

LEGAL DESCRIPTION:

TRACT 1

A TRACT OF LAND LYING IN THE NORTHWEST QUARTER (NW/4) OF SECTION TWENTY-FIVE (25), TOWNSHIP NINE (9) NORTH, RANGE TWO (2) WEST OF THE INDIAN MERIDIAN, CLEVELAND COUNTY, OKLAHOMA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER (NW/4); THENCE NORTH 89°26'43" EAST, ALONG THE NORTH LINE OF SAID NW/4, A DISTANCE OF 1631.89 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 89°26'43" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 155.07 FEET, SAID POINT BEING 816.34 FEET, SOUTH 89°26'43" WEST OF THE NORTHEAST QUARTER OF SAID NORTHWEST QUARTER (NW/4); THENCE SOUTH 00°54'12" EAST, PARALLEL WITH THE EAST LINE OF SAID NORTHWEST QUARTER (NW/4), A DISTANCE OF 2638.81 FEET TO A POINT ON THE SOUTH LINE OF SAID NORTHWEST QUARTER (NW/4), SAID POINT BEING 816.33 FEET, SOUTH 89°23'36" WEST OF THE CENTER OF SAID SECTION 25; THENCE SOUTH 89°23'36" WEST, ALONG SAID SOUTH LINE, A DISTANCE 171.40 FEET TO A POINT BEING 1631.89 FEET, NORTH 89°23'36" EAST OF THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER (NW/4); THENCE NORTH 00°32'56" WEST, PARALLEL WITH THE WEST LINE OF SAID NORTHWEST QUARTER (NW/4), A DISTANCE OF 2638.92 FEET TO THE POINT OF BEGINNING.

TRACT 2

A TRACT OF LAND LYING IN THE NORTHWEST QUARTER (NW/4) OF SECTION TWENTY-FIVE (25), TOWNSHIP NINE (9) NORTH, RANGE TWO (2) WEST OF THE INDIAN MERIDIAN, CLEVELAND COUNTY, OKLAHOMA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER (NW/4); THENCE NORTH 89°26'43" EAST, ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER (NW/4), A DISTANCE OF 1786.96 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 89°26'43" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 816.34 FEET TO THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER (NW/4); THENCE SOUTH 00°54'12" EAST, ALONG THE EAST LINE OF SAID NORTHWEST QUARTER (NW/4), A DISTANCE OF 2638.07 FEET TO THE CENTER OF SAID SECTION 25; THENCE SOUTH 89°23'36" WEST, ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER (NW/4), A DISTANCE OF 816.33 FEET; THENCE NORTH 00°54'12" WEST, PARALLEL WITH THE EAST LINE OF SAID NORTHWEST QUARTER (NW/4), A DISTANCE OF 2638.81 FEET TO THE POINT OF BEGINNING.

CONTAINING 2,584,266.17SQ. FT. OR 59.3265 ACRES, MORE OR LESS.

