



United States Department of the Interior



BUREAU OF RECLAMATION
Oklahoma-Texas Area Office
Oklahoma City Field Office
5924 NW Second Street, Suite 200
Oklahoma City, OK 73127-6514

IN REPLY REFER TO:

OK-AD
2.2.3.19

VIA ELECTRONIC MAIL

Mr. Zach Holland
Director of Land Development
Premium Land, LLC
305 W. Memorial Rd.
Oklahoma City, OK 73114

Subject: Proposed Road Crossings of the Norman Pipeline in the Northwest Quarter of Section 25, Township 9 North, Range 2 West of the Indian Meridian in Cleveland County, Oklahoma (Norman Project)

Dear Mr. Holland:

This letter describes the conditions under which the Bureau of Reclamation does not object to the subject crossings, shown on the enclosed Preliminary Plat for Sterling Fields and located at approximate Station 319+31 and 327+47 along the Norman Pipeline as shown on the enclosed plan and profile drawing. The referenced conditions are:

1. Premium Land, LLC (hereinafter referred to as Developer) and/or their successors and assigns shall contact the Central Oklahoma Master Conservancy District by phone at (405) 329-5228 in sufficient time to permit, if necessary, inspection on behalf of the United States of any approved work in progress and at the completion of work within the United States right-of-way.
2. Developer and/or their successors and assigns shall accomplish installation, operation, and maintenance of the roads on United States rights-of-way in a manner which avoids damage to or obstruction of Norman Project facilities or interference in any way with the operation and maintenance of these facilities.
3. Developer and/or their successors and assigns shall construct the roadways on grade within the United States right-of-way.
4. Developer and/or their successors and assigns shall not remove or place additional overburden on United States rights-of-way. Developer and/or their successors and assigns are advised that deep-rooted vegetation planted within the pipeline easement is subject to removal.

5. The minimum requirements Developer and/or their successors and assigns shall follow for permanent road crossings over Reclamation pipeline easements are as follows:
 - a. The pipeline easement grants Reclamation the exclusive right to add or remove material in the easement area. Therefore, no removal or placement of additional overburden (soil, rock, etc.) on the easement shall occur without the prior written approval of Reclamation.
 - b. Reclamation requires a road crossing composed of a steel reinforced concrete pad to be placed over the pipeline for protection. The concrete pad shall be six inches thick with #5 reinforcing bars at 12 inches on center each direction. The slabs shall be continuous and extend at least six feet on either side of the center of the pipeline. Other paving materials are acceptable for the remaining portion of the road that lies within the Reclamation easement.
6. The minimum requirements Developer and/or their successors and assigns shall follow for temporary road crossings over Reclamation pipeline easements are as follows:
 - a. The pipeline easement grants Reclamation the exclusive right to add or remove material in the easement area. Therefore, no removal or placement of additional overburden (soil, rock, etc.) on the easement shall occur without the prior written approval of Reclamation.
 - b. Temporary crossings shall consist of three layers of wooden railroad ties laid over the pipeline, for a total roadway width of 16 feet and a length that extends a minimum of 5 feet on each side of the pipeline centerline. Each layer shall be laid perpendicular to the previous, and dirt ramps shall be constructed on either side of the temporary crossing to facilitate vehicle use.
7. During the entirety of the construction activities and future maintenance activities, all vehicular traffic needing to cross over the pipeline shall be required to cross via an approved crossing. All heavy equipment shall remain outside of the easement area except when conducting Reclamation approved construction activities.
8. Developer and/or their successors and assigns assume the entire responsibility for the installation, maintenance, and use of the subject roadways within the United States rights-of-way. Developer and/or their successors and assigns understand that should damage occur to the roadways as a result of the operation, maintenance, repair or replacement of the Norman Pipeline, repairs to the roadways shall be Developer and/or their successors and assigns' sole responsibility. Nothing herein shall ever be construed to place upon the United States or the District any manner of liability for injury to or death of person or persons, or for damage to or loss of property arising from or in any manner connected with the installation, maintenance, or use of the subject roadways; less and except the gross negligence or willful misconduct of the United States or the District, its employees, agents, or assigns.

9. Developer and/or their successors and assigns agree that the United States, its officers, agents, employees, and successors and assigns shall not be held liable for any improvements or works by reason of the exercise of the rights herein reserved; nor shall anything contained in this paragraph be construed in any manner as limiting other reservations in favor of the United States contained in this letter.
10. The conditions of this letter shall inure to the benefit of and be binding upon the successors and assigns of Reclamation and Developer and/or their successors and assigns.
11. The conditions of this letter shall continue so long as the subject roadways remain in the United States rights-of-way.
12. All rights acquired by the United States at the crossing locations, including the right of ingress and egress, remain in full force and effect.
13. This letter only supplies concurrence for installation of the subject roadways at the location indicated in the plans supplied by Developer and/or their successors and assigns. Requests for other uses such as utilities within the United States right-of-way shall be submitted to the United States for review and concurrence prior to installation.

