

“Illegal Sign File Title Page”

Sign File No.: 7998-02 County: Jefferson Hwy.: US-70

Sign Owner(s): Waurika Farms LLC

Address: 4000 E. Road 200, Scott City, KS 67871

Local Agent if out of State: _____

Address: _____

Land Owner(s): Jefferson County Commissioners

Address: 220 N. Main St. # 101, Waurika, OK 73573

Reason for Illegality: Never registered or permitted.

90 Day Notice to S.O. sent on: February 6, 2019 By: Certified mail

90 Day Notice to L.O. sent on: February 6, 2019 By: Certified mail

Reminder Notice to S.O. sent on: April 9, 2019 By: Certified mail

Reminder Notice to L.O. sent on: April 9, 2019 By: Certified mail

Final Notice to S.O. sent on: May 20, 2019 By: Certified mail

Final Notice to L.O. sent on: May 20, 2019 By: Certified mail

Information on any Interim or Additional Notices Sent: _____

This form completed by: Jerry Angle Phone: 522-0408

Oklahoma Department of Transportation - Right-of-Way & Utilities Division
Outdoor Advertising Control Room A3 Second Floor Office 521-3005 Fax 522-0386

May 20, 2019

To: Lisa Endres, Staff Attorney, Legal & Business Services
From: *BH* Barbara Hoppes, Outdoor Advertising Control Branch Manager
Subject: Illegal Sign File No. 7998-02, Jefferson County

Enclosed are copies of documents pertaining to the subject file for which we are requesting legal assistance to have the sign removed. All requisite notifications have been served to the owners of which copies are included in this correspondence. Once we have obtained confirmation of signatures on the final notice letters from USPS, we will forward copies to you also.

The sign in question was deemed illegal due to the sign not being registered with the state of Oklahoma. Since the original notice was sent to the sign owner, there have been no attempts made to this office to rectify the illegality of the sign.

If you have any questions please let us know. Thank you for your assistance on this matter.

BH/dv

cc: Robert Blackwell, Chief of Right-of-Way & Utilities Division – ODOT



OKLAHOMA DEPARTMENT OF TRANSPORTATION

Outdoor Advertising Control

200 N.E. 21st Street
Oklahoma City, OK 73105-3204
(405) 521-3005

February 6, 2019

Sign Owner:

Waurika Farms LLC
4000 E. Road 200
Scott City, KS 67871

Property Owner:

Jefferson County Commissioner
220 N. Main St. #101
Waurika, OK 73573

*Certified Mail Nos.: 9214 8901 7228 9410 0881 51 (S.O.)
& 9214 8901 7228 9410 0881 68 (P.O.)*

*Re: NOTICE OF ILLEGAL SIGN
Sign File Number: 7998-02
US-70, Jefferson County*

Dear Sign & Property Owners:

This is to notify you that during a recent inspection, the above-referenced advertising structure was determined to be illegal pursuant to the Federal Highway Beautification Act and the Oklahoma Outdoor Advertising Control Act. The sign is located on the south side of US-70, approximately 4 miles east of US-81. A photo of the sign has been enclosed for your review.

This sign has been determined to be illegal due to not being registered with the Department of Transportation. (Registration requires a permit application process to be completed.) The Statutes and Regulations regarding control of outdoor advertising are found in Title 69 O.S. 2011 1271-1288, as amended, and Title 730:35-5 of the Oklahoma Administrative Code. If you would like a copy of these rules and regulations or any requisite application forms, please contact this office and a packet can be mailed to you or you can visit our website at www.ok.gov/odot - doing business - Outdoor Advertising Signs.

At this time we respectfully request that the structure be brought into compliance by a responsible party by obtaining a Class "A" permit, if regulations can be met, or removing it within 90 days of receiving this notice. Please be advised that failure to take appropriate action shall result in legal action being taken for which you shall be assessed both the legal fees and the cost of removal if the State is required to remove the signs.

If you disagree with any of the findings mentioned in this letter please complete the enclosed Response Sheet advising of your reason(s) and return the completed form to this office. If you have any questions or would like additional information, please contact the Outdoor Advertising Control office.