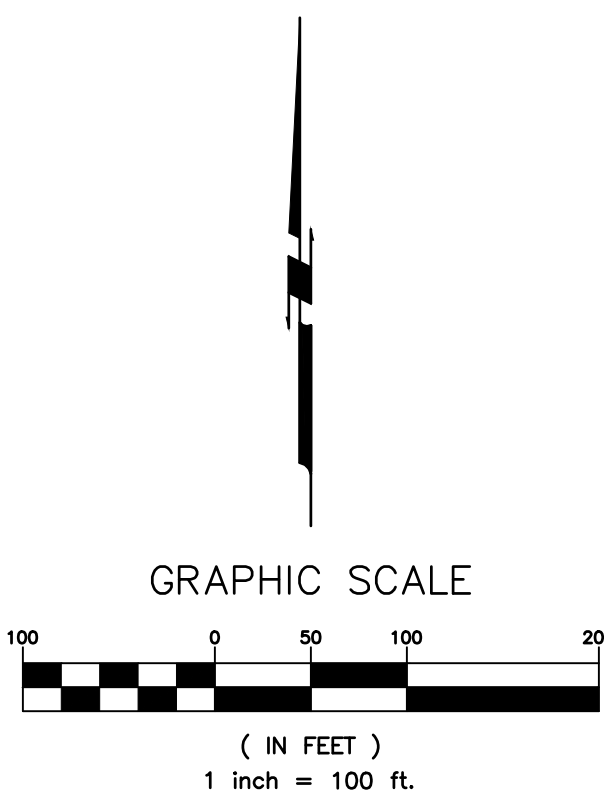
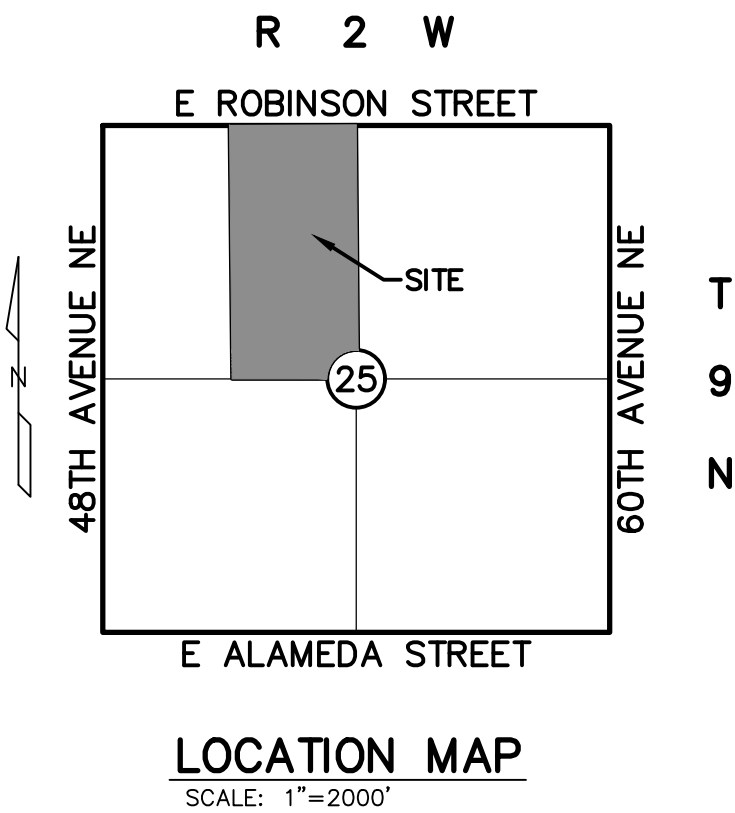
DEVELOPER:
PREMIUM LAND
305 W. MEMORIAL RD
OKLAHOMA CITY, OKLAHOMA 73114
405-397-3855

