MAF

MAR 0 3 202

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

FOR	OFFICIAL USE	DNLY
MGR. INITIALS	2773 OWNER NO.	/5380 REG. NO.
\$100.00 FEE AMOUNT	APPLICATION NO.	Z030Z-07 SIGN FILE NO.

Part I - SIGN OWNER INFORMATION	FEE AMOUNT APPLICATION NO. SIGN FILE NO.
101	
Applicant's Name: Billboards 102	900 5 709th E Aug
101 Applicant's Name: Big Time Billboards 102 Address: 10 103 City: Broken Arrow 104 106 Telephone No. (918) 402-9016 Fax No. () NA 108 Ema	105 76/016
Telephone No. (918) 402-9016 Fax No. () NA Fine	Zip Code:
Part II - LOCATION OF SIGN SITE	all Address: Jan E Fride The ou · Can
l 201 202	
Located on Hwy.: Side of Hwy.: E County Name: MCCuffair	City Name: Broken Bow
205 NSEW 206 207	
Nearest 206 207 Distance from Intersection: NSEW Mile	208 Distance from
209 NSEW Mile	Right-of-Way:
GPS Coordinates: Latitude: 34 . 095780 Longitu	ude: _94 _ 7 3 8 9 88
Part III - LAND OWNER INFORMATION (No. Assigned:17521)	
Land Owner's Name: Persinger Relly, Jessica Borres Address:	04 Maple St
303 4 1 0	
303 Broken Bow 304 Oh	305 Zip Code: 7 4728
306	
Have you enclosed	proof of land use consent?
Part IV - PHYSICAL DESCRIPTION OF SIGN	
401 DIMENSIONS: Height of Facing: 25 (Cannot exceed 25 ft.) ft. Width of Facing: 32 (Cannot exceed 66)	Overall Height
Cannot exceed 25 ft) Width of Facing:	ft. Above Ground:ft.
TYPE OF SIGN: Single Side-by-Side Stacked V-Type	Back-to-Back Tri-Vision (Rotating State)
403 404 NO. OF PANELS: WILL SIGN BE ILLUMINATED? ☐ YES ☐ NO If ye (Advertising Displays)	s, will it be an LED/digital display? 🔀 YES 🗍 NO
Part V - ZONING AND COMMERCIAL / INDUSTRIAL OUT ALTONO (CO.	
Part V - ZONING AND COMMERCIAL/ INDUSTRIAL QUALIFICATIONS (One of However if applying for a Class C (Informational) Permit, this section	these options is required for Class A Permit.
ZONED AREA ONLY	UNZONED AREA ONLY
501 - Is proposed location zoned? YES NO 505 - Is	s proposed location within 600 ft. of a conforming
(If answer is no, then go directly to Item 505.) 502 - What is the zoning designation?	business? (Refer to OAC §730:35-5-12[a][2])
(Must be some type of commercial in the state of	✓ YES ✓ NO
503 – Who is the zoning authority?	What is the name of the business? Creative Escapes
504 – If the area is zoned a Zoning Could at	
attached. (Form OAC 2-504 or its equivalent.)	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 contro	17 YES 259-46 WALL SOM
REMARKS:	Inspector TAR Pre-review:
STATE OF: O Wa ho ma	#00016188
County of: 706 % § Sam 5+ohelm being of lawful ago and first duly over your	EXP. 10/11/2024
being of lawful age and first duly sworn upor	n oath deposes and states the following:
non behalf ofmyself (or) as authorized representation of the organization and the foregoing information and that the facts set out therein are true and correct to the	tion listed above as Applicant, so attest that have Axobest of my knowledge and belief.
NOTARY PUBLIC: Signature of Applicant or Representative NOTARY PUBLIC: Subscribed and sworn	
6 Challal	
my continues to the contract of the contract o	es:
FORM AP-100 (Revised 7/07/2020) Signature of Notary	1) (1. Shefer



Outdoor Advertising Control

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

April 4, 2022

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

**** Re: Approval of Sign Location ****
Registration No. 15380 Sign File No.: 20302-02
US-259, McCurtain Co.
Latitude: 334.095781, Longitude: -94.738988

Dear Mr. Stokely,

In accordance with Title 69 O.S. 2011 \$ '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). Also, when building stacked units, please be sure no 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 25 ft. allowance and therefore cause the sign to be deemed illegal.

