



November 27th, 2023

Big Time Billboards  
10900 S. 209<sup>th</sup> E. Ave  
Broken Arrow OK 74014

*Re: Approval of Sign Location  
Registration No.15580 Sign File No.: 26907-01  
US-69, Bryan Co.*

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. 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, or when the structure is constructed.

It was indicated on one of the applications that LED/digital technology will be used on that 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 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 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.

Thank you for permitting your signs with ODOT. If you have any questions or need additional information, please do not hesitate to call this office. (405)521-3005

Respectfully,

for Barbara Hoppes  
Transportation Manager  
Outdoor Advertising Control Branch  
BH/td

Enclosures



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

FOR OFFICIAL USE ONLY		
MR. INITIALS <i>BS</i>	OWNER NO. <i>2773</i>	REG. NO. <i>15580</i>
FEE AMOUNT \$100.00	APPLICATION NO. <i>8021</i>	SIGN FILE NO. <i>26907-01</i>

**Part I - SIGN OWNER INFORMATION**

101 Applicant's Name: Big Time Billboards 102 Address: 10900 S 209th E Ave  
 103 City: Broken Arrow 104 State: oh 105 Zip Code: 74014  
 106 Telephone No. (918) 402-9016 107 Fax No. ( ) 108 Email Address: Sameprimetimeoh.com

**Part II - LOCATION OF SIGN SITE**

201 Located on Hwy.: 69 202 Side of Hwy.: E 203 County Name: Bryan 07 204 City Name: Calera  
 205 Nearest Intersecting Hwy.: 70 206 Direction from Intersection: S 207 Distance from Intersection: 4.24 208 Distance from Right-of-Way: 10  
 209 GPS Coordinates: Latitude: 33 914886 Longitude: -96 452308

**Part III - LAND OWNER INFORMATION (No. Assigned: 17680)**

301 Land Owner's Name: Masonic Lodge 302 Address: Po Box  
 303 City: Calera 304 State: oh 305 Zip Code: 74730  
 306 Telephone No. (580) 775-3800 307 Have you enclosed proof of land use consent?  YES  NO

**Part IV - PHYSICAL DESCRIPTION OF SIGN**

401 DIMENSIONS: Height of Facing: 25 ft. (Cannot exceed 25 ft.) Width of Facing: 40 ft. (Cannot exceed 60 ft.) Overall Height Above Ground: 70 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.)**

**ZONED AREA ONLY**

**UNZONED AREA ONLY**

501 - Is proposed location zoned?  YES  NO (If answer is no, then go directly to Item 505.)  
 502 - What is the zoning designation? \_\_\_\_\_ (Must be some type of commercial, industrial or business designation.)  
 503 - Who is the zoning authority? \_\_\_\_\_  
 504 - If the area is zoned, a Zoning Confirmation from must be completed and attached. (Form OAC Z-504 or its equivalent.)  
 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? under ground services  
 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 69-07-02  
 REMARKS: \_\_\_\_\_ Inspector TJD  
 Pre-review: 9/18/23

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 X myself ( or ) \_\_\_\_\_ as authorized representative 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 Sep, 2023  
 commission expires: \_\_\_\_\_  
Rhonda A. Fish  
 Signature of Notary



# FIELD CHECKLIST FOR PERMIT APPLICATIONS

APP. NO: 8021 REFERENCE NO: \_\_\_\_\_ DATE: 11/6/23 INSPECTOR: J. Davis  
COUNTY: Bryan DIVISION: 2 HIGHWAY: US-69 SIDE OF HIGHWAY: E D of U   
CITY: Cabera CONTROL SECTION: 69-07-02 R/W: 10' per app  
BRIEF LOCATION DESCRIPTION: 4.24 mi. S. of US-70  
LEGAL DESCRIPTION: SW NE SE SECTION: 27 TWN.: 7-5 RANGE: 8-E  
LATITUDE: 33.914886 LONGITUDE: -96.452308 AERIAL SHT.: 9  
TYPE OF ZONING: None 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:

YES  W/I 500 FT. OF A PLAYGROUND YES NO OTHER REGISTERED SIGNS:  
YES  W/I 500 FT. OF A CEMETERY Sign No. \_\_\_\_\_ Distance & Dir. \_\_\_\_\_  
YES  W/I 500 FT. OF A PUBLIC FOREST Sign No. \_\_\_\_\_ Distance & Dir. \_\_\_\_\_  
YES  W/I 500 FT. OF A PARK (Name of Park & Distance: \_\_\_\_\_) Sign No. \_\_\_\_\_ Distance & Dir. \_\_\_\_\_

### OUTSIDE INCORPORATED MUNICIPALITY ON AN INTERSTATE/FREEWAY: N/A

YES  W/I 500 FT. OF AN ACCESS RAMP (Distance: \_\_\_\_\_)  
YES  W/I 500 FT. OF A REST AREA OR WEIGH STATION (Distance: \_\_\_\_\_)

### IN UNZONED COMMERCIAL OR INDUSTRIAL AREA ONLY: \_\_\_\_\_ N/A

COMMERCIAL OR INDUSTRIAL ACTIVITY(S): KT Plastics  
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  W/I 500 FT. OF A CHURCH (Name & Distance: \_\_\_\_\_)  
YES  W/I 500 FT. OF A SCHOOL (Name & Distance: \_\_\_\_\_)  
YES  W/I 500 FT. OF A HISTORICAL BATTLEFIELD (Name & Distance: \_\_\_\_\_)  
YES  W/I 500 FT. OF A PUBLIC FOREST PRESERVE? (Name & Distance: \_\_\_\_\_)  
YES  W/I 300 FT. OF A RESIDENCE? (If yes, how many? \_\_\_\_\_)  
YES NO DOES APPLICANT HAVE PROPER RESIDENTIAL CONSENTS?

LANDOWNER(S): Rising Star Lodge (Masonic Lodge)  
VERIFICATION: Parlay & Warranty Deed  
HIGHWAY PROJECT CLEARANCE?  YES NO If no, describe plan of address or other references: \_\_\_\_\_

ADDITIONAL COMMENTS: \_\_\_\_\_

**APPROVED** Barbara Hopper

APPROVAL DATE: 11/27/23 REG. NO. 15580 SIGN FILE NO. 26907-01  
REJECTION DATE: \_\_\_\_\_ REASON FOR REJECTION: \_\_\_\_\_

**BUSINESS REVIEW**

APPLICATION NO(S). 8021 Site Inspection No. 1

Time & Date of Inspection: 11/6/23 - 12:00 pm Inspector: J. Davis

Name of Business: KT Plastics Type: Industrial

Is Business Identified?  Yes No If yes, in what manner? Signage

Distance from the Sign Site(s): 315' Within 660 ft. of the right of way?  Yes No

Visible from the Highway?  Yes No Recognizable as a business from the Highway?  Yes No

What appears to be the prime use of surrounding area? Industrial & Commercial

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? M-F 8-5

Is this a new business? Yes  No If yes, how long has business been open? \_\_\_\_\_

Is business open to the general public?  Yes 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.)  
Not a Residence

Describe any activity currently taking place: Everyone Working

Did you speak with anyone at the business site?  Yes No If yes, list their name and their relationship with the business: Front office (AA)

Additional comments and/or confirmations: \_\_\_\_\_

Based on this field visit, does this business meet with HBA requirements?  Yes No If no, provide reason(s): \_\_\_\_\_



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

**SIGN LOCATION LEASE AGREEMENT**

Date: Sep 11 2023  
 Name: Big Time Billboards, L.L.C.  
 Name: Ryan Summit David Conner  
 Name: Dustin Reid  
 Social Security/ Federal ID Number: \_\_\_\_\_

Structure Number: \_\_\_\_\_  
 Address: 10111 E. 45<sup>th</sup> Place, Tulsa, OK 74146  
 Address: PO Box 129 Calera OK 74730  
 Phone: 580-775-3800 Mark  
580-579-1611

Dustin Reid  
 THIS LEASE AGREEMENT (the "Lease") is entered into, to be effective the 11 day of Sep 2023, by and between Ryan Summit David Conner, 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.

