



July 30, 2024

Elite Media Group, LLC
2700 Technology Place
Norman OK 73071

*Re: Approval of New Sign Registration & Permit
Sign Registration No. 15654
Sign File No. 51832-01
US-183, Custer County*

Dear Sign Owner:

In accordance with Title 69 O.S. 2021 §1271 et.seq. and the Oklahoma Administrative Code §730:35-5 the Oklahoma Department of Transportation has approved the attached application for registration and permitting. We have also enclosed the registration certificate, 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. If the sign is not constructed by that time, please be sure to place a permanent marker, with the correct tag attached, at the approved site.

Be advised that the 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 messages displayed, or any other incident of control of the sign or uses.

If you have any questions or need additional information, please do not hesitate to call this office.

Respectfully,

Thomas Davis
Transportation Specialist
Outdoor Advertising Control Branch

TD/
Enclosures

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

FOR OFFICIAL USE ONLY		
T.T.D. MGR. INITIALS	2899 OWNER NO.	15654 REG. NO.
\$100.00 FEE AMOUNT	8117 APPLICATION NO.	51832-01 SIGN FILE NO.

OAC JUL 17 2024

Part I - SIGN OWNER INFORMATION

101 Applicant's Name: Elite Media Group, LLC 102 Address: 2700 Technology Place
 103 City: Norman 104 State: OK 105 Zip Code: 73071
 106 Telephone No. (405) 228-3937 107 Fax No. () N/A 108 Email Address: Angie@lindmarkcompanies.com

Part II - LOCATION OF SIGN SITE

201 Located on Hwy.: 183 202 Side of Hwy.: East 203 County Name: Custer 204 City Name: Clinton
 205 Nearest Intersecting Hwy.: Business 40 206 Direction from Intersection: South 207 Distance from Intersection: 0.23 208 Distance from Right-of-Way: 28' to the center of pole
 209 GPS Coordinates: Latitude: 35 51209 Longitude: -98 964571

Part III - LAND OWNER INFORMATION (No. Assigned: 17758)

301 Land Owner's Name: Wedel Rentals LLC - Jake Wedel 302 Address: 2706 Cloud Nine Circle
 303 City: Weatherford 304 State: OK 305 Zip Code: 73096
 306 Telephone No. 580 660-0552 307 Have you enclosed proof of land use consent? YES NO

Part IV - PHYSICAL DESCRIPTION OF SIGN

401 DIMENSIONS: Height of Facing: 10 ft. (Cannot exceed 25 ft.) Width of Facing: 30 ft. (Cannot exceed 60 ft.) Overall Height Above Ground: 35 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: 2 404 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 501 - Is proposed location zoned? YES NO (If answer is no, then go directly to Item 505.)
 502 - What is the zoning designation? C-3 Commercial (Must be some type of commercial, industrial or business designation.)
 503 - Who is the zoning authority? City of Clinton
 504 - If the area is zoned, a Zoning Confirmation from must be completed and attached. (Form OAC Z-504 or its equivalent.)

UNZONED AREA ONLY 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?
 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 183-20-10 Div 5

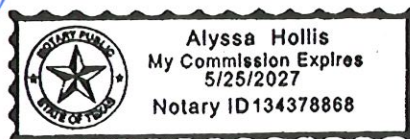
REMARKS: Pre-School is closed. Inspector Pre-review: T.T.D.

STATE OF: Texas **APPROVED** 7/24/24
 County of: Wichita T.T.D.
Angie Duncan being of lawful age and first duly sworn upon oath deposes and states the following:

I, on behalf of Angie Duncan 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: Angie Duncan
 Printed Signature

NOTARY PUBLIC:
 Subscribed and sworn to me this 1st day of July, 2024
 My commission expires: 5-25-2027
Alyssa Hollis
 Signature of Notary



FIELD CHECKLIST FOR PERMIT APPLICATIONS

APP.NO: 8117 REFERENCE NO: _____ DATE: 7/23/24 INSPECTOR: J. Dawid

COUNTY: Custer DIVISION: S HIGHWAY: 183 SIDE OF HIGHWAY: E D or U

CITY: Clinton, OK CONTROL SECTION: 183-20-10 R/W: 25'

BRIEF LOCATION DESCRIPTION: .23 m. south of 40-Business

LEGAL DESCRIPTION: SE NW SE SECTION: 14 TWN.: 12-N RANGE: 17-W

LATITUDE: 35.512073 LONGITUDE: -98.964574 AERIAL SHT.: _____

TYPE OF ZONING: C-3 commercial FORM OF VERIFICATION: Z-504

(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 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: 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:

