LAS QUINTAS DE SAN LUIS 3 SUBDIVISION

A SUBDIVISION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER LYING EAST OF THE EAST MAIN CANAL AND BEING PARCEL B OF THE BARKLEY LOT SPLIT No.1 AS RECORDED IN BOOK 27 OF PLATS, PAGE 66, Y.C.R., BEING A PORTION OF GOVERNMENT LOT 2, ALSO BEING A PORTION OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER, TOGETHER IN SECTION 31, TOWNSHIP 10 SOUTH, RANGE 24 WEST, GILA AND SALT RIVER BASE AND MERIDIAN, YUMA COUNTY, ARIZONA

DATE: MAY 2020 ACREAGE - 10.51 AC

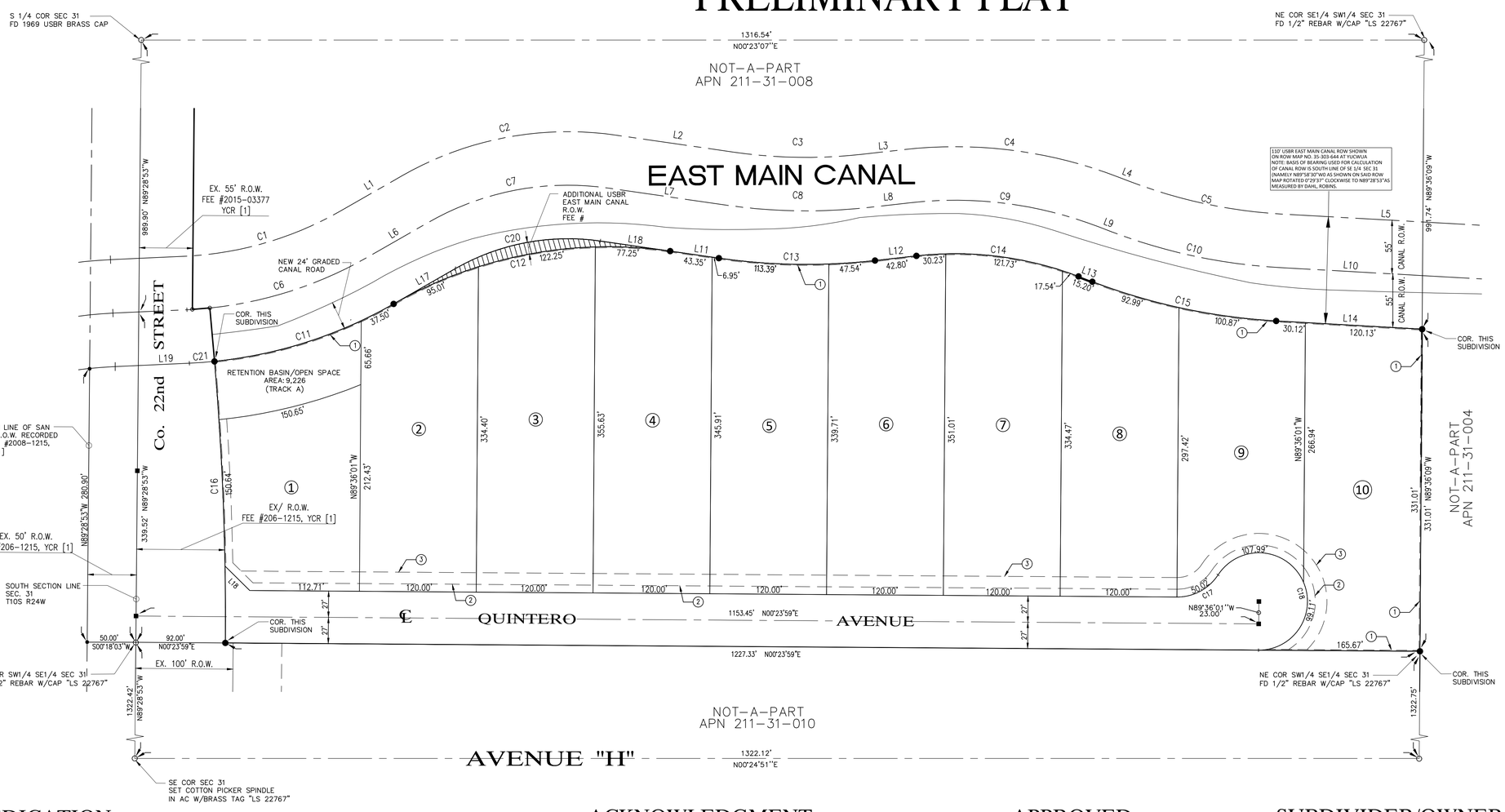
PRELIMINARY PLAT

OFFICE OF YUMA COUNTY RECORDER

BOOK _____ OF PLATS,
PAGE _____

W S N E

SCALE: 1"=60'



