

SANTA CECILIA No. 3 SUBDIVISION

A PORTION OF LOT 3 OF BORDER RANCHES SUBDIVISION AS RECORDED IN BOOK 27 OF PLATS,
 PAGES 9-10, YUMA COUNTY RECORDERS OFFICE, YUMA COUNTY, ARIZONA
 AND THE NE1/4 SE1/4 SW1/4 SE1/4 OF SECTION 10, T11S, R24W, G.&S.R.B.&M., YUMA COUNTY, ARIZONA.
 DATE OF PREPARATION: APRIL 2019 NUMBER OF LOTS: 140 ACREAGE: 30.30 ACRES



BOOK _____ OF PLATS,
 PAGE _____

FINAL PLAT

APPROVED

STATE OF ARIZONA)
) ss
 CITY OF SAN LUIS)

THIS SUBDIVISION AS PLATTED HEREON HAS BEEN APPROVED BY THE
 MAYOR AND THE CITY COUNCIL OF THE CITY OF SAN LUIS, ARIZONA.

MAYOR _____ DATE _____

CITY MANAGER _____ DATE _____

DIRECTOR OF PLANNING AND ZONING DEPARTMENT _____ DATE _____

CITY ENGINEER _____ DATE _____

CITY PUBLIC WORKS DIRECTOR _____ DATE _____

BASIS OF BEARING

THE WEST LINE OF THE SW 1/4 OF SECTION 10, T11S, R24W,
 G.&S.R.B.&M., YUMA COUNTY, ARIZONA (BEING THE CENTERLINE OF
 AVENUE "F"), AS SHOWN ON BORDER RANCHES SUBDIVISION, AS
 RECORDED IN BOOK 27 OF PLATS, PAGES 9&10, YUMA COUNTY
 RECORDERS OFFICE, YUMA COUNTY, ARIZONA,
 BEARING N00°02'42" W

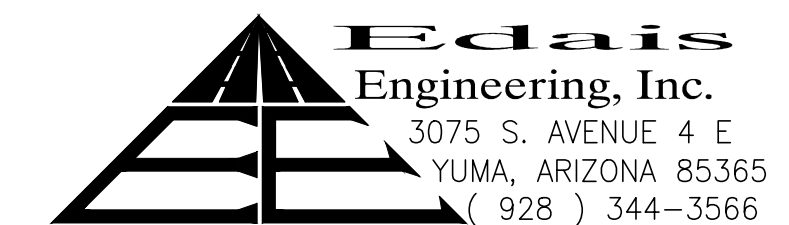
RESTRICTIVE COVENANTS

HAVE BEEN RECORDED CONCURRENTLY AND ARE A PART OF THIS PLAT

SUBDIVIDER/OWNER

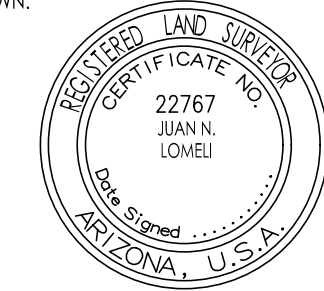
RIEDEL HOLDINGS, LLC
 1910 JUAN SANCHEZ BLVD
 P.O. BOX 1649
 SAN LUIS, AZ 85349
 (928) 627-8593

PREPARED BY:



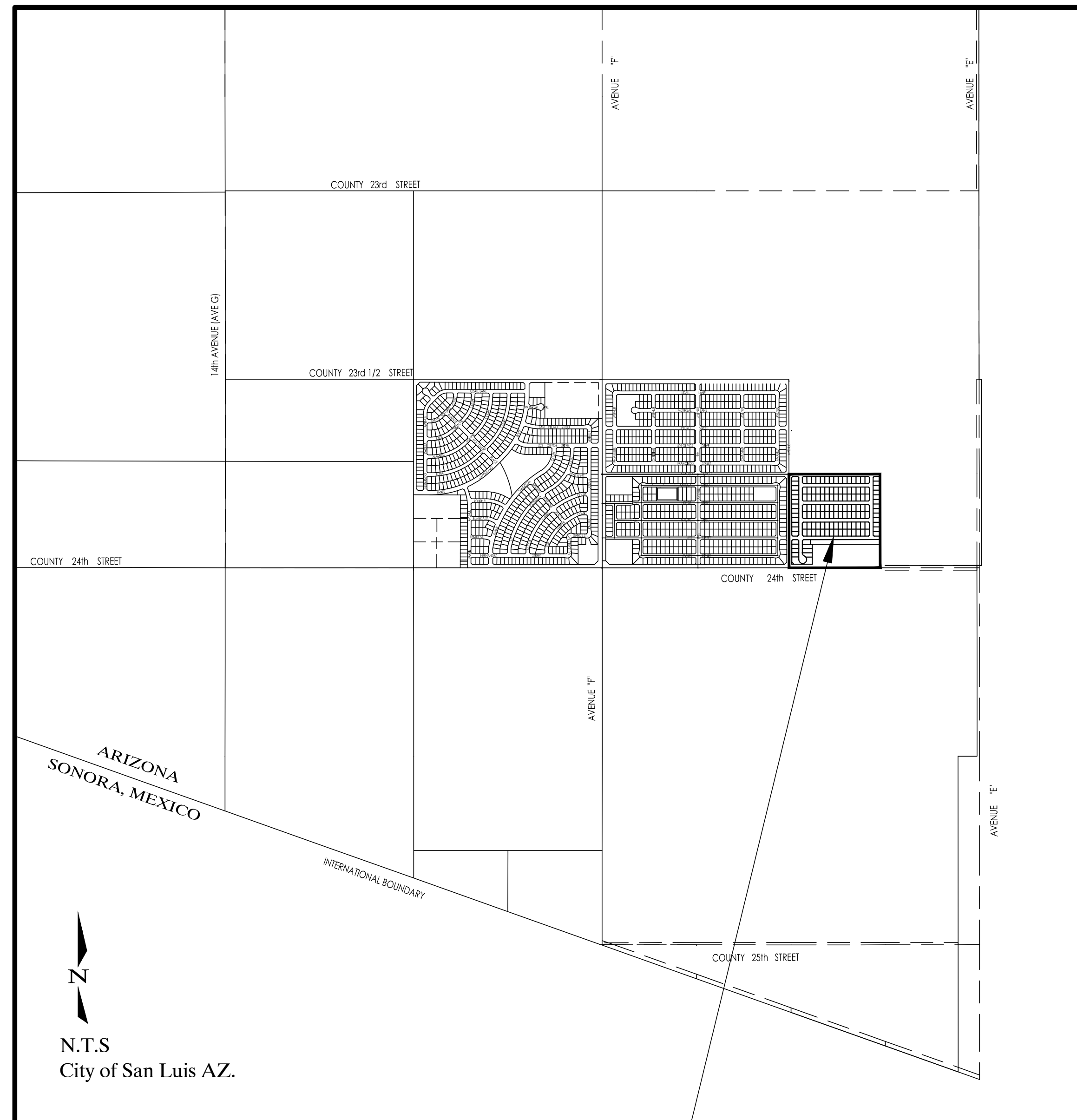
SURVEYOR'S CERTIFICATE

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.



JUAN N. LOVELI

R.L.S. No. 22767



SANTA CECILIA No. 3

VICINITY MAP

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT RIEDEL HOLDINGS, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER HAS THIS THE ____ DAY OF _____ 2019,
 CAUSED A PORTION OF THE SW 1/4 OF THE SW 1/4 OF SECTION 10, T11S, R24W, G. & S. R. B. & M., YUMA COUNTY, ARIZONA, AS PLATTED HEREON,
 TO BE SUBDIVIDED INTO LOTS, TRACT & STREETS UNDER THE NAME OF "SANTA CECILIA No. 3 SUBDIVISION" AND HEREBY DECLARES THAT THE ACCOMPANYING PLAT
 SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS AND STREETS, CONSTITUTING SAID "SANTA CECILIA No. 3 SUBDIVISION" AND THAT EACH LOT
 SHALL BE KNOWN BY THE NUMBER, THE TRACT BY THE LETTER AND THE STREETS BY THE NAME GIVEN EACH RESPECTIVELY ON SAID PLAT;

