



April 1, 2024

Big Time Billboards
10900 S. 209th E. Ave
Broken Arrow OK 74014

*Re: Approval of Sign Location
Registration No. 15614 Sign File No.: 15114-01
SH-51, Wagoner Co.
Latitude: 35.959363, Longitude: -95.420354*

Dear Mr. Stokely,

In accordance with Title 69 O.S. 2021 § 1271 et.seq. and the Oklahoma Administrative Code Title 730:35-5, the Oklahoma Department of Transportation has approved the attached application for registration and permitting. We have enclosed your registration, permit and tag. When you start construction of the structure, please keep in mind that the permit was issued based on measurements at the approved staked location. Please be sure to attach the tag to the sign structure where it will be visible from the highway, at approximately eye level, within sixty (60) days of receiving this approval. If the sign has not been constructed by that time, please be sure to place a permanent marker, with the correct tag attached, at the approved site.

It was indicated on the application that the intention is to utilize LED/digital technology on this sign. The use of LED/digital technology is sanctioned under the Tri-Vision sign regulations. Although your structure will not be using rotating slats as are used with Tri-Vision signs there are still certain guidelines that coincide with these two types of technology. State and federal laws prohibit moving, flashing or intermittent lights being used on off-premise commercial advertisement, therefore the transformation from one display to the next, will need to occur with static displays, without any type of obvious animation such as fading or scrolling. Each individual display will need to remain in place no less than 8 seconds. You will also need to be cognizant of the brilliance of the lighting so that your sign does not pose a safety risk to the travelling public. All controls for LED/digital signs including illumination and operational requirements shall be programmed so that any malfunction shall cause the sign to default to a static operation mode. Be sure to remain within these guidelines to ensure the compliance of your sign. The regulations pertaining to illumination can be found in the Oklahoma Administrative Code, Section 730:35-5-12 (c). You also intend to build a stacked unit. Please be sure not to exceed the maximum facing height of 25 ft. Keep in mind a vinyl covering placed over both panels could cause the overall facing height to exceed the 25 ft. allowance and therefore cause the sign to be deemed illegal. Also, please be sure to completely contain the sign on the correct property owner with no part of the sign encroaching on state right-of-way.

Be advised that issuance of this permit shall not be construed to supersede or override any ordinance, act or rule of a city, town, county, zoning authority or other duly constituted regulatory body, which may forbid or otherwise restrict the sign, the signal structure, any message displayed, or any other incident of control of the sign or its use.

We appreciate you registering your sign. If you have any questions or need additional information, please do not hesitate to call this office. (405)521-3005

Respectfully,

Thomas Davis
Transportation Supervisor
Outdoor Advertising Control Branch
TD/

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."

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

FOR OFFICIAL USE ONLY		
980 MGR. INITIALS	8773 OWNER NO.	15614 REG. NO.
\$100.00 FEE AMOUNT	8050 APPLICATION NO.	15114-01 SIGN FILE NO.

OAC JAN 18 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. () 108 Email Address: sam@primetimeok.com
 109 NA

Part II - LOCATION OF SIGN SITE

201 Located on Hwy.: 51 202 Side of Hwy.: N 203 County Name: Wagoner 204 City Name: Wagoner
 205 Nearest Intersecting Hwy.: 69 206 Direction from Intersection: W 207 Distance from Intersection: 1.43 208 Distance from Right-of-Way: 10
 N S E W Miles & Tenths Feet
 209 GPS Coordinates: Latitude: 35.959534 Longitude: -95.420494

Part III - LAND OWNER INFORMATION (No. Assigned: 17712)

301 Land Owner's Name: Brian Lewis, Courtney 302 Address: 26091 State Hwy 51
 303 City: Wagoner 304 State: OK 305 Zip Code: 74467
 306 Telephone No. (918) 485 0115 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: 45 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.)

