

June 4, 2024

Crain & Sons Enterprises, LLC  
ATTN: Scott Crain  
PO Box 1662  
Durant OK 74702

*Re: Approval of Sign Location  
Registration No. 15586  
US-69, Pittsburg County  
Latitude: 34.73005 Longitude: -95.89942*

Dear Mr. Crain:

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.

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.

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.

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

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

| FOR OFFICIAL USE ONLY  |                         |                           |
|------------------------|-------------------------|---------------------------|
| MGR. INITIALS          | 3653<br>OWNER NO.       | 15586<br>REG. NO.         |
| \$100.00<br>FEE AMOUNT | 8031<br>APPLICATION NO. | 26961-01<br>SIGN FILE NO. |

OAC OCT 12 2023

**Part I - SIGN OWNER INFORMATION**

101 Applicant's Name: Crain & Sons Enterprises 102 Address: P.O. Box 1662  
 103 City: Durant 104 State: OK 105 Zip Code: 74702  
 106 Telephone No. 580-920-0878 107 Fax No. ( ) 108 Email Address: scott.crain@texomamfg.com

**Part II - LOCATION OF SIGN SITE**

201 Located on Hwy.: 69 202 Side of Hwy.: W 203 County Name: Pittsburg 204 City Name: Kiowa  
 205 Nearest Intersecting Hwy.: E1570 206 Direction from Intersection: S 207 Distance from Intersection: 3080.61' 208 Distance from Right-of-Way: 60'  
 209 GPS Coordinates: Latitude: 34 73005, Longitude: -95 89942

**Part III - LAND OWNER INFORMATION (No. Assigned: 17691)**

301 Land Owner's Name: Dylin Baker 302 Address: 177 N. Garfield Ave  
 303 City: Kiowa 304 State: OK 305 Zip Code: 74553  
 306 Telephone No. ( ) 307 Have you enclosed proof of land use consent?  YES  NO

**Part IV - PHYSICAL DESCRIPTION OF SIGN**

401 DIMENSIONS: Height of Facing: 12 ft. Width of Facing: 32 ft. Overall Height Above Ground: 50 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.)**

**ZONED AREA ONLY** **UNZONED AREA ONLY**

501 - Is proposed location zoned?  YES  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])  
 YES  NO  
 502 - What is the zoning designation? (Must be some type of commercial, industrial or business designation.) 506 - What is the name of the business?  
 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.) 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 69-61-02 Div 2

REMARKS: **APPROVED** JTD Inspector Pre-review: JTD

STATE OF: OKLA § 614/24  
 County of: Bryan 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: J. Scott Crain  
 Printed Signature: \_\_\_\_\_  
 Signature of Notary: Mike Snel  
 NOTARY PUBLIC: \_\_\_\_\_  
 Subscribed and sworn to me this 9th day of Oct, 2023  
 My commission expires: 06/21/2023  
 # 63249498  
 STATE OF OKLAHOMA PUBLIC



**FIELD CHECKLIST FOR PERMIT APPLICATIONS**

APP. NO: 8031 REFERENCE NO: \_\_\_\_\_ DATE: 11/6/23 INSPECTOR: J. Davis  
COUNTY: Pittsburg DIVISION: 2 HIGHWAY: US-69 SIDE OF HIGHWAY: W D or U U  
CITY: Kiowa CONTROL SECTION: 69-61-02 R/W: 60' per app.  
BRIEF LOCATION DESCRIPTION: .66 mi. N of SH-63  
LEGAL DESCRIPTION: NW NW 1/4 SECTION: 13 TWN.: 3-N RANGE: 13-E  
LATITUDE: 34.73005 LONGITUDE: -95.89942 AERIAL SHT.: 4  
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  NO W/I 500 FT. OF A PLAYGROUND YES  NO OTHER REGISTERED SIGNS:  
YES  NO W/I 500 FT. OF A CEMETERY Sign No. \_\_\_\_\_ Distance & Dir. \_\_\_\_\_  
YES  NO W/I 500 FT. OF A PUBLIC FOREST Sign No. \_\_\_\_\_ Distance & Dir. \_\_\_\_\_  
YES  NO W/I 500 FT. OF A PARK (Name of Park & Distance: \_\_\_\_\_)

**OUTSIDE INCORPORATED MUNICIPALITY ON AN INTERSTATE/FREEWAY:** D 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:** \_\_\_\_\_ N/A

COMMERCIAL OR INDUSTRIAL ACTIVITY(S): Granger Mobile Homes  
IS ACTIVITY WITHIN 600 FT. OF PROPOSED SITE?  YES (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? Needs 1)  
YES  NO DOES APPLICANT HAVE PROPER RESIDENTIAL CONSENTS?

LANDOWNER(S): Dylin Baker  
VERIFICATION: County Assessor's office  
HIGHWAY PROJECT CLEARANCE? YES  NO If no, describe plan of address or other references: \_\_\_\_\_

ADDITIONAL COMMENTS: waiting on Res consent. Spoke with L/O and he is going to give consent! Finally Received Res consent on 6/1/24 AD  
**APPROVED**

APPROVAL DATE: 11/27/23 REG. NO. 15586 SIGN FILE NO. 26961-01  
REJECTION DATE: \_\_\_\_\_ REASON FOR REJECTION: \_\_\_\_\_

**BUSINESS REVIEW**

APPLICATION NO(S). 8031 Site Inspection No. 1

Time & Date of Inspection: 11/6/23 - 10:00 am Inspector: J. Davis

Name of Business: Granger Mobile Homes Type: Industrial / Commercial

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

Distance from the Sign Site(s): 150' 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? Mixed

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-Sat 8-5

Is this a new business?  Yes No If yes, how long has business been open? -2 years

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: Customers Coming & Going.