Respectfully,

Barbara Hoppes

Barbara Hoppes
Transportation Manager
Outdoor Advertising Control Branch

BH/ja

Enclosure

5/8/19

"The mission of the Oklahoma Department of Transportation is to provide a safe, economical, and effective transportation network for the people, commerce and communities of Oklahoma."

AN EQUAL OPPORTUNITY EMPLOYER



February 11, 2019

Dear j a:

The following is in response to your request for proof of delivery on your item with the tracking number:
9214 8901 7228 9410 0881 51.

Item Details

Status: Delivered, Left with Individual
Status Date / Time: February 8, 2019, 11:40 am
Location: SCOTT CITY, KS 67871
Postal Product: First-Class Mail®
Extra Services: Certified Mail™
Return Receipt Electronic
Recipient Name: Waurika Farms

Shipment Details

Weight: 1.0oz

Recipient Signature

Signature of Recipient: *Cheryl Ewen*
Address of Recipient: *4088 ERD
200*

Note: Scanned image may reflect a different destination address due to Intended Recipient's delivery instructions on file.

Thank you for selecting the United States Postal Service® for your mailing needs. If you require additional assistance, please contact your local Post Office™ or a Postal representative at 1-800-222-1811.

Sincerely,
United States Postal Service®
475 L'Enfant Plaza SW
Washington, D.C. 20260-0004



February 11, 2019

Dear j a:

The following is in response to your request for proof of delivery on your item with the tracking number:
9214 8901 7228 9410 0881 68.

Item Details

Status: Delivered, Left with Individual
Status Date / Time: February 8, 2019, 9:27 am
Location: WAURIKA, OK 73573
Postal Product: First-Class Mail®
Extra Services: Certified Mail™
Return Receipt Electronic
Recipient Name: Jefferson County Commissioner

Shipment Details

Weight: 1.0oz

Recipient Signature

Signature of Recipient:

Address of Recipient:

Note: Scanned image may reflect a different destination address due to Intended Recipient's delivery instructions on file.

Thank you for selecting the United States Postal Service® for your mailing needs. If you require additional assistance, please contact your local Post Office™ or a Postal representative at 1-800-222-1811.

Sincerely,
United States Postal Service®
475 L'Enfant Plaza SW
Washington, D.C. 20260-0004



OKLAHOMA DEPARTMENT OF TRANSPORTATION

Outdoor Advertising Control

200 N.E. 21st Street
Oklahoma City, OK 73105-3204
(405) 521-3005

April 9, 2019

Sign Owner:

Waurika Farms LLC
4000 E. Road 200
Scott City, KS 67871

Property Owner:

Jefferson County Commissioner
220 N. Main St. #101
Waurika, OK 73573

*Certified Nos. 9214 8901 7228 9410 0920 73 (S.O.)
9214 8901 7228 9410 0920 80 (P.O.)*

*Re: Reminder Notice of Illegal Sign
Sign File No.: 7998-02
US-70, Jefferson County*

Dear Sign & Property Owners:

On February 6, 2019, a notice was sent to you advising the above-referenced advertising sign was determined to be illegal pursuant to the Oklahoma Outdoor Advertising Control and Federal Highway Beautification Acts. (A copy of the letter has been enclosed for your review.) The notice informed you the sign had been deemed illegal due to not being registered with the State of Oklahoma, and would need to be registered or removed within ninety (90) days of receipt of the notice. The notification also included a "Response Sheet" for you to complete if you disagreed with the illegal determination.

As of today's date we have not received a permit application with which to register the sign nor any evidence the sign has been removed. This letter is to merely serve as a courtesy reminder of the impending deadline which is May 8, 2019.

Please keep in mind that if no action is taken to rectify the illegal status of the sign and it still remains in place at the end of the prescribed deadline, the file will be forwarded to our Legal Division to pursue legal action for which you will be assessed all costs.

Thank you for your time and consideration on this matter.

Respectfully,

for Barbara Hoppes
Transportation Manager
Outdoor Advertising Control Branch

BH/ja

Enclosure

"The mission of the Oklahoma Department of Transportation is to provide a safe, economical, and effective transportation network for the people, commerce and communities of Oklahoma."

AN EQUAL OPPORTUNITY EMPLOYER



April 11, 2019

Dear j a:

The following is in response to your request for proof of delivery on your item with the tracking number:
9214 8901 7228 9410 0920 73.

