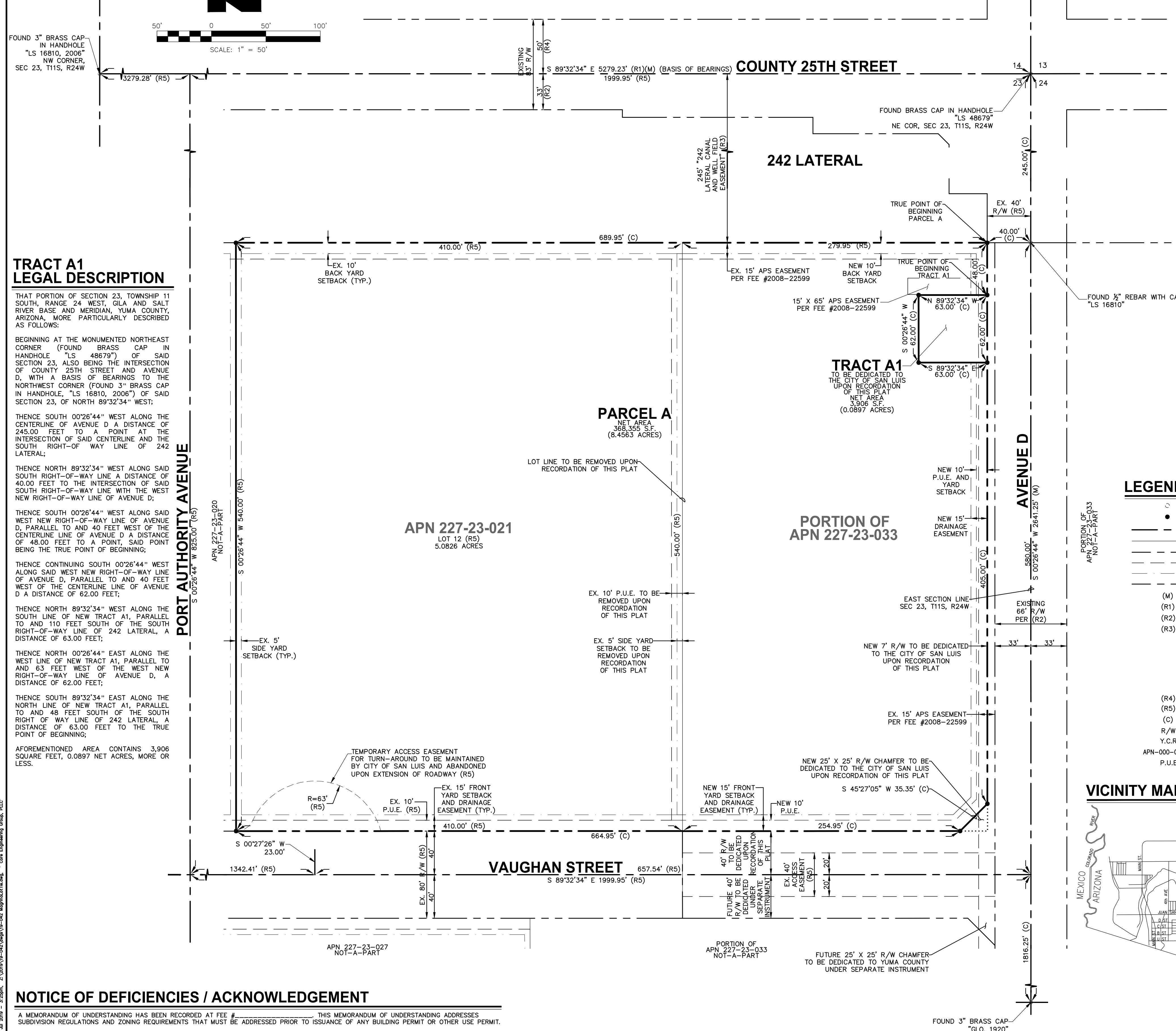
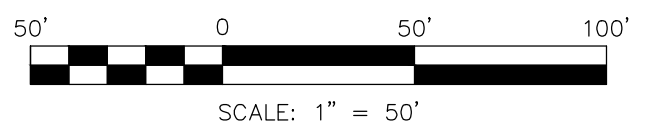
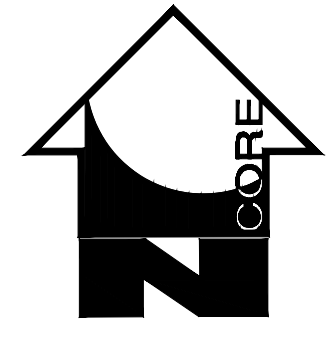


