



July 22, 2024

Big Time Billboards  
10900 S 209<sup>th</sup> E. Ave.  
Broken Arrow OK 74014

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

Dear Mr. Stokely:

As per our discussion, the enclosed application could not be approved due to the business provided for conformation, (Vista Pools) does not meet the standards for a business area.

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 "T. Davis", with a large, stylized flourish at the end.

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	OWNER NO. <u>2773</u>	REG. NO.
\$100.00 FEE AMOUNT	APPLICATION NO. <u>8089</u>	SIGN FILE NO.

OAC APR 3 9 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.: W 203 County Name: Okmulgee 204 City Name: Mounds  
 205 Nearest Intersecting Hwy.: 16 206 Direction from Intersection: NSEW 207 Distance from Intersection: 6.16 208 Distance from Right-of-Way: 15  
 209 GPS Coordinates: Latitude: 35 829632 Longitude: -96 015886

**Part III - LAND OWNER INFORMATION (No. Assigned: 11433)**

301 Land Owner's Name: Sandra Honeycutt 302 Address: 9945 Creager Rd  
 303 City: Mounds 304 State: OK 305 Zip Code: 74047  
 306 Telephone No. (918) 697-2584 307 Have you enclosed proof of land use consent?  YES  NO

**Part IV - PHYSICAL DESCRIPTION OF SIGN**

401 DIMENSIONS: Height of Facing: 25 ft. (Cannot exceed 25 ft.) Width of Facing: 40 ft. (Cannot exceed 60 ft.) Overall Height Above Ground: 75 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** 501 - Is proposed location zoned?  YES  NO (If answer is no, then go directly to Item 505.)  
 502 - What is the zoning designation? \_\_\_\_\_ (Must be some type of commercial, industrial or business designation.)  
 503 - Who is the zoning authority? \_\_\_\_\_  
 504 - If the area is zoned, a Zoning Confirmation from must be completed and attached. (Form OAC Z-504 or its equivalent.)

**UNZONED AREA ONLY** 505 - Is proposed location within 600 ft. of a conforming business? (Refer to OAC §730:35-5-12[a][2])  YES  NO  
 506 - What is the name of the business? Vista Pool & Crane Guy  
 507 - Please attach a diagram depicting the layout of the business and the proposed sign site.

**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** Business Does Not Meet #00016188 Inspector Pre-review:

STATE OF: Oklahoma County of: Tulsa §  
Sam Stokely being of lawful age and first duly sworn upon oath, deposes and states the following:  
 I, on behalf of X 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: Rhonda A. Fisher #00016188 EXP 10/11/2024  
 Subscribed and sworn to me this 2 day of April, 2024  
 My commission expires: \_\_\_\_\_  
 Signature of Notary: Rhonda A. Fisher

**FIELD CHECKLIST FOR PERMIT APPLICATIONS**

APP.NO: 8089 REFERENCE NO: \_\_\_\_\_ DATE: 4/30/24 INSPECTOR: J. Davis

COUNTY: Okmulgee DIVISION: 1 HIGHWAY: 75 SIDE OF HIGHWAY: W D or U U

CITY: \_\_\_\_\_ CONTROL SECTION: 75-56-11 R/W: 20'

BRIEF LOCATION DESCRIPTION: 6.24 mi. N. of SH-16

LEGAL DESCRIPTION: \_\_\_\_\_ SECTION: \_\_\_\_\_ TWN.: \_\_\_\_\_ RANGE: \_\_\_\_\_

LATITUDE: \_\_\_\_\_ LONGITUDE: \_\_\_\_\_ AERIAL SHT.: \_\_\_\_\_

TYPE OF ZONING: NA 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): Vista Pools ok

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): Sandra L. Honeycutt

VERIFICATION: PARLAY 2.0 & County Assessor

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

ADDITIONAL COMMENTS: \_\_\_\_\_

**DENIED** YTD

APPROVAL DATE: \_\_\_\_\_ REG.NO. \_\_\_\_\_ SIGN FILE NO. \_\_\_\_\_

REJECTION DATE: 7/17/24 REASON FOR REJECTION: Business Does Not Meet HBA Requirements.

## BUSINESS REVIEW

APPLICATION NO(S). \_\_\_\_\_ Site Inspection No. 1

Time & Date of Inspection: 1:06 - 4/30/24 Inspector: J. Davis

Name of Business: Vista Pools Type: Commercial

Is Business Identified?  Yes  No If yes, in what manner? Small sign @ entrance

Distance from the Sign Site(s): 447' 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? Mixed: Ag, Commercial Industrial.