ENGINEER:
GRUBBS CONSULTING, LLC
1800 S. SARA ROAD
YUKON, OKLAHOMA 73099
(405) 265-0641

PRELIMINARY PLAT
STERLING FIELDS
A PLANNED UNIT DEVELOPMENT

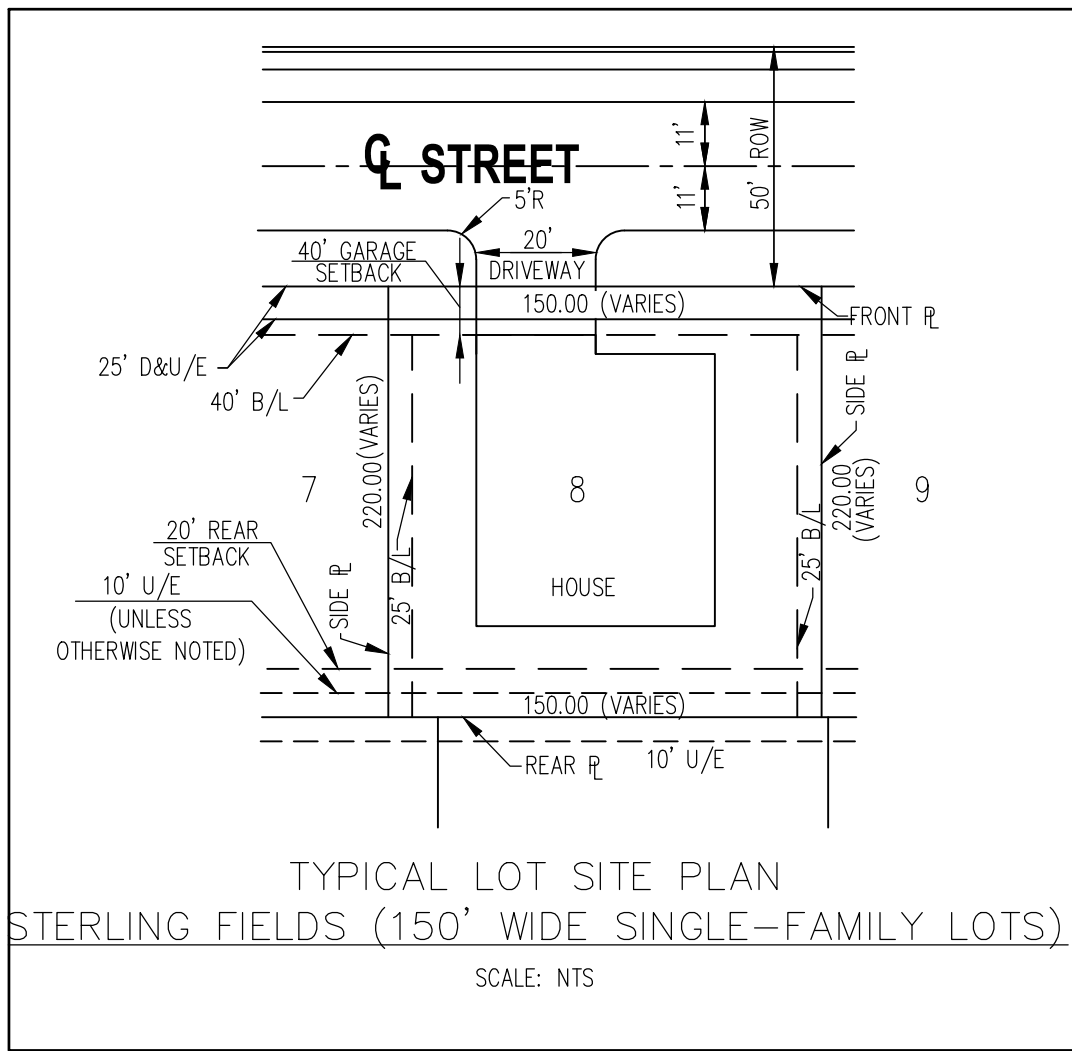
BEING A PART OF THE NORTHWEST QUARTER (NW/4), OF SECTION TWENTY-FIVE (25), TOWNSHIP NINE (9) NORTH, RANGE TWO (2) WEST OF THE INDIAN MERIDIAN, NORMAN, CLEVELAND COUNTY, OKLAHOMA

SUBDIVISION CONTAINS:
GROSS SUBDIVISION AREA = 59.33 ACRES
NUMBER OF SINGLE FAMILY LOTS = 58
NUMBER OF COMMON AREA LOTS = 4
CURRENT ZONING = A2
PROPOSED ZONING = PUD (R-1)