# GYPA MAGRINO LOT SPLIT / TIE

A LOT TIE OF LOT 12 AND ADJACENT LAND TO THE EAST OF THE FINAL PLAT OF MAGRINO INDUSTRIAL PARK UNIT NO. 2 AS RECORDED IN BOOK 27 OF PLATS PAGES 82-84 LOCATED IN A PORTION OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 11 SOUTH, RANGE 24 WEST, GILA AND SALT RIVER BASE AND MERIDIAN; YUMA COUNTY, ARIZONA  
CREATING PARCEL A



## TRACT A1 LEGAL DESCRIPTION

THAT PORTION OF SECTION 23, TOWNSHIP 11 SOUTH, RANGE 24 WEST, GILA AND SALT RIVER BASE AND MERIDIAN, YUMA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MONUMENTED NORTHEAST CORNER (FOUND BRASS CAP IN HANDHOLE "LS 48679") OF SAID SECTION 23, ALSO BEING THE INTERSECTION OF COUNTY 25TH STREET AND AVENUE D, WITH A BASIS OF BEARINGS TO THE NORTHWEST CORNER (FOUND 3" BRASS CAP IN HANDHOLE, "LS 16810, 2006") OF SAID SECTION 23, OF NORTH 89°32'34" WEST;

THENCE SOUTH 00°26'44" WEST ALONG THE CENTERLINE OF AVENUE D A DISTANCE OF 245.00 FEET TO A POINT AT THE INTERSECTION OF SAID CENTERLINE AND THE SOUTH RIGHT-OF-WAY LINE OF 242 LATERAL;

THENCE NORTH 89°32'34" WEST ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF 40.00 FEET TO THE INTERSECTION OF SAID SOUTH RIGHT-OF-WAY LINE WITH THE WEST NEW RIGHT-OF-WAY LINE OF AVENUE D;

THENCE SOUTH 00°26'44" WEST ALONG SAID WEST NEW RIGHT-OF-WAY LINE OF AVENUE D, PARALLEL TO AND 40 FEET WEST OF THE CENTERLINE OF AVENUE D A DISTANCE OF 48.00 FEET TO A POINT, SAID POINT BEING THE TRUE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 00°26'44" WEST ALONG SAID WEST NEW RIGHT-OF-WAY LINE OF AVENUE D, PARALLEL TO AND 40 FEET WEST OF THE CENTERLINE OF AVENUE D A DISTANCE OF 62.00 FEET;

THENCE NORTH 89°32'34" WEST ALONG THE SOUTH LINE OF NEW TRACT A1, PARALLEL TO AND 110 FEET SOUTH OF THE SOUTH RIGHT-OF-WAY LINE OF 242 LATERAL, A DISTANCE OF 63.00 FEET;

THENCE NORTH 00°26'44" EAST ALONG THE WEST LINE OF NEW TRACT A1, PARALLEL TO AND 63 FEET WEST OF THE WEST NEW RIGHT-OF-WAY LINE OF AVENUE D, A DISTANCE OF 62.00 FEET;

THENCE SOUTH 89°32'34" EAST ALONG THE NORTH LINE OF NEW TRACT A1, PARALLEL TO AND 48 FEET SOUTH OF THE SOUTH RIGHT OF WAY LINE OF 242 LATERAL, A DISTANCE OF 63.00 FEET TO THE TRUE POINT OF BEGINNING;

AFOREMENTIONED AREA CONTAINS 3,906 SQUARE FEET, 0.0897 NET ACRES, MORE OR LESS.

## PARCEL A LEGAL DESCRIPTION

THAT PORTION OF SECTION 23, TOWNSHIP 11 SOUTH, RANGE 24 WEST, GILA AND SALT RIVER BASE AND MERIDIAN, YUMA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MONUMENTED NORTHEAST CORNER (FOUND BRASS CAP IN HANDHOLE "LS 48679") OF SAID SECTION 23, ALSO BEING THE INTERSECTION OF COUNTY 25TH STREET AND AVENUE D, WITH A BASIS OF BEARINGS TO THE NORTHWEST CORNER (FOUND 3" BRASS CAP IN HANDHOLE, "LS 16810, 2006") OF SAID SECTION 23, OF NORTH 89°32'34" WEST;

THENCE SOUTH 00°26'44" WEST ALONG THE CENTERLINE OF AVENUE D A DISTANCE OF 245.00 FEET TO A POINT AT THE INTERSECTION OF SAID CENTERLINE AND THE SOUTH RIGHT-OF-WAY LINE OF 242 LATERAL;

