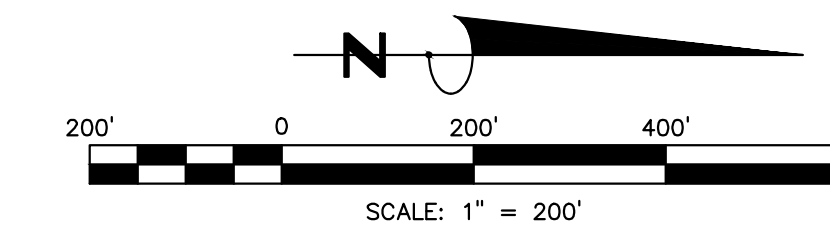


# MJS PROPERTIES, LP LOT SPLIT

A LOT SPLIT OF A PORTION OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER, THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER, THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER, AND THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 11 SOUTH, RANGE 25 WEST, GILA & SALT RIVER BASE & MERIDIAN, YUMA COUNTY, ARIZONA  
CREATING PARCELS A, B AND C



**LEGEND**

---	CENTERLINE / SECTION LINE
---	PROPERTY LINE
---	RIGHT OF WAY LINE
(M)	MEASURED INFORMATION
(C)	CALCULATED INFORMATION
Y.C.R.	YUMA COUNTY RECORDS
A.P.N. 000-00-000	ASSESSOR'S PARCEL NUMBER
ROW	RIGHT OF WAY
DKT	DOCKET
PG	PAGE
AHD	ARIZONA HIGHWAY DEPARTMENT
YCWUA	YUMA COUNTY WATER USERS ASSOCIATION
BLM	BUREAU OF LAND MANAGEMENT
○	EXISTING MONUMENT (TYPE AS SHOWN)
●	SET 1/2" REBAR W/CAP STAMPED "LS 38886"

**CURRENT ZONING**

COMMUNITY COMMERCIAL (C-2)  
MEDIUM DENSITY RESIDENTIAL (R-1-6)  
MEDIUM-HIGH DENSITY RESIDENTIAL (R-2)  
HIGH DENSITY RESIDENTIAL (R-3)

**BASIS OF BEARINGS**

THE SOUTH LINE OF THE SW 1/4 OF SECTION 6, T11S, R24W, NAMELY N 89°40'11" W AS SHOWN ON STATE PLAT No. 17 COMITE DE BIENESTAR AS RECORDED IN BOOK 11 OF PLATS, PAGES 86-88, YUMA COUNTY RECORDER.

**FLOOD ZONE DESIGNATION**

THE SUBJECT PROPERTY IS LOCATED WITHIN AN AREA HAVING A FLOOD ZONE X DESIGNATION.  
ZONE X - AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.  
REFERENCE - FLOOD INSURANCE RATE MAP (FIRM), MAP NUMBER 04027C2135F DATED JANUARY 16, 2014, WHICH IS THE FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH THIS PROJECT IS SITUATED.

**OWNER OF RECORD**

MJS PROPERTIES, LP  
3686 S. 18TH AVENUE  
YUMA, AZ 85365

**ACKNOWLEDGEMENT**

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019 BY MICHAEL C. SNYDER

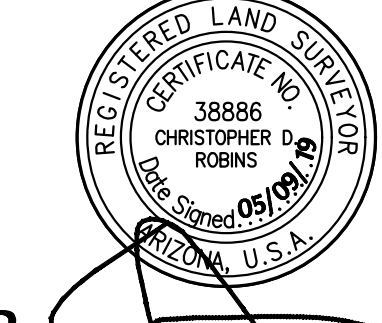
**APPROVED**

DIRECTOR OF PUBLIC WORKS \_\_\_\_\_ DATE \_\_\_\_\_

DIRECTOR OF PLANNING AND ZONING \_\_\_\_\_ DATE \_\_\_\_\_

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE LOT SPLIT AS SHOWN HEREON WAS MADE UNDER MY DIRECTION DURING MAY 2019 AND THAT ALL REGULATIONS AND REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE CITY OF SAN LUIS HAVE BEEN MET