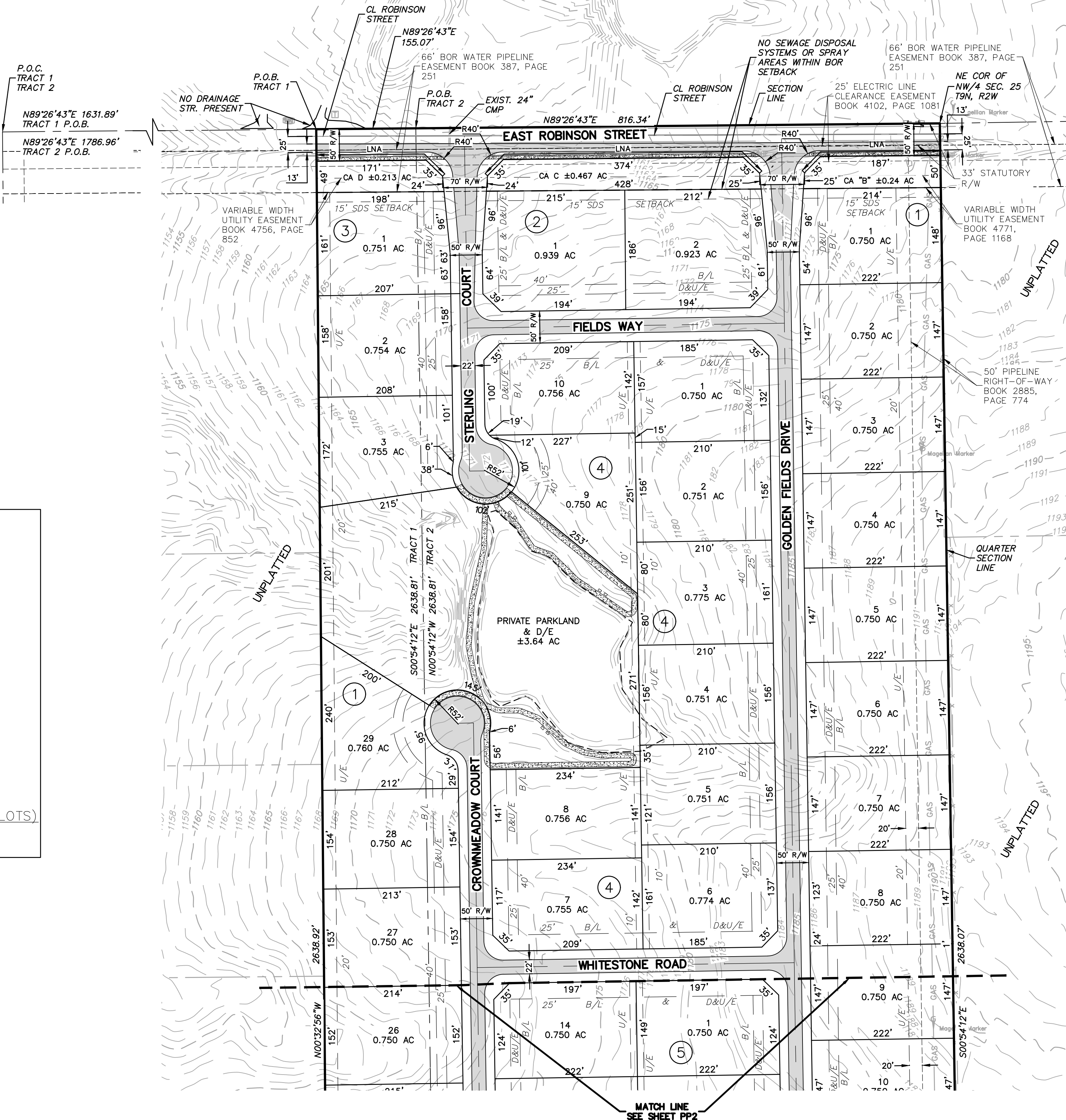
PLAT NOTES:

- COMMON AREAS SHALL BE MAINTAINED BY THE STERLING FIELDS PROPERTY OWNERS ASSOCIATION.
- PROPOSED ROAD CROSSINGS OVER BUREAU OF RECLAMATION AND CITY OF NORMAN RAW WATER PIPELINE EASEMENTS MUST HAVE REINFORCED CONCRETE MAT MEETING THE REQUIREMENTS FOR THE BUREAU OF RECLAMATION.