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? ?

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

Is business open to the general public? Yes No If no, then what is the mode of business transactions? Not at this time. There is a phone # & website.

What type of infrastructure is in place? (Business can not be operated from a residence.)  
Not a residence but no Infrastructure at all.  
Just Pools lined up for Viewing & Transport.

Describe any activity currently taking place: None at the time of visit

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: Looks like the beginning phases of a business. Could be a staging area awaiting delivery to customers. see photos.

Based on this field visit, does this business meet with HBA requirements? Yes  No If no, provide reason(s): \_\_\_\_\_

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

**SIGN LOCATION LEASE AGREEMENT**

Date: April 2 2024  
Name: Big Time Billboards, L.L.C.  
Name: Sandra Honeycutt  
Name: \_\_\_\_\_  
Social Security/ Federal ID Number: \_\_\_\_\_

Structure Number: \_\_\_\_\_  
Address: 10111 E. 45<sup>th</sup> Place, Tulsa, OK 74146  
Address: 9945 Creager Rd Mounds, Ok 74047  
Phone: 918 697-2584

THIS LEASE AGREEMENT (the "Lease") is entered into, to be effective the 2 day of April 2024, by and between Sandra Honeycutt, 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 and 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 hereto 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.

2. **Term: Renewal Term: Rent:** \_\_\_\_\_

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: Sandra Honeycutt  
an individual husband and wife, as Trustee, etc.

**BIG TIME BILLBOARDS, LLC**  
an Oklahoma limited liability company

Sandra Honeycutt  
NAME: \_\_\_\_\_  
TITLE: \_\_\_\_\_  
SANDY Honeycutt  
PRINT NAME

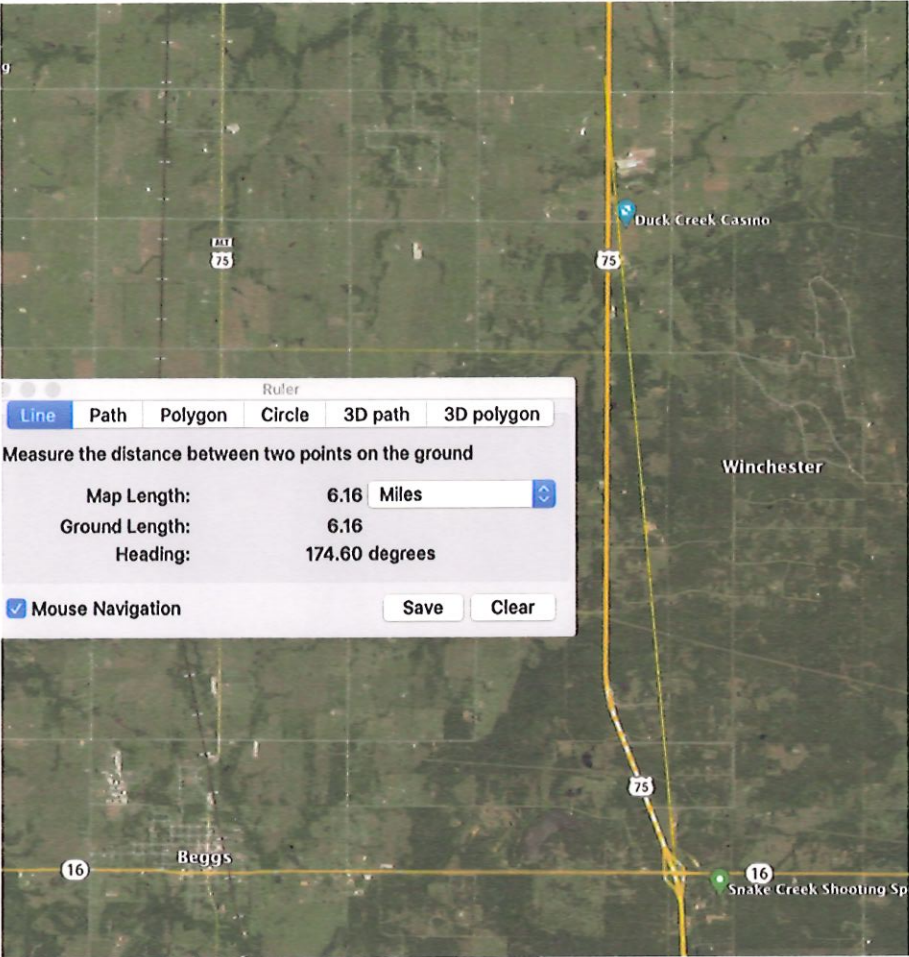
[Signature]  
NAME: SAM STOKELY  
TITLE: MANAGER