<u>ZONED AREA ONLY</u>	<u>UNZONED AREA ONLY</u>
501 - Is proposed location zoned? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO (If answer is no, then go directly to Item 505.)	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
502 - What is the zoning designation? <u>C-3</u> (Must be some type of commercial, industrial or business designation.)	506 - What is the name of the business? <u>B3C Trailer</u>
503 - Who is the zoning authority? <u>Wagoner County</u>	507 - Please attach a diagram depicting the layout of the business and the proposed sign site.
504 - If the area is zoned, a Zoning Confirmation from must be completed and attached. (Form OAC Z-504 or its equivalent.)	

Part VI - ACKNOWLEDGMENT

Have you read all of the statutes and regulations pertaining to outdoor advertising control? YES 51-73-14 Div 2
 REMARKS: **APPROVED** 4/1/24 TTD Inspector Pre-review: TTD

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

NOTARY PUBLIC:
 Subscribed and sworn to me this 14 day of Jan, 2024
 My commission expires: _____
Shonda A. Fisher
 Signature of Notary

FIELD CHECKLIST FOR PERMIT APPLICATIONS

APP.NO: 8050 REFERENCE NO: _____ DATE: 3/17/24 INSPECTOR: J. Davis

COUNTY: Wagoner DIVISION: 1 HIGHWAY: SH-51 SIDE OF HIGHWAY: N D or U (U)

CITY: Wagoner, OK CONTROL SECTION: 51-73-14 R/W: 10' per app

BRIEF LOCATION DESCRIPTION: 1.43 mi. West of US-69

LEGAL DESCRIPTION: SW SW SW SECTION: 8 TWN.: 17-N RANGE: 18-E

LATITUDE: 35.959363 LONGITUDE: -95.420354 AERIAL SHT.: _____

TYPE OF ZONING: C-3 FORM OF VERIFICATION: Wagoner Co. Z-504 Zoning Map.
(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: NA N/A

COMMERCIAL OR INDUSTRIAL ACTIVITY(S): _____
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: NA

- 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): Brian + Courtney Lewis.
VERIFICATION: PARLAY County Assessor.

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

ADDITIONAL COMMENTS: _____

APPROVED J.P.

APPROVAL DATE: 4/1/24 REG.NO. 15614 SIGN FILE NO. 15114-01

REJECTION DATE: _____ REASON FOR REJECTION: _____

Zoning Review Form

App. No(s). 8050 Date of Review: 3/7/24 Inspector: J. Dair

Zoning Designation & Type: C - 3 Zoning Authority: Wagoner Co.

1. What appears to be the major use of surrounding property? Mixed - Ag, Res, Commercial, Industrial

2. Does the area appear to support the zoning designation? **YES NO**
(If yes skip to No. 5.)

If no, review the following aspects:

- expressed reason for zoning designation when officially zoned: _____
- zoning for the surrounding area: _____
- actual land use: _____
- are there existing plans for commercial or industrial development? **YES NO**
- is there proper access to the subject property? **YES NO**
- are utilities available (water, electricity, sewage) on the property? **YES NO**
- is the property being assessed in accordance with zoning? **YES NO**
- if no, at what use is property being assessed? _____

3. Was the property zoned/rezoned for the sole purpose of allowing outdoor advertising? **YES NO**

4. List any zoning officials and their titles you spoke with during the review process:

5. Does this zoning meet HBA requirements? **YES NO**

If no, why not? _____



WAGONER

Assessment Property Record Card

Data provided by SANDY HODGES County Assessor

OAC JAN 18 2024

Date 01/10/2024

Time 10:43:08

Page 1

Assessment Data	
Account	730084272
Parcel ID	231083-000002-000001
Cadastral ID	22494
Property Type	REAL - Real Property
Property Class	RC
Tax Area	1 - (R19) Wagoner Rural
Name ID	1495705
LEWIS, BRIAN: COURTNEY	
26091 STATE HWY 51	
WAGONER OK 74467-8765	
Parcel Location	Exhibit "A"
Situs	26091 HWY 51 HWY WAG
Subdivision	
Lot/Block	/ Parcel Size 6 - Acres
Sec/Twn/Rng	8 / 17 / 18 / 3
Neighborhood	520002 - WAG RURAL COMM
School District	S019 - WAGONER SCHOOL