THENCE NORTH 89°32'34" WEST ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF 40.00 FEET TO THE INTERSECTION OF SAID SOUTH RIGHT-OF-WAY LINE WITH THE WEST NEW RIGHT-OF-WAY LINE OF AVENUE D; SAID POINT BEING THE TRUE POINT OF BEGINNING;

THENCE SOUTH 00°26'44" WEST ALONG SAID WEST NEW RIGHT-OF-WAY LINE, PARALLEL TO AND 40 FEET WEST OF THE CENTERLINE OF AVENUE D, A DISTANCE OF 48.00 FEET;

THENCE NORTH 89°32'34" WEST ALONG THE NORTH LINE OF NEW TRACT A1, PARALLEL TO AND 48 FEET SOUTH OF THE SOUTH RIGHT-OF-WAY LINE OF 242 LATERAL, A DISTANCE OF 63.00 FEET;

THENCE SOUTH 00°26'44" WEST ALONG THE WEST LINE OF NEW TRACT A1, PARALLEL TO AND 63 FEET WEST OF THE WEST NEW RIGHT-OF-WAY LINE OF AVENUE D, A DISTANCE OF 62.00 FEET;

THENCE SOUTH 89°32'34" EAST ALONG THE SOUTH LINE OF NEW TRACT A1, PARALLEL TO AND 110 FEET SOUTH OF THE SOUTH RIGHT-OF-WAY LINE OF 242 LATERAL, A DISTANCE OF 63.00 FEET;

THENCE SOUTH 00°26'44" WEST ALONG THE WEST NEW RIGHT-OF-WAY LINE OF AVENUE D, PARALLEL TO AND 40 FEET WEST OF THE CENTERLINE OF AVENUE D, A DISTANCE OF 405.00 FEET;

THENCE SOUTH 45°27'05" WEST A DISTANCE OF 35.35 FEET TO A POINT ON THE NORTH NEW RIGHT-OF-WAY LINE OF VAUGHAN STREET;

THENCE NORTH 89°32'34" WEST ALONG THE NORTH NEW RIGHT-OF-WAY LINE OF VAUGHAN STREET, PARALLEL TO AND 40 FEET NORTH OF THE CENTERLINE OF VAUGHAN STREET, A DISTANCE OF 664.95 FEET TO THE WEST PROPERTY LINE OF LOT 12 OF THE FINAL PLAT OF MAGRINO INDUSTRIAL PARK UNIT NO. 2 AS RECORDED IN BOOK 27 OF PLATS, PAGES 82-84, YUMA COUNTY RECORDER;

THENCE NORTH 00°26'44" EAST ALONG SAID WEST PROPERTY LINE OF LOT 12 A DISTANCE OF 540.00 FEET RETURNING TO THE SOUTH RIGHT-OF-WAY LINE OF 242 LATERAL;

THENCE SOUTH 89°32'34" EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF 689.95 FEET TO THE TRUE POINT OF BEGINNING;

AFOREMENTIONED AREA CONTAINS 368,355 SQUARE FEET, 8.4563 NET ACRES, MORE OR LESS.

## OWNER OF RECORD: APN 227-23-021

SAN LUIS TRADING & LOGISTICS, LLC  
COUNTY OF YUMA } SS  
MAIL: P.O. BOX 3660  
SAN LUIS, AZ 85349  
SITE: 5248 E. VAUGHAN STREET  
SAN LUIS, AZ 85349

## ACKNOWLEDGEMENT

MARIO J. JAUREGUI, MEMBER  
STATE OF ARIZONA } SS  
COUNTY OF YUMA } SS  
ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019 BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED MARIO J. JAUREGUI, WHO ACKNOWLEDGED HIMSELF TO BE A MEMBER OF SAN LUIS TRADING & LOGISTICS, LLC, AND THAT HE, AS SUCH MEMBER BEING DULY AUTHORIZED TO DO SO, EXECUTED THE DICTATION INSTRUMENT FOR THE PURPOSE THEREIN CONTAINED BY SIGNING IN THE NAME OF SAID COMPANY BY HIMSELF AS SUCH MEMBER. IN WITNESS WHEREOF I HERETO SET MY HAND AND OFFICIAL SEAL.

