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 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.

THE POINT OF BEGINNING.

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

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

TRACT 1

TRACT 2

N89°26'43"E 1631.89'

N89°26'43"E 1786.96'

TRACT 1 P.O.B.

-TRACT 2 P.O.B.

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

P.O.B.

VARIABLE WIDTH

UTILITY EASEMENT

/BOOK 4756, PAGE

852

NO DRAINAGE

STR. PRESENT

TRACT 1

CL ROBINSON

N89°26'43"E

FTRACT 2

66' BOR WATER PIPELINE

EASEMENT BOOK 387, PAGE

EXIST. 24"

N89°26'43"E 816.34'

FIELDS WAY

EAST ROBINSON STREET

0.756 AC

CMP

155.07°

STREET

CA D ±0.213 AC

0.751 AC

208'

PRELIMINARY PLAT STERLING FIELDS

A PLANNED UNIT DEVELOPMENT

CL ROBINSON

STREET

1/0.923 AC

194'.

_0.750 AC

NO SEWAGE DISPOSAL

SYSTEMS OR SPRAY

AREAS WITHIN BOR

SETBACK

66' BOR WATER PIPELINE

CLEARANCE EASEMENT

SETBACK

0.750 AC

0.750 AC

0.750 AC

BOOK 4102, PAGE 1081

'EASEMENT BOOK 387, PAGE¬

NE COR OF

-NW/4 SEC. 25

VARIABLE WIDTH

UTILITY EASEMENT

50' PIPELINE RIGHT-OF-WAY

BOOK 2885,

PAGE 774

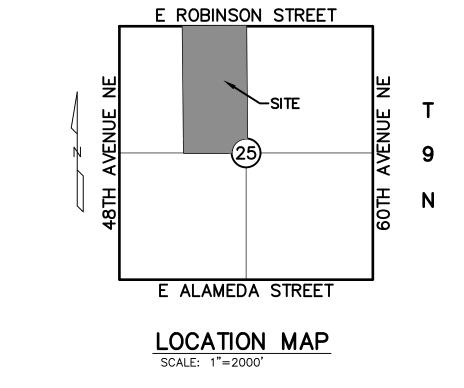
BOOK 4771,

PAGE 1168

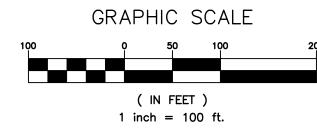
/_~T9N, R2W

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 = 4CURRENT ZONING = A2 PROPOSED ZONING = PUD (R-1)