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,

Barbara Hoppes

Transportation Manager

Outdoor Advertising Control Branch

BH/td

Enclosures

FIELD CHECKLIST FOR PERMIT APPLICATIONS

APP.NO: 786 REFERENCE NO: DATE: 3/28/22 INSPECTOR: O. Daws			
COUNTY: Mc Cantain DIVISION: Z HIGHWAY: 259 2 SIDE OF HIGHWAY: E D ON U			
CITY: CONTROL SECTION: 259 - 46-16 R/W: 10 Per App.			
BRIEF LOCATION DESCRIPTION: 4.81 miles N. of SH-3			
LEGAL DESCRIPTION: SW NW NW SECTION: 30 TWN.: 5-5 RANGE: 25E			
LATITUDE: 34, 09578 LONGITUDE: -94.738988 AERIAL SHT.: 30			
TYPE OF ZONING: N/A FORM OF VERIFICATION:			
(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:			
VEG. NO OTHER REGISTERED SIGNS:			
YES (NO) W/I 500 FT. OF A CEMETERY Sign No. 15/35 Distance & Dir. 318 S.			
YES NO W/I 500 FT. OF A CEMETERY YES NO W/I 500 FT. OF A CEMETERY Sign No Distance & Dir Sign No Distance & Dir Distance & Dir			
YES NO W/I 500 FT. OF A PARK (Name of Park & Distance:)			
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 INDUSTRAL AREA ONLY:N/A			
COMMERCIAL OR INDUSTRIAL ACTIVITY(S): Beaver's Bend Creative Escapes. (Reality)			
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:			
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): Kelly R. Persinger / Jessica Gepana Borres			
VERIFICATION: VV - PLUS			
HIGHWAY PROJECT CLEARANCE? (ES NO If no, describe plan of address or other references: No new Low			
being taken for JP#35471 (04)			
ADDITIONAL COMMENTS: Two Businesses at this location!			
APPROVAL DATE: 4-4-22 REG.NO. 15380 SIGN FILE NO. 20302-02			
REJECTION DATE: REASON FOR REJECTION:			

BUSINESS REVIEW

APPLICATION NO(S). 786 Site Inspection No.
Time & Date of Inspection: $3/4/22 - 12:45 \text{ pm}$ Inspector: $0.13euU$
Name of Business: beavers bend Great Escapes Type: Commercial
Is Business Identified? Yes No If yes, in what manner? Name on Business
Distance from the Sign Site(s): 30' Within 660 ft. of the right of way? Ves No
Visible from the Highway? Ves No Recognizable as a business from the Highway? Ves No
What appears to be the prime use of surrounding area? <u>Commercia</u>
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? $Mon - Sott.$ 9-5
Is this a new business? Yes No If yes, how long has business been open? 3 years
Is business open to the general public? Ves No If no, then what is the mode of business
transactions?
What type of infrastructure is in place? (Business can not be operated from a residence.) All, Not a Residence.
Describe any activity currently taking place: Customers Centing cabins.
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:
Based on this field visit, does this business meet with HBA requirements? Yes No If no,
provide reason(s):

Form BR-505 (Rev. 3/23/2011)

General Report - Grouped by DivisionCounty/Control/Start Point

Division 2
County MCCURTAIN

\$44,561,767						Grand Total	Gra									
\$989,767	US-259: AT SH-259A SOUTH, US-259A NORTH, & STEVENS GAP RD, APPROX 6.3 MI, 8.25 MI, & 9.7 MI NORTH OF JCT SH-3		02/2022	2022	Active	NTERSECTION MOD. & TRAF. SIGNALS	PM	SSP -245N (068) PM	34333(07)	~	0.600	0.20	8.350	8.150		
\$1,030,000	US-259: FROM 6.25 MI N. OF JCT SH-3, EXTEND N. 6.00 MI UT FOR 34333(04)		08/2023	2023	Active	UTILITIES	UT	J3 -4333 (006) UT	34333(06)							
\$21,200,000	US-259: FROM 6.25 MI N. OF JCT SH-3, EXTEND N. 6.00 MI		08/2024	2024	Active	GRADE,DRAIN,BRIDGE & SURFACE	PM	J3 -4333 (004) PM	34333(04)		6.000	6.00	12.250	6.250		
\$342,000	US-259: AT SHERRY LN, APPROX 1.0 MI NORTH OF JCT SH-3		02/2022	2022	Active	& TRAF. SIGNALS	PM	SSP -245N (071) PM	35202(04)		0.200	0.20	1.100	0.900		
\$1,000,000	US-259: FROM 0.34 MI NORTH OF JCT SH-3, EXTEND NORTH APPROX 5.9 MIUT FOR JP 35471(04)		1	2026	Active	UTILITIES	듸	J3 -5471 (006) UT	35471(06)							
\$20,000,000	US-259: FROM 0.34 MI NORTH OF JCT SH-3, EXTEND NORTH APPROX 5.9 MI		_	2028	Active	GRADE, DRAIN & SURFACE	PM	J3 -5471 (004) PM	35471(04)	\sim	5.910	5.91	6.250	0.340	US259	016
Project Total	Description	FHWA Auth Date	Let Date	Fiscal Year	Status	Work Type	Suffix	Project No.	JP No.	Second Ctrl.	Total Length	Control Length	P.End	Start Pt.	Hwy.	Control
															County INCOCKETANTA	60000