KEYNOTES

1. NEW 1' NON-ACCESS EASEMENT
2. NEW 8' UTILITY & CATV EASEMENT
3. NEW 20' FRONT YARD SETBACK LINE.

LEGEND

TRACT "A"	9,226 SF

LEGEND

	CENTERLINE
	BOUNDARY LINE
	RIGHT OF WAY LINE
	EXISTING LOTS
	NEW PROPERTY LINE
○	FOUND MONUMENT (TYPE AS SHOWN)
■	NEW STREET MONUMENT AS PER YUMA COUNTY STD. No. 4-080
●	NEW SUBDIVISION BOUNDARY MONUMENT PER YUMA COUNTY STD. No. 4-030
([1])	DATA REFER TO BARKLEY LOT SPLIT No. 2 AS RECORDED IN BOOK 67 OF PLATS, PAGE 27. Y.C.R.O., YUMA COUNTY, ARIZONA.
B.C.	INDICATES BRASS CAP
H.H.	INDICATE HAND HOLE
①	NEW LOT NUMBER
APN	ASSESSOR PARCEL NUMBER
Y.C.R.O.	YUMA COUNTY RECORDER'S OFFICE

LOT AREAS

Parcel #	Area
1	26528.98
2	37020.15
3	41743.41
4	42323.72
5	40908.84
6	41428.23
7	41549.76
8	37719.66
9	33804.18
10	40345.91

LINE DATA

Line #	Length	Direction	Line #	Length	Direction
L1	73.00	N29° 46' 38.26"W	L11	50.30	N08° 13' 21.74"E
L2	123.00	N08° 13' 21.74"E	L12	42.80	N06° 26' 38.26"W
L3	42.80	N06° 26' 38.26"W	L13	15.20	N20° 53' 21.74"E
L4	15.20	N20° 53' 21.74"E	L14	150.25	N03° 13' 21.74"E
L5	214.40	N03° 13' 21.74"E	L15	32.56	S45° 31' 03"W
L6	73.00	N29° 46' 38.26"W	L16	29.20	N44° 28' 57"W
L7	123.00	N08° 13' 21.74"E	L17	73.00	N29° 46' 38"W
L8	42.800	N06° 26' 38.26"W	L18	35.70	S44° 40' 8"W
L9	15.200	N20° 53' 21.74"E	L19	52.51	N02° 36' 38"W
L10	147.533	N03° 13' 21.74"E			

CURB DATA

Curve #	Length	Radius	Delta	Tangent	Curve #	Length	Radius	Delta	Tangent
C1	168.465	355.300	27°16'67"	85.847	C10	176.896	573.700	17°66'67"	89.155
C2	227.420	342.900	38°00'00"	118.070	C11	194.717	465.300	27°97'69"	98.804
C3	132.778	518.700	14°66'67"	66.754	C12	294.505	444.050	38°00'00"	152.899
C4	221.974	465.300	27°33'33"	113.141	C13	160.936	628.700	14°66'67"	80.910
C5	159.937	518.700	17°66'67"	80.608	C14	169.498	355.300	27°33'33"	86.394
C6	194.543	410.300	27°16'67"	99.136	C15	193.854	628.700	17°66'67"	97.702
C7	190.943	287.900	38°00'00"	99.132	C16	289.60	3050.000	05°26'25"	144.950
C8	146.857	573.700	14°66'67"	73.832	C17	50.02	50.000	57°18'59"	27.327
C9	195.736	410.300	27°33'33"	99.768	C18	207.10	50.000	237°18'59"	91.485

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_____ 2020, CAUSED A PORTION OF THE SW¼ OF THE SE¼ OF SECTION 31, TOWNSHIP 10 SOUTH, RANGE 24 WEST, G.&S.R.B.&M., YUMA COUNTY, ARIZONA, AS PLATTED HEREON, TO BE SUBDIVIDED INTO LOTS, TRACT & STREETS UNDER THE NAME OF "LAS QUINTAS DE SAN LUIS 3 SUBDIVISION" AND HEREBY DECLARES THAT THE ACCOMPANYING PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS AND STREETS, CONSTITUTING SAID "LAS QUINTAS DE SAN LUIS 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 PUBLIC 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

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_____2020.

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

ACKNOWLEDGMENT

STATE OF ARIZONA)
> SS
COUNTY OF YUMA)

ON THIS THE _____ DAY OF _____, 2020 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
CITY PLANNING & ZONING COMMISSION	DATE
CITY ENGINEER	DATE
CITY PUBLIC WORKS DIRECTOR	DATE

SUBDIVIDER/OWNER

RIEDEL HOLDINGS, L.L.C.
P.O. BOX 1649
SAN LUIS, ARIZONA 85349

BASIS OF BEARING

THE SOUTH LINE OF THE SW¼ OF SECTION 6, T11S, R24W NAMELY N 89°40'11" W AS SHOWN ON STATE PLAT No. 17 COMITE DE BIENESTAR AS RECORDED IN BOOK 11 OF PLATS, PAGES 86-88, YCR

RESTRICTIVE COVENANTS

HAVE BEEN RECORDED CONCURRENTLY AND ARE A PART OF THIS PLAT

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE SUBDIVISION SHOWN HEREON WAS MADE UNDER MY DIRECTION DURING APRIL OF 2020, AND THAT THIS SUBDIVISION CONFORMS TO ALL REGULATIONS AND REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE CITY OF SAN LUIS, ARIZONA.

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
22767
JUAN N.
LOMELI
ARIZONA, U.S.A.

PRELIMINARY

JUAN N. LOMELI R.L.S. 22767

PREPARED BY:

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

SHEET 1 OF 1