Legal Description
 08-17-18 A TRACT IN SW SW DESC AS COM AT SW COR -N01'40'35"W ALONG W LINE 164' TO POB - CONTINUING N01'40'35"W ALONG W LINE 462.40' - N 88'34'13"E 526.96' - S 01'26'06"E 507.35' TO A POINT ON N R/O/W OF S H 51 - S88'33'54"W ALONG R/O/W 227.90' -N 85'43'28"W

Building Permits

Number	Description	Opened	Closed	Amount
Doc # 2024-559	B: 2941 P: 0402	01/12/2024 03:13:02 PM	Pg: 3 of Pgs: 4	
Fee: \$ 24.00				
Lori Hendricks, Wagoner County Clerk				
Wagoner County - State of Oklahoma				

Exemptions

Code	Type	Active	Maximum	Exemption

Sale History

Bk/Pg	Grantor	Date	Price	Code
2548/261	LUNA, CHRISTOPHER W:GINGER L	12/20/2019	100,000	YES
2515/154	UNITED PENTECOSTAL CHURCH OF	07/25/2019	58,000	YES
2046/15	CANNON, SHERRY G	10/16/2012	57,000	2

Parcel Valuation

Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.390	Current Tax
Remove Cap	2020	Land Value	99,996	86,268	11.2%	9,662	Assessed	43,024 3,974.99
Year Frozen	0	Structures	383,795	297,878		33,362	Penalty	0
New Construction	0	Mobile Home	0	0		0	Exemption	0 0.00
TIF Project ID	0	Total Value	483,791	384,146		43,024	Total Taxable	43,024 3,975.00

Assessment History

Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2023	2023-730084272	LEWIS, BRIAN: COURTNEY	1	483,791	0	40,976	3,786.00
2022	2022-730084272	LEWIS, BRIAN: COURTNEY	1	428,017	0	39,025	3,595.00
2021	2021-730084272	LEWIS, BRIAN: COURTNEY	1	430,067	0	37,167	3,442.00
2020	2020-730084272	LEWIS, BRIAN: COURTNEY	1	1,719	0	193	18.00
2019	2019-730084272	LUNA, CHRISTOPHER W:GINGER L	1	1,719	0		.00
2018	2018-730084272	UNITED PENTECOSTAL CHURCH OF	1	1,718	0		.00
2017	2017-730084272	UNITED PENTECOSTAL CHURCH OF	1	1,718	0		.00
2016	2016-730084272	UNITED PENTECOSTAL CHURCH OF	1	2,360	0		.00
2015	2015-730084272	UNITED PENTECOSTAL CHURCH OF	1	2,360	0		.00
2014	2014-730084272	UNITED PENTECOSTAL CHURCH OF	1	2,360	0		.00
2013	2013-730084272	UNITED PENTECOSTAL CHURCH OF	1	2,360	0		.00

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

SIGN LOCATION LEASE AGREEMENT

Date: Jan 10 2024
Name: Big Time Billboards, L.L.C.
Name: Brian Lewis Courtney
Name: _____
Social Security/ Federal ID Number: _____

Structure Number: _____
Address: 10111 E. 45th Place, Tulsa, OK 74146
Address: 26091 State Hwy 51 Vagoner Ok
Phone: 918 485 0115 74467

THIS LEASE AGREEMENT (the "Lease") is entered into, to be effective the 10 day of Jan 2024, by and between Lewis Brian Courtney, 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: Brian Lewis Courtney
an individual, husband and wife, as Trustee, etc.

