



April 14, 2021

Big Time Billboards
Attn: Sam Stokely
10900 S 209th E Ave
Broken Arrow OK 74014

Application for Sign Registration
US-259, McCurtain County
Temporary Working File No. 7786

Dear Mr. Stokely:

As discussed with Thomas Davis in a telephone conversation today, the enclosed documents have been processed and the above referenced application has been rejected due to the proposed site being unzoned and not within 600 feet of a conforming business.

Although we believe that Darryl Pierce Tree Service is located down the driveway where the entry sign is located, there was no part of the business visible from the highway. Also, of note, there are 5 mailboxes attached to the entry sign which leads us to believe that this driveway lead to a residential area and not intended as a commercial/business entry drive.

We are returning the application and other pertinent documentation.

If you have any questions or feel that these findings are incorrect, please contact this office within ten (10) days of receiving this letter 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 that reads "Barbara Hoppes".

Barbara Hoppes
Transportation Manager
Outdoor Advertising Control

BH:

Enclosures

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

FOR OFFICIAL USE ONLY		
MGR. INITIALS <i>BYL</i>	OWNER NO. <i>2773</i>	REG. NO.
FEE AMOUNT \$100.00	APPLICATION NO. <i>7786</i>	SIGN FILE NO.

OAC MAR 23 2021

Part I - SIGN OWNER INFORMATION

101 Applicant's Name: Big Time 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. () 108 Email Address: same prime time ok.com

Part II - LOCATION OF SIGN SITE

201 Located on Hwy.: 259 202 Side of Hwy.: E 203 County Name: McCurtain 204 City Name: Broken Bow
 205 Nearest Intersecting Hwy.: 70 206 Direction from Intersection: N 207 Distance from Intersection: 2.31 208 Distance from Right-of-Way: 10
 209 GPS Coordinates: Latitude: 34.060221 Longitude: -94.738489

Part III - LAND OWNER INFORMATION (No. Assigned: 17316)

301 Land Owner's Name: Olen & Mary Hill 302 Address: 828 Joe hough rd
 303 City: Broken Bow 304 State: OK 305 Zip Code: 74128
 306 Telephone No. (580) 584 2974 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: 32 ft. Overall Height Above Ground: 60 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? 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.)
 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? Dental Tree Service
 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 *259-45-16*

REMARKS: No visible business from stacked location Inspector Pre-Review #00016188 XP. 10/11/2024

STATE OF: Oklahoma §
 County of: Tulsa
Sam Stobely 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 Stobely
 Printed Signature: Sam Stobely

NOTARY PUBLIC:
 Subscribed and sworn to me this 17 day of March, 2021
 My commission expires: _____
 Signature of Notary: Rhonda A. Fisher

FIELD CHECKLIST FOR PERMIT APPLICATIONS

APP.NO: 7786 REFERENCE NO: _____ DATE: 4/12/21 INSPECTOR: J. Davis

COUNTY: McClintain DIVISION: 2 HIGHWAY: US-259 SIDE OF HIGHWAY: E D or U (U)

CITY: Broken Bow CONTROL SECTION: 259-45-16 R/W: 10'

BRIEF LOCATION DESCRIPTION: 2.31 miles N. of US-70

LEGAL DESCRIPTION: SW NW SW SECTION: 6 TWN.: 6-5 RANGE: 25E

LATITUDE: 34.05853797 LONGITUDE: -94.73945512 AERIAL SHT.: 28

TYPE OF ZONING: None FORM OF VERIFICATION: Confirmed w/Broken Bow.

(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. 15197 Distance & Dir. 315'
 - 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

IS ACTIVITY WITHIN 600 FT. OF PROPOSED SITE? (If yes, a Business Review form will need to be completed at this time.)
Not within 600' of a considerable portion of the business.

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): Olen Jr. & Mary N. Hill.

VERIFICATION: PV Plus & Property Assessment Information!

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

ADDITIONAL COMMENTS: Business listed for commercial use is 1300' from the sign site. Business is not visible from the roadway!