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 COMMERCIALLY REASONABLE AND EFFECTUATE THE INTENT AND PURPOSE OF LESSOR AND LESSEE WITH RESPECT TO THE PREMISES. Per Singer Kelly Ray Gepolna Borres BIG TIME BILLBOARDS, LLC NAME: Jessica an Oklahoma limited liability company an individual, husband and wife, as Trustee, etc. NAME SAM STOKELY TITLE: MANAGER PRINT NAME "Lessee" "Lessor" 1/91019/001/New Lease (09.19.11) doc

Exhibit "A"

Legal Description

X Jessica Borres

BIG TIME BILLBOARDS, LLC 10111 L. 45" Place Tulsa, OK 24146 PHONE: (918) 402-9016, fax (918) 663-8502

8 2022 Name Big Time Billsoards, L.L.C. Name Jossica Geptiana Borres
Name Persinger Kelly Ray
Security Federal ID Number 447 74 9528

SIGN LOCATION LEASE AGREEMENT

Structure Number Address 104 Maple 54 Boke 00 7

Phone 580 236 4040

B Persinser Kellin R.
This LEASE AGREEMENT (the Lease") is entered into to be effective the 7 day of Feb 2022 by and between Jessice Gepoieme Borns single person, a husband and wife as Trustee, President, Manager ("Lessor") and BIG TIME BILL BOARDS, L.L.C., as Oklahoma limited liability company ("Lessee").

Grant, Premises: Use. Lessor, the owner of the hereinafter described real estate, leases and exclusively grants to Lessee and Lossee 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. Lessot grants to Lessee the right to subjet the site(s) or Sign, including the right to sublet space on the Sign for uses other than advertising, or to assign this agreement.

I-2001-574979 Book 1020 Pg 401 07/30/2019 9:35 am Pg 0400-0402 Fee: \$ 17.00 Doc: \$ 0.00 Karen Bryan - McCurtain County Clerk State of Oklahoma

TO HAVE AND TO HOLD the Property, together with all its tenements, hereditaments, and appurtenances, to the GRANTEES, as JOINT TENANTS, and not as tenants in common, with Right of Survivorship, their assigns, the survivor of the Grantees, and the heirs and assigns of the survivor, forever.

GRANTOR, for his heirs, executors and administrators, covenants, warrants, promises and agrees that at the time of delivery of this Quit Claim Deed, Grantor is lawfully seized of an absolute and indefeasible estate in fee simple of all the above granted and described Property; that the Property is free, clear and discharged from all former and other grants, titles, charges, estates, judgments, taxes, mortgages and liens of any kind, except:

GRANTOR, warrants to GRANTEES, their heirs, successors and assigns, the title to the Property and the quiet and peaceable possession of the Property, and will warrant and defend the Property against Grantor, and Grantor's heirs, successors and assigns, and every person or entity who may lawfully claim the Property or any interest granted under this Quit Claim

Deed, except those interests in the Property listed above.

SIGNA	TURE(S) OF GRANTOR(S)
Signed and Delivered on this Date:	
Date: July 23, 2019	Billy Burke
V () 4 max 2	Billy Burke
	\bigcirc
	Sherry Burke
	Sucrry Burkey

I-2001-574979 Book 1020 Pg 402 07/30/2019 9:35 am Pg 0400-0402 Fee: \$ 17.00 Doc: \$ 0.00 Karen Bryan - McCurtain County Clerk State of Oktations

