



December 13, 2023

Crain & Sons Enterprises  
P.O. Box 1662  
Durant OK 74702

*Re: Approval of Sign Location  
Registration No.15587 Sign File No.: 26961-02  
US-69, Pittsburg Co.*

Dear Mr. Crain,

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.

According to your application, you 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.

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,

A handwritten signature in blue ink that reads "Barbara Hoppes".

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		
MGR. INITIALS	3653 OWNER NO.	15587 REG. NO.
\$100.00 FEE AMOUNT	8032 APPLICATION NO.	26961-02 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: 3493.95' 208 Distance from Right-of-Way: 60'  
 GPS Coordinates: Latitude: 34 72911 Longitude: -95 89905

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.)

<p><b>ZONED AREA ONLY</b></p> <p>501 - Is proposed location zoned? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO (If answer is no, then go directly to Item 505.)</p> <p>502 - What is the zoning designation? (Must be some type of commercial, industrial or business designation.)</p> <p>503 - Who is the zoning authority?</p> <p>504 - If the area is zoned, a Zoning Confirmation from must be completed and attached. (Form OAC Z-504 or its equivalent.)</p>	<p><b>UNZONED AREA ONLY</b></p> <p>505 - Is proposed location within 600 ft. of a conforming business? (Refer to OAC §730:35-5-12[a][2]) <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO</p> <p>506 - What is the name of the business?</p> <p>507 - Please attach a diagram depicting the layout of the business and the proposed sign site.</p>
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Part VI - ACKNOWLEDGMENT

Have you read all of the statutes and regulations pertaining to outdoor advertising control?  YES 69-61-02 Div 2

REMARKS: Inspector JPB  
Pre-review:

STATE OF: OKla  
County of: Bryan §

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

NOTARY PUBLIC:  
Subscribed and sworn to me this 9th day of 04 2023  
My commission expires: 06/21/2025  
Signature of Notary: Mike Snell



**FIELD CHECKLIST FOR PERMIT APPLICATIONS**

APP. NO: 8032 REFERENCE NO: \_\_\_\_\_ DATE: 11/6/23 INSPECTOR: J. Davis  
COUNTY: Pittsburg DIVISION: 2 HIGHWAY: 4569 SIDE OF HIGHWAY: W D or U U  
CITY: Howa CONTROL SECTION: 69-61-02 R/W: 60' per app  
BRIEF LOCATION DESCRIPTION: .55 N. of SH-63  
LEGAL DESCRIPTION: SW NW 1/4 SECTION: 13 TWN.: 3-N RANGE: 13-E  
LATITUDE: 34.72911 LONGITUDE: -95.89905 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: \_\_\_\_\_) Sign No. \_\_\_\_\_ Distance & Dir. \_\_\_\_\_

**OUTSIDE INCORPORATED MUNICIPALITY ON AN INTERSTATE/FREEWAY:** AS 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? \_\_\_\_\_)  
YES  NO DOES APPLICANT HAVE PROPER RESIDENTIAL CONSENTS?

LANDOWNER(S): Dylan R. Baker  
VERIFICATION: Deed

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

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

**APPROVED**

APPROVAL DATE: 11/27/23 REG. NO. 15587 SIGN FILE NO. 26961-02  
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. Dawkins

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? Mon-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.

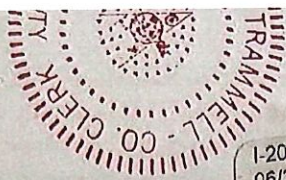
Did you speak with anyone at the business site? Yes  No If yes, list their name and their relationship with the business: \_\_\_\_\_

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

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

Mailing Address:

8288 Hwy 270, Bldg A  
Stuart, OK 74570



1-2023-005642 Book 2666 Pg 792  
06/27/2023 10:40am Pg 0792-0793  
Fee: \$20.00 Doc: \$388.50  
Hope Trammell - Pittsburg County Clerk  
State of OK

**DEED**

This indenture, made this 14 day of June, 2023, between KENNETH RICHARDSON, A SINGLE PERSON, party of the first part, and between DYLAN R. BAKER, party of the second part,

Witnesseth: That in consideration of the sum of \$10.00 dollars and other good and valuable consideration, receipt of which is hereby acknowledged, said party of the first part do hereby grant, bargain, sell and convey unto said party of the second part, and her heirs and assigns forever, all of their right, title and interest in and to the tract of land lying and being in the County of Pittsburg, State of Oklahoma, being more particularly described as follows, to-wit:

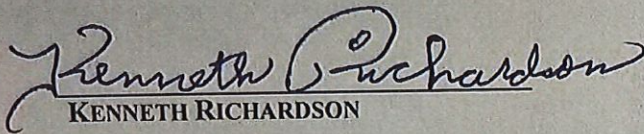
A TRACT OF LAND IN VACATED HIGHLAND ADDITION TO THE TOWN OF KIOWA, BEING EMBRACE IN THE SW1/4 OF SECTION 13 AND THE SE 1/4 OF SECTION 14 IN TOWNSHIP 3 NORTH, RANGE 13 EAST OF THE INDIAN BASE AND MERIDIAN, PITTSBURG COUNTY, STATE OF OKLAHOMA, DESCRIBED AS;

COMMENCING AT 3/4 PIN, THE NE CORNER OF THE SE1/4 OF SECTION 14 THENCE N88°48'29"E ALONG THE NORTH LINE SW1/4 OF SECTION 13, A DISTANCE OF 29.56 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE US 69 HIGHWAY, THE POINT OF CURVATURE OF A NON-TANGENT CURVE, CONCAVE TO THE EAST, HAVING A RADIUS OF 5854.58 FEET A CENTRAL ANGLE OF 02°49'53", AND A CHORD OF 289.29 FEET BEARING S13°11'46"E; THENCE SOUTH ALONG SAID CURVE AND SAID RIGHT-OF-WAY, A DISTANCE OF 289.32 FEET; THENCE S14°36'39"E ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 106.95 FEET TO THE POINT OF BEGINNING; THENCE S14°36'45"E ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 8.32 FEET; THENCE S09°03'26"E ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 154.99 FEET TO THE POINT OF CURVATURE OF A NON-TANGENT CURVE, CONCAVE TO THE WEST, HAVING A RADIUS OF 5589.58 FEET A CENTRAL ANGLE OF 04°02'36", AND A CHORD OF 394.38 FEET BEARING S12°35'23"E; THENCE SOUTH ALONG SAID CURVE AND RIGHT-OF-WAY, A DISTANCE OF 394.47 FEET TO A POINT ON THE SOUTH LINE OF BLOCK 16; THENCE S88°55'42"W, A DISTANCE OF 76.06 FEET TO THE SE CORNER OF BLOCK 17; THENCE S01°10'18"E, A DISTANCE OF 60.00 FEET TO THE NE CORNER OF BLOCK 22 ; THENCE S88°55'42"W, A DISTANCE OF 140.00 FEET TO THE NW CORNER OF LOT 12, BLOCK 22; THENCE S01°10'18"E, A DISTANCE OF 250.00 FEET TO THE SW CORNER OF LOT 8, BLOCK 22; THENCE N88°55'42"E, A DISTANCE OF 140.00 FEET TO THE NE CORNER OF LOT 7, BLOCK 22; THENCE S01°10'18"E ALONG AND INLINE WITH THE EAST LINE BLOCK 22, A DISTANCE OF 80.00 FEET TO A POINT IN THE CENTERLINE OF NORTH STREET; THENCE S88°55'42"W, A DISTANCE OF 387.17 FEET TO A POINT INLINE WITH THE CENTERLINE OF TAYLOR AVENUE; THENCE N00°26'25"W ALONG THE CENTERLINE OF TAYLOR AVENUE, A DISTANCE OF 180.00 FEET; THENCE S88°55'42"W ALONG AND INLINE WITH THE SOUTH LINE OF LOTS 3 AND 10, BLOCK 21 AND THE SOUTH LINE LOT 3, BLOCK 20 AND ALONG AND INLINE WITH CENTERLINE OF ALLEY IN BLOCK 20, A DISTANCE OF 750.42 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF HARRISON AVENUE; THENCE N18°05'30"E ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 603.42 FEET; THENCE N88°55'42"E ALONG AND INLINE WITH THE SOUTH LINE OF BLOCK 19, A DISTANCE OF 178.61 FEET TO A POINT IN THE CENTERLINE OF VAN BUREN AVENUE; THENCE N00°26'25"W ALONG SAID STREET, A DISTANCE OF 129.81 FEET TO A POINT IN THE CENTERLINE OF ABANDONED RAILROAD SPUR, TO THE POINT OF CURVATURE OF A NON-TANGENT CURVE, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 751.16 FEET A CENTRAL ANGLE OF 14°11'42", AND A CHORD OF 185.62 FEET BEARING N61°27'24"E; THENCE WEST ALONG SAID CURVE AND CENTERLINE OF ABANDONED RAILROAD SPUR, A DISTANCE OF 186.10 FEET; THENCE N18°05'30"E ALONG EAST LINE OF HARRISON AVENUE, A DISTANCE OF 560.43 FEET TO A POINT ON THE NORTH LINE OF SE1/4 OF SECTION 14; THENCE N88°48'30"E ALONG THE NORTH LINE SE1/4, A DISTANCE OF 437.78 FEET; THENCE S09°53'03"E, A DISTANCE OF 404.76 FEET; THENCE N85°15'32"E, A DISTANCE OF 212.00 FEET TO THE POINT OF BEGINNING; SAID DESCRIBED TRACT CONTAINING 22.90 ACRES, MORE OR LESS.

