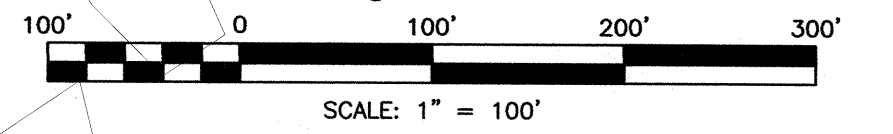


SANTA CECILIA LOT TIE / LOT SPLIT

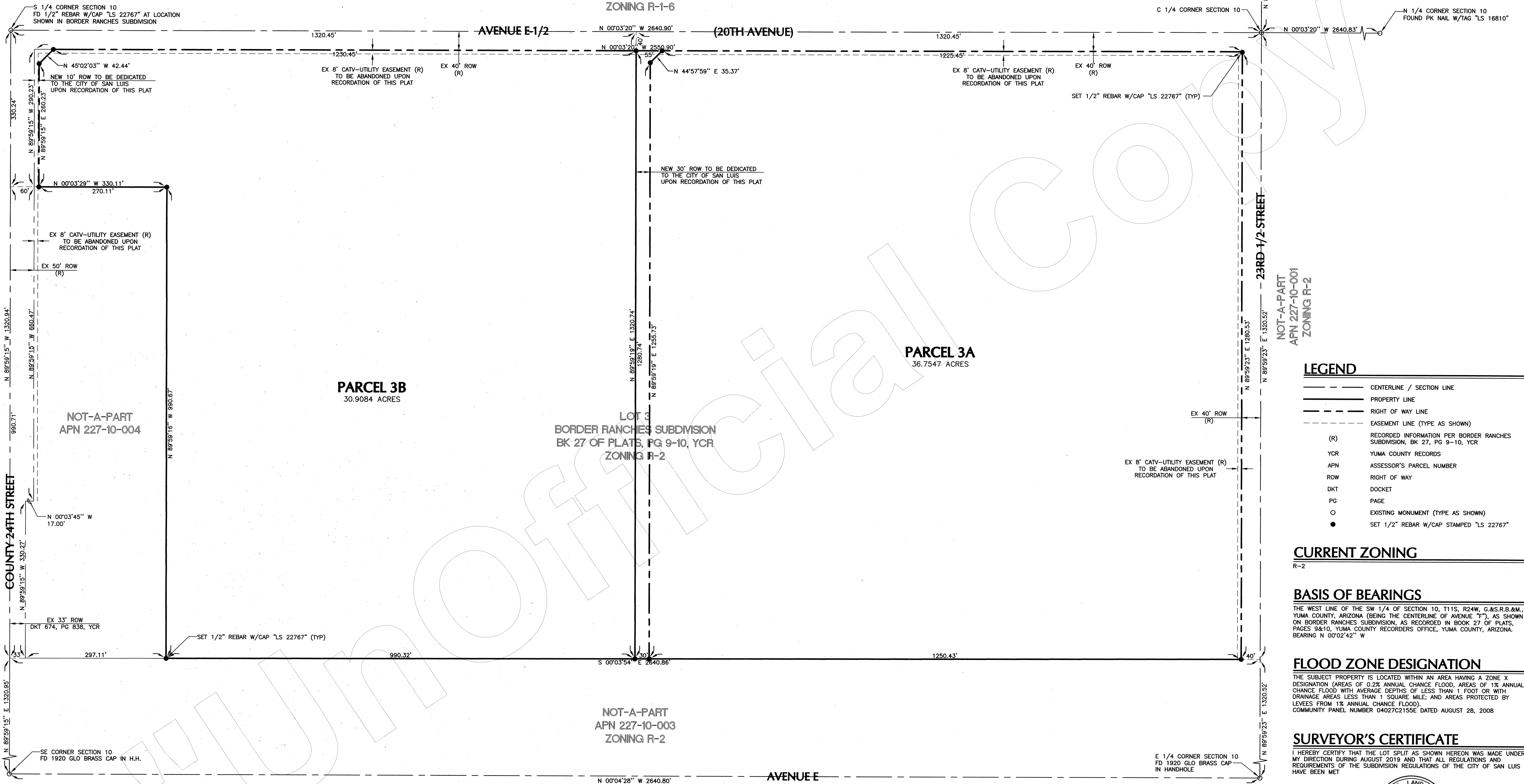
A LOT TIE OF A PORTION OF LOT 3 OF BORDER RANCHES SUBDIVISION RECORDED IN BOOK 27 OF PLATS, PAGES 9-10, YCR AND THE N1/2 E1/2 SE1/4 SW1/4 SE1/4 OF SECTION 10, T11S, R24W, G&SRB&M AND SUBSEQUENT LOT SPLIT CREATING PARCEL 3A AND PARCEL 3B

2019-21089 B: 30 P: 98 PLAT
08/15/2019 02:05:28 PM Pages: 1 Fees: \$24.00
Requested by: DAHL, ROBINS & ASSOC
Recorded By: nlopes
Robyn Stalworth Pima County Recorder, YUMA COUNTY, AZ

