



May 22, 2024

OK Outdoor Advertising  
22599 Blue Bird Ln  
Poteau, OK 74953

Application for Sign Registration & Permit  
US-271, LeFlore County

Dear Mr. Snyder:

As was discussed with Thomas Davis, the enclosed application could not be processed. The proposed location is located within 500 feet of a church.

We appreciate your willingness to comply with state and federal regulations.

We are returning your application, check number 2134 in the amount of \$100 dollars and other documentation submitted. (Check has been voided for security purposes.)

If you have any questions, please call our office at (405)521-3005.

Respectfully,

A handwritten signature in blue ink that reads "Kellie Perkins".

Kellie Perkins  
Permits & Licensing Manager  
Outdoor Advertising Control

KP

Enclosures



**Sign site is within 500' of a church in a municipality that does not have comprehensive Zoning. See Z-504 for confirmation.**

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

OAC MAY 2 2 2024

FOR OFFICIAL USE ONLY		
MGR. INITIALS	3274 OWNER NO.	REG. NO.
\$100.00 FEE AMOUNT	APPLICATION NO.	SIGN FILE NO.

**Part I - SIGN OWNER INFORMATION**

101 Applicant's Name: OK Outdoor Advertising 102 Address: 22599 Blue Bird Ln  
 103 City: Poteau 104 State: OK 105 Zip Code: 74953  
 106 Telephone No. (918) 775-0631 107 Fax No. N/A 108 Email Address: josh@okoutdoor.us

**Part II - LOCATION OF SIGN SITE**

201 Located on Hwy.: Hwy 271 202 Side of Hwy.: S 203 County Name: LeFlore 204 City Name: Spino  
 205 Nearest Intersecting Hwy.: Hwy 59 206 Direction from Intersection: E 207 Distance from Intersection: 2.85 208 Distance from Right-of-Way: 3  
 N S E W Miles & Tenths Feet  
 209 GPS Coordinates: Latitude: 35.240969 Longitude: -94.621630

**Part III - LAND OWNER INFORMATION (No. Assigned: 1752)**

301 Land Owner's Name: Rodney Brooks 302 Address: 108 W. Broadway  
 303 City: Spino 304 State: OK 305 Zip Code: 74959  
 306 Telephone No. (918) 649-7277 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: 25 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: 2 404 WILL SIGN BE ILLUMINATED?  YES  NO If yes, will it be an LED/digital display?  YES  NO  
 (Advertising Displays) maybe Yes

**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><b>ZONED AREA ONLY</b></p> <p>501 - Is proposed location zoned? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO (If answer is no, then go directly to Item 505.)</p> <p>502 - What is the zoning designation? <u>Commercial</u> (Must be some type of commercial, industrial or business designation.)</p> <p>503 - Who is the zoning authority? <u>Spino</u></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><b>UNZONED AREA ONLY</b></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? <u>Mazzio's Corp Offices</u></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 271-40-22 Div 2

**REMARKS:**

Inspector  
Pre-review:

STATE OF: Oklahoma  
 County of: LeFlore  
Daniel Cornell 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.

**NOTARY PUBLIC:**

Subscribed and sworn to me this 16 day of may, 2024

My commission expires: 2-13-27

Signature of Applicant or Representative

Signature of Notary





Spiro, OK



Perpetual Easement Deed  
108 W. Broadway Spiro, OK 74959

Date: May 16, 2024

Grantor: Rodney Brooks– 108 W. Broadway, Spiro, OK 74959, United States

Grantee: OK Outdoor Advertising, LLC – 22599 Blue Bird Ln. Poteau, OK

Consideration: For and in consideration of the sum of Ten and no/100 dollars (\$10.00) and other valuable consideration paid by Grantee herein name, the receipt of which is hereby acknowledged, and for payment of which no lien, express or implied, is retained, all dower, courtesy, and homestead rights are released, and for the further consideration of benefits to be derived by Grantor.

Grant: Grantor have granted, bargained, sold, and conveyed without the possibility of reversion to have and to hold and by these persons do grant, bargain, sell and convey without the possibility of reversion to have and to hold unto Grantee, a 25 foot wide by 35 foot long surface and 60 foot tall airspace, give or take, perpetual easement for the purpose of constructing, operating, maintaining, replacing, removing, improving, and making improvements thereto, as well as the rights to enter the land of Grantor and the rights of ingress and egress thereto, in over, and on the real property located in Leflore County, Oklahoma. The Grantor and Grantee agree that the center of the perpetual and exclusive easement shall be marked by and iron set stake, with a white circle being approximately 25 feet in radius from the said center iron easement monument, in order to accommodate variations drilling the hole for the support sign pole and construction of the sign project. If the needed utilities are not in place on the perpetual easement, the Grantor agrees to allow and provide utilities access rights of ways to the perpetual easement according to the needs of the sign project and Grantee agrees to use the rights of ways for utilities that would be extended from current services, placing the utilities easement near the perimeters of the Grantor's land. The property subject to the perpetual easement is described on "EXHIBIT A" attached here to and made a part hereof for all purposes.