R 2 W

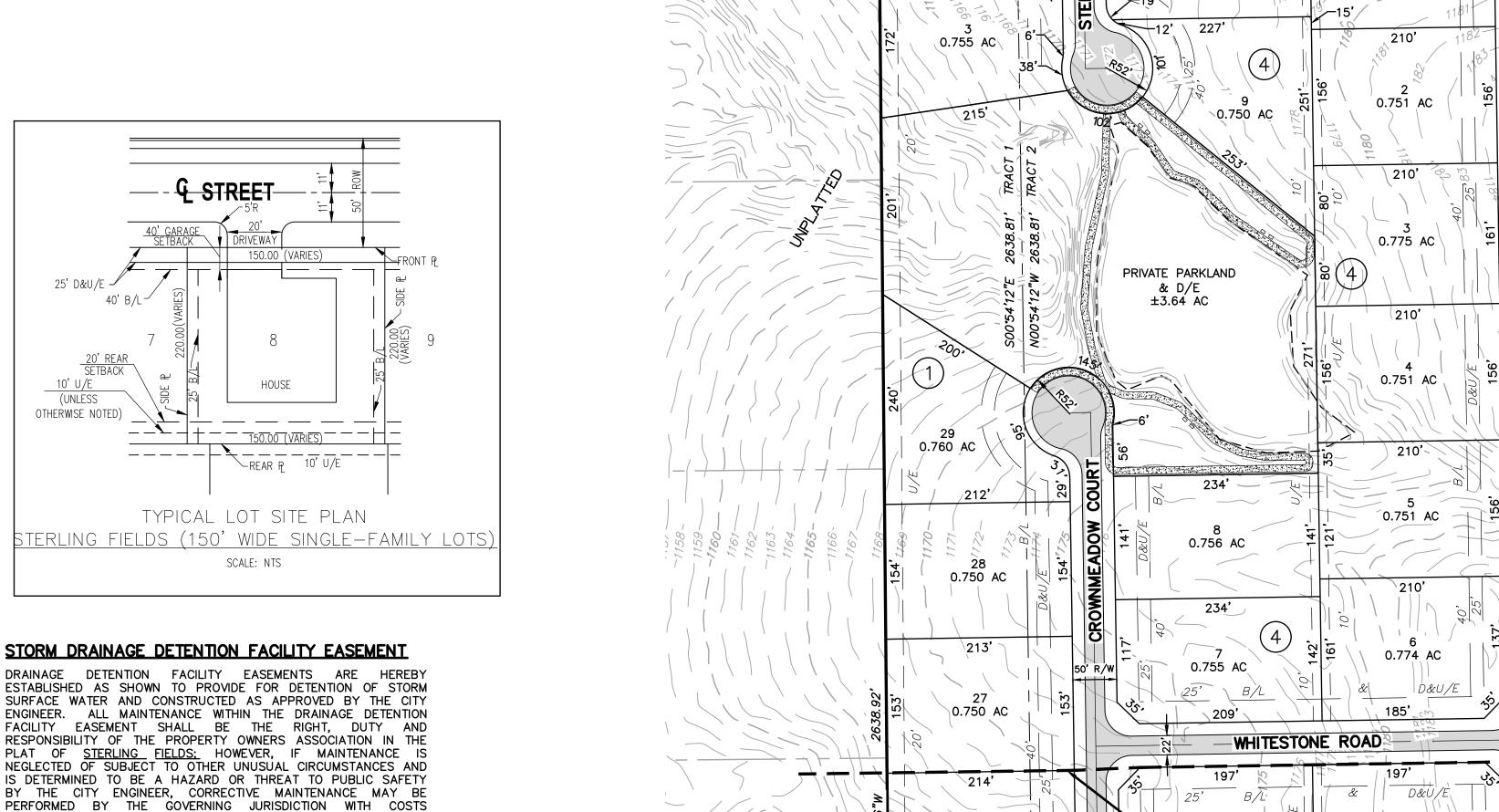


PLAT NOTES:

1. COMMON AREAS SHALL BE MAINTAINED BY THE STERLING FIELDS PROPERTY OWNERS ASSOCIATION.

MAT MEETING THE REQUIREMENTS FOR THE BUREAU OF RECLAMATION.

2. PROPOSED ROAD CROSSINGS OVER BUREAU OF RECLAMATION AND CITY OF NORMAN RAW WATER PIPELINE EASEMENTS MUST HAVE REINFORCED CONCRETE



222' QUARTER +SECTION 0.750 AC 222' 0.750 AC 20'/- 0.750 AC 222' 0.750 AC 0.750 AC

MATCH LINE

"SEE SHEET PP2"

CA=COMMON AREA PG=PAGE BK=BOOK R/W = RIGHT-OF-WAYLNA = LIMITS OF NO ACCESS B/L = BUILDING LINEU/E = PUBLIC UTILITY EASEMENTD/E = PUBLIC DRAINAGE EASEMENTD&U/E = PUBLIC DRAINAGE & UTILITY EASEMENT PD/E = PRIVATE DRAINAGE EASEMENT ESMT = EASEMENTSDS = 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.



DATE OF PREPARATION: OCTOBER 29, 2025

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

PRELIMINARY PLAT OF STERLING FIELDS SHEET PP1 OF PP2

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 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.

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.

TYPICAL LOT SITE PLAN STERLING FIELDS (150' WIDE SINGLE—FAMILY LOTS) STREET 10' U/E 150.00 (VARIES) REAR P. 10' U/E TYPICAL LOT SITE PLAN STERLING FIELDS (150' WIDE SINGLE—FAMILY LOTS) SCALE: NTS

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 <u>STERLING</u> <u>FIELDS</u>; 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