Item Details

Status:	Delivered, Left with Individual
Status Date / Time:	April 11, 2019, 10:53 am
Location:	SCOTT CITY, KS 67871
Postal Product:	First-Class Mail®
Extra Services:	Certified Mail™ Return Receipt Electronic

Recipient Signature

Signature of Recipient:	M Heitschmidt
Address of Recipient:	4600 ERd 206

Note: Scanned image may reflect a different destination address due to Intended Recipient's delivery instructions on file.

Thank you for selecting the United States Postal Service® for your mailing needs. If you require additional assistance, please contact your local Post Office™ or a Postal representative at 1-800-222-1811.

Sincerely,
United States Postal Service®
475 L'Enfant Plaza SW
Washington, D.C. 20260-0004



April 11, 2019

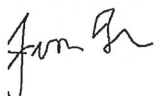
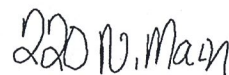
Dear j a:

The following is in response to your request for proof of delivery on your item with the tracking number:
9214 8901 7228 9410 0920 80.

Item Details

Status:	Delivered, Front Desk/Reception/Mail Room
Status Date / Time:	April 11, 2019, 9:20 am
Location:	WAURIKA, OK 73573
Postal Product:	First-Class Mail®
Extra Services:	Certified Mail™ Return Receipt Electronic

Recipient Signature

Signature of Recipient:	
Address of Recipient:	

Note: Scanned image may reflect a different destination address due to Intended Recipient's delivery instructions on file.

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OKLAHOMA DEPARTMENT OF TRANSPORTATION

Outdoor Advertising Control

200 N.E. 21st Street
Oklahoma City, OK 73105-3204
(405) 521-3005

May 20, 2019

Sign Owner:

Waurika Farms LLC
4000 E. Road 200
Scott City, KS 67871

Property Owner:

Jefferson County Commissioners
220 N. Main St.
Waurika, OK 73573

*Certified Mail Nos. 9214 8901 7228 9410 0949 54 (S.O.)
& 9214 8901 7228 9410 0949 61 (P.O.)*

*Re: File Disposition: LEGAL DIVISION
Sign File Number: 7998-02
US-70, Jefferson County*

Dear Sign & Property Owners:

On February 6, 2019, a notice was sent to you advising the above referenced advertising sign was determined to be illegal pursuant to the Oklahoma Outdoor Advertising Control Act. On April 9, 2019 a second "official" notice was sent reminding you of the impending due date to bring the sign into compliance. (The sign is located on the south side of US-70, approximately 4 miles east of US-81.)

The sign was determined to be illegal due to not being registered with the State of Oklahoma. The timeframe prescribed to remove the sign expired on May 8, 2019. On May 13, 2019 an inspection was made of the site and we found the sign to still be in place. (A photo of the sign has been enclosed along with copies of all correspondence referenced in this letter.)

As of today's date no action has been taken to rectify the situation. Therefore, in accordance with both Federal Statutes and Oklahoma Law, the file is now being forwarded to the Department's Legal Division for legal action. All future correspondence or questions should be directed to Lisa Endres, Attorney for the State of Oklahoma. Ms. Endres's telephone number is (405) 521-2681.

With regards,

Barbara Hoppes

Barbara Hoppes
Transportation Manager
Outdoor Advertising Control Branch

BH/ja

Enclosures

"The mission of the Oklahoma Department of Transportation is to provide a safe, economical, and effective transportation network for the people, commerce and communities of Oklahoma."

