SANTA CECILIA No. 4 SUBDIVISION

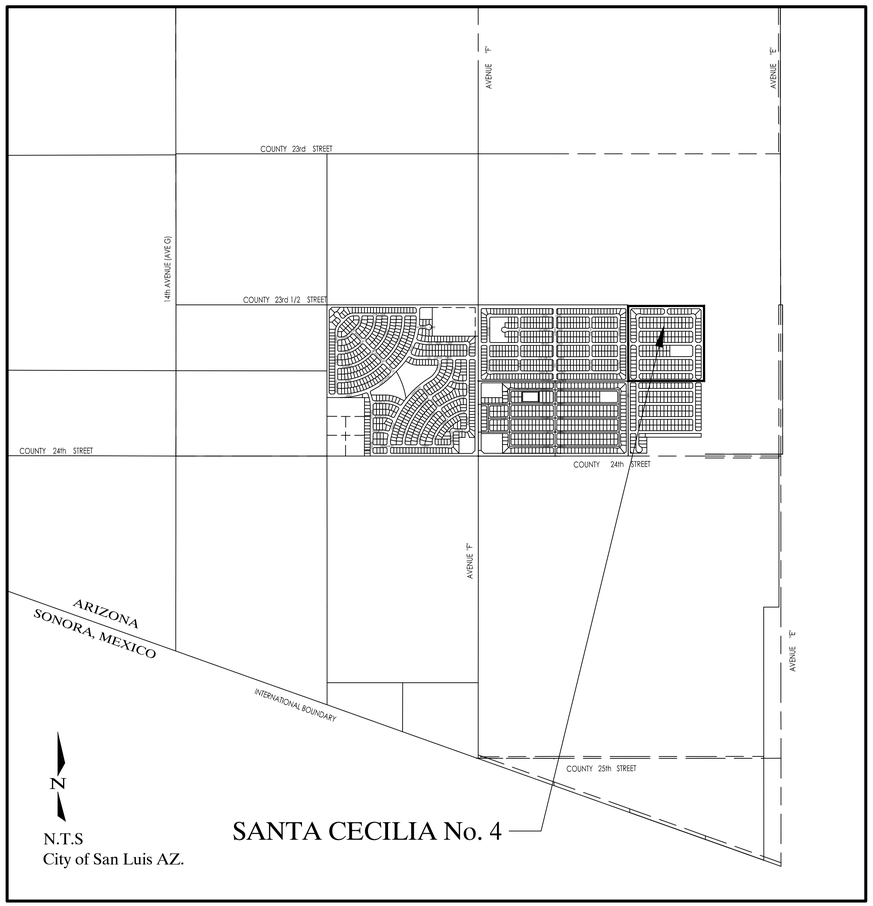
A SUBDIVISION OF LOT 3A OF SANTA CECILIA LOT TIE/LOT SPLIT AS RECORDED IN BOOK 30 OF PLATS, PAGE 98, YUMA COUNTY RECORDERS OFFICE, YUMA COUNTY, ARIZONA
AND A PORTION OF THE NW1/4 SE1/4 OF SECTION 10, T11S, R24W, G.&S.R.B.&M., YUMA COUNTY, ARIZONA.

DATE OF PREPARATION: AUGUST 2018 NUMBER OF LOTS: 173 ACREAGE: 36.79 ACRES

OFFICE OF YUMA COUNTY RECORDER

BOOK _____ OF PLATS,
PAGE _____

FINAL PLAT



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 S½ OF THE SW¼ 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. 4 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. 4 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 CITY OF SAN LUIS 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: _____

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:

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

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 TWO(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. LOMELI R.L.S. No. 22767