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

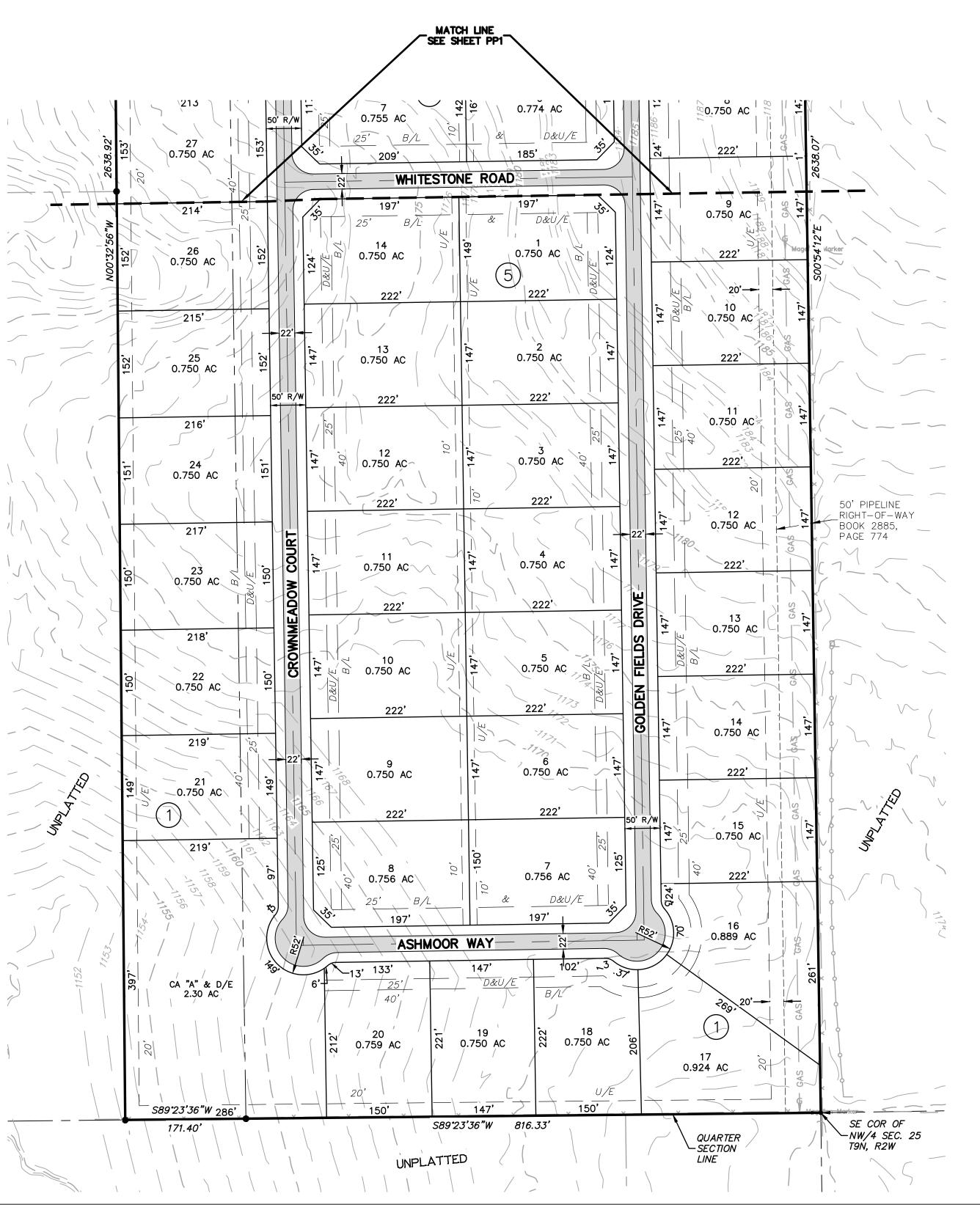
ENGINEER:
GRUBBS CONSULTING, LLC
1800 S. SARA ROAD
YUKON, OKLAHOMA 73099

(405) 265-0641

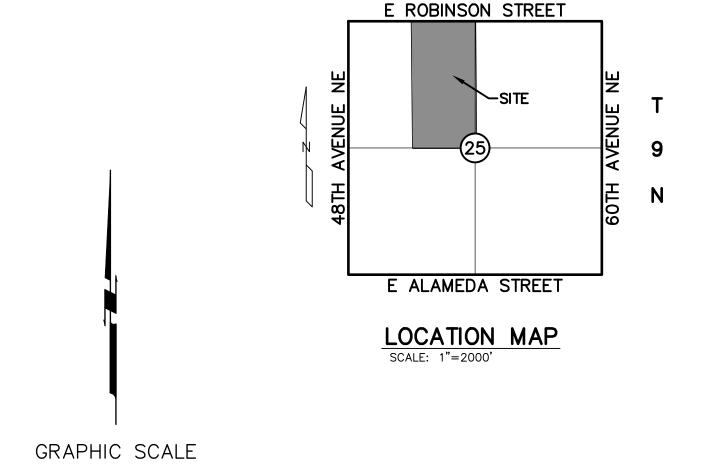
PRELIMINARY PLAT STERLING FIELDS

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 = 59
NUMBER OF COMMON AREA LOTS = 2
CURRENT ZONING = A2
PROPOSED ZONING = PUD (R-1)



R 2 W

PLAT NOTES:

(IN FEET)

1 inch = 100 ft.

 COMMON AREAS SHALL BE MAINTAINED BY THE STERLING FIELDS PROPERTY OWNERS ASSOCIATION.

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

O = FOUND #4 BAR W/ CAP UNLESS OTHERWISE NOTED

**O = SET #4 BAR W/ CAP STAMPED "GOLDEN CA 7263" UNLESS OTHERWISE NOTED



DATE OF PREPARATION: OCTOBER 29, 2025 SHEET PP2 OF PP2 OF PP2