- 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): Wedel Rentals LLC

VERIFICATION: Parlay 2.0 & Co. Assessors

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

ADDITIONAL COMMENTS: _____

APPROVED

7/24/24 JDD

APPROVAL DATE: 7/24/24 REG.NO. 15654 SIGN FILE NO. 51832-01

REJECTION DATE: _____ REASON FOR REJECTION: _____

Zoning Review Form

App. No(s). 8117 Date of Review: 7/23/24 Inspector: J. Davis

Zoning Designation & Type: C - 3 Zoning Authority: Clinton, OK

1. What appears to be the major use of surrounding property? Commercial

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? _____

Angie Duncan

From: Thomas Davis <TTDAVIS@ODOT.ORG>
Sent: Monday, July 1, 2024 11:23 AM
To: Angie Duncan
Cc: James Spence; Cindy Hernandez; Alyssa Hollis
Subject: Re: Clinton Application For Wedel Rentals LLC Property.

Thank you Angie,

I appreciate the heads up. I had been contacted by the City of Clinton about the Pre-School and Derek had spoken to someone as well. I was waiting on the application to come in. So I appreciate the heads up and look forward to getting this one processed and out the door. I have a meeting in Clinton tomorrow so I will go by the site while I'm there and get everything I need. This shouldn't take long to process.

Have a happy and safe 4th of July week. Thank you again.

Respectfully

Thomas Davis
Transportation Supervisor
Outdoor Advertising Control

From: Angie Duncan <angie@lindmarkcompanies.com>
Sent: Monday, July 1, 2024 11:00 AM
To: Thomas Davis <TTDAVIS@ODOT.ORG>
Cc: James Spence <James@lindmarkcompanies.com>; Cindy Hernandez <cindy@lindmarkcompanies.com>; Alyssa Hollis <alyssa@lindmarkcompanies.com>
Subject: [EXTERNAL] RE: Clinton Application For Wedel Rentals LLC Property.

Happy Monday Mr. Davis,

I hope your week is off to a great start! I wanted to give you an update on the Clinton, OK site we applied for and the Pre-School in question. I did in fact receive confirmation from the City of Clinton and the property owner / business owner that this Pre-School is no longer in business. I will be re-applying this week but I just wanted to give you a heads up.

Thank you so much for your time Mr. Davis and I look forward to hearing from you after you receive the application and hopefully we can get this project moving forward.

Angie Duncan
Organic Growth Representative
Lindmark Companies

 angie@lindmarkcompanies.com
 lindmarkcompanies.com
 940-228-3737 ext:119 Cell:940-631-4272

Confirmation of Zoning

(Must be completed for each zoned location)

Name of Applicant: Landmark Companies

Location of Property: 305 South 4th Street Clinton, OK
(Location description must coincide with description given on the application form.)

In the Corporate Limits of: Clinton, OK
(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
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.)

City of Clinton
Name of Authority (City, County etc.)

(580) 323-1678
Telephone No.

Toby Anders
Printed Name of Zoning Official

Building Inspector
Title

Toby Anders
Signature of Zoning Official

5/21/24
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.)

LINDMARK

Outdoor Media

STATE OF OKLAHOMA
COUNTY OF CUSTER

MEMORANDUM OF LEASE

Wedel Rentals, LLC c/o Jacob Wedel ("Lessor") and LINDMARK OUTDOOR (MEDIA) having its principal place of business at 2700 Technology Place, Norman, Oklahoma 73071 ("Lessee") do hereby acknowledge that certain Billboard Lease Agreement (the "Lease") entered into this same date and continuing for a term of fifteen (15) years with such extensions, rollovers, options, rights of refusal, and other rights reserved to Lessee as the Lease may provide, concerning that certain parcel of land situated in Custer County, Oklahoma, more particularly described in Exhibit "A," which is attached hereto and incorporated herein.


Lessor and Lessee do hereby file this Memorandum of Lease in order to provide the public with notice of said Lease. Nothing contained in this Memorandum of Lease amends, modifies, or alters the terms and conditions of the Lease. In the event of a conflict between the terms and conditions of the Lease and the information contained in this Memorandum, the terms and conditions of the Lease shall control.


Prepared by and after recording return to:
Angie Duncan
Land Lease Representative
Lindmark Outdoor (Media)
3514 McNiel Ave
Wichita Falls, TX 76308
Telephone: 940-228-3737

IN WITNESS WHEREOF, the parties have caused this Memorandum of Lease to be executed as of the 8th day of February, 2024.

Lessor:
Wedel Rentals, LLC c/o Jacob Wedel

Lessee:
Lindmark Outdoor (Media)

By: 
Jacob Wedel (Printed Name)
Owner (Title)

By: 
James Spence President Lindmark
Organic Growth General Manager CEO

[Notary acknowledgements on following page(s)]



EXHIBIT "A"

Property ID: 0990-00-002-015-0-000-00

Latitude/Longitude: TBD

Legal Description:

CLINTON HAYES ALL OF LTS 15-16 & N 6' OF LT 17 BLK 2, 2.50 Lots.