SANTA CECILIA No. 4 SUBDIVISION

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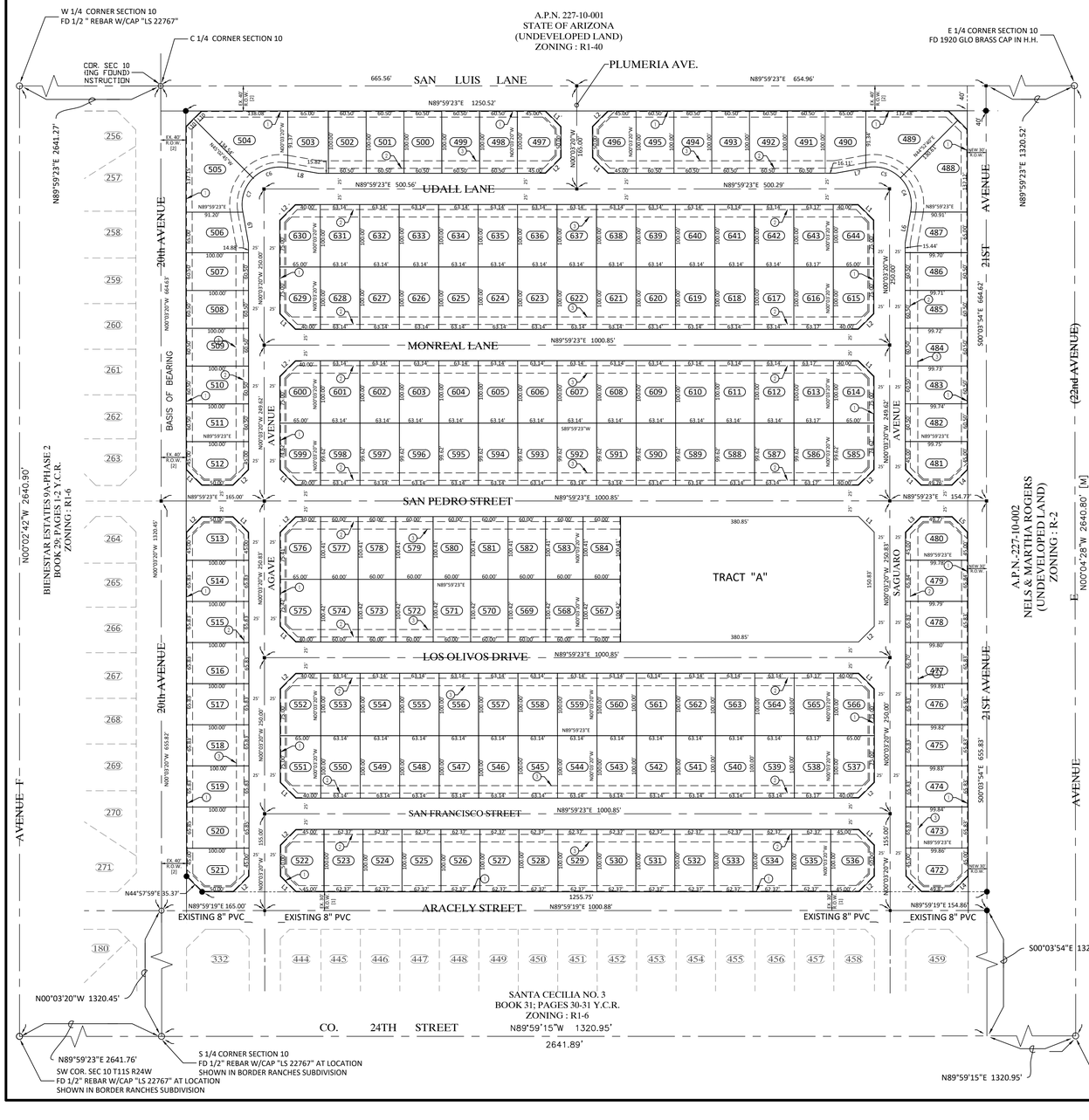
FINAL PLAT



CURVE DATA

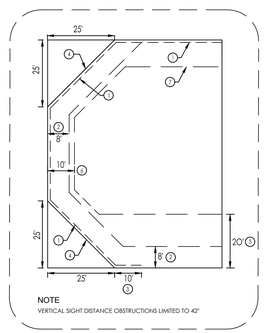
CURVE	DELTA	CHORD DIRECTION	CHORD	TANGENT	RADIUS	LENGTH
C4	034°37'24"	N07°19'19"W	35.71'	18.70'	60.00'	36.26'
C5	034°37'28"	N82°44'36"W	35.71'	18.70'	60.00'	36.26'
C6	034°37'58"	S82°39'03"W	35.71'	18.70'	59.98'	36.26'
C7	034°37'58"	S07°17'00"W	151.43'	18.70'	59.98'	36.26'

LINE DATA

LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
L1	35.37	N45°01'59"W	L6	52.06	S09°59'23"W
L2	35.34	N44°58'01"E	L7	52.06	S79°56'40"W
L3	35.37	N45°02'15"W	L8	52.62	S80°03'20"E
L4	35.34	N44°57'45"E	L9	52.62	S10°00'37"E
L5	35.37	S45°02'15"W	L10	17.68	S44°59'51"W

