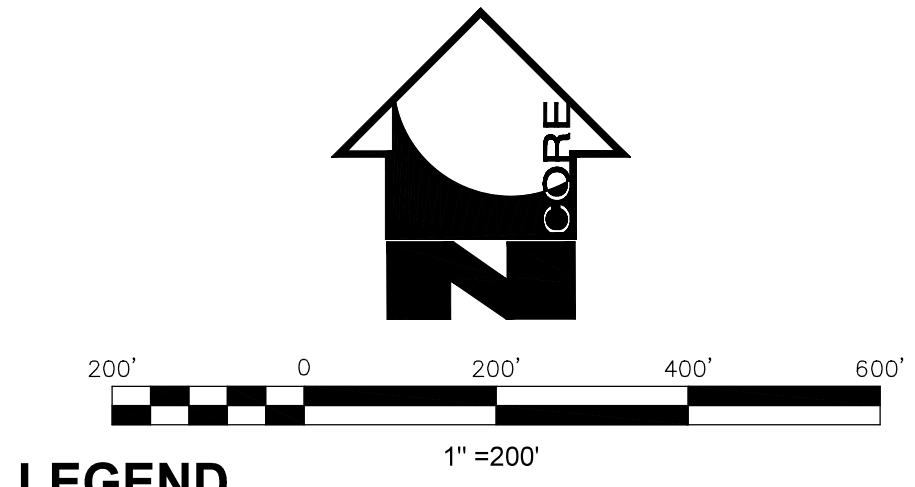


FINAL PLAT MAGRINO INDUSTRIAL PARK UNIT NO. 3

A SUBDIVISION OF A PORTION OF FUTURE UNITS OF MAGRINO INDUSTRIAL PARK UNIT NO. 2 PER BOOK 27 OF PLATS, PAGES 82-84 IN PORTIONS OF SECTIONS 23 AND 24, TOWNSHIP 11 SOUTH, RANGE 24 WEST, GILA AND SALT RIVER BASE AND MERIDIAN, YUMA COUNTY, ARIZONA.

NUMBER OF LOTS: 13 INDUSTRIAL LOTS + FUTURE UNITS



LEGEND

- SUBDIVISION BOUNDARY
 - FOUND SURVEY MONUMENT AS NOTED
 - NEW SURVEY MONUMENT PER YUMA COUNTY STANDARD 4-030
 - NEW SURVEY MONUMENT PER YUMA COUNTY STANDARD 4-080
 - CENTER / SECTIONAL LINE
 - EXISTING LOT LINE
 - NEW LOT LINE
 - EXISTING RIGHT-OF-WAY LINE
 - NEW RIGHT-OF-WAY LINE
 - (M) MEASURED DATA
 - (R1) RECORDED DATA PER BOOK 23 OF PLATS PAGES 57&58, Y.C.R.
 - (R2) RECORDED DATA PER COUNTY ROAD MAP #3856
 - (R3) RECORDED DATA PER CANAL RESERVATION RIGHT-OF-WAY PER SAME CHARACTER AND SCOPE AS ACT OF AUGUST 30, 1890 (26 STAT. 391, 43 U.S.C. 945) AS FORMALIZED PER MINUTE NO. 242 "PERMANENT AND DEFINITIVE SOLUTION TO INTERNATIONAL PROBLEM OF THE SALINITY OF THE COLORADO RIVER" DATED 8/30/1973.
 - (R4) RECORDED DATA PER FEE #2012-29215
 - (R5) RECORDED DATA PER FEE #2012-03856
 - (R6) RECORDED DATA PER FEE #2015-12921
 - (R7) RECORDED DATA PER FEE #2016-00806
 - (R8) RECORDED DATA PER FEE #2018-11414
 - (R9) RECORDED DATA PER FEE #2019-21087
 - (C) CALCULATED DATA
 - R/W RIGHT-OF-WAY
 - Y.C.R. YUMA COUNTY RECORDS
 - APN-000-00-000 ASSESSORS PARCEL NUMBER
 - P.U.E. PUBLIC UTILITY EASEMENT
-
- 2 NEW LOT NUMBER
 - 17 EXISTING LOT NUMBER
 - NEW BUILDING SETBACK LINE AND DRAINAGE EASEMENT WHERE NOTED
 - NEW EASEMENT

BASIS OF BEARING

THE SOUTH LINE OF SECTION 14, ALSO BEING THE NORTH LINE OF SECTION 23, TOWNSHIP 11 SOUTH, RANGE 24 WEST, GILA AND SALT RIVER BASE AND MERIDIAN, YUMA COUNTY, ARIZONA, AS RECORDED IN FEE #2007-18783, BOOK 23 OF PLATS, PAGES 57&58, YUMA COUNTY RECORDER'S OFFICE.