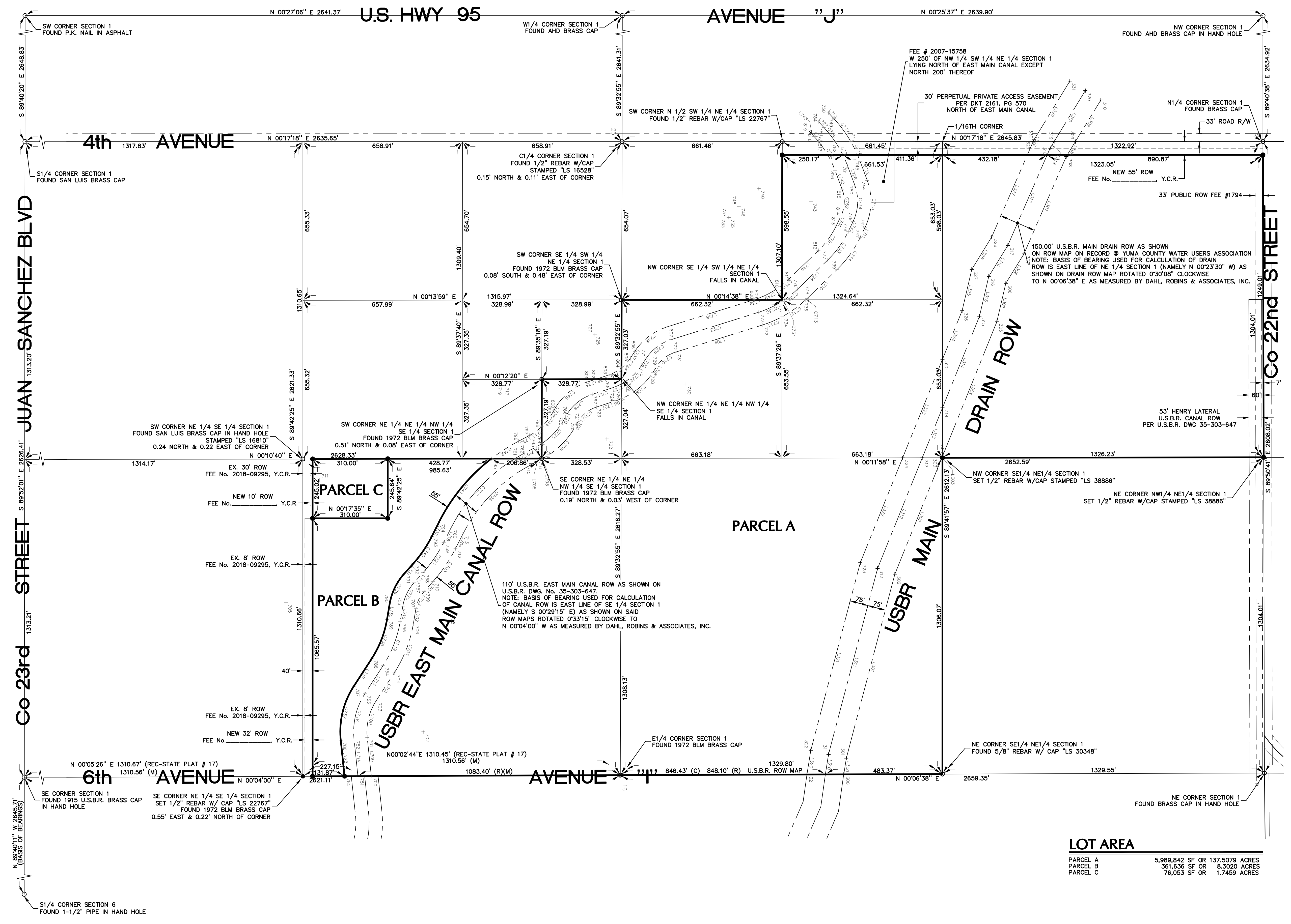


**LAND SURVEYOR**

**DAHL, ROBINS & ASSOCIATES, INC.**

1560 S. 5th Avenue  
Yuma, AZ 85364  
Phone: (928) 819-0825  
Fax: (928) 819-0826  
www.dahlrobinson.com  
DRA Job: 19021

