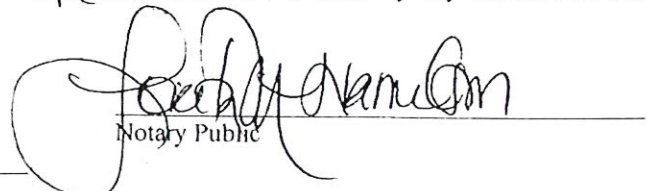
September 1, 2023.


JAY MICAH FOX

BOBBIE LYNN PATRICIA FOX

STATE OF OKLAHOMA)
) SS
COUNTY OF OKMULGEE)

This instrument was acknowledged before me on September 1, 2023 by Jay Micah Fox and Bobbie Lynn Patricia Fox, husband and wife.


My Commission Expires: 5/23/27
My Commission Number: 03007303
(SEAL)


Notary Public

Return To:
OLT Real Estate Closing
P.O. Box 875
Okmulgee, OK 74447

GRANTEE'S ADDRESS:
1115 E. LISH HUNT #15
Okmulgee, OK 74447





11875

Beeline


Beeline

Beeline

X

Okmulgee County
Oklahoma
35.685789, -95.968754

 Street View













Automotive

Choctaw, OK 73020

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Poorboy Auto Ranch

(918) 756-8080



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4.4 miles away from Poorboy Auto Ranch

Location & Hours

Suggest an edit



11875 Highway 75
Okmulgee, OK 74447

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