

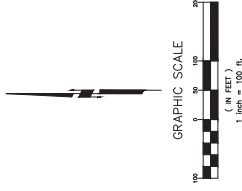
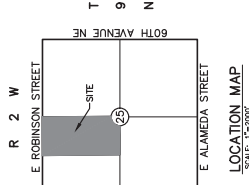
PRELIMINARY PI AT

ENGINEER:
RUBBS CONSULTING, LLC
1800 S. SARA ROAD
TULSA, OKLAHOMA 74309

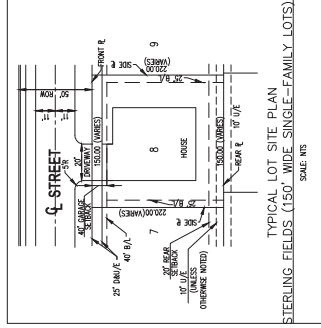
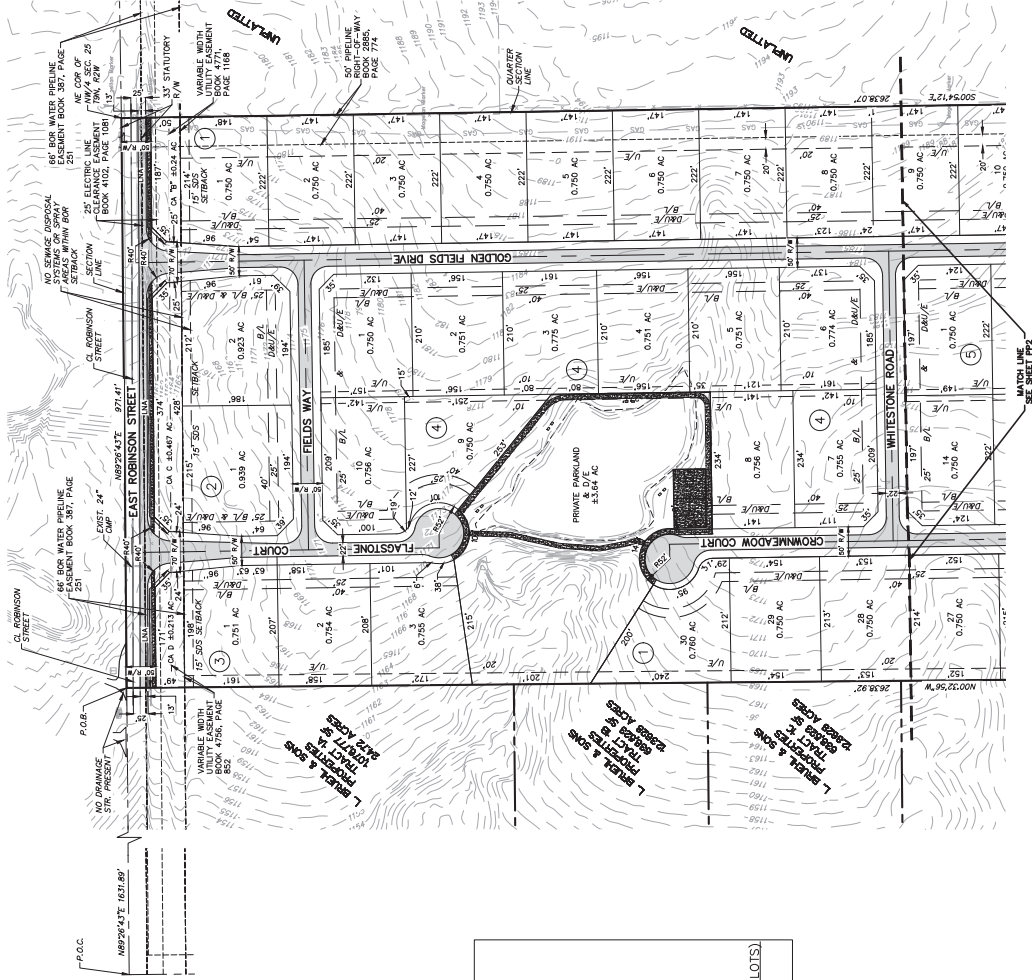
DEVELOPER:
PREMIUM LAND
5 W. MEMORIAL RD
A CITY, OKLAHOMA 73114

[illegible]

SUBMISSION CONTAINS:
SS 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)



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.



