

The map shows the University City area in San Diego. Major streets include University Avenue, La Jolla Village Drive, and various numbered streets. A specific location is marked with a black square and labeled 'SITE LOCATION' near the intersection of 13th and 14th Streets.

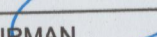
NOTES:
SCALE 1" = 100'.
1. HEAVY LINES INDICATE PLAT LIMITS.
2. ALL STREETS, ALLEYS, AND EASEMENTS WITHIN PLAT LIMITS ARE HEREIN DEDICATED, UNLESS NOTED OTHERWISE.
3. NO PERMIT SHALL BE ISSUED ON ANY SURVEY CERTIFICATE THAT IS NOT IN ACCORDANCE WITH AN APPROVED FINAL PLAT UNLESS AN EXCEPTION IS PROVIDED BY THE PLANNING AND ZONING COMMISSION POLICY OR BY THE LUBBOCK CODE OF ORDINANCES.
4. ALL UTILITY SERVICE SHALL BE IN ACCORDANCE WITH THE "UNDERGROUND UTILITIES POLICY" STATEMENT BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF LUBBOCK, TEXAS AND THE PROVISIONS OF SECTION 36.09.095 OF THE LUBBOCK CODE OF ORDINANCES.
5. ANY RELOCATION OR REVISION OF EXISTING FACILITIES SHALL BE THE SUBDIVIDER'S EXPENSE. COMPENSATION SHALL BE MADE PRIOR TO RECORDING OF THIS FINAL PLAT.
6. ALL EXISTING OR PROPOSED UTILITY SERVICES TO AND ON TRACTS INDICATED BY THIS PLAT SHALL BE CONTAINED IN A PUBLIC RIGHT-OF-WAY AND PUBLIC OR PRIVATE UTILITY EASEMENTS. UTILITY SERVICE INSTALLATION REQUESTED AT A FUTURE DATE AND NOT WITHIN AN EASEMENT INDICATED BY THIS PLAT SHALL BE WITHIN A PROPER UTILITY EASEMENT GRANTED BY THE OWNER OF SAID PROPERTY BY SEPARATE RECORDED INSTRUMENT PRIOR TO THE PROVISION OF SUCH SERVICE. SUCH EASEMENTS SHALL ENTITLE THE CITY OR THE UTILITY COMPANY USING SUCH EASEMENTS TO THE RIGHT TO REMOVE, REPAIR OR REPLACE ANY LINES, PIPES, CONDUITS, OR POLES WITHIN SUCH EASEMENTS AS MAY BE DETERMINED BY THE CITY OR UTILITY COMPANY WITHOUT THE CITY OR UTILITY COMPANY BEING RESPONSIBLE OR LIABLE FOR THE REPLACEMENT OF IMPROVEMENTS, PAVING OR SURFACING OF THE EASEMENT NECESSITATED BY SUCH REPAIR, REMOVAL, OR REPLACEMENT. EASEMENTS DESIGNATED OR INTENDED FOR VEHICULAR PASSAGE (UTILITY AND EMERGENCY) OR PEDESTRIAN ACCESS SHALL NOT BE FENCED OR OTHERWISE OBSTRUCTED.
7. ANY EASEMENTS OR RIGHTS OF WAY SHOWN AS "TO BE DEDICATED BY SEPARATE INSTRUMENT" ARE SHOWN ON THE PLAT FOR INFORMATION PURPOSES ONLY. THIS PLAT DOES NOT DEDICATE SAID EASEMENTS.
8. MINIMUM FLOOR ELEVATIONS SHALL CONFORM TO THE REQUIREMENTS OF THE LUBBOCK DRAINAGE CRITERIA MANUAL, AS ADOPTED BY ORDINANCE 10022, AS AMENDED, AND SECTION 28.09.131, SECTION 28.14.004 AND SECTION 30.03.073 OF THE LUBBOCK CODE OF ORDINANCES.
9. IN ORDER TO PREVENT DAMAGE TO PUBLIC AND PRIVATE UTILITIES AND TO MINIMIZE AND/OR ELIMINATE INTERRUPTION OF UTILITY SERVICES, THE CITY OF LUBBOCK SOLID WASTE SERVICES DEPARTMENT REQUESTS THAT NO UTILITY RISERS, METER BASES, PEDSTALS, ETC., PUBLIC OR PRIVATE, BE PLACED IN THE CHAMFERED CORNERS OF ALLEYWAYS.
11. MEANS, TRACTS "M" THROUGH "Q", DEDICATED WITH THIS PLAT SHALL BE CONSTRUCTED AND MAINTAINED AT THE EXPENSE OF A PRIVATE ENTITY (HOME OWNER'S ASSOCIATION, ETC.).

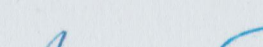
DRE = DRAINAGE EASEMENT.
LP&L = LUBBOCK POWER & LIGHT.
MAE = PRIVATE MAINTENANCE ACCESS EASEMENT IN FAVOR OF ADJACENT LOT.
PAE = PEDESTRIAN ACCESS EASEMENT.
ROE = PRIVATE ROOF OVERHANG (EAWE) EASEMENT IN FAVOR OF ADJACENT LOT.
R-O-W = RIGHT-OF-WAY.