NOTARY SIGNATURE

MY COMMISSION EXPIRES

## OWNER OF RECORD: APN 227-23-033

GREATER YUMA PORT AUTHORITY  
FRANK RASCON, CHAIRMAN  
MAIL: P.O. BOX 4601  
YUMA, AZ 85366

## ACKNOWLEDGEMENT

MATIAS ROSALES, CHAIRMAN  
STATE OF ARIZONA } SS  
COUNTY OF YUMA } SS  
ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019 BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED MATIAS ROSALES, WHO ACKNOWLEDGED HIMSELF TO BE THE CHAIRMAN FOR GREATER YUMA PORT AUTHORITY, AND THAT HE, AS SUCH OFFICER BEING DULY AUTHORIZED TO DO SO, EXECUTED THE DICTATION INSTRUMENT FOR THE PURPOSE THEREIN CONTAINED BY SIGNING THE NAME OF SAID COMPANY BY HIMSELF AS SUCH OFFICER. IN WITNESS WHEREOF I HERETO SET MY HAND AND OFFICIAL SEAL.

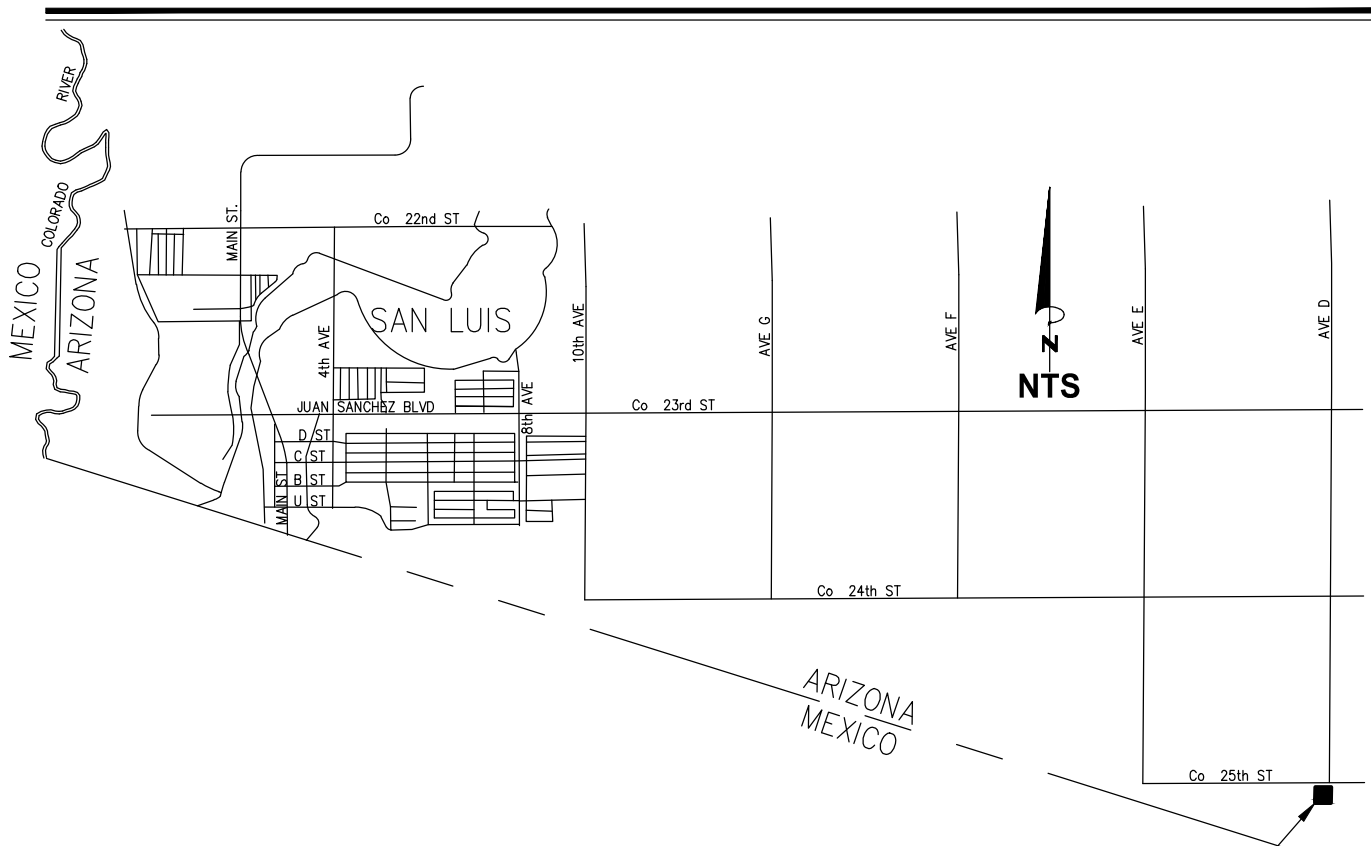
NOTARY SIGNATURE

MY COMMISSION EXPIRES

## LEGEND

- FOUND SURVEY MONUMENT AS NOTED
- SET 1/2" REBAR WITH CAP "LS 39005"
- CENTER / SECTIONAL LINE
- - - EXISTING LOT LINE
- - - EXISTING RIGHT-OF-WAY LINE
- - - EXISTING EASEMENT
- - - EXISTING BUILDING SETBACK LINE
- - - FUTURE RIGHT-OF-WAY LINE
- (M) MEASURED DATA
- (R1) RECORDED DATA PER BOOK 23 OF PLATS PAGES 57&58, Y.C.R.
- (R2) RECORDED DATA PER COUNTY ROAD MAP #3856
- (R3) RECORDED DATA PER CANAL RESERVATION RIGHT-OF-WAY PER SAME CHARACTER AND SCOPE AS ACT OF AUGUST 30, 1890 (26 STAT. 391, 43 U.S.C. 945) AS FORMALIZED PER MINUTE NO. 242 "PERMANENT AND DEFINITIVE SOLUTION TO INTERNATIONAL PROBLEM OF THE SALINITY OF THE COLORADO RIVER" DATED 8/30/1973.
- (R4) RECORDED DATA PER FEE #2012-29215
- (R5) RECORDED DATA PER BOOK 27 OF PLATS PAGES 82-84, Y.C.R.
- (C) CALCULATED DATA
- R/W RIGHT-OF-WAY
- Y.C.R. YUMA COUNTY RECORDS