BK:30 PG:98



NOT-A-PART
SANTA CECILIA No. 2 SUBDIVISION
BK 29 OF PLATS, PG 73-74, YCR
ZONING R-1-6



LEGEND

---	CENTERLINE / SECTION LINE
---	PROPERTY LINE
---	RIGHT OF WAY LINE
---	EASEMENT LINE (TYPE AS SHOWN)
(R)	RECORDED INFORMATION PER BORDER RANCHES SUBDIVISION, BK 27, PG 9-10, YCR
YCR	YUMA COUNTY RECORDS
APN	ASSESSOR'S PARCEL NUMBER
ROW	RIGHT OF WAY
DKT	DOCKET
PG	PAGE
○	EXISTING MONUMENT (TYPE AS SHOWN)
●	SET 1/2" REBAR W/CAP STAMPED "LS 22767"

CURRENT ZONING
R-2

BASIS OF BEARINGS
THE WEST LINE OF THE SW 1/4 OF SECTION 10, T11S, R24W, G&SRB&M, YUMA COUNTY, ARIZONA (BEING THE CENTERLINE OF AVENUE "E"), AS SHOWN ON BORDER RANCHES SUBDIVISION, AS RECORDED IN BOOK 27 OF PLATS, PAGES 9&10, YUMA COUNTY RECORDERS OFFICE, YUMA COUNTY, ARIZONA, BEARING N 00°02'42" W

FLOOD ZONE DESIGNATION
THE SUBJECT PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE X DESIGNATION (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) COMMUNITY PANEL NUMBER 04027C2155E DATED AUGUST 28, 2008

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



OWNER OF RECORD
OWNER OF PARCEL 3A
BORDER RANCHES, LLC
3220 LAKESIDE VILLAGE DRIVE
PRESCOTT, AZ 86301

APPROVED:
Joshua J. Meyer
JOSHUA J. MEYER
8/12/2019
DATE

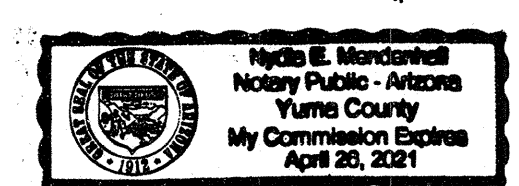
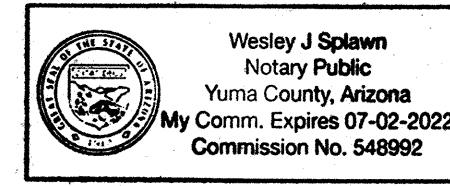
ACKNOWLEDGEMENT
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 12 DAY OF AUGUST, 2019 BY JOSHUA J. MEYER
Joshua J. Meyer
NOTARY PUBLIC
MY COMMISSION WILL EXPIRE 07-02-2022

OWNER OF RECORD
OWNER OF PARCEL 3B
RIEDEL HOLDINGS, LLC
1910 JUAN SANCHEZ BLVD
SAN LUIS, AZ 85349

APPROVED:
Nieves Garcia Riedel
NIEVES GARCIA RIEDEL
8/12/19
DATE

ACKNOWLEDGEMENT
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 12 DAY OF AUGUST, 2019 BY NIEVES GARCIA RIEDEL
Nieves Garcia Riedel
NOTARY PUBLIC
MY COMMISSION WILL EXPIRE April 26, 2021

APPROVED
Edjo Yee
PLANNING AND ZONING DIRECTOR
8/13/19
DATE
Jose Hernandez
PLANNING AND ZONING DIRECTOR
8/13/19
DATE



ACCEPTANCE NOTE:
BY ACCEPTING THIS LOT TIE/LOT SPLIT THE CITY LIMITS THIS ACCEPTANCE TO THE PARTICULAR DIVISION AND COMBINATION OF PROPERTY AS REFLECTED BY THIS PLAT ONLY, AND SPECIFICALLY DOES NOT ACCEPT, APPROVE, OR RATIFY ANY SPLITTING, DIVISION, OR COMBINATION OF LAND AS REFLECTED BY THE DEEDS RECORDED AT FEE NOS. 2017-29340, 2017-29341, 2019-07812, AND 2019-08846, RECORDS OF YUMA COUNTY. SUCH DIVISIONS AND/OR COMBINATIONS WERE IN VIOLATION OF THE ORDINANCES OF THE CITY OF SAN LUIS, ARIZONA, AND THE CITY RESERVES THE RIGHT TO PROCEED WITH ANY OR ALL LEGAL RIGHTS OR REMEDIES THAT MAY BE AVAILABLE TO IT

LAND SURVEYOR
DAHL, ROBINS & ASSOCIATES, INC.
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Yuma, AZ 85364
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Fax: (928) 819-0826
www.dahlrobs.com
DRA Job: 19070