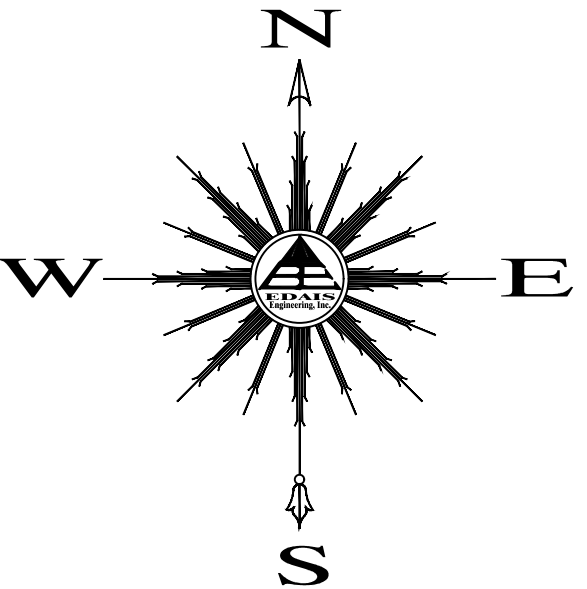


# SANTA CECILIA SUBDIVISION

A SUBDIVISION OF LOT 1A OF THE BORDER RANCHES LOT SPLIT AS RECORDED IN BOOK 28 OF PLATS, PAGES 80 & 81 Y.C.R., YUMA COUNTY ARIZONA AND BEING A PORTION OF THE S½ OF THE SW¼ OF SECTION 10, T11S, R24W, G. & S. R. B. & M. YUMA COUNTY, ARIZONA  
MAY 2017 ACREAGE = 34.63 Acres  
PRELIMINARY PLAT