Conditions: This perpetual easement runs with the land and is granted, bargained, sold and conveyed to Grantee, and its heirs and assigns forever. Said perpetual easement is subject to each and all of the following conditions:

- (1) Grantor as compensation for this perpetual easement running with the land has received a one time full and final payment of **\$11,000.00 ELEVEN THOUSAND DOLLARS from OK Outdoor (Payment upon approval of State Permit & start of construction)**. It is fully understood by both Grantor and Grantee that his payment is a one-time full and final payment for this perpetual easement which shall run with the land.
- (2) Grantee's sign structure placed upon the premises by the Grantee shall remain the personal property of the Grantee. Said sign structure may be removed, altered, or replaced at any time. Grantee and his agent, assigns, and heirs shall have ongoing access across Grantor's property for the purposes of operating, maintaining and servicing Grantee's sign structure.
- (3) Grantee shall hold Grantor and heirs and assigns harmless from all damage to persons or property by reason of accidents resulting from the negligent acts of his agents, employees, or others involved in the erection, repair or operation of its sign.
- (4) Grantee shall keep the sign structure in good repair and maintain it in a neat and business like manner.

- (5) Grantor shall not obstruct, block, impair, impede, or otherwise hinder the view of the sign structure as seen from the lanes of travel adjacent to the highway or to create or allow any conditions so to diminish the commercial value of the sign structure.
- (6) Grantee has the right to clear any trees or vegetation that is blocking or will block the view or access of the sign structure by workers that are within 500 feet along the highway easement from said perpetual easement for the sign structure.
- (7) Grantor, in the event of any change of ownership of the servient tenement, shall notify Grantee of such change and also agrees to furnish the new owner with a copy of this perpetual easement.
- (8) Grantor and Grantee agree that if a proper court order of eminent domain is applied against any or all the easement description, the Grantor and Grantee shall individually negotiate the amount of lost value each has suffered, in the area described in the Easement description.
- (9) Grantor will not allow any other billboard or advertising company to construct, build, place, operate, or otherwise introduce to the property described in "Exhibit A" any form of billboard advertising.
- (10) Grantee agrees that he will not advertise any business which would materially compete with Grantor's business.
- (11) Grantee agrees to no advertise any "XXX" stores, strip clubs, or any provocative sexual content on advertising structure

Construction: Nothing within the four corners of this document should be construed to create an easement in gross; it is the intention of the parties to create an perpetual easement that runs with the land. It is the parties' intention that there be no possibility of reversion to Grantor, his heirs or assigns.

This written agreement contains the entire set of promises bargained for in exchange for considerations herein agreed to by both Grantor and Grantee.

(Signatures on Following Pages)

IN WITNESS WHEREOF, I have hereunto affixed my signature on this 16 day of may, 2024

[Signature]  
Grantee

\_\_\_\_\_  
Grantee

ACKNOWLEDGMENT  
STATE OF OKLAHOMA

)  
) ss.  
)

County of Leflore

On this 16 day of may, 2024, before me, a Notary Public, appeared Josh Snyder, known to be the persons whose names is/ are subscribed to the within instrument and acknowledged that he executed the same for the purposes therein contained.

IN WHITNESS WHEREOF, I hereunto set my hand and official seal.

My commission expires: 2/13/27

[Signature]  
\_\_\_\_\_

NOTARY PUBLIC

(Seal)





Rod Brooks

Grantor

Grantor

ACKNOWLEDGMENT  
STATE OF OKLAHOMA

)

) ss.

County of Leflore

)

On this 16 day of may, 2024, before me, a Notary Public, appeared Rodney Brooks, known to be the persons whose names is/ are subscribed to the within instrument and acknowledged that he executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

My commission expires: 2/13/27

[Signature]

(Seal)



NOTARY PUBLIC

Exhibit A

SPIRO BLK 37  
W1/2 LOT 10  
B1096 P150 B1730 P713 B1999 P884 B2054 P29 B2066 P818

SPIRO BLK 37  
W LOT 11 & E1/2 Lot 12  
B1096 P150 B1730 P713 B1999 P884 B2054 P29 B2066 P818

SPIRO BLK 37  
W1/2 LOT 12  
B1096 P150 B1730 P713 B1999 P884 B2054 P29 B2066 P818

# CONFIRMATION OF ZONING

(Must be completed for each zoned location)

Name of Applicant: OK Outdoor Advertising

Description of Property: 108 West Broadway  
Spino, OK 74959

In the Corporate Limits of: Spino  
(If not inside the corporate limits of any town or city write none.)

◆ The remainder of this form must be completed by the proper zoning authority. ◆

1. What is the zoning designation of the above-referenced property?\*
2. Does your city/county have a comprehensive zoning/development plan?
3. If yes, does the above-referenced property's zoning designation meet with the plan guidelines?
4. Was this zoning designated within the last two years?

commercial

Yes  No

Yes  No

Yes  No (If yes, a copy of the zoning application and the approved documentation must be attached.)

Town of Spino  
Name of Authority (City, County etc.)

98 962 9059  
Telephone No.

Jessica Rust  
Printed Name of Official

Town Clerk Treasurer  
Title

Jessica Rust  
Signature of Official

5/17/24  
Date

\*If the zoning designation is PUD, SPUD or Corridor, a copy of the approved plan must be submitted with application.

(Notice: Completion of this form does not constitute official permission or clearance from any local government - this form is solely for the purpose of zoning verification to be used by the Oklahoma Department of Transportation.)