AND THAT RIEDEL HOLDINGS, L.L.C., AS OWNER, HEREBY DEDICATES THE STREETS SHOWN HEREON TO THE CITY OF SAN LUIS FOR ITS USE AND BENEFIT, AND THAT
 THE EASEMENTS ARE DEDICATED FOR THE USES SHOWN AND DEFINED ON SAID PLAT AND AS SET FORTH IN THE DECLARATION OF RESERVATIONS, COVENANTS,
 CONDITIONS AND RESTRICTIONS RECORDED CONCURRENTLY HEREWITH. TRACT "A" IS DEDICATED TO THE PUBLIC FOR USE AS STORM WATER RETENTION BASIN AND
 COMPATIBLE RECREATIONAL USES. THE EASEMENTS ARE DEDICATED FOR THE PURPOSE SHOWN HEREON. A THREE FOOT NON-CONSTRUCTION AND NO OBSTRUCTION
 EASEMENT FROM THE FURTHER PROJECTION ON ANY SIDE OF ALL FIRE HYDRANTS; A TWELVE INCH NON-CONSTRUCTION AND NO OBSTRUCTION EASEMENT AROUND
 WATER METERS; AND 24 INCH NON-CONSTRUCTION AND NO OBSTRUCTION EASEMENT FOR STREET LIGHTS IS HEREBY GRANTED.

IN WITNESS WHEREOF: RIEDEL HOLDINGS, L.L.C., HAS CAUSED ITS CORPORATE NAME TO BE SIGNED AND ITS CORPORATE SEAL TO BE AFFIXED BY THE SIGNATURE
 OF NIEVES GARCIA RIEDEL, AS MEMBER, THEREUNTO DULY AUTHORIZED ON THIS THE ____ DAY OF _____ 2019.

BY: _____
 NIEVES GARCIA RIEDEL, MEMBER
 RIEDEL HOLDINGS, L.L.C.

ACKNOWLEDGMENT

STATE OF ARIZONA)
) ss
 COUNTY OF YUMA)

ON THIS THE ____ DAY OF _____, 2019 BEFORE ME, THE UNDERSIGNED OFFICER
 PERSONALLY APPEARED, NIEVES GARCIA RIEDEL, WHO ACKNOWLEDGED HERSELF TO BE MEMBER OF
 RIEDEL HOLDINGS, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, AND SHE AS SUCH OFFICER BEING
 AUTHORIZED TO DO SO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN
 CONTAINED, BY SIGNING THE NAME OF THE LIMITED LIABILITY COMPANY BY HERSELF, AS SUCH
 OFFICER.

IN WITNESS WHEREOF, I HAVE SET MY HAND AND OFFICIAL SEAL.

BY: _____
 NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

SANTA CECILIA No. 3 SUBDIVISION

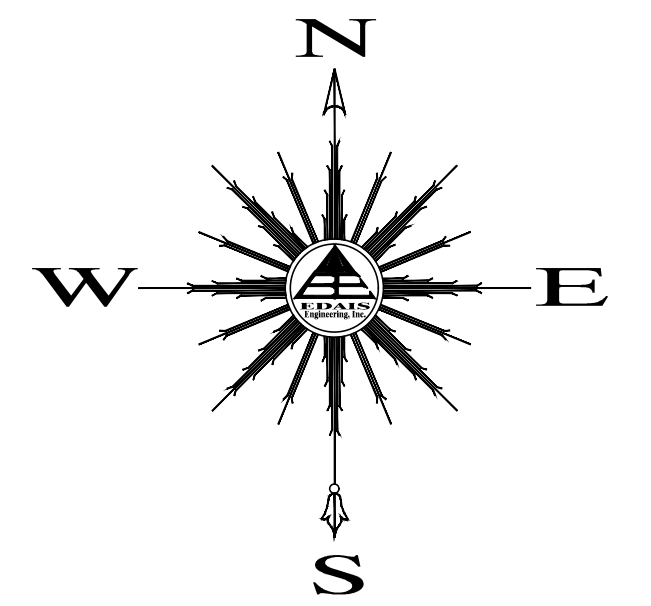
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 PAGES 9-10, YUMA COUNTY RECORDERS OFFICE, YUMA COUNTY, ARIZONA
 AND THE NE1/4 SE1/4 SW1/4 SE1/4 OF SECTION 10, T11S, R24W, G.&S.R.B.&M., YUMA COUNTY, ARIZONA.

DATE OF PREPARATION: APRIL 2019

NUMBER OF LOTS: 140

ACREAGE: 30.30 ACRES

FINAL PLAT



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
- Y.C.R. YUMA COUNTY RECORDS
- G.&S.R.B.&M. GILA AND SALT RIVER BASE AND MERIDIAN
- [1] EXISTING R.O.W. PER BORDER RANCHES SUBDIVISION AS RECORDED IN BOOK 27, PAGES 9 & 10, Y.C.R.