ACKNOWLEDGMENT FOR AN INDIVIDUAL ACTING IN HIS OR HER OWN RIGHT OF REPRESENTING A CORPORATION, PARTNERSHIP, LLC

STATE OF OKLAHOMA }
COUNTY OF McCURTAIN }

Notary Public Sorrela

Commission Number 99009737

Commission Expiration Date 07-18-202 3





McCurtain

Assessment Property Record Card

Data provided by Stan Lyles County Assessor

919 402-9016-

Primary Image

Date

02/08/2022

15:32:15 Time Page

Account

450045478

Parcel ID

0000-30-05S-25E-2-017-00

Cadastral ID

0000-05S-25E-30-2-017-00

Property Type Property Class

Assessment Data

Tax Area

115 - I-74 Rural

Name ID

35338

REAL - Real Property

PERSINGER, KELLY RAY &

JESSICA GEPOIANA BORRES

104 MAPLE ST

BROKEN BOW

OK 74728-0000

Parcel Location

Situs

Subdivision

Lot/Block

Parcel Size 1 - Acres

Sec/Twn/Rng

30/5/25/2 - N/A

Neighborhood

School District I-74 BRO - I-74 BrokenBow

25E-2-017-00

\\192.168.100.3\pictures\0000-30-05S-25E-2-017-00.jpg

7/21/2020

Legal Description

30-5-25 B1020/P400 PARCEL IN S2NWNW DESC AS COM @ NW COR SEC 30; TH AL SECTION LINE E959.73'; TH E114.76' TO POB ON E ROW LN OF US 259; TH AL ROW LN W181'; TH E240 91'; TH E181'; TH W240 91' TO POB

Building Permits

Description Number

Opened

Amount Closed

Exemptions

Code Type

Maximum Active Exemption Sale History Bk/Pg

1020/400

Grantor BURKE, BILLY & SHERRY

Price Date

07/23/2019

Code 0

Parcel Valuation 80.620 **Current Tax** Asmnt Level Assessed Levy Rate Capped Fair Cash REAL Source 412.94 5,122 7.000 7,000 11% 770 Assessed Land Value Remove Cap 0 4,352 39,561 Penalty 39,561 Improvements Year Frozen 0 0.00 0 Exemption D Mobile Home **New Construction** 413.00 5,122 **Total Taxable** 5,122 46,561 46,561 Total Value TIF Project ID

Assessment History **Billed Tax Total Value** Exemptions Taxable Value Tax Area Billed Owner Statement Number Tax Year 413.00 5,122 115 46,561 PERSINGER, KELLY RAY & 2021-450045478 2021 11 00 138 115 1,258 PERSINGER, KELLY RAY & 2020 2020-0045478 11 00 1.258 138 115 PERSINGER, KELLY RAY & 2019 2019-0045478

36

1-2001-574979 Book 1020 Pg 400 07/30/2019 9:35 am Pg 0400-0402 Fee: \$ 17.00 Doc: \$ 0.00 6 Karen Bryan - McCurtain County Clerk State of Oldshoms



Exhibit A"

QUIT CLAIM DEED

(Joint Tenancy)

When Recorded Return to:

McCurtain County National Bank
20 North Park Drive
Broken Bow, OK 74728

THIS QUIT CLAIM DEED is made this 23rd day of July 2019, between Billy Burke and Sherry Burke, Husband and Wife, ("Grantor" whether one or more), whose address is 1330 S.E. 3rd Street, Antiers, OK 74523

and;

Kelly Ray Persinger and Jessica Gepoiana Borres, Husband and Wife, whose address is 104 Maple Street, Broken Bow, OK 74728; Person, ("Grantee" whether one or more).

GRANTOR, in consideration of the sum of Ten Dollars and other good and valuable consideration, the receipt and sufficiency of which is acknowledged, does grant, bargain, sell and convey to GRANTEES as JOINT TENANTS and not as tenants in common, with Right of Survivorship, the following described real property (the "Property"), situated in McCurtain County, State of Oklahoma:

Commencing at the Northwest Corner of said Section 30, Township 5 South, Range 25 East; thence along the Section Line S 00°04'10" E, a distance of 959.73 feet; thence S 89°59'36" E, a distance of 114:76 feet to the Point of Beginning on the East Right-of-Way Line of U.S. 259; thence along said Right-of-Way Line; South 00°01'32" W, a distance of 181.00 feet; thence South 89°59'36" E, a distance of 240.91 feet; thence N 00°01'32" E, a distance of 181.00 feet; thence N 89°59'36" W, a distance of 240.91 feet; TO THE POINT OF BEGINNING; said described tract containing 1.00 acre more or less.

Exempt from Documentary Stamp Tax Pursuant to 68, O.S. 3202 (4) Family