DENIED

NO part of the business is visible.
APPROVAL DATE: _____ REG. NO. _____ SIGN FILE NO. Bylappas

REJECTION DATE: 4/14/21 REASON FOR REJECTION: _____

BUSINESS REVIEW

APPLICATION NO(S). 7786 Site Inspection No. 1

Time & Date of Inspection: 12:00 pm - 4/12/21 Inspector: J. Davis

Name of Business: Darryl Pierce Tree Service Type: Industrial

Is Business Identified? Yes No If yes, in what manner? On Premise Signage at entrance.

Distance from the Sign Site(s): 1300' 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? Agricultural & 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? Contact By Phone

What type of infrastructure is in place? (Business can not be operated from a residence.) Warehouse Type structure.

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: Could not see any activity from the roadway. Photo's confirm the business cannot be seen from the roadway or sign site!

Based on this field visit, does this business meet with HBA requirements? Yes No If no, provide reason(s): Site is not within 600' of a usable portion of the business & Business is not visible from the roadway.

General Report - Grouped by Division/County/Control/Start Point

Division 2
 County MCCURTAIN 2.31 miles

Control	Hwy.	Start Pt.	End Pt.	Control Length	Total Length	Second Ctrl.	JP No.	Project No.	Suffix	Work Type	Status	Fiscal Year	Let Date	FHWA Auth Date	Description	Project Total
016	US259	0.750	2.250	1.50	1.500		35202(04)	J3 -5202 (004) PM	PM	INTERSECTION MOD. & TRAF. SIGNALS	Active	2024	/		US-259: FROM 0.75 MI NORTH OF JCT SH-3 EXTEND NORTH APPROX 1.5 MI	\$1,090,000
							34333(05)	J3 -4333 (005) RW	RW	RIGHT OF WAY	Active	2026	/		US-259: FROM 6.25 MI N. OF JCT SH-3, EXTEND N. 6.00 MI RW FOR 34333(04)	\$2,000,000
		6.250	12.250	6.00	6.000		34333(06)	J3 -4333 (006) UT	UT	UTILITIES	Active	2026	/		US-259: FROM 6.25 MI N. OF JCT SH-3, EXTEND N. 6.00 MI UT FOR 34333(04)	\$1,000,000
Grand Total																\$4,090,000

X Olen & Mary Hill

Legal Description

Exhibit "A"

X Olen L. Hill Jr

"Lessor"
I:\91019\001\New Lease (09.19.11).doc

"Lessee"

PRINT NAME

Mary W. Hill

NAME:
TITLE:

Mary W. Hill

NAME: Mary Olen Hill
an individual (husband and wife) as Trustee, etc.

NAME: SAM STOKELY
TITLE: MANAGER

[Signature]

BIG TIME BILLBOARDS, LLC
an Oklahoma limited liability company

COMPLETLY REASONABLE AND EFFECTUATE THE INTENT AND PURPOSE OF LESSOR AND LESSEE WITH RESPECT TO THE PREMISES.

BIG TIME BILLBOARDS, LLC
1111 E. 45th Place
Tulsa, OK 74146
PHONE: (918) 402-9016, fax (918) 663-8502

SIGN LOCATION LEASE AGREEMENT

Effective Date: March 15 2021
Name: Big Time Billboards, L.L.C.
Name: Olen & Mary Hill
Name: _____
Social Security/ Federal ID Number: _____

Structure Number: # 9 S across creek
Address: 10111 E. 45th Place, Tulsa, OK 74146
Address: 828 Joe Hough rd Broken Bow
Phone: 580-589-2974 74728

THIS LEASE AGREEMENT (the "Lease") is entered into, to be effective the 15 day of March 2021, by and between Olen & Mary Hill, 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").

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 contractual 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.

Term: Renewal Term: Rent.