"Lessor"

"Lessee"

**Exhibit "A"**

Legal Description



Parcel Number 0000-27-16N-12E-D-020-00  
Name HONEYCUTT, SANDRA L  
Owner Number 52,980.00

Exhibit "A"

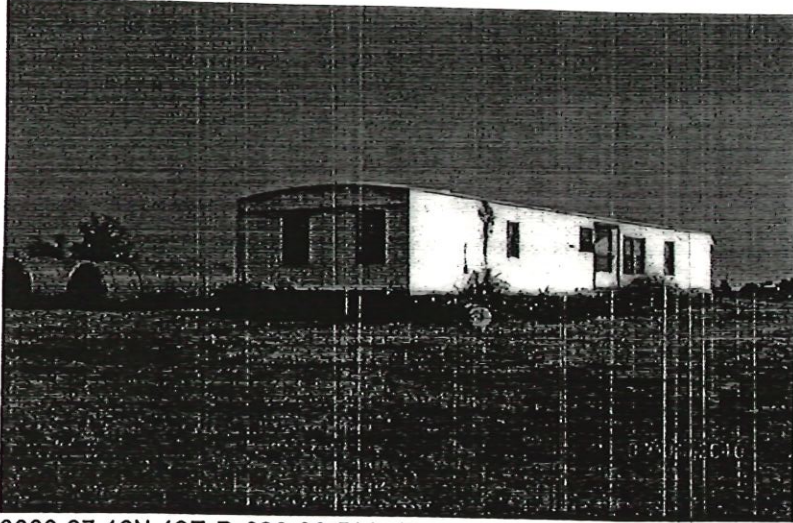
School District I-4 Rural  
Deed Book/Page 2069 / 536  
Tax ID: 7,946

Legal Description

27-16-12  
SE SE LESS 2.88 AC HWY

BLL MH SITS HERE: HONEYCUTT, SANDY

I-2016-001207 Book 2151 Pg: 820  
02/25/2016 12:21 pm Pg 0818-0820  
Fee: \$ 17.00 Doc: \$ 0.00  
Becky Thomas - Okmulgee County Clerk  
State of Oklahoma



0000-27-16N-12E-D-020-00-BLL.JPG

Acres 37.120

Lots

Land Use RuralAg

	Market	Assessed
Land	12,493	1,499
Improvements	31,565	3,788
Misc	1,045	125
Mfg Home	0	0
<b>Total</b>	<b>45,103</b>	<b>5,412</b>
Base Homestead		1,000
Additional Homestead		0
Disabled Veteran		0
<b>Net Assessed</b>		<b>4,412</b>

Mail Address

HONEYCUTT, SANDRA L  
9945 CREAGER RD

MOUNDS, OK. 74047

Property Location

9945 CREAGER RD  
MOUNDS

Coordinate Information

Description	Latitude	Longitude
Land	35.82969N	96.01739W

MAILING ADDRESS: 9945 Creager Road Mounds, OK 74047

# Quit-Claim Deed

THIS INDENTURE, made this 17th day of May, 1996,

between Billy L. Honeycutt, a married person

of Okmulgee County, State of Oklahoma, party of the first part,

and Sandra L. Honeycutt, a married person



\_\_\_\_\_ party of the second part.

WITNESSETH, That said party of the first part, in consideration of the sum of

Ten (\$10.00) and No/100 ----- DOLLARS

to \_\_\_\_\_ duly paid, the receipt whereof is hereby acknowledged, do ES hereby quit-claim, grant, bargain, sell and convey unto the said party of the second part, and to her heirs and assigns forever, all his right, title, interest and estate, both at law and in equity, of, in and to, the follow-

ing described real estate, situated in the County of Okmulgee

State of Oklahoma, to-wit: S4, E4, SE4, Section 27, Township 16N, Range 12E, State

of Oklahoma, less U.S. Hwy 75 and County Road 231 right of way and all

utility easements of record, with 1/4 of all oil, gas and minerals that may

be seller to buyer, approximately 36.42 acres M/L. AKA Rt. 2, Box 2090,

Mounds, OK 74047.

Together with all and singular the hereditaments and appurtenances thereunto belonging. TO HAVE AND TO HOLD the above granted premises unto the said party of the second part her heirs and assigns forever.

In Witness Whereof, The said party of the first part has hereunto set his hand the day and year above written.