**SHEET 1 OF 2**



**LOT AREA**

PARCEL A	5,989,842 SF OR 137.5079 ACRES
PARCEL B	361,636 SF OR 8.3020 ACRES
PARCEL C	76,053 SF OR 1.7459 ACRES

# MJS PROPERTIES, LP LOT SPLIT

A LOT SPLIT OF A PORTION OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER, THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER, THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER, AND THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 11 SOUTH, RANGE 25 WEST, GILA & SALT RIVER BASE & MERIDIAN, YUMA COUNTY, ARIZONA  
CREATING PARCELS A, B AND C

## MAIN DRAIN

COORDINATES				LINE DATA		
NODE ID	NORTHING	EASTING	DESCRIPTION	NUMBER	DIRECTION	DISTANCE
300	8543.51	10004.83	PI	L300	N 80°42'23" W	67.71'
301	8554.45	9938.01	PI	L301	N 74°56'22" W	785.88'
302	8758.66	9179.12	PI	L302	N 67°42'37" W	518.28'
303	8955.24	8699.56	PI	L303	N 67°42'37" W	6.76'
304	8957.60	8693.31	PI	L304	N 67°42'37" W	599.42'
305	9185.16	8138.67	PI	L305	N 76°33'37" W	162.73'
306	9222.98	7980.40	PI	L306	N 58°06'52" W	143.03'
307	9298.53	7858.96	PI	L307	N 66°12'52" W	438.21'
308	9475.27	7457.97	PI	L308	N 58°16'52" W	72.51'
309	9513.39	7396.28	PI	L309	N 58°16'52" W	200.88'
310	9619.01	7225.40	PI	L310	N 80°42'23" W	83.61'
311	9481.04	9922.17	PI	L311	N 74°56'22" W	794.40'
312	8687.46	9155.05	PI	L312	N 67°42'37" W	492.58'
313	8874.29	8699.28	PI	L313	N 67°42'37" W	222.93'
314	8958.85	8493.01	PI	L314	N 67°42'37" W	407.89'
315	9113.56	8115.60	PI	L315	N 76°33'37" W	169.10'
316	9152.86	7951.13	PI	L316	N 58°06'52" W	149.90'
317	9232.04	7823.85	PI	L317	N 66°12'52" W	438.10'
318	9408.74	7422.96	PI	L318	N 58°16'52" W	51.88'
319	9425.50	7395.84	PI	L319	N 58°16'52" W	246.72'
320	9555.21	7185.97	PI	L320	N 80°42'23" W	99.52'
321	8391.57	10004.54	PI	L321	N 74°56'22" W	802.92'
322	8407.64	9906.33	PI	L322	N 67°42'37" W	466.88'
323	8616.27	9130.99	PI	L323	N 67°42'37" W	439.10'
324	8793.35	8699.00	PI	L324	N 67°42'37" W	216.35'
325	8959.90	8292.71	PI	L325	N 76°33'37" W	175.47'
326	9041.96	8092.52	PI	L326	N 58°06'52" W	156.77'
327	9082.75	7921.85	PI	L327	N 66°12'52" W	429.85'
328	9165.56	7788.74	PI	L328	N 66°12'52" W	8.15'
329	9338.92	7395.41	PI	L329	N 58°16'52" W	283.80'
330	9342.20	7387.95	PI			
331	9491.41	7146.54	PI			