LINE DATA

LINE	LENGHT	BEARING
L1	35.37	N45°01'59"W
L2	35.34	N44°58'01"E
L3	35.37	N45°02'15"W
L4	35.34	N44°57'45"E
L5	42.44	S45°02'03"E

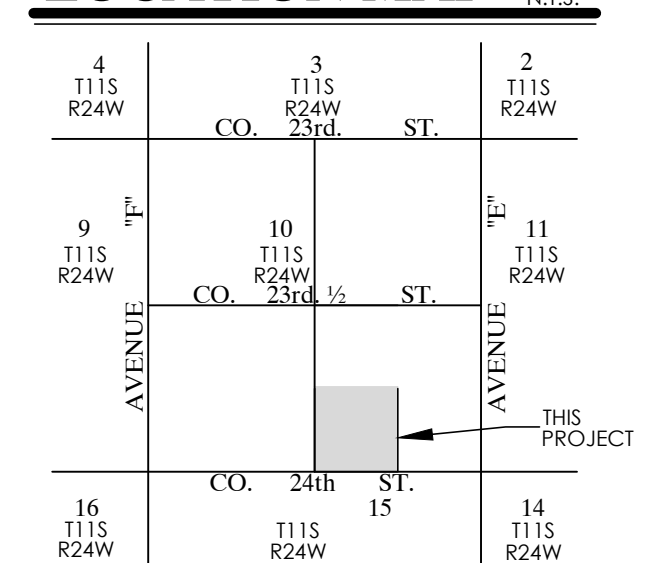
CURVE DATA

CURVE	DELTA	CHORD DIRECTION	CHORD	TANGENT	RADIUS	LENGTH
C1	243°13'39"	N58°19'51"E	94.53'	-90.17'	55.50'	235.60'
C2	243°13'39"	N58°19'51"E	94.53'	-90.17'	55.50'	235.60'
C3	063°13'39"	S31°40'09"E	58.19'	34.16'	55.50'	61.25'

AREAS

LOT	AREA	LOT	AREA	LOT	AREA	LOT	AREA	LOT	AREA	LOT	AREA
332	5875.00 SF	352	8413.15 SF	372	6253.39 SF	392	6253.39 SF	412	6253.39 SF	432	6253.37 SF
333	6491.98 SF	353	8413.03 SF	373	6253.39 SF	393	6253.39 SF	413	6125.10 SF	433	6253.36 SF
334	6484.00 SF	354	6125.10 SF	374	6253.39 SF	394	6253.39 SF	414	6125.10 SF	434	6253.35 SF
335	6484.00 SF	355	6253.39 SF	375	6253.39 SF	395	6253.39 SF	415	6253.39 SF	435	6253.34 SF
336	6484.00 SF	356	6253.39 SF	376	6253.39 SF	396	6253.39 SF	416	6253.39 SF	436	6253.33 SF
337	6484.00 SF	357	6253.39 SF	377	6253.39 SF	397	6256.36 SF	417	6253.39 SF	437	6253.33 SF
338	6484.00 SF	358	6253.39 SF	378	6253.39 SF	398	6125.07 SF	418	6253.39 SF	438	6253.32 SF
339	6484.00 SF	359	6253.39 SF	379	6253.39 SF	399	6125.01 SF	419	6253.39 SF	439	6253.31 SF
340	6484.00 SF	360	6253.39 SF	380	6253.39 SF	400	6256.36 SF	420	6253.39 SF	440	6253.30 SF
341	6484.00 SF	361	6253.39 SF	381	6253.39 SF	401	6253.39 SF	421	6253.39 SF	441	6253.29 SF
342	6484.00 SF	362	6253.38 SF	382	6253.39 SF	402	6253.39 SF	422	6253.39 SF	442	6253.28 SF
343	6484.00 SF	363	6253.38 SF	383	6125.10 SF	403	6253.39 SF	423	6253.39 SF	443	6125.03 SF
344	5875.00 SF	364	6253.38 SF	384	6125.10 SF	404	6253.39 SF	424	6253.39 SF	444	5815.19 SF
345	5875.00 SF	365	6253.38 SF	385	6253.39 SF	405	6253.39 SF	425	6253.39 SF	445	6255.90 SF
346	6000.00 SF	366	6253.38 SF	386	6253.39 SF	406	6253.39 SF	426	6253.39 SF	446	6255.90 SF
347	6000.00 SF	367	6256.35 SF	387	6253.39 SF	407	6253.39 SF	427	6256.36 SF	447	6255.90 SF
348	6000.00 SF	368	6125.10 SF	388	6253.39 SF	408	6253.39 SF	428	6125.10 SF	448	6255.90 SF
349	10866.16 SF	369	6125.11 SF	389	6253.39 SF	409	6253.39 SF	429	6125.10 SF	449	6255.90 SF
350	9196.90 SF	370	6256.36 SF	390	6253.39 SF	410	6253.39 SF	430	6256.35 SF	450	6255.90 SF
351	7465.00 SF	371	6253.39 SF	391	6253.39 SF	411	6253.39 SF	431	6253.38 SF	451	6255.90 SF