*Billy L. Honeycutt*

STATE OF OKLAHOMA,

County of Tulsa } ss.

(Individual Acknowledgment)

Before me, the undersigned, a Notary Public, in and for said County and State, on this 17th day of May, 1996 personally appeared Billy L. Honeycutt

to me known to be the identical person who executed the within and foregoing instrument, and acknowledged to me that he executed the same as a free and voluntary act and deed for the uses and purposes therein set forth.

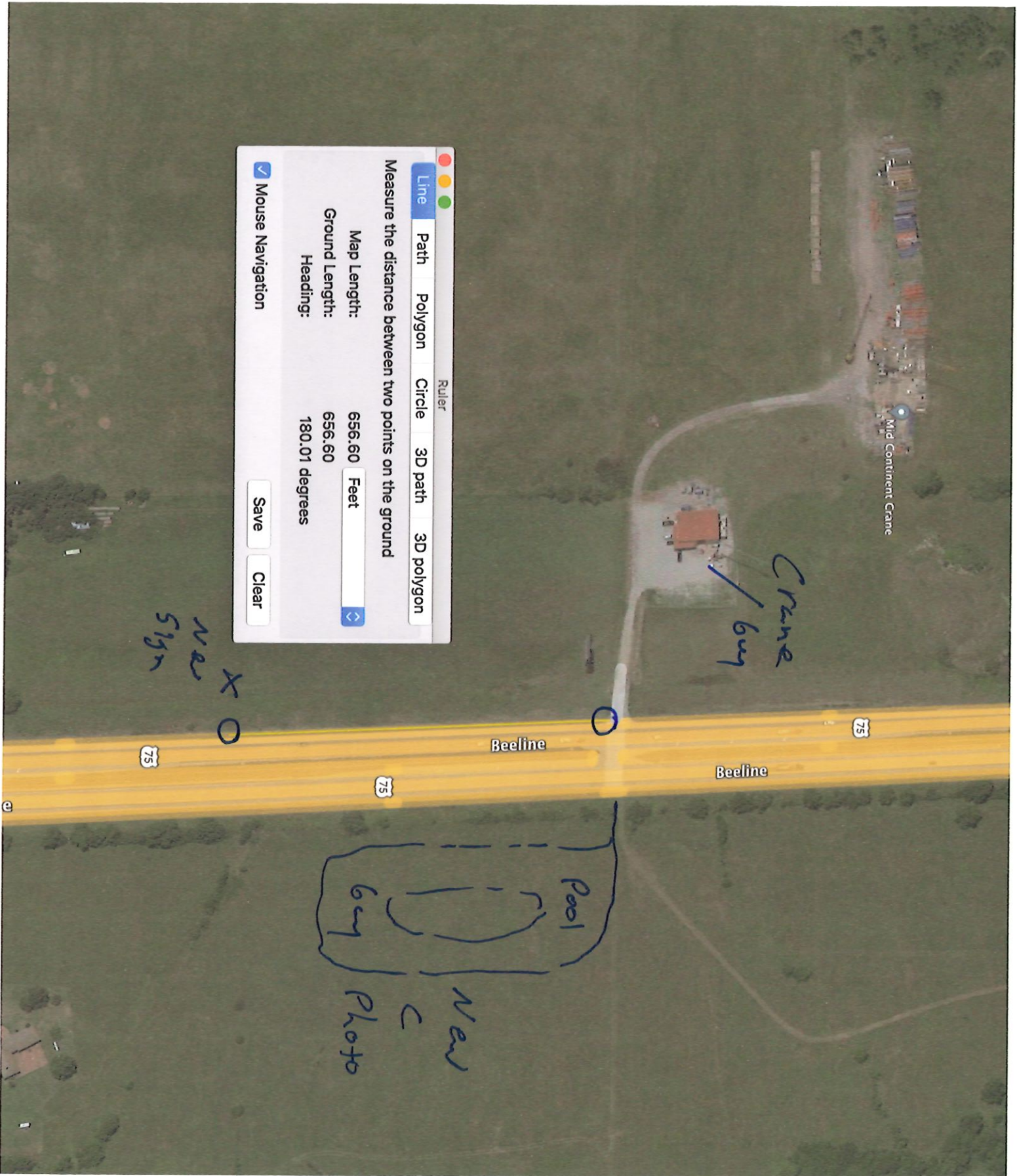
In Witness Whereof, I hereunto set my official signature and affixed my notarial seal the day and year last above written.