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: Ryan Summit, David Conner  
 an individual, husband and wife, as Trustee, etc. Pres Mgr

**BIG TIME BILLBOARDS, LLC**  
 an Oklahoma limited liability company

NAME: \_\_\_\_\_  
 TITLE: Officer  
Ryan Summit  
 PRINT NAME

NAME: \_\_\_\_\_  
 TITLE: SAM STOKELY  
MANAGER

"Lessee"

"Lessor"  
 E:\91019\001\New Lease (09.19.11).doc  
[Signature]  
Off:car

Exhibit "A"

Legal Description

[Signature]  
Dustin Reid

Line Path Polygon Circle 3D path 3D polygon

Ruler

Measure the distance between two points on the ground

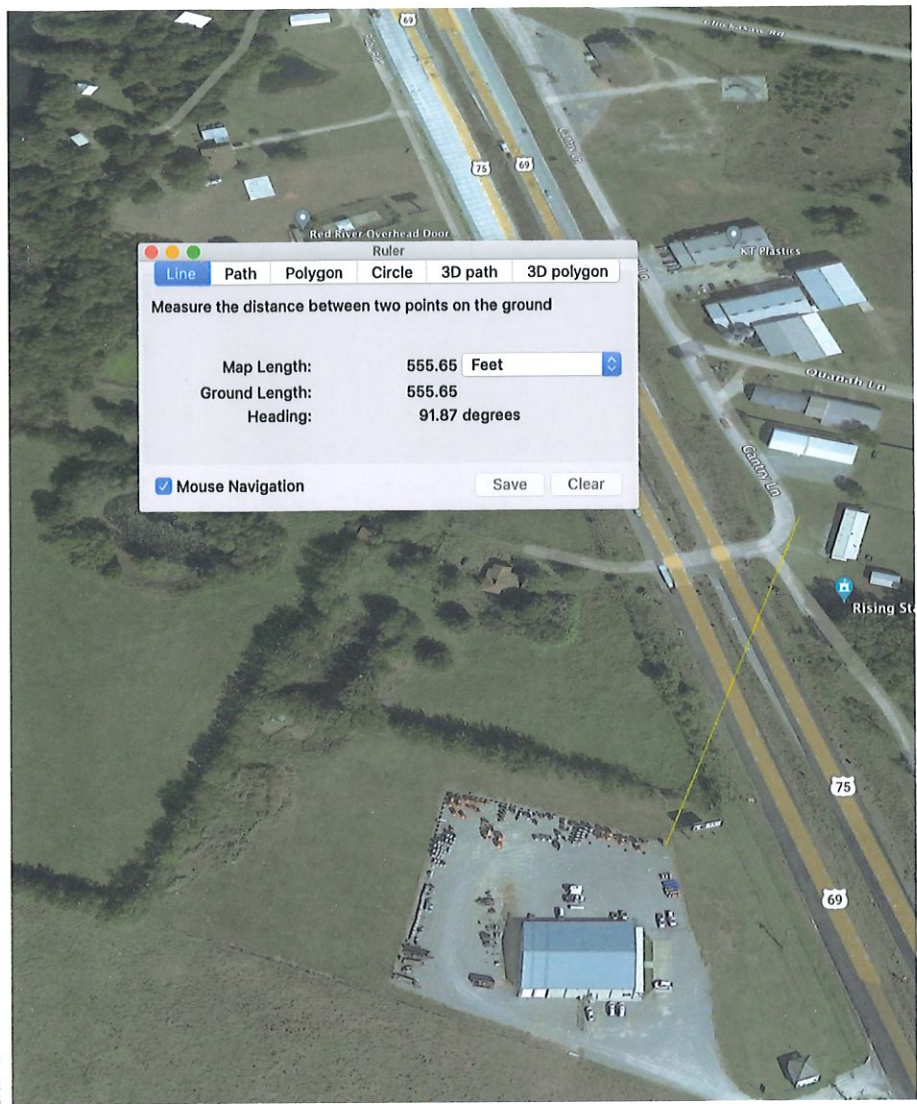