**305 S. 4th St.
Clinton, OK 73601**

STATE OF Oklahoma
COUNTY OF Cleveland

May, 2024, PERSONALLY appeared before me, the undersigned authority in and for said county and state, on this the 28 day of May, 2024, within my jurisdiction, the within named Trent Lindmark, who acknowledged that he is CEO of (The) Lindmark Companies, and that for and on behalf of said limited liability company and as its act and deed, he executed the above and foregoing instrument, after first having been duly authorized to do so

CW


(NOTARY PUBLIC)

My commission expires:
7/27/24 (SEAL)

COURTNEY WHITEHOUSE
NOTARY PUBLIC - STATE OF OKLAHOMA
MY COMMISSION EXPIRES JUL. 27, 2024
COMMISSION # 20009102

STATE OF OKLAHOMA
COUNTY OF CUSTER

PERSONALLY appeared before me, the undersigned authority in and for said county and state, on this the 8th day of February, 2024, within my jurisdiction, the within named Jacob Wedel, who acknowledged that he/she is a (Manager)(Member) of Wedel Rentals, a Oklahoma (State) limited liability company, and that for and on behalf of Jacob Wedel and as its act and deed, he/she executed the above and foregoing instrument, after first having been duly authorized to do so.



(NOTARY PUBLIC)

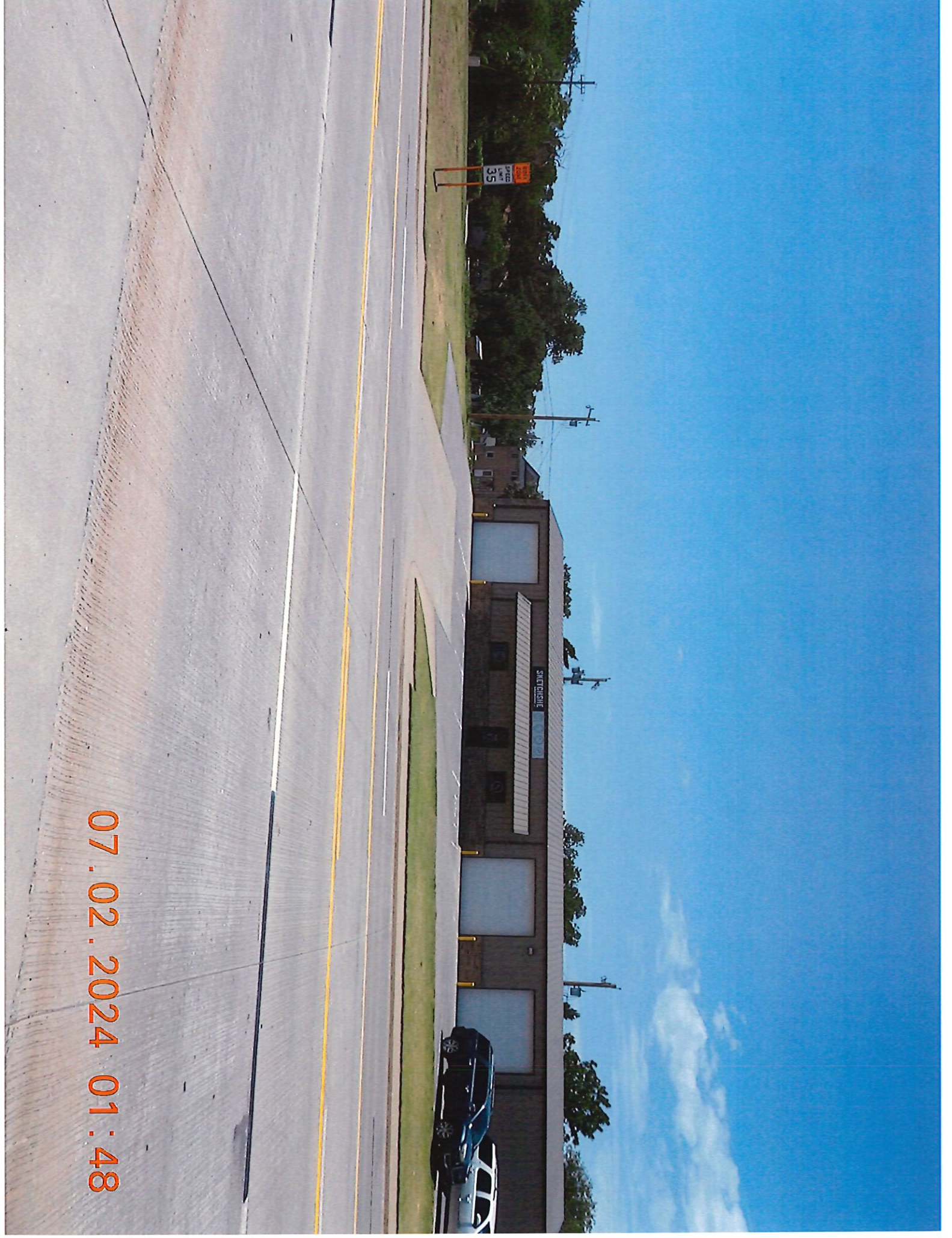
My commission expires:
10-16-27 (SEAL)