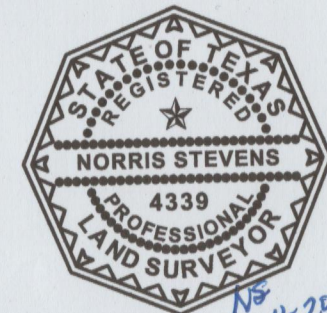
SPEC = SOUTH PLAINS ELECTRIC COOPERATIVE.
TPE = 4"x6" (MINIMUM) TRANSFORMER PAD EASEMENT (HEREIN GRANTED TO SPEC), AS INDICATED BY SYMBOL ☒ .
TRAIL = UNDERGROUND STREET LIGHT CABLE EASEMENT (HEREIN GRANTED TO LP&L).
UE = UNDERGROUND UTILITY EASEMENT.
CCFN = COUNTY CLERK'S FILE NUMBER.

P&D = PLAT AND DEDICATION.
ALL CORNERS MONUMENTED WITH 1/2" IRON ROD WITH CAP MARKED "AMD ENGINEERING", UNLESS OTHERWISE SPECIFIED.
BEARINGS ARE RELATIVE TO THE PLAT BEARINGS OF THE OAKS AT SEDONA, LOTS 1 THROUGH 114 AND TRACT, SEDONA ADDITION, LOTS 1 THROUGH 33 AND TRACTS "A" THROUGH "H", AND SEDONA ADDITION, LOTS 34 THROUGH 64 AND TRACTS ADDITION, LOTS 1, AND APPEAR TO BE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983 (2011), TEXAS NORTH CENTRAL "Z" ZONE. THE CONVERGENCE ANGLE TO TRUE NORTH IS -01°15'09". COMBINED SCALE FACTOR IS 0.99974719.
DISTANCES AS SHOWN HEREON ARE AT SURFACE. IN U.S. SURVEY FEET.
COORDINATES SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, TEXAS NORTH CENTRAL ZONE. THESE PLAT LIMITS CONTAIN 20.109 ACRES OF LAND.
REPLICATION OF THESE PLAT LIMITS ARE ON A SEPARATE DOCUMENT, OF SAME DATE HERewith.


CHAIRMAN


DIRECTOR OF PLANNING


REGISTERED PROFESSIONAL LAND SURVEYOR # 4339
LUBBOCK, TEXAS
SURVEYED: FEBRUARY 29, 2024



SECTION 3, BLOCK AK, E.L. & R.R. RR. CO. SURVEY, ABST NO. 188

AMD

CIVIL ENGINEERING
LAND SURVEYING

AMD Engineering, LLC
6515 56th Street, Suite 300
Lubbock, TX 79424

Phone: 806-771-5976
Fax: 806-771-7525
TBPELS Reg. # 10178500

Accuracy - Efficiency - Integrity

PROPERTY OWNER: BUSHLAND SPRINGS, LLC.
ADDRESS: 3410 HORN STREET, STE # 6 LUBBOCK, TEXAS 79423
PHONE: 806-773-0813
JOB NUMBER: 220034

EL/SOG
© 2024 ALL RIGHTS RESERVED

LINE	BEARING	DISTANCE
L1	S.51°32'34"W.	15.27'
L2	S.08°50'26"W.	20.15'
L3	S.40°54'41"E.	13.58'
L4	S.01°47'27"W.	47.30'
L5	S.88°12'33"E.	52.00'
L6	N.46°47'27"E.	14.14'
L7	N.46°47'27"E.	21.21'
L8	N.43°12'33"W.	14.14'
L9	N.43°12'33"W.	21.21'
L10	N.88°12'33"W.	20.00'
L11	S.46°47'06"W.	21.22'
L12	N.43°15'11"W.	10.59'
L13	N.43°15'11"W.	10.64'
L14	N.46°45'10"E.	14.13'

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD LENGTH	CHORD BEARING
C1	419.00	63.15	8°30'00"	63.09	S 76°23'45"E
C2	119.00	54.81	7°29'43"	54.77	S 84°21'41"E
C3	40.00	26.06	37°19'40"	25.60	S 70°00'00"E
C4	43.00	21.01	29°13'56"	20.56	S 89°04'45"W
C5	43.00	73.62	89°05'44"	64.95	N 47°15'25"W
C6	43.00	73.62	89°05'44"	64.95	N 50°00'00"E
C7	43.00	21.04	29°13'56"	20.56	S 89°05'11"E
C8	43.00	21.04	37°19'40"	20.56	S 89°32'43"E
C9	40.00	26.06	37°21'25"	25.62	N 16°33'15"E
C10	43.00	123.59	164°32'11"	105.62	N 48°45'00"E
C11	43.00	61.79	82°19'40"	56.61	S 84°22'23"E
C12	43.00	61.79	82°19'40"	56.61	S 02°02'43"E
C13	40.00	16.66	26°45'50"	15.52	S 26°25'00"E
C14	40.00	16.66	180°00'00"	18.00	N 07°04'22"E
C15	40.00	16.66	180°00'00"	18.00	S 01°47'27"E