STORM DRAINAGE DETENTION FACILITY EASEMENT

DRAINAGE DETENTION FACILITY EASEMENTS ARE HEREBY ESTABLISHED AS SHOWN TO PROVIDE FOR DETENTION OF STORM SURFACE WATER AND CONSTRUCTED AS APPROVED BY THE CITY ENGINEER. ALL MAINTENANCE WITHIN THE DRAINAGE DETENTION FACILITY EASEMENT SHALL BE THE RIGHT, DUTY AND RESPONSIBILITY OF THE PROPERTY OWNERS ASSOCIATION IN THE PLAT OF STERLING FIELDS. HOWEVER, IF MAINTENANCE IS NEGLECTED OF SUBJECT TO OTHER UNUSUAL CIRCUMSTANCES AND IS DETERMINED TO BE A HAZARD OR THREAT TO PUBLIC SAFETY BY THE CITY ENGINEER, CORRECTIVE MAINTENANCE MAY BE PERFORMED BY THE GOVERNING JURISDICTION WITH COSTS ASSESSED TO AND BORN UPON SAID PROPERTY OWNERS ASSOCIATION. OFFICIALS REPRESENTING THE PUBLIC WORKS DEPARTMENT, SHALL HAVE THE RIGHT TO ENTER UPON THE EASEMENT FOR PURPOSES OF PERIODIC INSPECTION AND/OR CORRECTIVE MAINTENANCE OF THE FACILITY. UPON RECEIVING WRITTEN APPROVAL FROM THE PUBLIC WORKS DEPARTMENT, PROPERTY OWNERS ASSOCIATION MAY CONSTRUCT IMPROVEMENTS WITHIN THE EASEMENT, PROVIDED THE IMPROVEMENT DOES NOT INTERFERE WITH THE FUNCTION OF THE DETENTION FACILITY



CA=COMMON AREA
PG=PAGE
BK=BOOK
R/W = RIGHT-OF-WAY
LNA = LIMITS OF NO ACCESS
B/L = BUILDING LINE
U/E = PUBLIC UTILITY EASEMENT
D/E = PUBLIC DRAINAGE EASEMENT
D&U/E = PUBLIC DRAINAGE & UTILITY EASEMENT
PD/E = PRIVATE DRAINAGE EASEMENT
ESMT = EASEMENT
SDS = SANITARY SEWER SYSTEMS
O = FOUND #4 BAR W/ CAP UNLESS OTHERWISE NOTED
● = SET #4 BAR W/ CAP STAMPED "GOLDEN CA 7263" UNLESS OTHERWISE NOTED
(X) BLOCK NO.

GRUBBS CONSULTING, LLC
CIVIL ENGINEERING & LAND PLANNING
1800 S. SARA ROAD
YUKON, OK 73099
Phone: (405) 265-0641
Fax: (405) 265-0649

GRUBBS CONSULTING, LLC CERTIFICATE OF AUTHORIZATION NO. CA 5115 EXP. 06/30/26

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TRACT 1

A TRACT OF LAND LYING IN THE NORTHWEST QUARTER (NW/4) OF SECTION TWENTY-FIVE (25), TOWNSHIP NINE (9) NORTH, RANGE TWO (2) WEST OF THE INDIAN MERIDIAN, CLEVELAND COUNTY, OKLAHOMA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER (NW/4); THENCE NORTH 89°26'43" EAST, ALONG THE NORTH LINE OF SAID NW/4, A DISTANCE OF 1631.89 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 89°26'43" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 155.07 FEET, SAID POINT BEING 816.34 FEET, SOUTH 89°26'43" WEST OF THE NORTHEAST QUARTER OF SAID NORTHWEST QUARTER (NW/4); THENCE SOUTH 00°54'12" EAST, PARALLEL WITH THE EAST LINE OF SAID NORTHWEST QUARTER (NW/4), A DISTANCE OF 2638.81 FEET TO A POINT ON THE SOUTH LINE OF SAID NORTHWEST QUARTER (NW/4), SAID POINT BEING 816.33 FEET, SOUTH 89°23'36" WEST OF THE CENTER OF SAID SECTION 25; THENCE SOUTH 89°23'36" WEST, ALONG SAID SOUTH LINE, A DISTANCE 171.40 FEET TO A POINT BEING 1631.89 FEET, NORTH 89°23'36" EAST OF THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER (NW/4); THENCE NORTH 00°32'56" WEST, PARALLEL WITH THE WEST LINE OF SAID NORTHWEST QUARTER (NW/4), A DISTANCE OF 2638.92 FEET TO THE POINT OF BEGINNING.