## EAST MAIN CANAL

COORDINATES				LINE DATA		
NODE ID	NORTHING	EASTING	DESCRIPTION	NUMBER	DIRECTION	DISTANCE
700	6592.99	10001.85	PI	L700	S 84°17'00" W	159.97'
701	6577.06	9842.68	PC	L701	N 56°43'00" W	138.40'
702	6808.80	9819.48	RP	L702	N 80°13'00" W	64.60'
703	6614.10	9691.67	PT	L703	N 47°53'00" W	56.30'
704	6690.05	9578.97	PC	L704	N 62°53'00" W	67.00'
705	6244.23	9283.31	RP	L705	N 27°33'00" W	51.10'
706	6769.78	9373.93	PT	L706	N 61°49'45" W	5.50'
707	6780.75	9310.27	PC	L707	N 17°43'30" W	85.90'
708	6916.94	9333.75	RP	L708	N 56°43'00" W	31.60'
709	6814.43	9241.07	PT	L709	N 17°03'30" W	376.90'
710	6552.19	9199.30	PC	L710	N 43°43'30" W	172.20'
711	6385.83	8777.67	RP	L711	N 64°03'30" W	45.60'
712	6945.42	9064.23	PT	L712	S 69°56'30" W	84.00'
713	6975.96	9004.60	PC	L713	S 47°23'30" W	31.70'
714	7565.02	9306.25	RP	L714	S 84°17'00" W	154.40'
715	7258.92	8719.49	PT	L715	N 56°43'00" W	138.40'
716	7304.23	8695.86	PC	L716	N 80°13'00" W	64.60'
717	7145.63	8394.84	RP	L717	N 47°53'00" W	56.30'
718	7307.83	8693.95	PCC	L718	N 27°33'00" W	67.00'
719	7145.63	8394.84	RP	L719	N 27°33'00" W	51.10'
720	7447.91	8553.72	PT	L720	N 61°49'45" W	5.50'
721	7450.50	8548.88	PC	L721	N 17°43'30" W	85.90'
722	7572.33	8614.12	RP	L722	N 56°43'00" W	31.60'
723	7530.26	8482.48	PT	L723	N 17°03'30" W	376.90'
724	7619.08	8456.33	PC	L724	N 43°43'30" W	172.20'
725	7525.01	8183.91	RP	L725	N 64°03'30" W	45.60'
726	7633.36	8448.59	PC	L726	S 69°56'30" W	84.00'
727	7525.01	8183.91	RP	L727	S 47°23'30" W	31.70'
728	7764.12	8340.82	PT	L728	S 84°17'00" W	148.83'
729	7781.46	8314.40	PC	L729	N 56°43'00" W	138.40'
730	7897.00	8390.23	RP	L730	N 80°13'00" W	64.60'
731	7856.46	8258.11	PT	L731	N 47°53'00" W	56.30'
732	8216.78	8147.55	PC	L732	N 62°53'00" W	67.00'
733	8080.28	7702.72	RP	L733	N 27°33'00" W	51.10'
734	8298.42	8113.71	PCC	L734	N 61°49'45" W	5.50'
735	8080.28	7702.72	RP	L735	N 17°43'30" W	33.33'
736	8396.40	8044.14	PCC	L736	N 17°43'30" W	52.57'
737	8080.28	7702.72	RP	L737	N 56°43'00" W	31.60'
738	8401.90	8038.97	PT	L738	N 17°03'30" W	374.02'
739	8526.34	7919.95	PC	L739	N 17°03'30" W	2.88'
740	8204.73	7583.69	RP	L740	N 43°43'30" W	172.20'
741	8623.14	7787.24	PT	L741	N 64°03'30" W	45.60'
742	8643.09	7746.23	PC	L742	S 69°56'30" W	84.00'
743	8419.90	7637.66	RP	L743	S 47°23'30" W	31.70'
744	8653.04	7552.53	PT			
745	8624.23	7473.63	PC			
746	8123.28	7656.54	RP			
747	8586.13	7391.62	PCC			
748	8123.28	7656.54	RP			
749	8515.79	7295.50	PT			
750	8494.33	7272.17	PI			
751	6537.71	10001.79	PI			
752	6522.33	9848.16	PC			
753	6568.13	9661.49	PT			
754	6644.08	9545.79	PC			
755	6715.58	9364.58	PT			
756	6726.55	9300.92	PC			
757	6773.63	9204.18	PT			
758	6811.39	9162.42	PC			
759	6896.47	9039.17	PT			
760	6927.01	8979.53	PC			
761	7192.92	8693.59	PCC			
762	7233.48	8670.73	PT			
763	7278.79	8647.10	PC			
764	7303.32	8632.71	PCC			
765	7399.42	8527.76	PT			
766	7402.02	8522.91	PC			
767	7513.51	8430.09	PT			
768	7595.34	8403.94	PC			
769	7633.84	8387.66	PCC			
770	7718.14	8310.65	PT			
771	7735.47	8284.23	PC			
772	7840.32	8205.53	PT			
773	8200.64	8094.96	PC			
774	8298.84	8049.96	PCC			
775	8308.38	8043.77	PCC			
776	8363.88	7999.23	PT			
777	8488.32	7880.20	PC			
778	8573.68	7763.18	PT			
779	8593.63	7722.17	PC			
780	8601.38	7571.39	PT			
781	8572.57	7492.49	PC			
782	8521.30	7391.29	PCC			
783	8475.31	7332.73	PT			
784	8453.85	7309.40	PI			
785	6482.43	10001.72	PI			
786	6467.61	9853.64	PC			
787	6522.15	9631.30	PT			
788	6598.10	9515.60	PC			
789	6661.38	9355.23	PT			
790	6672.35	9291.57	PC			
791	6732.83	9167.30	PT			
792	6770.59	9125.53	PC			
793	6847.51	9014.10	PT			
794	6878.05	8954.46	PC			
795	7096.02	8693.29	PCC			
796	7208.04	8621.97	PT			
797	7253.35	8598.33	PC			
798	7303.82	8562.77	PCC			
799	7350.94	8501.79	PT			
800	7353.53	8496.94	PC			
801	7496.77	8377.70	PT			
802	7528.52	8367.55	PI			
803	7578.59	8351.55	PC			
804	7634.36	8321.81	PCC			
805	7672.15	8280.47	PT			
806	7689.49	8254.05	PC			
807	7824.19	8152.95	PT			
808	8181.76	8043.23	PI			
809	8184.51	8042.38	PC			
810	8299.28	7982.49	PCC			
811	8325.87	7959.48	PT			
812	8450.31	7840.45	PC			
813	8524.23	7739.12	PT			
814	8544.17	7698.11	PC			
815	8549.72	7590.26	PT			
816	8520.91	7511.35	PC			
817	8452.90	7390.95	PCC			
818	8434.83	7369.97	PT			
819	8413.37	7346.64	PI			