LOCATION MAP



KEYNOTES

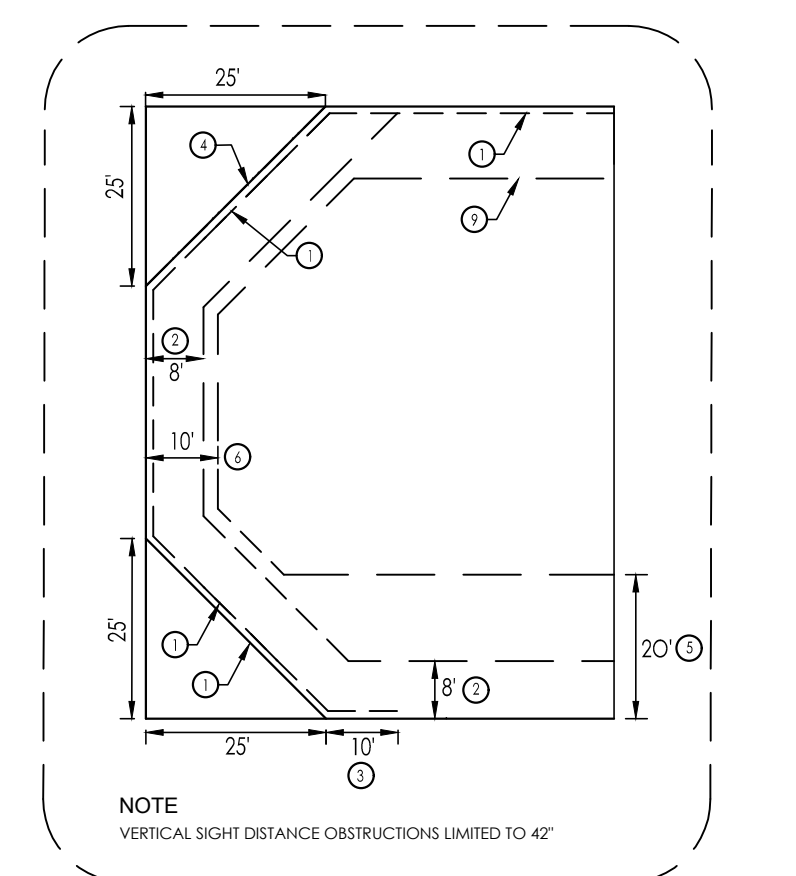
- 1 NEW 1' NON-ACCESS EASEMENT
- 2 NEW 8' UTILITY & CATV EASEMENT
- 3 INDICATES 1' NON-ACCESS EASEMENT
- 4 25' VISIBILITY TRIANGLE SEE TYPICAL CORNER LOT DETAIL
- 5 NEW 20' FRONT YARD SETBACK LINE.
- 6 NEW 10' SIDE YARD SETBACK LINE.
- 7 40' R.O.W. DEDICATED TO CITY OF SAN LUIS ON BOOK 27 PG. 9-10 OF PLATS, BORDER RANCHES SUBDIVISION.
- 8 EXISTING 8' UTILITY & CATV EASEMENT TO BE ABANDONED HERewith
- 9 NEW 10' REAR SETBACK LINE.

TRACT AREAS

TRACT	AREA
"A"	1.68 ACRES

OWNER

RIEDEL HOLDINGS, LLC
 P.O. BOX 1649
 SAN LUIS, AZ 85349
 (928) 627-9385



TYPICAL CORNER LOT DETAIL

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 (2) SHEET CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION, THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THEIR POSITIONS ARE CORRECTLY SHOWN.