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): \_\_\_\_\_



## REAL ESTATE LEASE

Agreement of lease made this **28th** day of **September 2023** by and between **Crain & Sons Enterprises** of PO Box 1662, Durant OK, 74702, Phone 580-920-0878 hereafter referred to as Lessee and: **Dylin Baker** hereafter referred to as Lessor. Lessor leases to Lessee and Lessee from Lessor the following described real estate: **177 N. Garfield Ave, Kiowa, OK 74553 (NE & SE Corner)**. It is agreed that the intent of the Lessee is to erect, lease and maintain advertising billboard(s). It is agreed that this instrument is to act as a lease not a license and that the billboard(s) erected will remain the personal property of the Lessee. It is also agreed that the following terms will apply in and be a part of this lease:

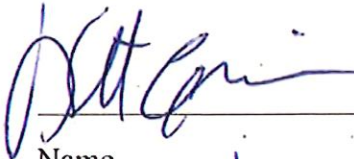
1. This lease will be for a period of **30** years commencing on the date of execution of this lease. Lessee has the right to renew at the end of the 15 years period for an additional 15 years, or less. The lessor, or heir of the lessor, will determine a fair current leasing rate for the renewal contract. Early termination of the contract by the lessee for any reason (except for government intervention) will result in a fine equivalent to 2 years of lease payments.
2. The rental for the lease will be **(See Special Provisions)** dollars annually. This amount will be paid in annual installments in advance unless otherwise noted in this lease. Lessor agrees to notify Lessee in writing of any delinquencies in rental installments and agrees to grant at least thirty (30) days grace period for Lessee to correct said delinquencies. The grace period will begin on the date of receipt of notification by Lessee.
3. Lessee has the right to illuminate said billboard at its discretion, and Lessor grants an easement and a right to Lessee to run any wires above or below ground to accomplish illumination. Lessee must set up his/her own electric meter and is responsible for the payments of the electricity usage.
4. Lessor gives Lessee the right of ingress and egress over the property of the Lessor whether leased or not in order to erect and/or service said billboard(s).
5. Lessee has the right to remove any growth or obstructions that hinder the view of said billboard at Lessee's own expense.
6. Lessor warrants that he is the **owner** of the herein described real estate and that this real estate is free from any legal arrangements that may in any way prevent the Lessee from erecting and or servicing said billboard(s).

- 7. In the event the Lessee is ever prevented by any government body or anyone having jurisdiction or control over him from maintaining said billboard, the Lessee has the right to terminate this lease by giving the Lessor 30 days written notice of termination and proof of document banning the billboard by the governmental body.
- 8. The rights hereafter are cumulative and inure to the benefit of and bind the parties hereto, their heirs, assigns, or successors in interest. The Lessor agrees that Lessee may assign or sublet Lessee's interest hereunder with the consent of Lessor.
- 9. It is agreed that neither the Lessor or the Lessee is bound by any stipulations, representation of agreements not embodied in this lease.
- 10. Special provision:
  - 1. Payment terms: \$1 per year
  - 2. Lease is contingent upon approval from D.O.T.
  - 3. Billboards will be in the NE and SE corner of property.

Accepted and Agreed by LESSOR:

Accepted and Agreed by LESSEE:

Crain & Sons Enterprises LLC.



Name

Name

Owner

President

Title

Title

9-19-23

9-29-23



6/1/24

CRAIN & SONS ENTERPRISES, LLC

P.O. BOX 1940

DURANT, OK 74702

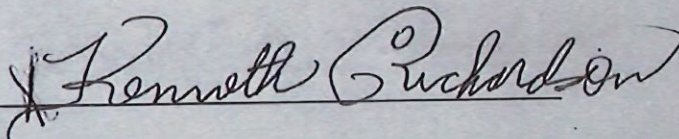
To Whom It May Concern,

I give consent for Crain & Sons Enterprises, LLC to install a billboard next to my property.

NAME: Kenneth Richardson

ADDRESS: Parcel ID: 000-13-03N-0-303-01, Kiowa-Pittsburg

Pittsburg, OK 74560

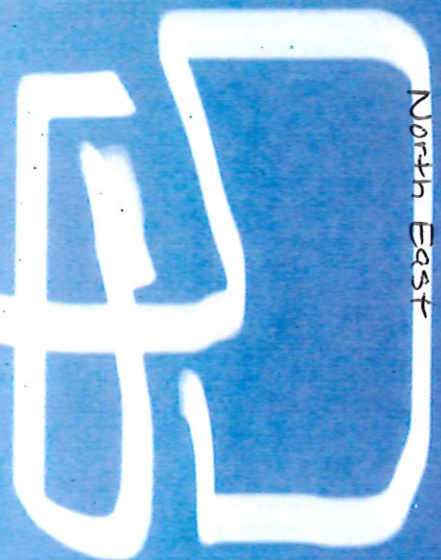
SIGNATURE: 

DATE: 5-31-24



OAC OCT 1 2 2023

North East











BUILD TO SUIT  
DUAL BADER  
580.272.5877

216

DUAL BADER  
580.272.5877











