



July 30, 2024

Astar Advertising Group INC  
P.O. Box 1248  
Jenks OK 74037

**\*\*\*Notice of Permit Rejection \*\*\***

**Re: Permit Application No. 8076**  
**US-75, Okmulgee County**

Dear Mrs. Courtney:

The enclosed documents have been processed and the above-referenced application has been rejected due to proposed site not meeting Highway Beautification standards of a "business area." As you are aware to obtain a Class "A" Permit, a sign site must be located within a business area which is defined as follows:

- ◆ Zoned commercial, industrial or business.
- or*
- ◆ Un-zoned but within 600 ft. of a conforming commercial/industrial activity as defined by Highway Beautification regulations for the purpose of allowing outdoor advertising.

The proposed sign site is located in an area where currently no actual commercial or industrial activity is taking place within 600 ft. of the proposed sign site. The business being constructed north of the proposed sign location is not currently open for business. Therefore, a sign permit cannot be issued at this time.

We are returning your application and other pertinent documentation.

If you have any questions or have documentation which would prove contrary to these findings please feel free to contact our office at (405)521-3005.

Respectfully,

Thomas Davis  
Transportation Specialist  
Outdoor Advertising Control Branch

Enclosures

TD/

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

FOR OFFICIAL USE ONLY		
TJD MGR. INITIALS	3695 OWNER NO.	REG. NO.
\$100.00 FEE AMOUNT	8076 APPLICATION NO.	SIGN FILE NO.

OAC 3127/2024

**Part I - SIGN OWNER INFORMATION**

101 Applicant's Name: Astar Advertising Group inc 102 Address: P. O Box 1248 Jenks ok 74037  
 103 City: Tulsa 104 State: OK 105 Zip Code: 74131  
 106 Telephone No. (918) 720-5800 107 Fax No. (918) 299-3913 108 Email Address: stella@raystarmortgage.com

**Part II - LOCATION OF SIGN SITE**

201 Located on Hwy.: 75 N 202 Side of Hwy.: ~~75 S~~ 203 County Name: Okmulgee 204 City Name: Preston  
 205 Nearest Intersecting Hwy.: 16 206 Direction from Intersection: NE 207 Distance from Intersection: 1614 feet 208 Distance from Right-of-Way: 660 feet  
 209 GPS Coordinates: Latitude: 35.746864, Longitude: 97.500000

**Part III - LAND OWNER INFORMATION (No. Assigned: 17663)**

301 Land Owner's Name: Astar Properties Group LLC 302 Address: 7542 Oakfield Dr  
 303 City: Tulsa 304 State: ok 305 Zip Code: 74131  
 306 Telephone No. (918) 402-4500 307 Have you enclosed proof of land use consent?  YES  NO

**Part IV - PHYSICAL DESCRIPTION OF SIGN**

401 DIMENSIONS: Height of Facing: 24 ft. Width of Facing: 36 ft. Overall Height Above Ground: 30 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: 60 404 WILL SIGN BE ILLUMINATED?  YES  NO If yes, will it be an LED/digital display?  YES  NO  
 (Advertising Displays) TJD

**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** TJD  
 501 - Is proposed location zoned?  YES  NO (If answer is no, then go directly to Item 505.) Unplated  
 502 - What is the zoning designation? okmulgee  
 503 - Who is the zoning authority? okmulgee  
 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? Outlaw builders Mini Storage TJD  
 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 1

REMARKS: **DENIED** 7/23/24 TJD Inspector Pre-review: Thomas Davis

STATE OF: Texas County of: Dallas \$  
Stella Courtney being of lawful age and first duly sworn upon oath deposes and states the following:  
 Stella Courtney  
 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.  
Stella Courtney  
 Signature of Applicant or Representative  
 Stella Courtney  
 Printed Signature

NOTARY PUBLIC:  
 Subscribed and sworn to me this 26th day of March, 2024  
 My commission expires: 04/13/2026  
ROXSAND OLIVIA BECKLES  
 ID NUMBER 13370432-0 COMMISSION EXPIRES April 13, 2026



QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS:

THAT STELLA COURTNEY, a single person, party of the first part, in consideration of the sum of TEN DOLLARS and other valuable considerations, in hand paid the receipt of which is hereby acknowledged, does hereby quitclaim grant, bargain, sell and convey unto ASTAR PROPERTIES, LLC, party of the second part, all their right, title, interest, estate, and every claim and demand, both at law and in equity, in and to all the following described real property and premises situate in OKMULGEE County, State of Oklahoma, to-wit:

A tract of land situated in the SW/4 of Section 26, Township 15 North, Range 12 East of the Indian Meridian, Okmulgee County, Oklahoma, described as follows: Commencing at a found 1/2 inch rebar at the Northeast Corner of the SW/4 of said Section; thence N 89°59'30" W along the North line of said SW/4 a distance of 36.89 feet to the point of beginning; thence S 00°19'31" E a distance of 1602.57 feet to the Northeasterly Highway right of way line of Highway 75; thence N 44°15'43" W along said right of way a distance of 111.45 feet; thence N 21°34'23" W along said right of way a distance of 1301.48 feet; thence N 10°18'46" W along said right of way distance of 128.03 feet; thence N 21°34'23" W along said right of way distance of 200.60 feet to the North line of the SW/4; thence S 89°59'30" E along said North line a distance of 643.90 feet to the point of the beginning

AND that Utility Easement recorded in Book 2216 at Page 912 in the Okmulgee County Clerk's office on November 6, 2018

NO DOCUMENTARY STAMPS NECESSARY-NO CONSIDERATION O. S.  
§68 3202.3

Together with all the improvements thereon and the appurtenances thereunto belonging. To Have and to Hold the above described premises unto the said party of the second part, their heirs and assigns forever.

Signed and delivered this 17 day of April, 2023.

*Stella Courtney*  
STELLA COURTNEY

STATE OF OKLAHOMA )  
COUNTY OF TULSA ) ss.

Before me, the undersigned, a Notary Public in and for said County and State, on this 17 day of APRIL, 2023, personally appeared STELLA COURTNEY, a single person, to me known to be the identical person(s) who executed the within and foregoing instrument and acknowledged to me that she executed the same as her free and voluntary act and deed for the uses and purposes therein set forth.

Given under my hand and seal the day and year last above written

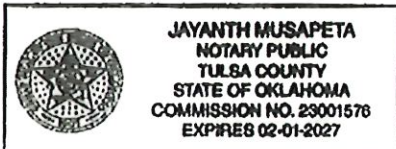
(SEAL)

*Jayanth Musapeta* 4/17/23  
Notary Public

My Commission Expires & No: 23001576  
02-01-2027

Grantee Address:

7542 OAK FIELD DRIVE  
TULSA OK 74131



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

OAC JUN 14 2023

# Confirmation of Zoning

(Must be completed for each zoned location)

OAC JUN 14 2023

Name of Applicant: Astar Advertising Group Inc

Location of Property: 35.744914, -96.007428

(Location description must coincide with description given on the application form.)

In the Corporate Limits of: None

(If not inside the corporate limits of any town or city Please enter 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?  
Unzoned
2. Does your city/county have a comprehensive zoning/development plan? (An official plan or map which outlines the intended use of properties located inside of your jurisdiction.)  Yes  No
3. If yes, does the above-referenced property's zoning designation meet with the plan guidelines?  Yes  No
4. Was this zoning designated within the last two years?  Yes  No  
(If yes, a copy of the zoning application and the approved documentation must be attached.)

Okmulgee County assessor

Name of Authority (City, County etc.)

Telephone No.

County assessor

Okmulgee county assessor

Printed Name of Zoning Official

Title

918 758 0303

5/30/2023

Signature of Zoning Official

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.)*



Stella Courtney