Map Length: 555.65 Feet

Ground Length: 555.65

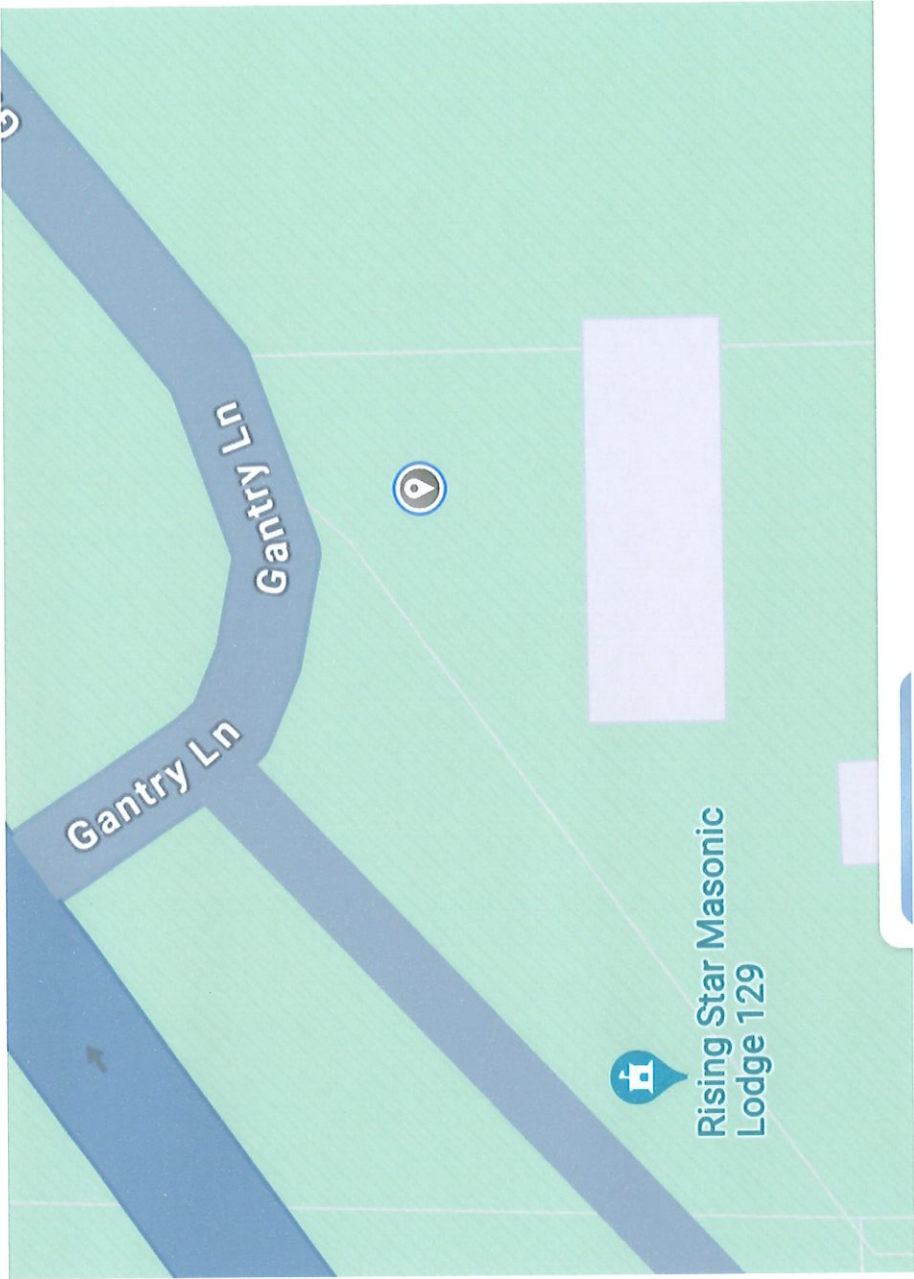
Heading: 91.87 degrees

Mouse Navigation

Save Clear







Rising Star Masonic  
Lodge 129

Gantry Ln  
Gantry Ln

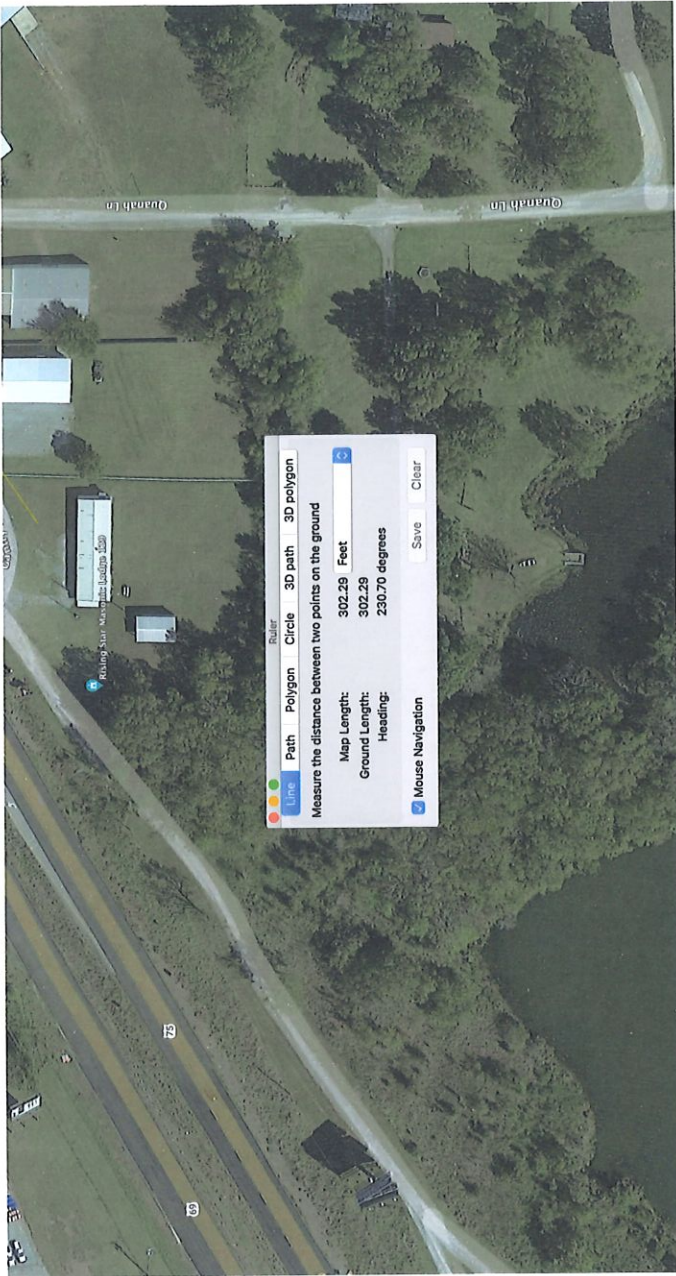
















Exhibit 'A'

689-578



Bryan

Account Data And Map Image

Data provided by Mike Hull County Assessor

Date 09/11/2023

Time 16:01:10

Map Image



Assessment Data

Account 070014055  
 Parcel ID 0250-00-002-001-0-000-00  
 Cadastral ID 0250-002-001-00-0-000-00  
 Property Type REAL - Real Property  
 Property Class E  
 Tax Area 107 - I-48 Rural  
 Situs  
 Subdivision HIGHWAY 75 SUB 27  
 Lot/Block 0001 / 0002  
 Sec/Twn/Rng 111  
 Neighborhood 50000 - URBAN COMM / IND  
 RISING STAR LODGE

OK 00000-0000

Primary Image



Legal Description

HWY 75 SUB W2 LT 1 BLK 2

Book/Page -

Assessed Valuation

Land Value	0	Assessed Value	0
Improvements	0	Assessment Level	11%
Mobile Home	0	Penalty Amount	0
Total Value	0	Exemption	0
		Total Taxable	0

Return to: Elmer Rogers  
Box 1428  
Calera, OK 74730

INDEXED

# 366, 974

OKLAHOMA STATUTORY FORM

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That;

Elmer Loyd Rogers, a single man,

Exhibit A

STATE OF OKLAHOMA Bryan COUNTY, ss.