## LOT AREAS

LOT	AREA	LOT	AREA	LOT	AREA	LOT	AREA	LOT	AREA	LOT	AREA	LOT	AREA	LOT	AREA
1	6275.00 SF	29	6096.02 SF	57	6096.04 SF	85	6325.23 SF	113	6096.04 SF	141	6096.04 SF				
2	6000.00 SF	30	6212.68 SF	58	6096.04 SF	86	6096.05 SF	114	6096.04 SF	142	6096.04 SF				
3	6000.00 SF	31	6410.81 SF	59	6096.04 SF	87	6096.04 SF	115	6096.04 SF	143	6096.06 SF				
4	6000.00 SF	32	6523.32 SF	60	6325.16 SF	88	6096.04 SF	116	6096.04 SF	144	6325.23 SF				
5	6000.00 SF	33	6325.23 SF	61	6998.80 SF	89	6096.04 SF	117	6096.06 SF	145	6523.32 SF				
6	6000.00 SF	34	6095.54 SF	62	6440.58 SF	90	6096.04 SF	118	6325.23 SF	146	6410.52 SF				
7	6938.19 SF	35	6096.25 SF	63	6156.50 SF	91	6096.04 SF	119	6523.32 SF	147	6212.68 SF				
8	6175.90 SF	36	6096.37 SF	64	6153.76 SF	92	6096.04 SF	120	6523.32 SF	148	6095.81 SF				
9	6002.72 SF	37	6096.04 SF	65	6363.45 SF	93	6096.04 SF	121	6325.23 SF	149	6095.81 SF				
10	6002.72 SF	38	6096.04 SF	66	6363.72 SF	94	6096.04 SF	122	6096.05 SF	150	6095.81 SF				
11	6002.72 SF	39	6325.23 SF	67	6154.02 SF	95	6096.04 SF	123	6096.04 SF	151	6095.81 SF				
12	6002.72 SF	40	6325.23 SF	68	6154.02 SF	96	6325.05 SF	124	6096.04 SF	152	6095.81 SF				
13	6026.82 SF	41	6096.04 SF	69	6062.48 SF	97	6679.41 SF	125	6096.04 SF	153	6095.81 SF				
14	6316.46 SF	42	6096.04 SF	70	6047.25 SF	98	6235.23 SF	126	6096.04 SF	154	6095.81 SF				
15	6022.68 SF	43	6096.37 SF	71	6325.17 SF	99	6153.89 SF	127	6096.04 SF	155	6095.81 SF				
16	6322.01 SF	44	6096.25 SF	72	6096.04 SF	100	6153.89 SF	128	6096.04 SF	156	6095.78 SF				
17	9161.27 SF	45	6095.54 SF	73	6096.04 SF	101	6363.59 SF	129	6096.04 SF	157	6095.81 SF				
18	10331.54 SF	46	6325.23 SF	74	6096.04 SF	102	6363.59 SF	130	6096.04 SF	158	6116.98 SF				
19	6290.82 SF	47	6523.32 SF	75	6096.04 SF	103	6153.89 SF	131	6096.04 SF	159	9235.37 SF				
20	6587.41 SF	48	6523.32 SF	76	6096.04 SF	104	6153.89 SF	132	6325.05 SF	160	10695.72 SF				
21	6096.03 SF	49	6325.23 SF	77	6096.04 SF	105	6153.89 SF	133	6324.61 SF	161	6414.73 SF				
22	6096.02 SF	50	6096.05 SF	78	6096.04 SF	106	6363.59 SF	134	6096.04 SF	162	6155.16 SF				
23	6096.02 SF	51	6096.04 SF	79	6096.04 SF	107	6324.61 SF	135	6096.04 SF	163	6387.69 SF				
24	6096.02 SF	52	6096.04 SF	80	6096.04 SF	108	6096.04 SF	136	6096.04 SF						
25	6096.02 SF	53	6096.04 SF	81	6096.06 SF	109	6096.04 SF	137	6096.04 SF						
26	6096.02 SF	54	6096.04 SF	82	6325.23 SF	110	6096.04 SF	138	6096.04 SF						
27	6096.02 SF	55	6096.04 SF	83	6523.32 SF	111	6096.04 SF	139	6096.04 SF						
28	6096.02 SF	56	6096.04 SF	84	6523.32 SF	112	6096.04 SF	140	6096.04 SF						



SCALE: 1" = 100'

## LEGEND

- CENTERLINE
- RIGHT-OF-WAY (ROW) LINE
- NEW PROPERTY LINE
- EASEMENT (TYPE AS NOTED)
- BOUNDARY LINE
- NEW STREET MONUMENT AS PER YUMA COUNTY STD. DETAIL NO. 4-080
- NEW SUBDIVISION BOUNDARY MONUMENT AS PER YUMA COUNTY STD. DETAIL NO. 04-030
- EXISTING MONUMENT (TYPE AS SHOWN)
- NEW LOT NUMBER
- EXISTING LOT NUMBER
- A.P.N. ASSESSOR PARCEL NUMBER
- B.C. BRASS CAP
- H.H. HAND HOLE
- ( M ) MEASURED DATA
- ( [ R ] ) REFERS TO BORDER RANCHES SUBDIVISION RECORDED IN BOOK 27 OF PLATS, PAGE 9 YUMA COUNTY RECORDS
- ( [ ] ) DATA REFER TO GENERAL LAND OFFICE PLAN OF SECTION 10, T11S, R24, OFFICIALLY FILED ON 3-12-1922, YUMA COUNTY RECORDS, YUMA COUNTY, AZ.

