

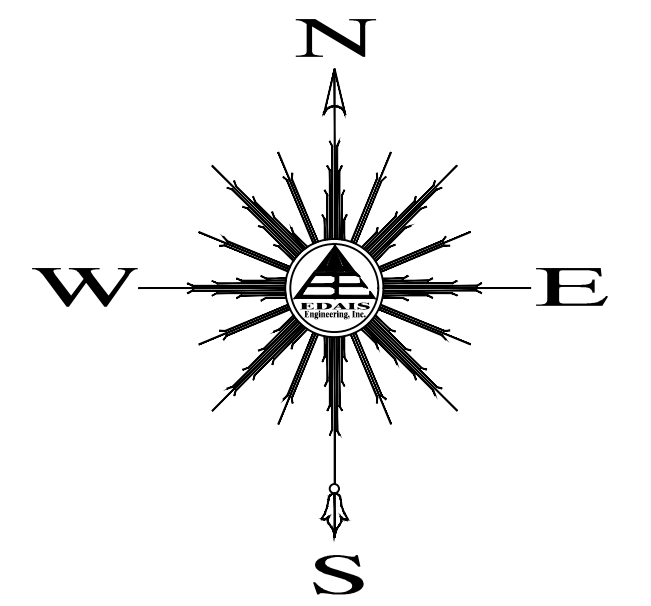


# SANTA CECILIA No. 3 SUBDIVISION

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: AUGUST 2018 NUMBER OF LOTS: 140 ACREAGE: 30.30 ACRES

## PRELIMINARY 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)
- ④ NEW LOT NUMBER
- ④ 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

### LINE DATA

LINE	LENGTH	BEARING
L1	21.22	N45°01'59"W
L2	21.20	N44°58'01"E
L3	21.22	N45°02'15"W
L4	21.20	N44°57'45"E
L5	42.44	S45°02'03"E

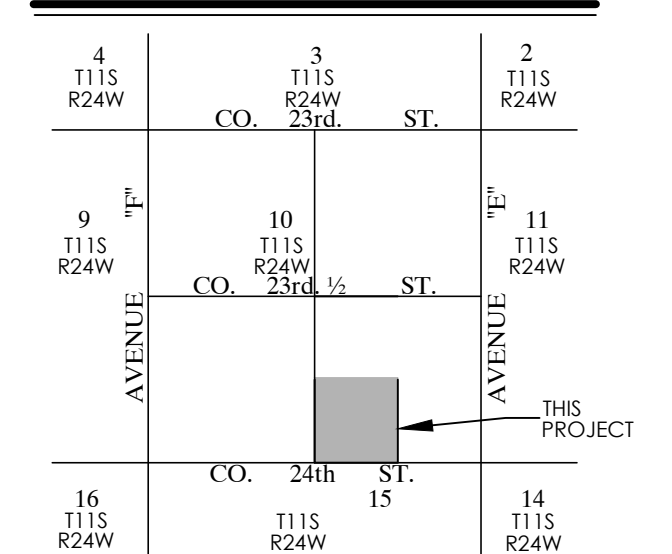
### CURVE DATA

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	6275.00 SF	352	8413.15 SF	372	6253.39 SF	392	6253.39 SF	412	6253.39 SF	432	6253.39 SF
333	6491.98 SF	353	8413.03 SF	373	6253.39 SF	393	6253.39 SF	413	6325.10 SF	433	6253.39 SF
334	6484.00 SF	354	6325.10 SF	374	6253.39 SF	394	6253.39 SF	414	6325.10 SF	434	6253.39 SF
335	6484.00 SF	355	6253.39 SF	375	6253.39 SF	395	6253.39 SF	415	6253.39 SF	435	6253.39 SF
336	6484.00 SF	356	6253.39 SF	376	6253.39 SF	396	6253.39 SF	416	6253.39 SF	436	6253.39 SF
337	6484.00 SF	357	6253.39 SF	377	6253.39 SF	397	6256.36 SF	417	6253.39 SF	437	6253.39 SF
338	6484.00 SF	358	6253.39 SF	378	6253.39 SF	398	6323.09 SF	418	6253.39 SF	438	6253.39 SF
339	6484.00 SF	359	6253.39 SF	379	6253.39 SF	399	6324.50 SF	419	6253.39 SF	439	6253.39 SF
340	6484.00 SF	360	6253.39 SF	380	6253.39 SF	400	6256.36 SF	420	6253.39 SF	440	6253.39 SF
341	6484.00 SF	361	6253.39 SF	381	6253.39 SF	401	6253.39 SF	421	6253.39 SF	441	6253.39 SF
342	6484.00 SF	362	6253.38 SF	382	6253.39 SF	402	6253.39 SF	422	6253.39 SF	442	6253.39 SF
343	6484.00 SF	363	6253.38 SF	383	6325.10 SF	403	6253.39 SF	423	6253.39 SF	443	6325.10 SF
344	6275.00 SF	364	6253.38 SF	384	6325.10 SF	404	6253.39 SF	424	6253.39 SF	444	6215.19 SF
345	6275.00 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	6325.10 SF	388	6253.39 SF	408	6253.39 SF	428	6325.10 SF	448	6255.90 SF
349	10866.16 SF	369	6325.11 SF	389	6253.39 SF	409	6253.39 SF	429	6325.10 SF	449	6255.90 SF
350	9196.90 SF	370	6256.36 SF	390	6253.39 SF	410	6253.39 SF	430	6256.36 SF	450	6255.90 SF
351	7465.00 SF	371	6253.39 SF	391	6253.39 SF	411	6253.39 SF	431	6253.39 SF	451	6255.90 SF
										471	6275.60 SF