Field	Value
Permits	0000-00-00-00-2003-00
Owner 1	HILL, OLEEN JR, JIMMY W
Address 1	828 JOE HOLLOW RD
Address 2	<null>
Zip Code	74728-0000
School District	1-74 Rural
owner district desc	1-74 Rural
Acres/1000	13.585
Area Sq Ft	0
Site #	647372



an Lyles, McCurtain County Assessor
Idabel, Oklahoma 74745

Parcel Number 0000-06-06S-25E-2-002-00
Name HILL, OLEN JR & MARY N
Owner Number 87,170.00 DBA

Exhibit "A"

School District I-74 Rural
Deed Book/Page 777 / 934
Tax ID: 9,317

Legal Description

SEC. 6-6-25 NWNW, SWNW, NWSW, SWSE LESS PT LOT 4 DES AS BEG NE
COR LOT 4; S 00DEG 04MIN 24SEC W1321.83'; TH S 89 DEG 59MIN 58SEC W494.85' TH
NJ 18DEG 47MIN 45SEC W 91.66'; TH N 08DEG 24MIN 12SEC W222.40'; TH N 55DEG
36MIN 09SEC W46.84'; TH N 72DEG 19MIN 29SEC W62.79' TH N 53DEG 18MIN 02SEC W
94.41' TH N 62DEG 21MIN 11 SEC W88.02' TO E R/O/W US HWY 259; TH N 10DEG 30MIN
47SEC W887.15' ALONG SD R/O/W TO N LINE SD LOT 4 TH N 90DEG 00MIN 00SEC E
972.58' ALONG N LINE SD LOT 4 TO POB B742XP348 & LESS
THAT PT LOT 4, LOT 5 & LOT 6 LYING
W OF US HWY #259 RTWY DES AS FOL;
BEG NW COR LOAT 4; TH S 89*46'54" E
168.62' TO W RTWY US HWY #259; TH S
10*36'06" E849.11'; TH ALONG CURVE TO RIGHT HAVING A RADIUS OF 2799.79 FOR
1031.12' (HAVING A CHORD OF S 00*17'
36" E-1025.30') TH S 10*00'54" W
1777.11'; TH ALONG CURVE TO LEFT HAV-
ING A RADIUS OF 5794.58' FOR A DIST
OF 138.62' (HAVING A CHORD OF S
09*08'23" W138.62' TO W LINE SEC.6; TH N 00*00'54" E1103.6' TO W COR SEC.6; TH
N 00*00'54" E2643.81' TO POB(B846/P884)

Acres 115.850

Lots

Land Use RuralAg

Access from creek side Rv

580
- 584 - 2974 - Oline

236 - 3350 -

BJ - Lisa -

	Market	Assessed
Land	16,284	1,791
Improvements	0	0
Misc	0	0
Mfg Home	0	0
Total	16,284	1,791
Base Homestead		0
Additional Homestead		0
Disabled Veteran		0
Net Assessed		1,791

Mail Address

HILL, OLEN JR & MARY N
828 JOE HOUGH RD

BROKEN BOW, OK. 74728

Property Location

I-2001-569918 Book 1005 Pg: 312
01/11/2019 3:32 pm Pg 0310-0314
Fee: \$ 21.00 Doc: \$ 0.00
Karen Bryan - McCurtain County Clerk
State of Oklahoma

Coordinate Information

Description	Latitude	Longitude
Land	34.06253N	94.73305W

Date: 1/11/2019

Property Assessment Information
 Stan Lyles, McCurtain County Assessor
 Idabel, Oklahoma 74745

Parcel Number 0000-06-06S-25E-4-002-00
 Name HILL, OLEN JR & MARY N
 Owner Number 87,170.00 DBA

School District I-74 Rural
 Deed Book/Page 777 / 934
 Tax ID: 9,321

Legal Description

SEC. 6-6-25
 SESE, SWSW

Exhibit A-



0000-06-06S-25E-4-002-00.JPG

Acres 80.000

Lots

Land Use RuralAg

I-2001-569918 Book 1005 Pg: 313
 01/11/2019 3:32 pm Pg 0310-0314
 Fee: \$ 21.00 Doc: \$ 0.00
 Karen Bryan - McCurtain County Clerk
 State of Oklahoma

	Market	Assessed
Land	9,992	1,099
Improvements	61,260	6,739
Misc	0	0
Mfg Home	0	0
Total	71,252	7,838
Base Homestead		1,000
Additional Homestead		0
Disabled Veteran		0
Net Assessed		6,838