- APN-000-00-000 ASSESSORS PARCEL NUMBER
- P.U.E. PUBLIC UTILITY EASEMENT

## VICINITY MAP



## NOTICE OF DEFICIENCIES / ACKNOWLEDGEMENT

A MEMORANDUM OF UNDERSTANDING HAS BEEN RECORDED AT FEE # \_\_\_\_\_ THIS MEMORANDUM OF UNDERSTANDING ADDRESSES SUBDIVISION REGULATIONS AND ZONING REQUIREMENTS THAT MUST BE ADDRESSED PRIOR TO ISSUANCE OF ANY BUILDING PERMIT OR OTHER USE PERMIT.

## BASIS OF BEARING

THE SOUTH LINE OF SECTION 14, ALSO BEING THE NORTH LINE OF SECTION 23, TOWNSHIP 11 SOUTH, RANGE 24 WEST, GILA AND SALT RIVER BASE AND MERIDIAN, YUMA COUNTY, ARIZONA, AS RECORDED IN FEE #2007-18783, BOOK 23 OF PLATS, PAGES 57&58, YUMA COUNTY RECORDER'S OFFICE.

NAMELY: S 89°32'34" E

## CITY OF SAN LUIS ZONING

APN 227-23-021  
CURRENT ZONING: L-1: LIGHT INDUSTRIAL  
APN 227-23-033  
CURRENT ZONING: L-1: LIGHT INDUSTRIAL

## FLOOD ZONE

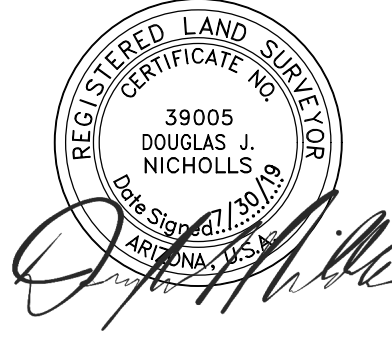
THE SUBJECT PROPERTY LIES WITHIN ZONE "X": "AREAS OF MINIMAL FLOOD HAZARD, WHICH ARE THE AREAS OUTSIDE THE SPECIAL FLOOD HAZARD AREA AND HIGHER THAN THE ELEVATION OF THE 0.2-PERCENT-ANNUAL-CHANCE FLOOD" PER FLOOD INSURANCE RATE MAP PANEL 0402C2160E, EFFECTIVE 8/27/2008.

## APPROVED

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

## SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE LOT TIE AS SHOWN HEREON WAS MADE UNDER MY DIRECTION DURING JULY 2019 AND THAT ALL REGULATIONS AND REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE YUMA COUNTY HAVE BEEN MET.



PREPARED BY

**CORE ENGINEERING GROUP, PLLC**  
200 East 16th Street, Suite 150  
Yuma, AZ 85364  
V - 928.344.5931 F - 928.344.5932  
www.CoreEngineeringGroup.com  
Core@core-e-g.com  
Core Project No. #19-042