AN EQUAL OPPORTUNITY EMPLOYER



Sign File Number 7998-02
US-70, Jefferson County



Owner Information	
WAURIKA FARMS LLC 4000 E ROAD 200 SCOTT CITY, KS 67871-0	
Property Address	

Building No. 001	Account Number 0000-11-005-007-0-000-00
Sub Name: UNPLATTED	Block:
Area Name: 005-007	Section 11 Township: 005 Range: 007

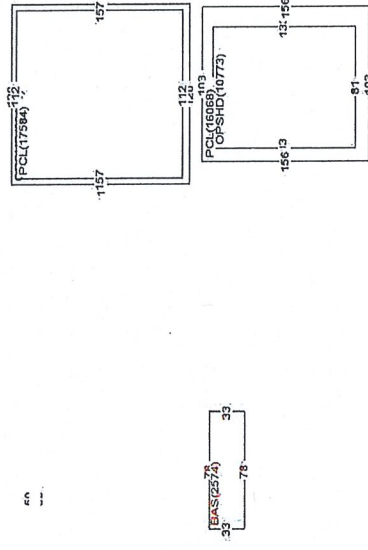
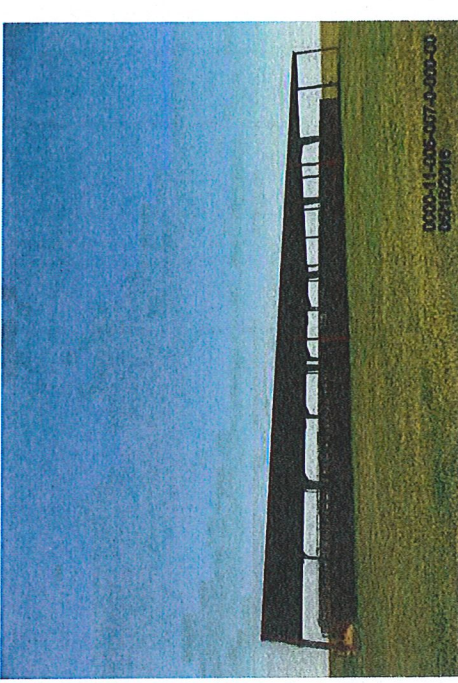
Taxable Market	Assessed Value
Land \$80965	\$9311
Improved \$153454	\$17647
Mobile \$0	\$0
Total \$234419	\$26958
Exemptions \$0	
School District 23B Waurika	Net Assessed \$26958
School Levy \$85.93	Estimated Taxes \$2316.5

Land Information			
Land Use:	RURAL AG		
Lots	Acres	SF	Width depth
0	640	0	0 0
Description ACRE			

Miscellaneous Structures			
Description	Yr/blt	LxW	Units
FEED BUNK	2001	0 X 0	1
Slab Class D	2001	10 X 6	60
Slab Class D	2001	10 X 6	60
OPEN SD ANY MATERIAL	2008	168 X 120	20160
OPEN SD ANY MATERIAL	2004	133 X 81	10773
LARGE PIPE CORRAL	2008	0 X 0	1
LARGE PIPE CORRAL	2004	0 X 0	1
N/A	0		0
N/A	0		0
N/A	0		0