07.02.2024 01:48

ROAD
ZONE
SPEED
LIMIT
35

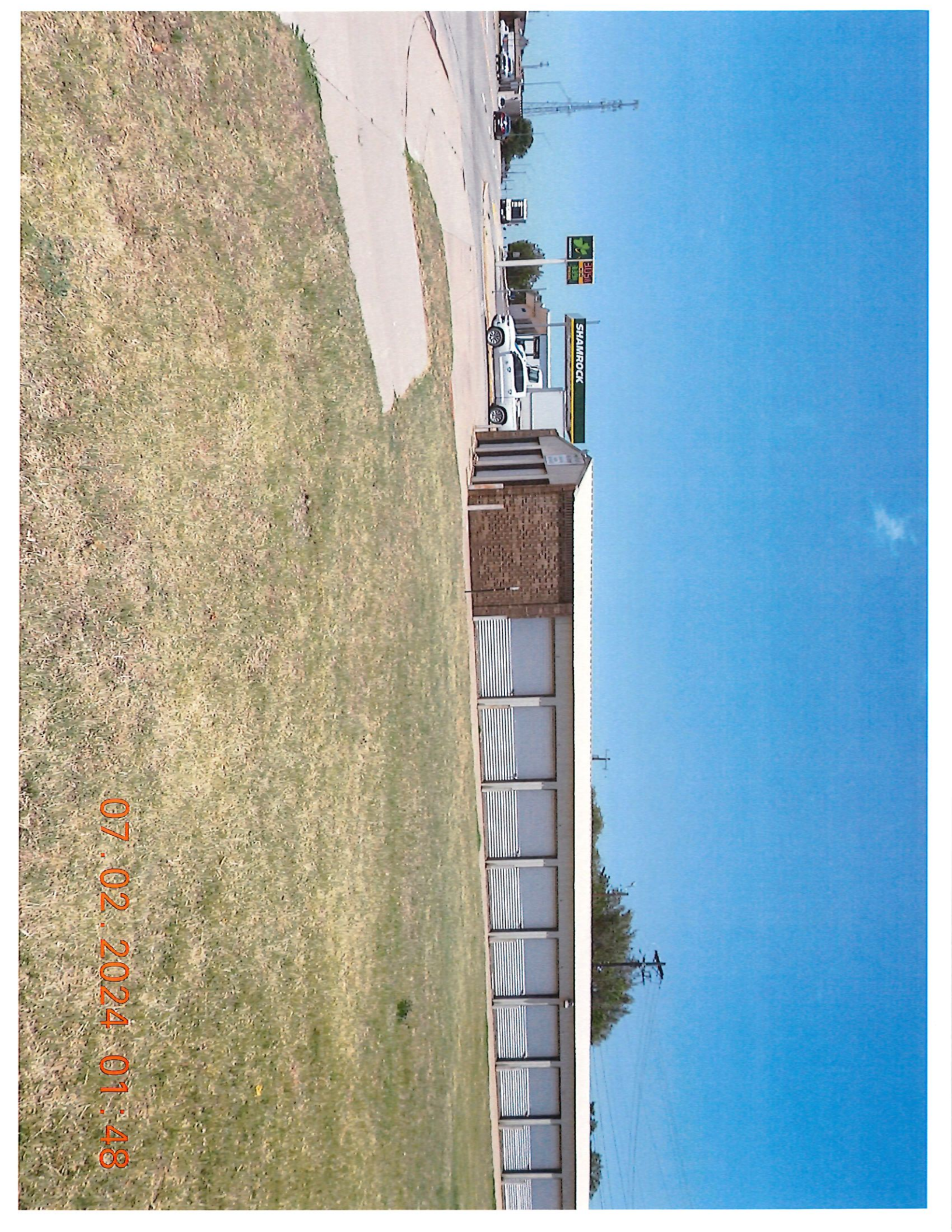
SMITHSONIAN





07:02.2024 01:48

07.02.2024 01:48



07.02.2024 01:48



07 02 : 2024 01 : 48



Wedel Rental's
Mini Storage
Call or Text for
Availability
(580) 660-0552

07.02.2024 01:48



07.02.2024 01:48



07.02.2024 01:48





07.02.2024 01:48