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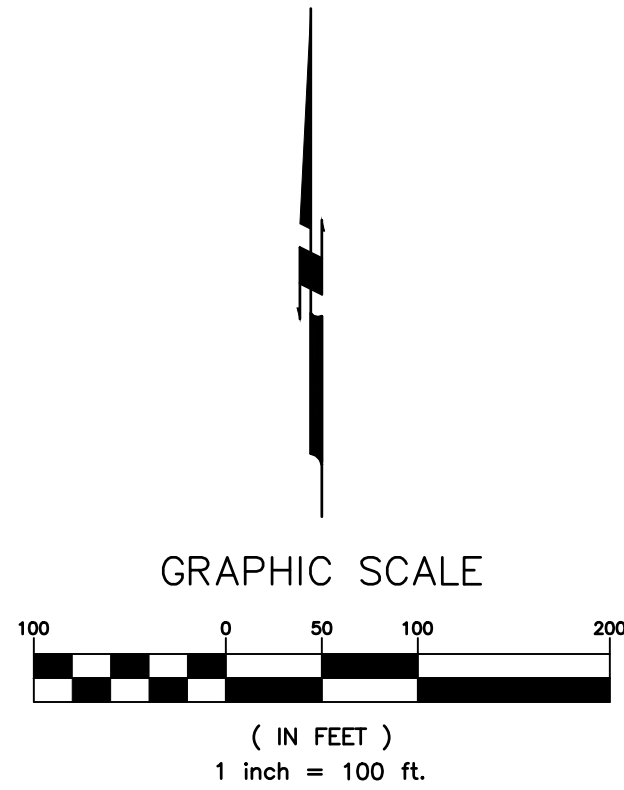
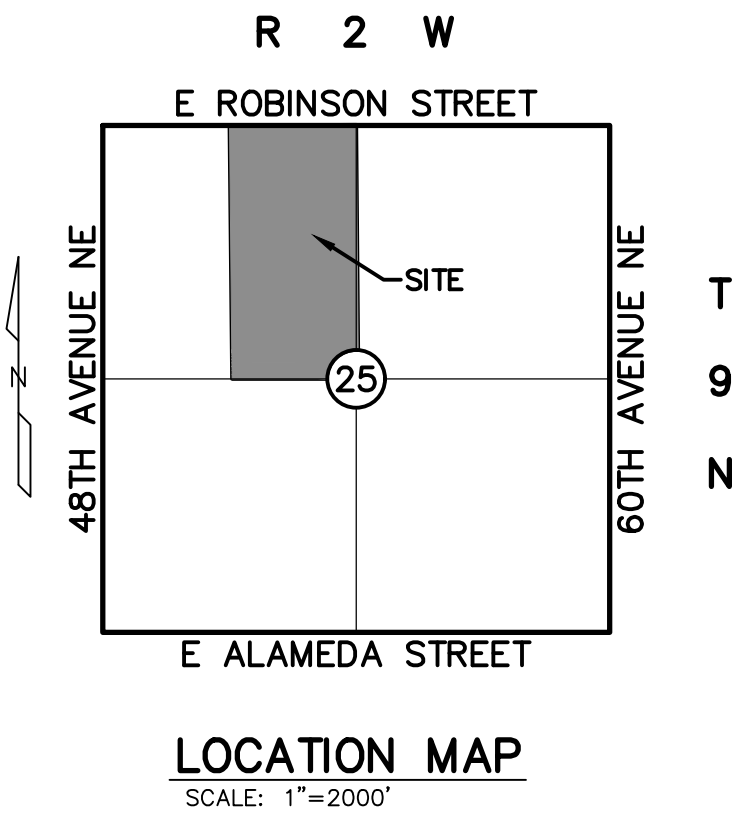
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