This instrument was filed for record on the 12th day of June

A. D. 1981 at 1:40 o'clock minutes P. M. and duly re-

corded in Book No. 689 Page 578 Fee \$

Bible Ruth Roberts County Clerk

By Patsy Zachary Deputy

of Bryan County, State of Oklahoma, part Y of the first part, in consideration of the sum of One and more (\$ 1.00 ) DOLLARS,

in hand paid, the receipt of which is hereby acknowledged, do ss. hereby grant, bargain, sell and convey unto Rising Star Lodge # 129

of Bryan County, State of Oklahoma, Part. Y of the second part, the following described real property and premises, situated in the County of Bryan State of Oklahoma, to-wit:

The W2 of Lot 1 in Block 2 of the HIGHWAY 75 SUB-DIVISION to Bryan County, State of Oklahoma, according to the recorded plat and survey thereof,

GIFT - NO REVENUE REQUIRED

together with all the improvements thereon and the appurtenances thereunto belonging, and warrant the title to the name. TO HAVE AND TO HOLD said described premises unto the said Part Y of the second part, its successor trustee, forever free, clear, and discharged of and from all former grants, charges, taxes, judgments, mortgages and other liens and encumbrances of whatsoever nature.

SIGNED AND DELIVERED this the 10th day of June, 1981

Elmer Loyd Rogers

Elmer Loyd Rogers

ACKNOWLEDGMENT

STATE OF OKLAHOMA Bryan County, ss.

Before me, the undersigned, a Notary Public in and for said County and State, on this 10th day of June, 1981, personally appeared

Elmer Loyd Rogers, a single man

and

who executed the within and foregoing instrument, and acknowledged to me that he executed the same

as his free and voluntary act and deed for the uses and purposes therein set forth.

Witness my hand and Seal of office this day and year last above written.

My Commission Expires 2-2-84 Juanita Thomas Notary Public

ACKNOWLEDGMENT BY CORPORATION

STATE OF OKLAHOMA County, ss.

Before me, the undersigned, a Notary Public in and for said County and State, on this day of 1981, personally

appeared and

to me known to be the identical person who subscribed the name of the maker thereof to the foregoing instrument as its President

and acknowledged to me that he executed the same as his free and voluntary act and deed and as the free and voluntary act and deed of such

corporation, for the uses and purposes therein set forth.

Given under my hand and Seal of office this day and year last above written.

My Commission Expires Notary Public

P-578.





























**OKLAHOMA TAX COMMISSION**

DATE ISSUED: June 29, 2022  
 PERMIT NO: 2021-1998  
 TAXPAYER ID: 2021-1998

Licensee/Permittee at this Location:  
**MANUFACTURER SALES PERMIT addenda on July 1, 1998**

NO

County: **BRYAN COUNTY**

This permit is not intended to allow providing to other or subsequent licensees. This permit is not to be transferred to another licensee. This permit is not to be used for any other purpose than that for which it was issued. This permit is not to be used for any other purpose than that for which it was issued. This permit is not to be used for any other purpose than that for which it was issued.

Business Name: **PLATE POSIT IN COMMERCIAL PLACES**

Business Address: **2021-1998**

City: **July 1, 1998**

State: **August 21, 2025**

Permit Fee: **2021-1998**

Licensee/Permittee: **PLATE POSIT IN COMMERCIAL PLACES**

County: **BRYAN COUNTY**

City: **July 1, 1998**

State: **August 21, 2025**

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**THIS VENDOR COOPERATES WITH THE OKLAHOMA TAX COMMISSION TO VERIFY PURCHASER LIABILITY.**

The Oklahoma Sales Tax Code requires every vendor in this state to collect the appropriate amount of state and local sales taxes as imposed by law.