FINANCING DETENTION FACILITY ESSENTIALS ARE ESTABLISHED AS SHOWN TO PROVIDE FOR DETENTION OF SURFACE WATER AND CONSTRUCTED AS APPROVED BY THE BOARD OF SUPERVISORS. THE RIGHT OF FIRST REFUSAL SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS ASSOCIATION IN THAT IF A PROPOSED DETENTION FACILITY IS DETERMINED TO BE A HAZARD OR THREAT TO PUBLIC SAFETY OR NEGLECTED OR SUBJECT TO OTHER UNUSUAL CIRCUMSTANCES PERFORMED BY THE GOVERNING JURISDICTION WITHIN THE DEPARTMENT AND BORN UPON SAID PROPERTY OWNERS ASSOCIATION, THE RIGHT TO ENTER UPON THE DETENTION FACILITY SHALL HAVE THE RIGHT TO EXTERIOR WORKS DEPARTMENT WRITTEN APPROVAL FROM THE PUBLIC WORKS DEPARTMENT. PROPERTY OWNERS ASSOCIATION MAY CONSTRUCT IMPROVEMENTS WHERE THE FUNCTION OF THE DETENTION FACILITY INTERFERES WITH THE FUNCTION OF THE DETENTION FACILITY.

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

2000

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

DATE OF PREPARATION: NOVEMBER 4, 2025

PRELIMINARY PLAT OF STERLING FIELDS SHEET PP1 OF PP2

A TRACT OF LAND LING IN THE NORTHWEST QUARTER (NW/4) OF SECTION TWENTY-ONE (21), TOWNSHIP ONE (1) NORTH, RANGE TWO (2) WEST OF THE INDIAN MERIDIAN, CLEVELAND COUNTY, OKLAHOMA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

(1) THE NORTH LINE OF SAID TRACT BEING THE NORTH LINE OF THE QUARTER (NW/4); THENCE NORTH 89°26'43" EAST, ALONG THE NORTH LINE OF SAID NW/4, A DISTANCE OF 631.80 FEET TO THE SOUTHWEST CORNER OF SAID NW/4; THENCE SOUTHWEST 1/4°11'27" EAST, ALONG THE SOUTHWEST 1/4°11'27" EAST, ALONG THE LINE OF SAID NORTHWEST QUARTER (NW/4), A DISTANCE OF 236.807 FEET TO A POINT ON THE SOUTHWEST 1/4°11'27" EAST, ALONG THE LINE OF SAID NORTHWEST QUARTER (NW/4); THENCE SOUTH 89°23'35" WEST, ALONG SAID SOUTH LINE OF SAID NW/4, A DISTANCE OF 100.754 FEET, ALONG THE LINE OF SAID NORTHWEST QUARTER (NW/4), A DISTANCE OF 236.807 FEET TO A POINT ON THE SOUTHWEST 1/4°11'27" EAST, ALONG THE LINE OF SAID NORTHWEST QUARTER (NW/4); THENCE NORTH 89°26'43" EAST, ALONG THE NORTH LINE OF SAID NW/4, A DISTANCE OF 631.80 FEET TO THE SOUTHWEST CORNER OF SAID NW/4; THENCE SOUTHWEST 1/4°11'27" EAST, ALONG THE SOUTHWEST 1/4°11'27" EAST, ALONG THE LINE OF SAID NORTHWEST QUARTER (NW/4), A DISTANCE OF 236.807 FEET TO A POINT ON THE SOUTHWEST 1/4°11'27" EAST, ALONG THE LINE OF SAID NORTHWEST QUARTER (NW/4); THENCE SOUTH 89°23'35" WEST, ALONG SAID SOUTH LINE OF SAID NW/4, A DISTANCE OF 100.754 FEET, ALONG THE LINE OF SAID NORTHWEST QUARTER (NW/4), A DISTANCE OF 236.807 FEET TO THE POINT OF BEGINNING.

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

PRELIMINARY PI AT

SUBDIVISION CONTAINS:
 LESS SUBDIVISION AREA = 59.3
 NUMBER OF SINGLE FAMILY LOTS
 NUMBER OF COMMON AREA LOTS
 CURRENT ZONING = A2
 PROPOSED ZONING = RUD (S)

[illegible]

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

● = SET #4 BAR W/ CAP STAMPED "GOLDEN CA 7263" UNLESS OTHERWISE NOTED
○ = FOUND #4 BAR W/ CAP UNLESS OTHERWISE NOTED

(X) BLOCK NO.

RUBBS CONSULTING, LLC
CIVIL ENGINEERING & LAND PLANNING
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GRUBBS CONSULTING, LLC CERTIFICATE OF AUTHORIZATION NO. CA 5115 EXP. 05/30/26

DATE OF PREPARATION: NOVEMBER 4, 2025