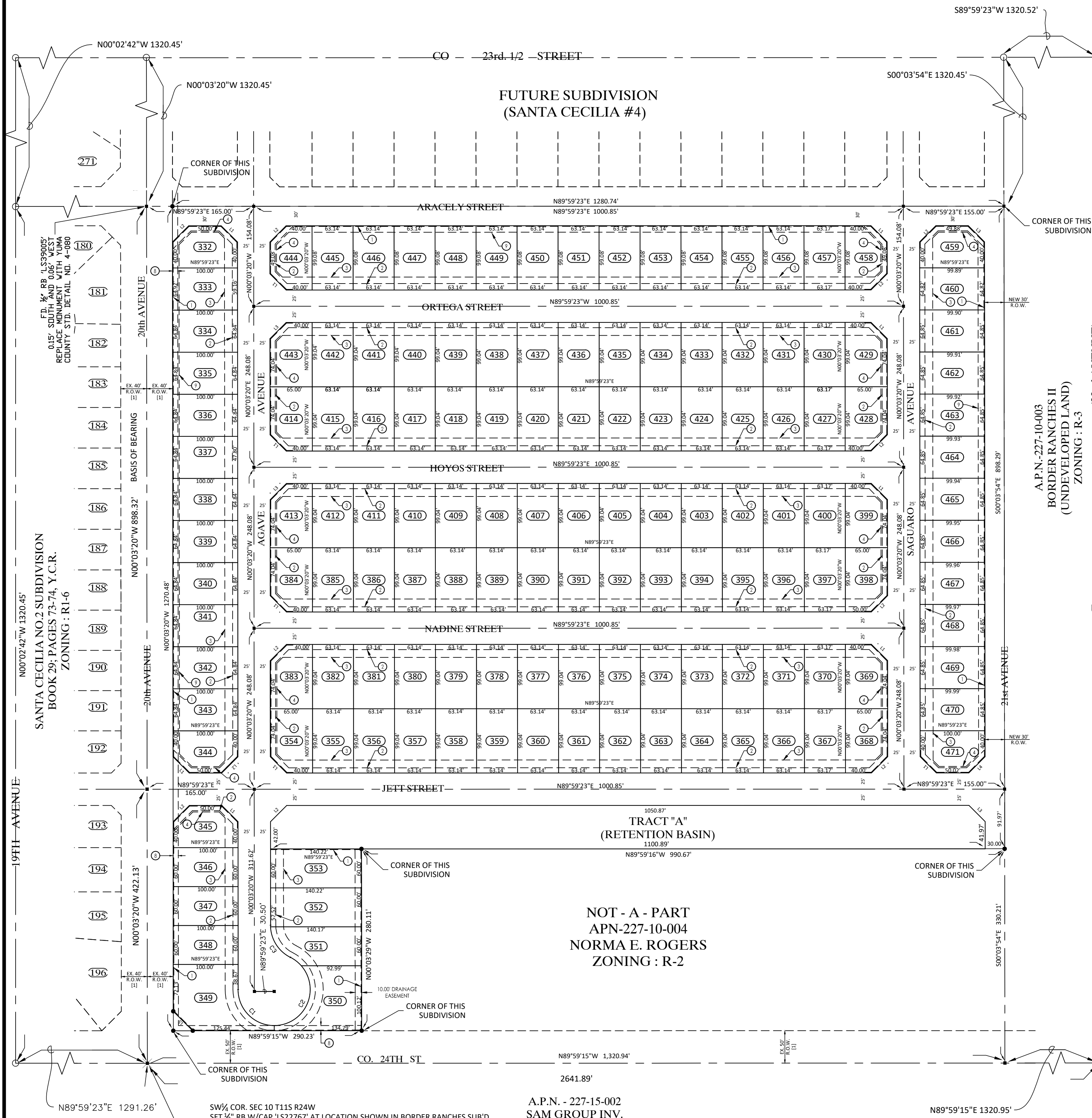


JUAN N. LOMEI

R.L.S. NO. 22767

PREPARED BY:

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



NOT - A - PART
 APN-227-10-004
 NORMA E. ROGERS
 ZONING : R-2

A.P.N. - 227-15-002
 SAM GROUP INV.
 (UNDEVELOPED LAND)
 ZONING: R1-6

SW 1/4 COR. SEC 10 T11S R24W
 SET 1/2" R/W CAP "S22767" AT LOCATION SHOWN IN BORDER RANCHES SUB'D
 F.D. P.K. NAIL 0.11" SOUTH AND 0.10" WEST
 REPLACE MONUMENT WITH YUMA COUNTY STD. DETAIL No. 4-080

SE COR. SEC 10 T.11S, R.24W.,
 F.D. GLO BRASS CAP IN H.H.