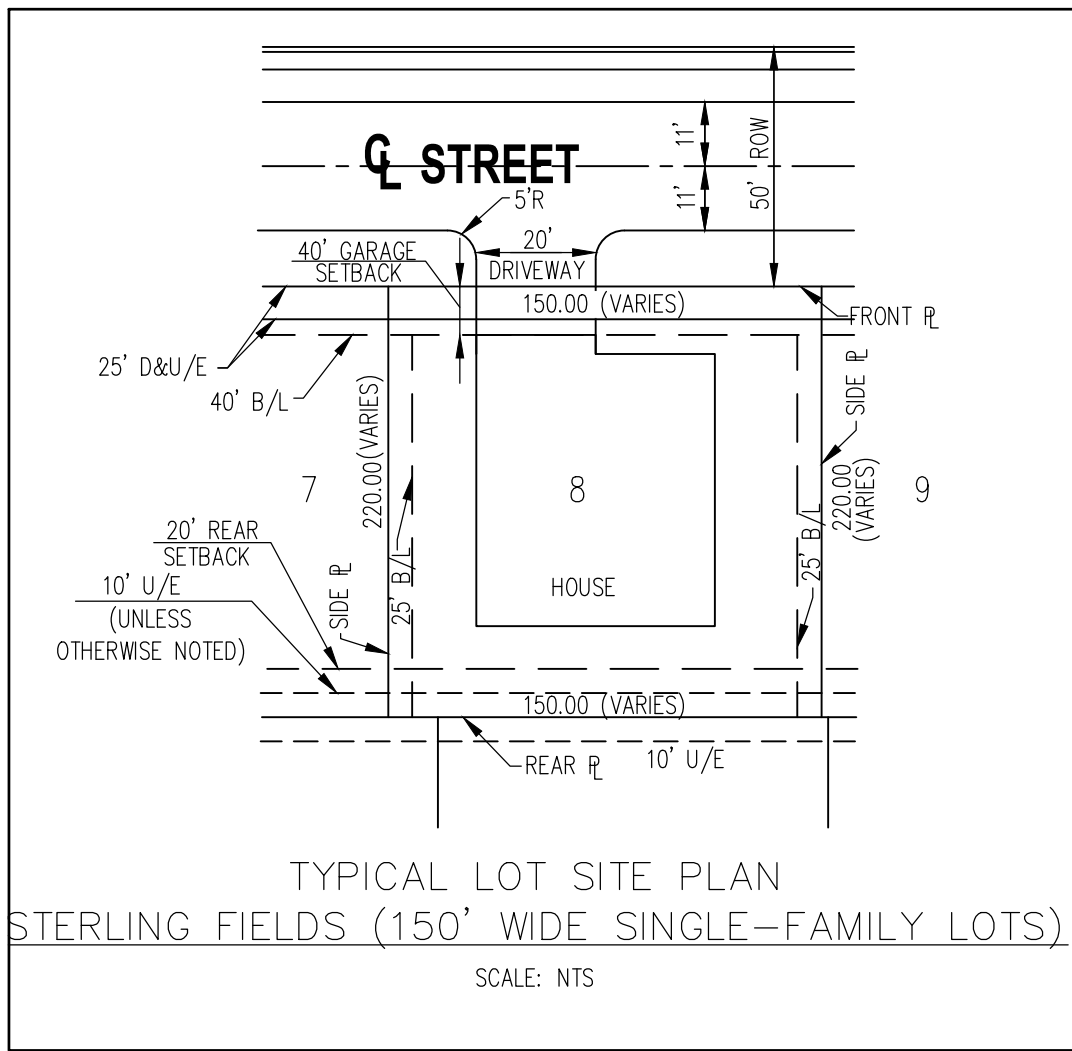
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SUBDIVISION CONTAINS:
GROSS SUBDIVISION AREA = 59.33 ACRES
NUMBER OF SINGLE FAMILY LOTS = 59