Please acknowledge receipt and acceptance of these conditions by completing the signature and date spaces below and returning an electronic copy to this office. If you have any questions, please feel free to contact me at 405-470-4800.

Sincerely,

Jeff Tompkins
Supervisor, Resource Management Division

Enclosures – 2

cc: Kyle Arthur
General Manager
Central Oklahoma Master Conservancy District
12500 Alameda Drive
Norman, Oklahoma 73026
(by email; w/encl)

ACCEPTANCE:

SIGNATURE _____ **DATE** _____

TITLE _____

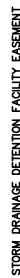
DEVELOPER:
PREMIUM LAND
305 W. MEMORIAL RD
OKLAHOMA CITY, OKLAHOMA 73114

A TRACT OF LAND LYING IN NORTHWEST QUARTER (NW/4) OF SECTION TWENTY-FIVE (25), TOWNSHIP ONE (1) NORTH, RANGE TWO (2) EAST, COUNTY OF CLATSOP, STATE OF OREGON, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

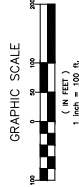
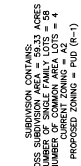
COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER (NW/4) OF SAID SECTION TWENTY-FIVE (25), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE NORTH LINE OF SAID NW/4, A DISTANCE OF 131.69 FEET TO THE POINT OF BEGINNING, THENCE CONTINUING NORTH 89°26'43" EAST, 100 FEET TO THE POINT OF BEGINNING, THENCE CONTINUING NORTH 89°26'43" EAST, BEING 810.34 FEET, SOUTH 89°27'43" WEST, OF THE NORTHWEST QUARTER (NW/4) OF SAID NORTHWEST QUARTER (NW/4), THENCE SOUTH 89°27'43" WEST, 100 FEET TO THE POINT OF BEGINNING, THENCE CONTINUING NORTH 89°26'43" EAST, BEING 810.34 FEET, SOUTH 89°27'43" WEST, OF THE NORTHWEST QUARTER (NW/4), A DISTANCE OF 253.68 FEET, TO A POINT ON THE SOUTH LINE OF SAID NORTHWEST QUARTER (NW/4), SAID POINT BEING 100 FEET FROM THE POINT OF BEGINNING, THENCE SOUTH 89°27'43" WEST, ALONG SAID SOUTH LINE OF SAID NORTHWEST QUARTER (NW/4), A DISTANCE OF 100 FEET, TO A POINT 802.25 FEET EAST OF THE POINT OF BEGINNING, THENCE NORTH 89°26'43" WEST, 100 FEET TO THE POINT OF BEGINNING, THENCE CONTINUING NORTH 89°26'43" EAST, BEING 810.34 FEET, SOUTH 89°27'43" WEST, OF THE NORTHWEST QUARTER (NW/4), THENCE NORTH 89°26'43" WEST, 100 FEET TO THE POINT OF BEGINNING, THENCE CONTINUING NORTH 89°26'43" EAST, BEING 810.34 FEET, SOUTH 89°27'43" WEST, OF THE NORTHWEST QUARTER (NW/4), A DISTANCE OF 253.68 FEET, TO THE POINT OF BEGINNING.