### LOCATION MAP



### 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.
- ⑧ NEW 10' DRAINAGE EASEMENT
- ⑨ 40' R.O.W. DEDICATED TO CITY OF SAN LUIS ON BOOK 27 PG. 9-10 OF PLATS, BORDER RANCHES SUBDIVISION.

### TRACT AREAS

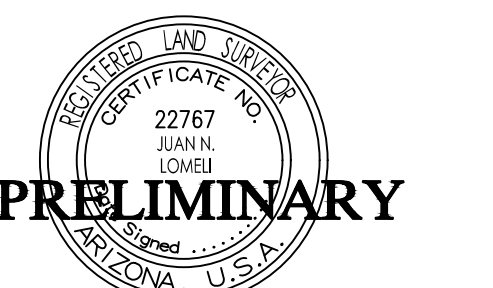
TRACT	AREA
"A"	1.69 ACRES

### OWNER

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

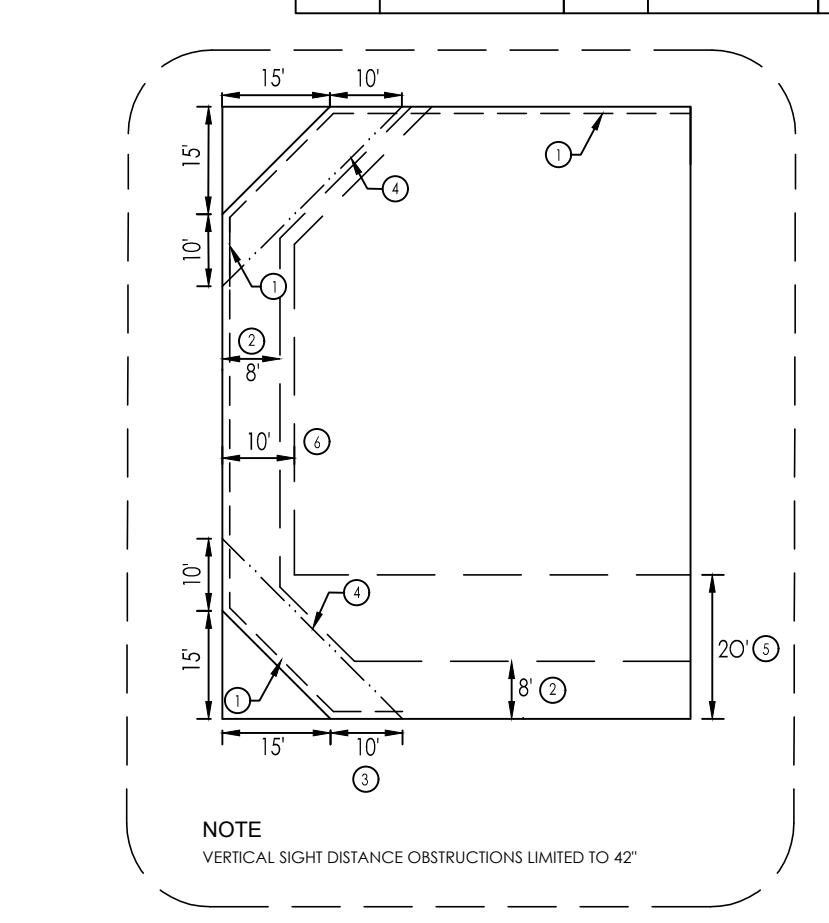
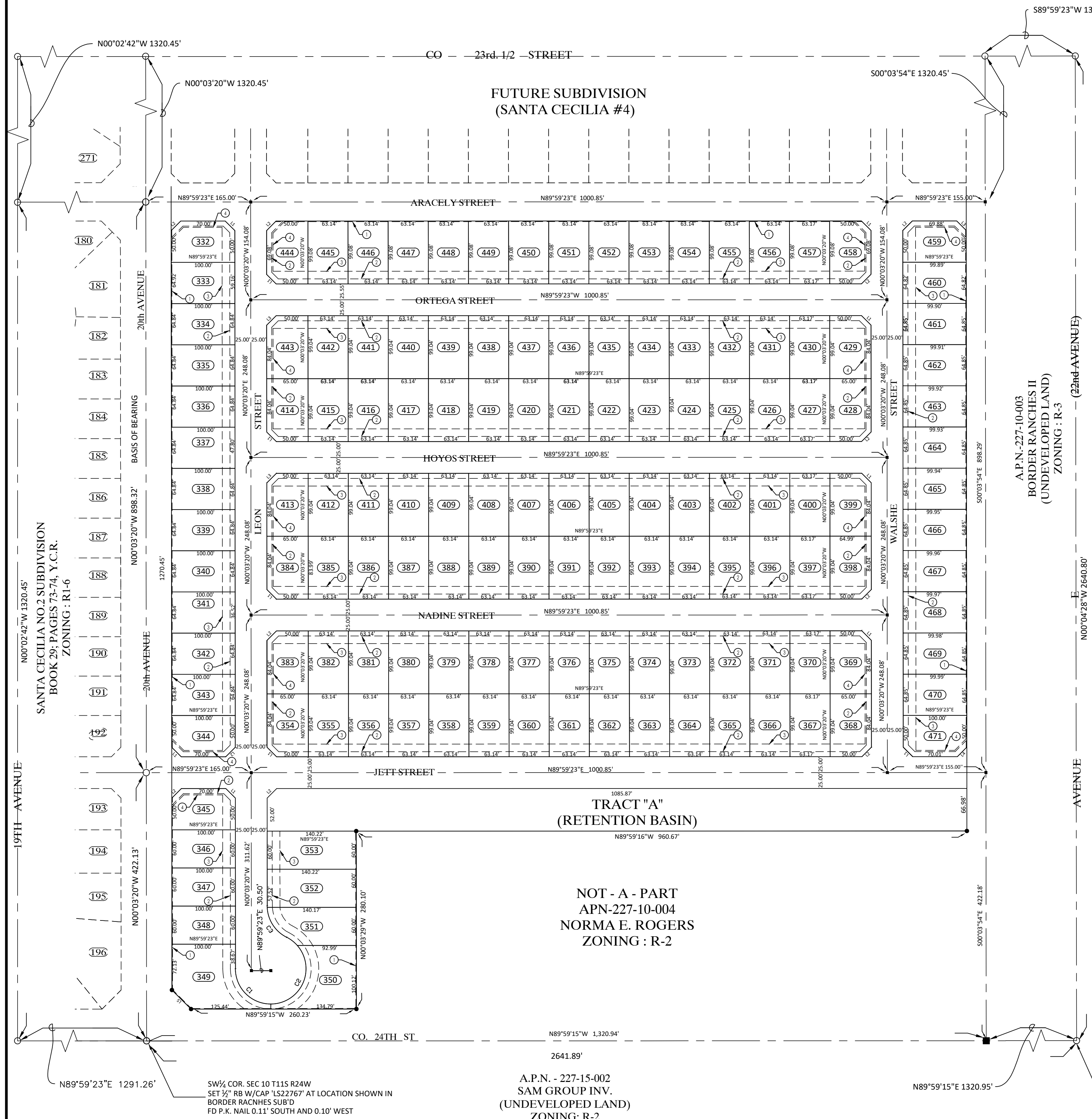
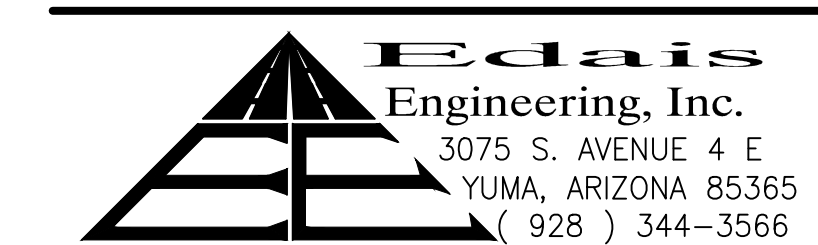
### SURVEYOR'S CERTIFICATE

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:



TYPICAL CORNER LOT DETAIL

A.P.N. - 227-15-002  
 SAM GROUP INV.  
 (UNDEVELOPED LAND)  
 ZONING: R-2

SE COR. SEC 10 T.11S, R.24W.,  
 FD. GLOSS BRASS CAP IN H.H.