NUMBER OF COMMON AREA LOTS = 2
CURRENT ZONING = A2
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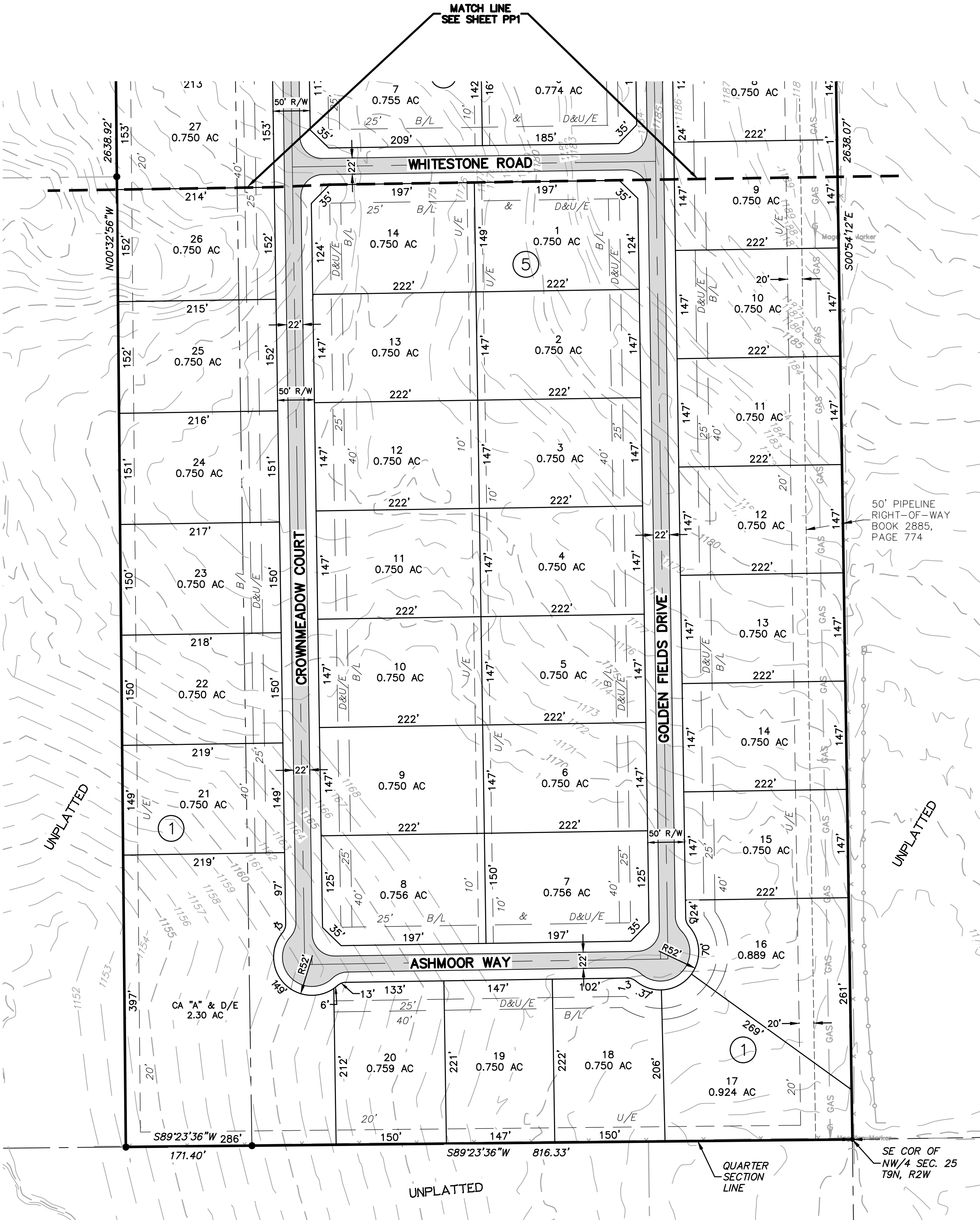
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