Mail Address

HILL, OLEN JR & MARY N
 828 JOE HOUGH RD

BROKEN BOW, OK. 74728

Property Location

828 JOE HOUGH RD

Coordinate Information

Description	Latitude	Longitude
Land	34.05711N	94.73099W

313

Exhibit A

Spouse to spouse
68 OSA 3202
OAC MAR 23 2021

JOINT TENANCY WARRANTY DEED

Know all by these presents, that Olen L. Hill, Jr. A/K/A Olen Lee Hill, Jr., A/K/A Olen Hill, Jr. and Mary N. Hill, A/K/A Mary N. Hough, A/K/A Mary N. Hough Hill, husband and wife parties of the first part, in consideration of the sum of ten dollars and other good and valuable consideration, in hand paid, the receipt of which is hereby acknowledged, do hereby grant, bargain, sell and convey unto Olen Hill, Jr. and Mary N. Hill, as joint tenants with rights of survivorship, whose address is Route 5, Box 145, Broken Bow, OK 74728, parties of the second part, the following described real property and premises, situated in McCurtain County, State of Oklahoma.

SE/4 SE/4, SW/4 SW/4 of Section 6, Township 6 South, Range 25 East, containing 80.00 acres.

NW/4 NW/4, SW/4 NW/4, NW/4 SW/4, SW/4 SE/4 of Section 6, Township 6 South, Range 25 East less part of Lot 4 described as beginning at the NE corner of Lot 4; South 00° 04' 24" West 1321.83 feet; Thence South 89° 59' 58" West 494.85 feet, containing 136.16 acres.

- NW/4 NE/4 of Section 6, Township 6 South, Range 25 East, containing 40.00 acres.
- SW/4 NE/4 of Section 6, Township 6 South, Range 25 East, containing 40.00 acres.
- NE/4 SW/4 of Section 6, Township 6 South, Range 25 East, containing 40.00 acres.
- NW/4 SE/4 of Section 6, Township 6 South, Range 25 East, containing 40.00 acres.
- SE/4 NW/4 of Section 6, Township 6 South, Range 25 East, containing 40.00 acres.
- NE/4 SE/4 of Section 6, Township 6 South, Range 25 East, containing 40.00 acres.
- NE/4 NE/4 of Section 7, Township 6 South, Range 25 East, containing 40.00 acres.
- SW/4 SE/4 of Section 31, Township 5 South, Range 25 East, containing 40.00 acres.
- SE/4 SW/4 of Section 6, Township 6 South, Range 25 East, containing 40.00 acres.
- SE/4 NE/4 of Section 7, Township 6 South, Range 25 East, containing 40.00 acres.

O
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T



Together with all the improvements thereon and the appurtenances thereunto belonging, and warrant the title to the same. To have and to hold said described premises unto the said parties of the second part, his/her/their heirs and assigns forever, free, clear and discharged of and from all former grants, charges, taxes, judgments, mortgages and other liens and encumbrances of whatsoever nature, excepting mineral conveyances of record.

Signed and delivered this 30th day of May, 2007.

Olen Hill, Jr.
Olen Hill, Jr.

Mary N. Hill
Mary N. Hill

State of Oklahoma)
McCurtain County.)