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



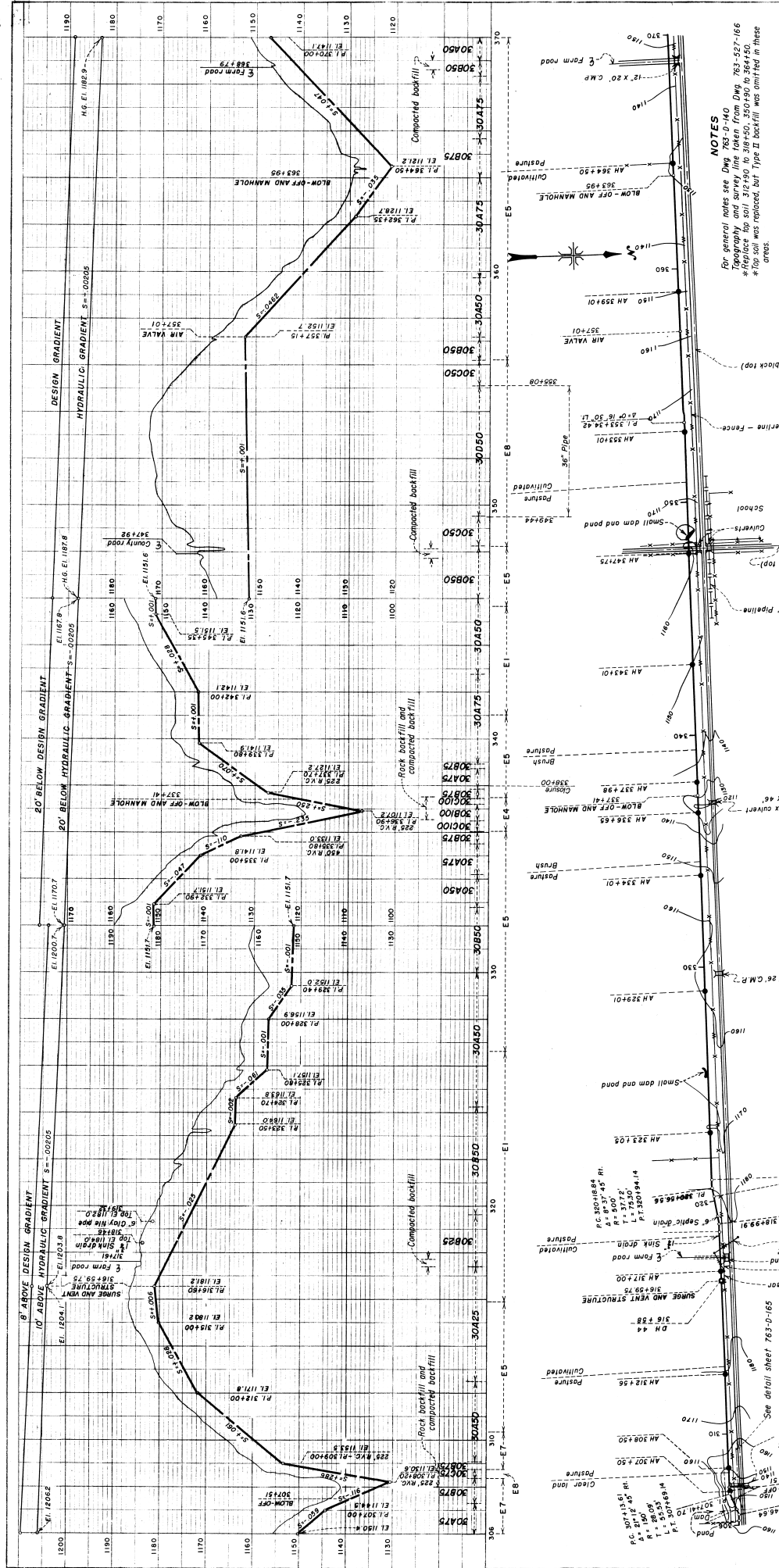
STORM DRAINAGE DETENTION FACILITY EASEMENT



1. COMMON AREAS SHALL BE MAINTAINED BY THE STERLING FIELDS PROPERTY OWNERS ASSOCIATION.
2. 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.

CA = COMMON AREA
 PO = PAGE
 BK = BOOK
 B/W = BAR W/
 LMA = LIMITS OF MAINTENANCE
 LMA = LIMITS OF NO ACCESS
 B/A = BUILDING LINE
 U/E = PUBLIC UTILITY EASEMENT
 D/E = DRAINAGE EASEMENT
 DMU/E = PUBLIC DRAINAGE & UTILITY EASEMENT
 P/E = PRIVATE DRAINAGE EASEMENT
 S/S = SANITARY SEWER SYSTEMS
 S/S = SANITARY SEWER SYSTEMS
 O = FOUND 4" BAR W/ CA UNLESS OTHERWISE NOTED
 ● = SET 4" BAR W/ CA STAMPED "GOLDEN CA 7263" UNLESS OTHERWISE NOTED
 (X) = STAMP NO.

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



NOTES

For general notes see Dwg. 763-D-140
 Topography and survey line taken from Dwg. 763-527-166
 *Replace top soil 312+50 to 318+50, 350+50 to 364+50
 *Top soil was replaced but Type II backfill was omitted in these areas.

5-25-46
 6-5-46
 4-5-46
 4-5-46

AS BUILT BY SET, LETTER B-11-45
 ADDED RIGHT OF WAY, DM, #4, ADDED ROCK BACKFILL.
 ADDED 12" X 20" C.M.P.
 ADDED 12" X 20" C.M.P.

ALWAYS THINK SAFETY

DEPARTMENT OF THE INTERIOR
 BUREAU OF RECLAMATION
 NORMAN PROJECT-OKLAHOMA
 STA. 306+00 TO STA. 370+00
 PROFILE AND ALIGNMENT

DRAWN: J. M. SUMMITT
 TRACED: J. M. SUMMITT
 CHECKED: J. M. SUMMITT
 APPROVED: J. M. SUMMITT

BEVER, COLORADO, JAN. 2, 1963

763-D-166

HYDRAULIC PROPERTIES

PIPE	A	V	O	C _d	S
30"	491	444	21.8	370	0.0025