## CURVE DATA

NUMBER	DELTA	TANGENT	RADIUS	LENGTH
C700	39°00'00"	82.47'	232.90'	158.53'
C701	23°30'00"	110.93'	533.30'	218.73'
C702	32°20'00"	40.06'	138.20'	77.99'
C703	15°00'00"	82.77'	628.70'	164.59'
C704	35°20'00"	210.78'	661.80'	408.12'
C705	00°40'52"	2.04'	342.90'	4.08'
C706	33°35'53"	103.52'	342.90'	201.08'
C707	44°06'15"	55.98'	138.20'	106.38'
C708	04°32'14"	11.33'	286.00'	22.65'
C709	34°27'46"	88.70'	286.00'	172.03'
C710	39°40'00"	49.85'	138.20'	95.68'
C711	10°53'57"	44.39'	465.30'	88.51'
C712	14°50'19"	60.59'	465.30'	120.50'
C713	00°55'45"	3.77'	465.30'	7.55'
C714	20°20'00"	83.44'	465.30'	165.13'
C715	46°00'00"	105.35'	248.20'	199.27'
C716	09°43'38"	45.38'	533.30'	90.54'
C717	12°49'22"	59.93'	533.30'	119.35'
C718	39°00'00"	101.95'	287.90'	195.97'
C719	23°30'00"	99.49'	478.30'	196.18'
C720	32°20'00"	56.01'	193.20'	109.03'
C721	15°00'00"	75.53'	573.70'	150.19'
C722	31°36'39"	202.91'	716.80'	395.47'
C723	03°43'21"	23.29'	716.80'	46.57'
C724	05°39'40"	14.23'	287.90'	28.45'
C725	28°37'05"	73.43'	287.90'	143.80'
C726	44°06'15"	78.26'	193.20'	148.72'
C727				