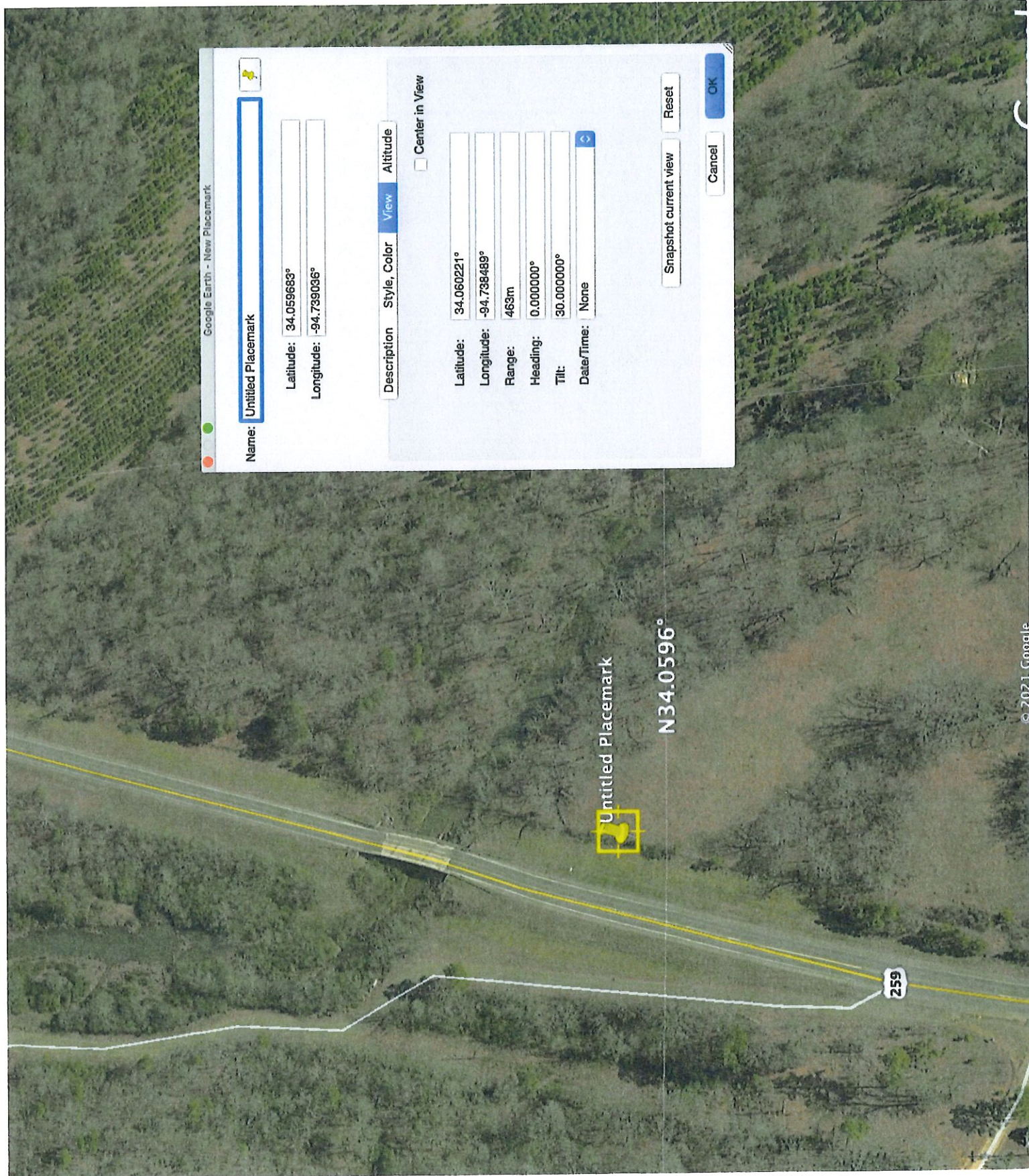
Before me, a Notary Public in and for this state, on this 30th day of May, 2007, personally appeared Olen Hill, Jr. and Mary N. Hill, to me known to be the identical persons who executed the within and foregoing instrument, and acknowledged to me that they executed the same as his/her/their free and voluntary act and deed for the uses and purposes therein set forth.

Glenna Sue Willis
NOTARY PUBLIC

My commission number 06009034
Expires on 09/21/10



934
314



Google Earth - New Placemark

Name:

Latitude:
Longitude:

Description Style, Color View Altitude

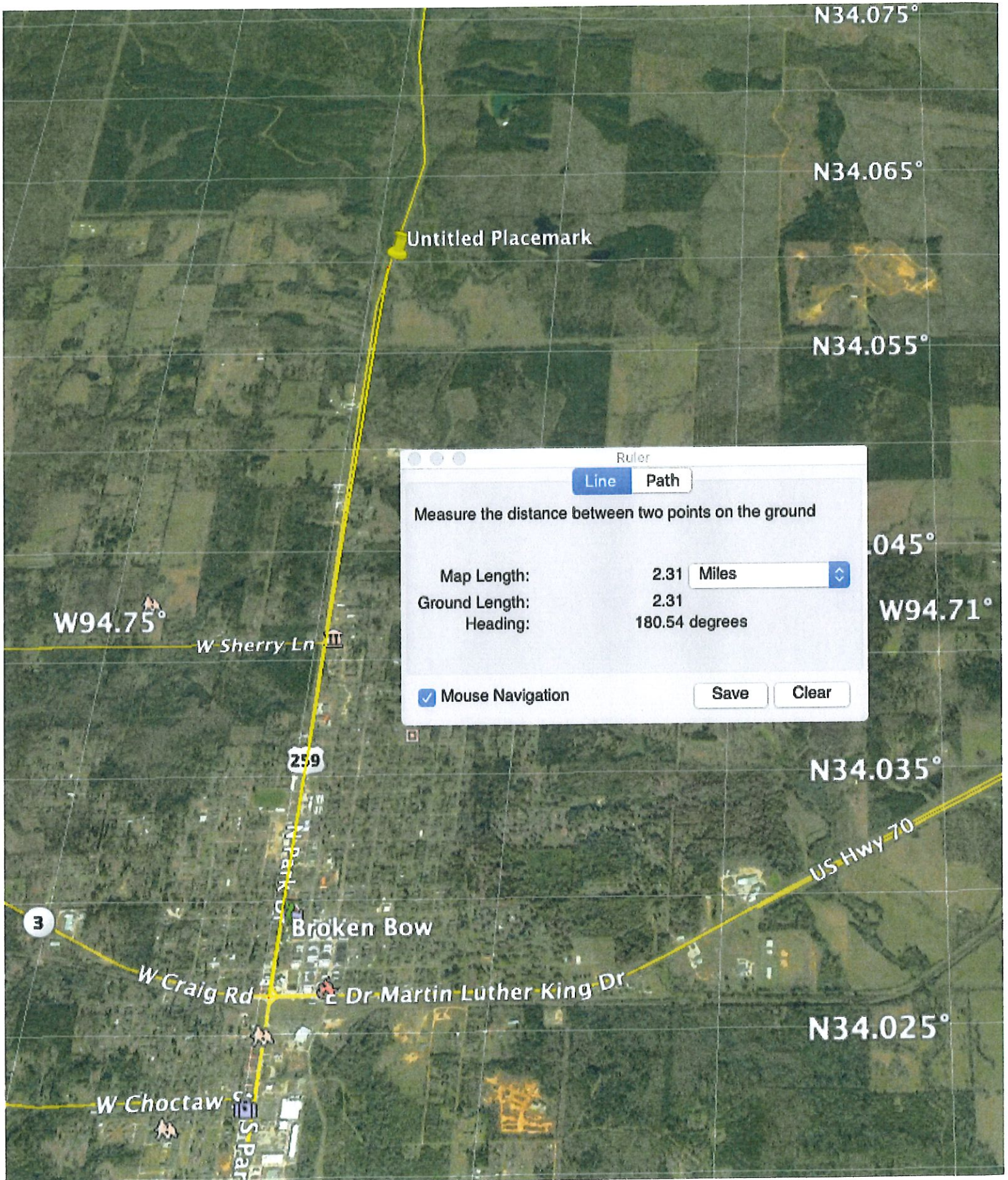
Center in View

Latitude:
Longitude:
Range:
Heading:
Tilt:
Date/Time:

Untitled Placemark

N34.0596°

259



Ruler

Line Path

Measure the distance between two points on the ground

Map Length:	2.31	Miles
Ground Length:	2.31	
Heading:	180.54	degrees

Mouse Navigation

Save Clear

From: Sam Stokely sam@primetimeok.com
Subject: Go
Date: March 18, 2021 at 9:43 AM
To: sam bigtimebillboards@yahoo.com









04 12 2021



04 12 2021











Darryl Pierce
FREE SERVICE
SELL TREES BY CONSTRUCTION & HOME-
580-236-1170 • 580-584-2712
OPEN TO TRADES & HOMEOWNERS
Call to show your trees

04 12 2021