AREAS

LOT	AREA	LOT	AREA	LOT	AREA	LOT	AREA	LOT	AREA	LOT	AREA	LOT	AREA
472	6365.27 SF	497	6375.00 SF	522	6375.00 SF	547	6314.00 SF	572	6025.20 SF	597	6290.07 SF	622	6314.00 SF
473	6573.32 SF	498	6050.00 SF	523	6237.30 SF	548	6314.00 SF	573	6025.20 SF	598	6290.06 SF	623	6314.00 SF
474	6572.61 SF	499	6050.00 SF	524	6237.30 SF	549	6314.00 SF	574	6025.20 SF	599	6162.86 SF	624	6314.00 SF
475	6571.90 SF	500	6050.00 SF	525	6237.30 SF	550	6314.00 SF	575	6214.80 SF	600	6187.50 SF	625	6314.00 SF
476	6571.19 SF	501	6050.00 SF	526	6237.30 SF	551	6187.50 SF	576	6214.15 SF	601	6314.00 SF	626	6314.00 SF
477	6570.48 SF	502	6050.00 SF	527	6237.30 SF	552	6187.50 SF	577	6024.60 SF	602	6314.00 SF	627	6314.00 SF
478	6569.77 SF	503	6287.68 SF	528	6237.30 SF	553	6314.00 SF	578	6024.60 SF	603	6314.00 SF	628	6314.00 SF
479	6569.66 SF	504	10859.08 SF	529	6237.30 SF	554	6314.00 SF	579	6024.60 SF	604	6314.00 SF	629	6187.50 SF
480	6359.12 SF	505	10778.95 SF	530	6237.30 SF	555	6314.00 SF	580	6024.60 SF	605	6314.00 SF	630	6187.50 SF
481	6357.81 SF	506	6279.53 SF	531	6237.30 SF	556	6314.00 SF	581	6024.60 SF	606	6314.00 SF	631	6314.00 SF
482	6034.50 SF	507	6050.00 SF	532	6237.30 SF	557	6314.00 SF	582	6024.60 SF	607	6314.00 SF	632	6314.00 SF
483	6033.90 SF	508	6050.00 SF	533	6237.30 SF	558	6314.00 SF	583	6024.60 SF	608	6314.00 SF	633	6314.00 SF
484	6033.30 SF	509	6050.00 SF	534	6237.30 SF	559	6314.00 SF	584	6024.60 SF	609	6314.00 SF	634	6314.00 SF
485	6032.70 SF	510	6050.00 SF	535	6237.40 SF	560	6314.00 SF	585	6162.90 SF	610	6314.00 SF	636	6314.00 SF
486	6032.10 SF	511	6050.00 SF	536	6375.00 SF	561	6314.00 SF	586	6293.09 SF	611	6314.00 SF	637	6314.00 SF
487	6262.55 SF	512	6375.00 SF	537	6186.50 SF	562	6314.00 SF	587	6290.10 SF	612	6314.00 SF	638	6314.00 SF
488	10672.57 SF	513	6375.00 SF	538	6315.43 SF	563	6314.00 SF	588	6290.10 SF	613	6317.00 SF	639	6314.00 SF
489	10747.30 SF	514	6583.00 SF	539	6312.43 SF	564	6314.00 SF	589	6290.09 SF	614	6187.51 SF	640	6314.00 SF
490	6288.23 SF	515	6583.00 SF	540	6312.43 SF	565	6317.00 SF	590	6290.09 SF	615	6187.50 SF	641	6314.00 SF
491	6049.95 SF	516	6583.00 SF	541	6314.00 SF	566	6187.50 SF	591	6290.09 SF	616	6317.00 SF	642	6314.00 SF
492	6049.96 SF	517	6583.00 SF	542	6314.00 SF	567	6025.20 SF	592	6290.08 SF	617	6314.00 SF	643	6317.00 SF
493	6049.97 SF	518	6583.00 SF	543	6314.00 SF	568	6025.20 SF	593	6290.08 SF	618	6314.00 SF	644	6187.50 SF
494	6049.98 SF	519	6583.00 SF	544	6314.00 SF	569	6025.20 SF	594	6290.08 SF	619	6314.00 SF		
495	6049.99 SF	520	6585.00 SF	545	6314.00 SF	570	6025.20 SF	595	6290.07 SF	620	6314.00 SF		
496	6375.00 SF	521	6375.00 SF	546	6314.00 SF	571	6025.20 SF	596	6290.07 SF	621	6314.00 SF		



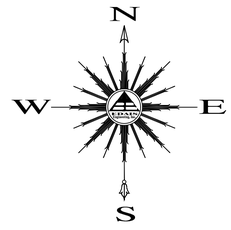
TYPICAL CORNER LOT DETAIL N.T.S.

KEYNOTES

1. NEW 1' NON-ACCESS EASEMENT
2. NEW 8' UTILITY & CATV EASEMENT
3. INDICATES 10' (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. NEW 10' REAR SETBACK LINE.

PREPARED BY:

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

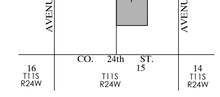


SCALE: 1"=100'

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)
- (170) NEW LOT NUMBER
- (47) 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 SANTA CECILIA LOT TIE/ LOT SPLIT AS RECORDED IN BOOK 30, PAGE 98, Y.C.R.
- [2] EXISTING R.O.W. PER BORDER RANCHES SUBDIVISION AS RECORDED IN BOOK 27, PAGE 9, Y.C.R.

LOCATION MAP N.T.S.



OWNER

RIEDEL HOLDINGS, LLC
P.O. BOX 1649
SAN LUIS, AZ. 85349
(928) 627-8593
PARCEL NUMBER : 227-10-013
CURRENT ZONING : R1-6

TRACT AREAS

TRACT	AREA
"A"	1.85 ACRES

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

JUAN N. LOMELI R.L.S. No. 22767