## LINE DATA

LINE	LENGTH	BEARING
L1	21.22'	N45°01'49"W
L2	21.21'	N44°58'18"E
L3	7.49'	S89°59'23"W

## TRACT AREAS

TRACT	AREA
"A"	60,959.12 SF

## KEYNOTES

- ① NEW 1' NON-ACCESS EASEMENT
- ② NEW 8' UTILITY & CATV EASEMENT
- ③ INDICATES 10' (1" NON-ACCESS EASEMENT)
- ④ 25' VISIBILITY TRIANGLE
- ⑤ SEE TYPICAL CORNER LOT DETAIL
- ⑥ NEW 20' FRONT YARD SETBACK LINE
- ⑦ NEW 10' SIDE YARD SETBACK LINE

## OWNER

**R & G ASSOCIATES LLC**  
1910 JUAN SANCHEZ BLVD  
P.O. BOX 1649  
SAN LUIS, AZ. 85349  
(928) 627-8593

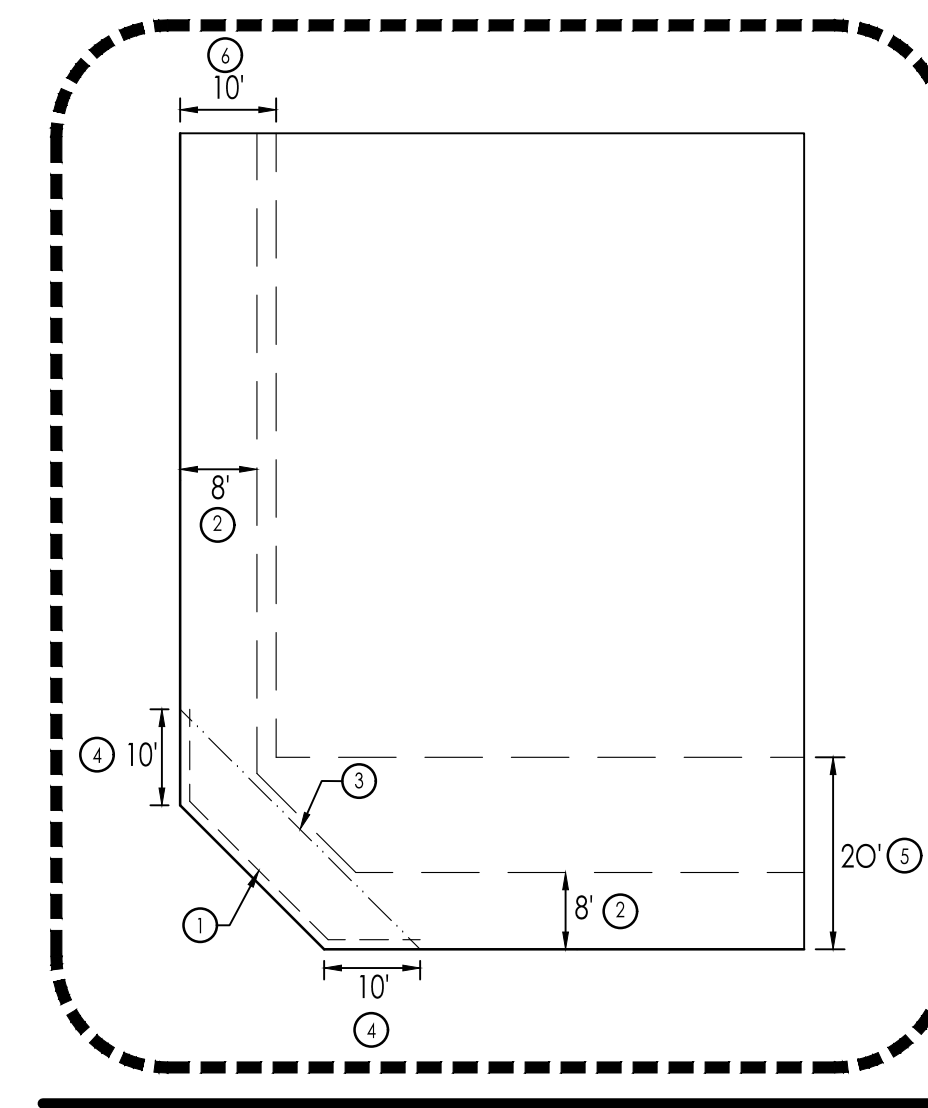
## BASIS OF BEARING

THE WEST LINE OF SECTION 10, AS PER BORDER RANCHES PARCEL MAP BY EDAS ENGINEERING, INC. SIGNED BY MICHAEL E. JONES DATED JULY 21, 2004.  
BEARING N00°02'42"W