IMPROVEMENTS THEREON BEAR THE ADDRESS: TBD 22 ACRES HIGHWAY 69, KIOWA, OK 74553  
ADDRESS PROVIDED FOR INFORMATIONAL PURPOSES ONLY.

And the said party of the first part, for his/her heirs, executors and administrators, do covenant with the said party of the second part, his/her assigns, the survivor of said party, and his/her heirs and assigns of the survivor forever, that they are well seized in fee of the lands and premises aforesaid and has good right to sell and convey the same in manner and form aforesaid, and that the same are free from all encumbrances, and will warrant and defend title to the same.

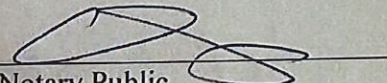
Signed and delivered this 16 day of June, 2023

  
KENNETH RICHARDSON

State of Oklahoma  
County of Pittsburg

Before me the undersigned, a notary Public in and for said county and state on this 16 day of June 2023, personally appeared, **KENNETH RICHARDSON, A SINGLE PERSON**, to me known to be the identical person(s) who executed the within and foregoing instrument and acknowledged to me that they executed the same as their 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.

  
Notary Public

My commission expires 2-14-27

After Recording Return to:

Return to: **NATIONS TITLE of OKC**  
5715 N. Western, Ste. G  
Okla. City, OK 73118-1249

File#: 220K-02635  
(Pittsburg Co.)



## 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:

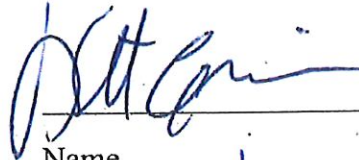
1. This lease will be for a period of 30 years commencing on the date of execution of this lease. Lessee has the right to renew at the end of the 15 years period for an additional 15 years, or less. The lessor, or heir of the lessor, will determine a fair current leasing rate for the renewal contract. 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