March 1, 1997

*Suzanne L. Andersen*  
Notary Public







Ruler

Line Path Polygon Circle 3D path 3D polygon

Measure the distance between two points on the ground

Map Length: 656.60 Feet

Ground Length: 656.60 180.01 degrees

Mouse Navigation

Save Clear

Mid Continent Crane

Crane / buy

Beeline

Beeline

Pool  
buy

New  
c  
Photo

NA  
Sign  
X  
O



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↶ Street View

**Okmulgee County**  
Oklahoma

35.829632, -96.015886

X



Beeli



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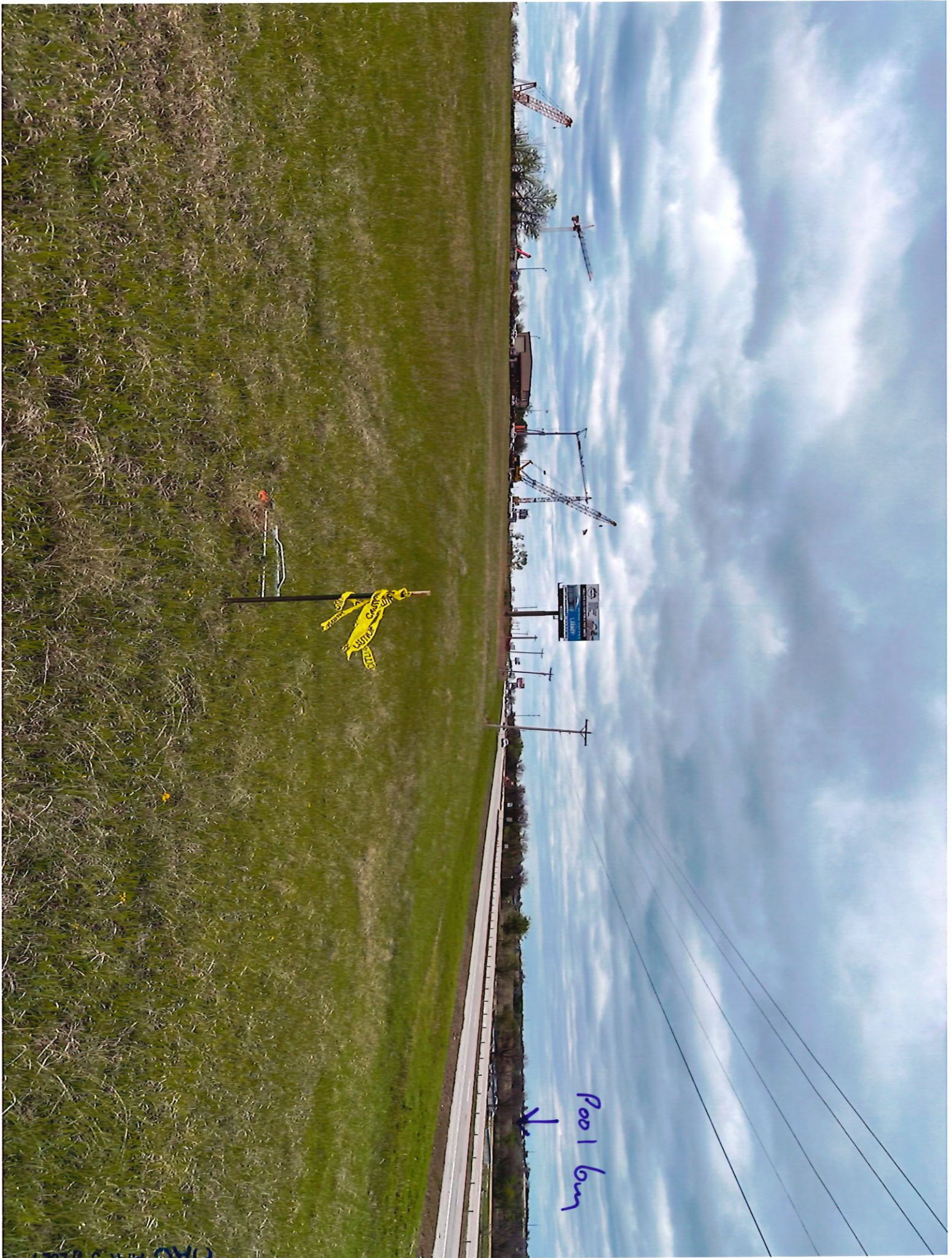
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Vista Pools  
& OUTDOOR LIVING  
918-973-4455  
VistaPoolsOK.com



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Pool buy

CAUTION  
CONSTRUCTION

POOL BUY