BIG TIME BILLBOARDS, LLC
an Oklahoma limited liability company

(owns)
NAME: _____
TITLE: Brian Lew.
PRINT NAME

[Signature]
NAME: SAM STOKELY
TITLE: MANAGER

"Lessor"

"Lessee"

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

Exhibit "A"

Legal Description

[Signature]

2019-16973 B: 2548 P: 0261
12/23/2019 09:31:46 AM Pgs: 1
Fee: \$18.00 Doc Stamp: \$150.00
Lori Hendricks, County Clerk
Wagoner County - State of Oklahoma



Mailing address: 2014 W Highway 51
Wagoner, OK 74467-9121

Joint Tenancy
WARRANTY DEED

Revenue Stamps \$150.00

KNOW ALL MEN BY THESE PRESENTS:

Exhibit A

THAT CHRISTOPHER W. LUNA AND GINGER L. LUNA, HUSBAND AND WIFE, parties of the first part, in consideration of the sum of TEN AND 00/100-----DOLLARS, and other valuable consideration, in hand paid, the receipt of which is hereby acknowledged, do hereby grant, bargain, sell and convey unto BRIAN E. LEWIS AND COURTNEY L. LEWIS, HUSBAND AND WIFE, as joint tenants and not as tenants in common, with right of survivorship, the whole estate to vest in the survivor, parties of the second part, the following described real property and premises situate in Wagoner County, State of Oklahoma, to-wit:

A tract of land located in SW¼ of SW¼ in Section 8, Township 17 North, Range 18 East of the Indian Base and Meridian, Wagoner County, State of Oklahoma, said tract of land being more particularly described by metes and bounds as follows: Commencing at the SW Corner of Section 8, N01°40'35"W a distance of 164.00 feet to the Point of Beginning, Thence N01°40'35"W a distance of 462.40 feet, Thence N88°34'13"E a distance of 526.96 feet, Thence S01°26'06"E a distance of 507.35 feet to a Point on the North right-of-way line of S.H. 51, Thence S88°33'54"W along said right-of-way a distance of 227.90 feet, Thence N85°43'28"W a distance of 201.00 feet, Thence N72°22'47"W a distance of 76.57 feet, Thence S88°33'54"W a distance of 24.74 feet to the Point of Beginning.

together with 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, as such joint tenants, and to the heirs and assigns of the survivor, forever, free, clear and discharged of and from all former grants, charges, taxes, judgements, mortgages and other liens and encumbrances of whatsoever nature.

SIGNED and delivered this 20th day of December, 2019.

CHRISTOPHER W. LUNA

GINGER L. LUNA

INDIVIDUAL ACKNOWLEDGMENT-OKLAHOMA FORM

STATE OF OKLAHOMA, COUNTY OF WAGONER, SS:

Before me, a Notary Public in and for the said County and State, on this 20th day of December, 2019, personally appeared, CHRISTOPHER W. LUNA AND GINGER L. LUNA, HUSBAND AND WIFE, to me known to be the identical person(s) who executed the within and foregoing instrument and acknowledged to me that they/she/he executed the same as their/her/his 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.



Kim Witten
Notary Public # 00018819
My Commission Expires: 01/04/2021

Wagoner County Abstract Company
Closing Service

Doc # 2024-559 B: 2941 P: 0403
01/12/2024 03:13:02 PM Pg: 4 of Pgs: 4
Fee: \$24.00
Lori Hendricks, Wagoner County Clerk
Wagoner County - State of Oklahoma

Confirmation of Zoning

(Must be completed for each zoned location)

Name of Applicant: Big Time Billboards.

Location of Property: 26091 St Highway 51 Wagoner OK
(Location description must coincide with description given on the application form.)

In the Corporate Limits of: Wagoner County
(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?
C-3 Commercial
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.) 2019

Wagoner County
Name of Authority (City, County etc.)
Planning & zoning

918-485-8123
Telephone No.

Printed Name of Zoning Official

Office Administrator
Title

[Signature]
Signature of Zoning Official

1-10-24
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.)