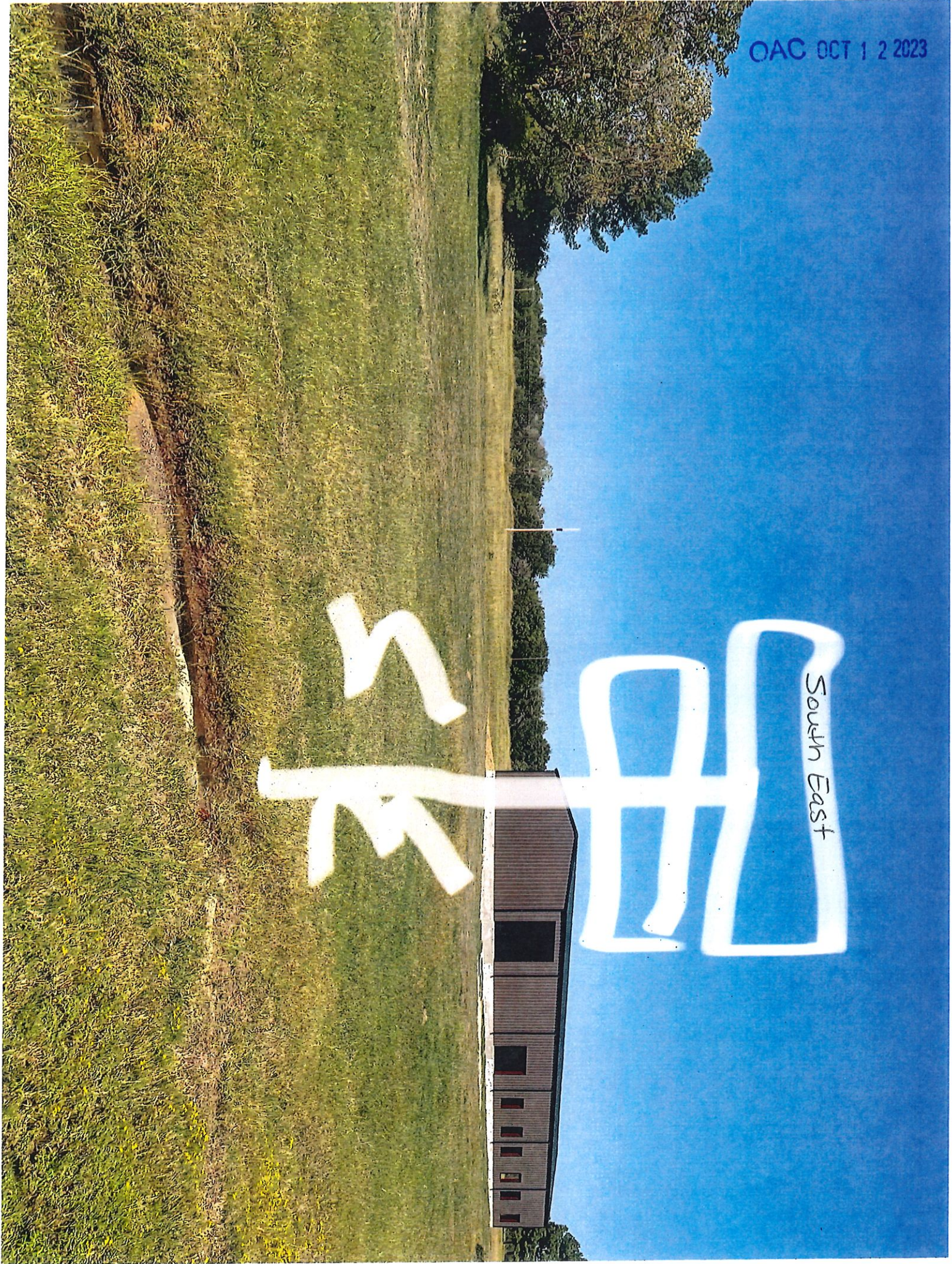
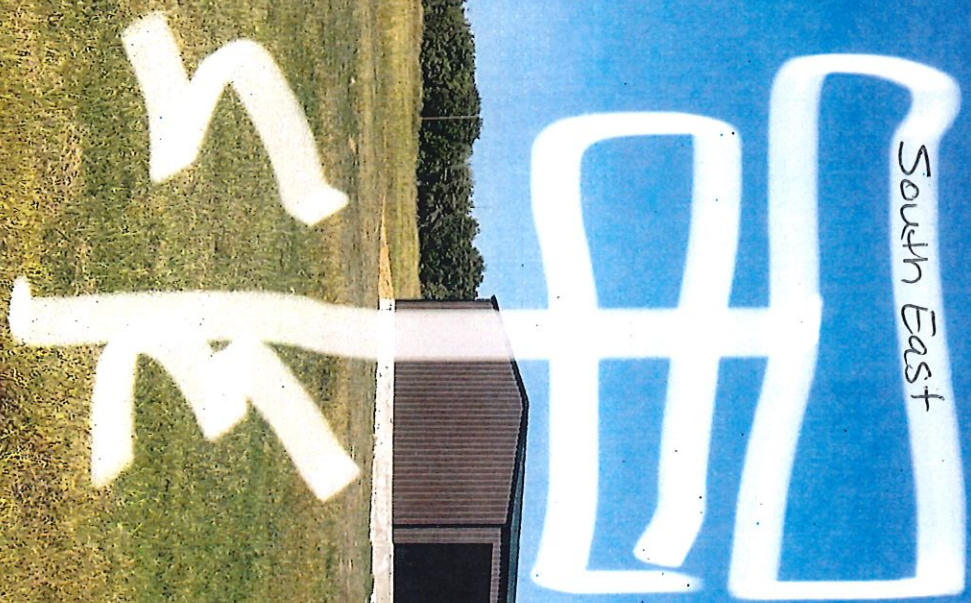
9-19-23

9-29-23



OAC OCT 1 2 2023

South East





OKLAHOMA DEPARTMENT OF TRANSPORTATION

**Outdoor Advertising Control**  
 200 N.E. 21st Street  
 Oklahoma City, OK 73105-3204  
 www.odot.org

FEE RECEIPT **32553**

OWNER NUMBER 3653

DATE 10/12/2023

TO: CRAIN & SONS ENTERPRISES, LLC

PO BOX 1662

DURANT OK ZIP 74702

PAID BY: CHECK

DESCRIPTION	QUANTITY	PRICE EACH	AMOUNT
PERMIT: Application	1	100.00	100.00
Renewal	0	0.00	0.00
Penalty	0	0.00	0.00
LICENSE: Application		0.00	0.00
Renewal		0.00	0.00
Penalty	0	0.00	0.00
REGISTRATION: Dup. Certificate	0	0.00	0.00
Dup. Tag	0	0.00	0.00
Penalty			
TRANSFER:	0	0.00	0.00
OTHER:	0	0.00	0.00
Total Amount Paid	1		100.00

KEEP YOUR RECEIPT

Any questions regarding this transaction must be accompanied by this receipt or must reference this receipt number and your owner number.

**This is not a bill - Thank you for your payment!**

8032