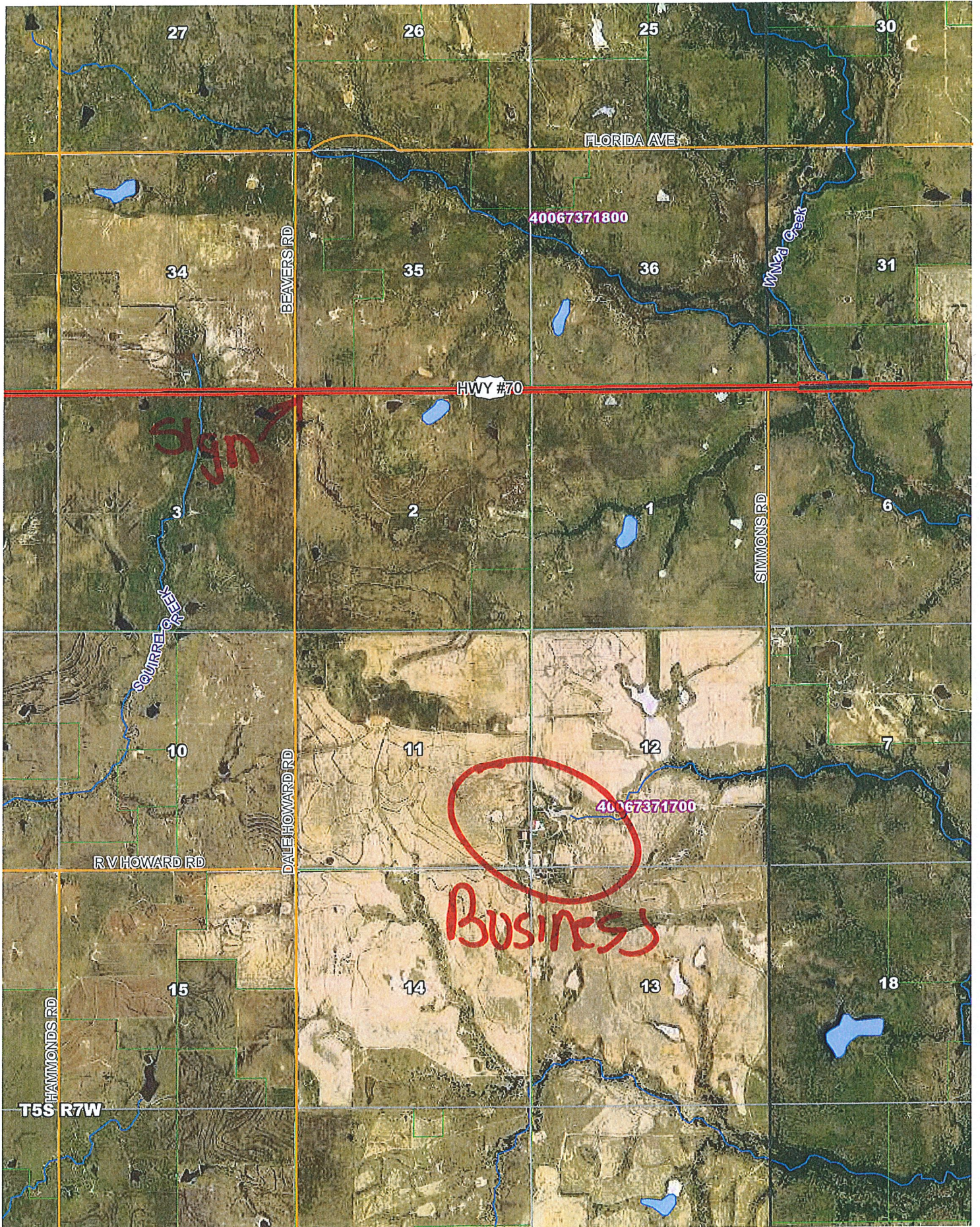
Building Elements	
Type	SINGLE FAMILY
Style	One Story
Design	TRADITIONAL
Quality	LOW
Condition	AVERAGE
Roof	GABLE
Exterior Wall	PLY/HDB
Foundation	CONVENTIONAL
Heat	FORCED AIR
Beds	3
Baths	2
Garage	N/A
Porch	N/A
Basement	N/A
Year Built	2015
Eff Year Built	0
Square Footage	2574

Commercial Elements	
Stories	N/A
Story Height	00
Units	0
Rent	000
Class Description	N/A



Legal Description

ALL 11-5S-7W (640.00 AC)



27

26

25

30

FLORIDA AVE

40067371800

34

BEAVERS RD

35

36

31

WINDY CREEK

HWY #70

Sign

3

2

1

6

SIMMONS RD

SQUIRE CREEK

10

11

12

7

RV HOWARD RD

DALE HOWARD RD

40067371700

BUSINESS

15

14

13

18

HAMMONDS RD

T55 R7W

Sign Sign owner Land Owner Adjudication Sign Face hist Comments

Sign SFN 799802 Twf No Reg Land Owner Sign Owner Land Owner Red Flag Y

Hwy U70 Cnty 34 Seg 4 Side S D/U U XHwy U81 Miles 4 Dir E Dist From Row 999

Address City Digital Aerial Page Aerial Page 7

Legal Land Desc NE NE NE Section 3 Township 5 Range 7 Range Dir W Latitude 34.15832

S/O Name L/O Name Longitude -97.91262

Height 4 Width 4 Total HT 10 S-Type B1 Panels # 1 Illum N TRI VISION N Led Display N

Zoning Authority Bus-600ft Name

Reg Permit Expires Erected Field Inv 02/04/2019 Permit Canceled Removal

Comment

Documents Photos Save And Print Certificate Save And Print Permit CHANGE SFN # Created 02/05/2019 00:00:00 Created By JROW046