## SURVEYOR'S CERTIFICATE

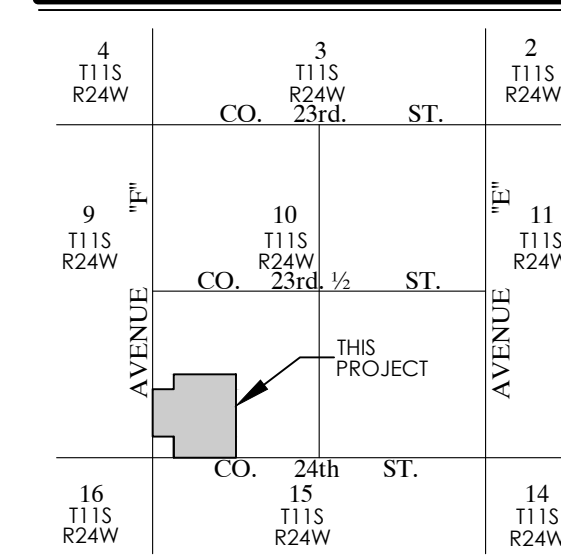
I HEREBY CERTIFY THAT I AM A LAND SURVEYOR LISTED ON THE ROSTER OF ACTIVE REGISTRANTS BY THE STATE BOARD OF TECHNICAL REGISTRATION OF ARIZONA AND THAT THIS MAP CONSISTING OF ONE (1) SHEET CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION, THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THEIR POSITIONS ARE CORRECTLY SHOWN.

BRADLEY K. LUKEN R.L.S. No. 47358



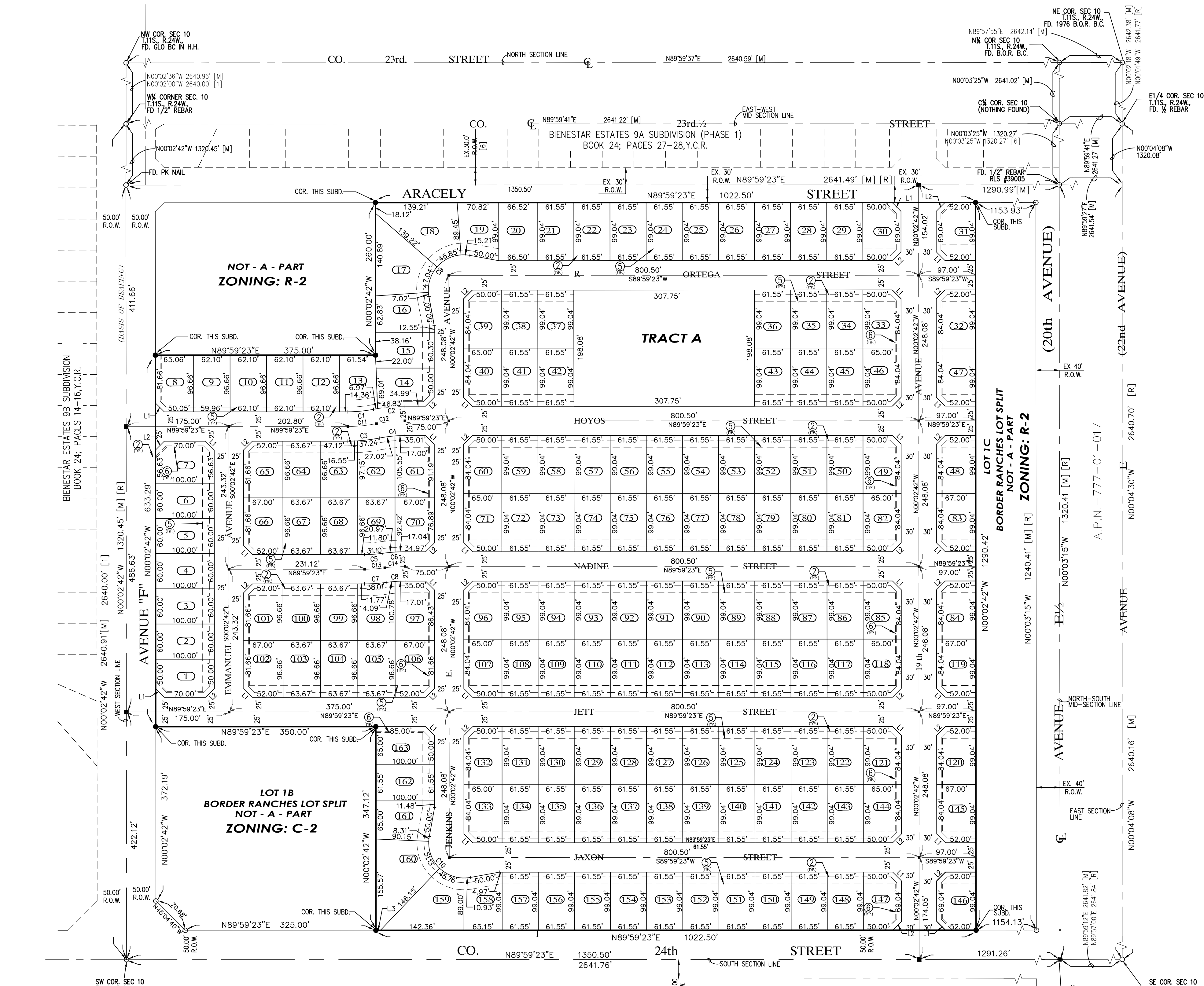
TYPICAL CORNER LOT DETAIL

## LOCATION MAP



## PREPARED BY:

**Edas Engineering, Inc.**  
3075 S. AVENUE 4 E  
YUMA, ARIZONA 85365  
(928) 344-3566



## CURVE DATA

CURVE	DELTA	CHORD DIRECTION	CHORD	TANGENT	RADIUS	LENGTH	CURVE	DELTA	CHORD DIRECTION	CHORD	TANGENT	RADIUS	LENGTH	CURVE	DELTA	CHORD DIRECTION	CHORD	TANGENT	RADIUS	LENGTH
C1	11°12'32"	N84°23'07"E	43.95'	22.08'	225.00'	44.02'	C6	7°55'08"	S86°01'49"W	37.98'	19.03'	275.00'	38.01'	C11	01°11'23'32"	N84°23'07"E	48.83'	24.53'	250.00'	48.91'
C2	11°12'31"	N84°23'07"E	53.71'	26.99'	275.00'	53.80'	C7	7°55'08"	N86°01'49"E	37.98'	19.03'	275.00'	38.01'	C12	01°11'23'31"	N84°23'07"E	48.83'	24.53'	250.00'	48.91'
C3	11°12'32"	N84°23'07"E	53.71'	26.99'	275.00'	53.80'	C8	7°55'08"	S86°01'49"W	31.07'	15.57'	225.00'	31.10'	C13	00°75'08"	N86°01'49"E	34.53'	17.30'	250.00'	34.55'
C4	11°12'31"	N84°23'07"E	43.95'	22.08'	225.00'	44.02'	C9	11°04'54"6"	S44°54'16"W	98.87'	87.02'	60.07'	116.13'	C14	00°75'08"	N86°01'49"E	34.53'	17.30'	250.00'	34.55'
C5	7°55'08"	N86°01'49"E	31.07'	15.57'	225.00'	31.10'	C10	11°04'54"6"	S45°00'16"E	98.87'	87.02'	60.07'	116.13'							