NAMELY: S 89°32'34" E

BENCHMARK

FROM TOPOGRAPHIC SURVEY OF COUNTY 25TH STREET FROM AVENUE E TO AVENUE D PLANS BY VEGA & VEGA ENGINEERING, PLLC SEALED 3/3/2014. TOP OF FOUND BRASS CAP IN HEADWALL.

ELEVATION = 164.99

ZONING

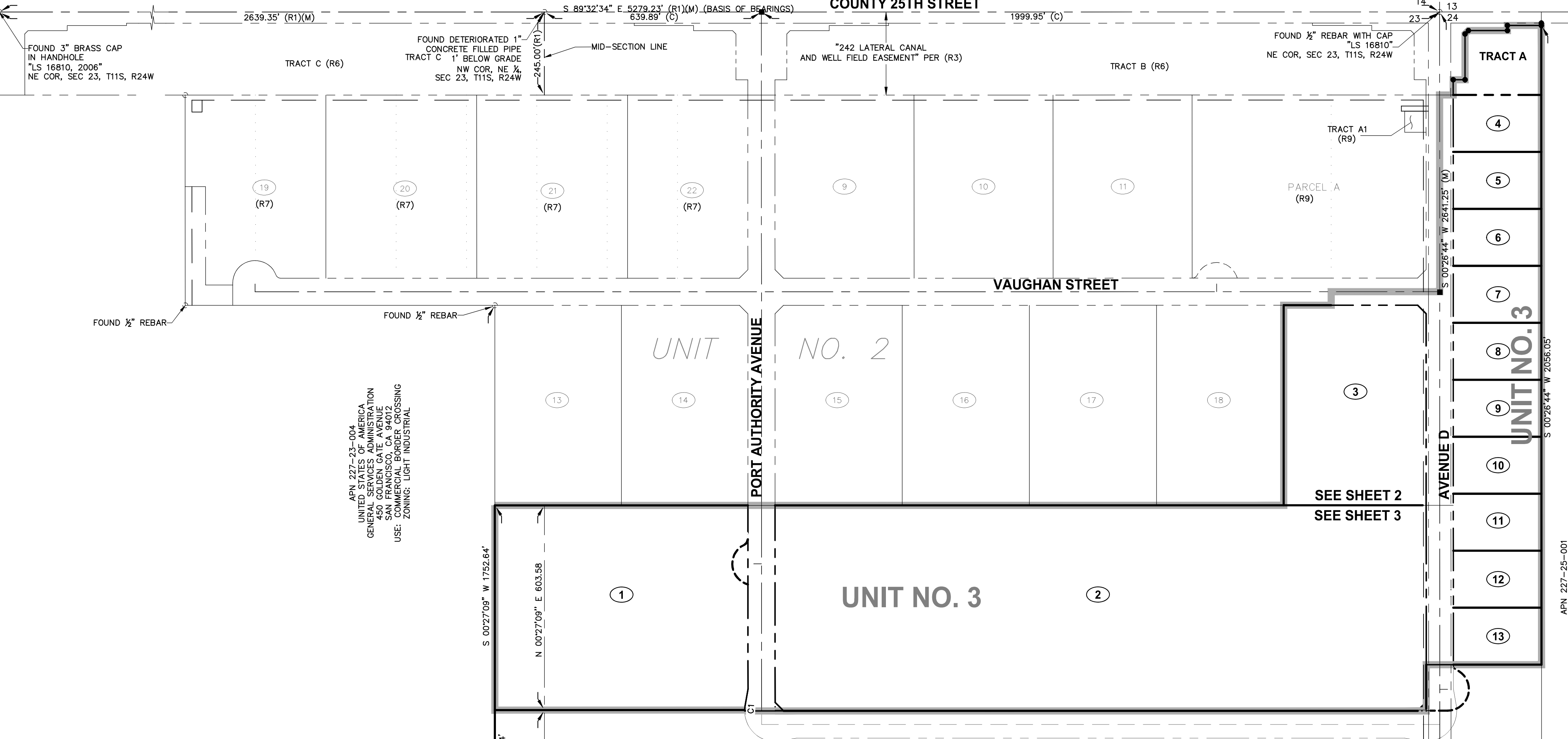
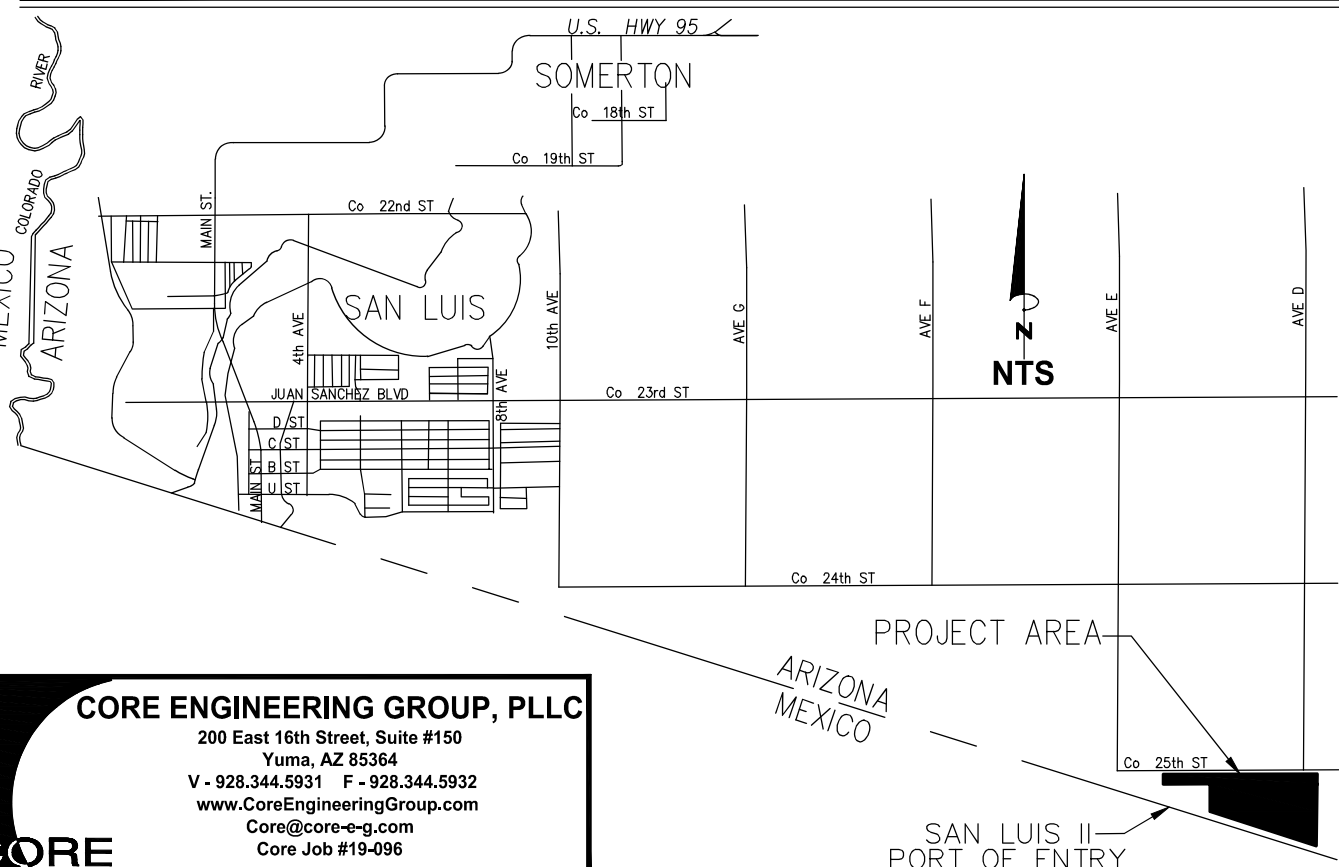
CURRENT CITY OF SAN LUIS ZONING: L-1 (LIGHT INDUSTRIAL)

BUILDING SETBACKS:
 15' FRONT
 5' SIDE
 10' STREET SIDE
 10' REAR

FLOOD ZONE DESIGNATION

PER FLOOD INSURANCE RATE MAP (PANEL NUMBER 04027C2155E), EFFECTIVE DATE AUGUST 27, 2008, THE SUBJECT PROPERTY IS LOCATED WITHIN ZONE X: AREAS BETWEEN 100-YEAR FLOOD AND 500-YEAR FLOOD.

VICINITY MAP



ASSESSOR'S PARCEL NUMBER

A PORTION OF APN 227-23-032 AND APN 227-23-033

UNIT NO. 3 AREA

57.7465 ACRES

DATE PREPARED

NOVEMBER 2019

NOTES

- ALL NEW PROPERTY CORNERS TO BE SET WITH A 1/2" REBAR WITH CAP STAMPED "LS 39005"
- SEE SHEETS 2 AND 3 OF 3 FOR LOT AREAS.
- SEE SHEET 2 FOR DEDICATIONS AND ACKNOWLEDGEMENT.

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 _____

CITY MANAGER _____

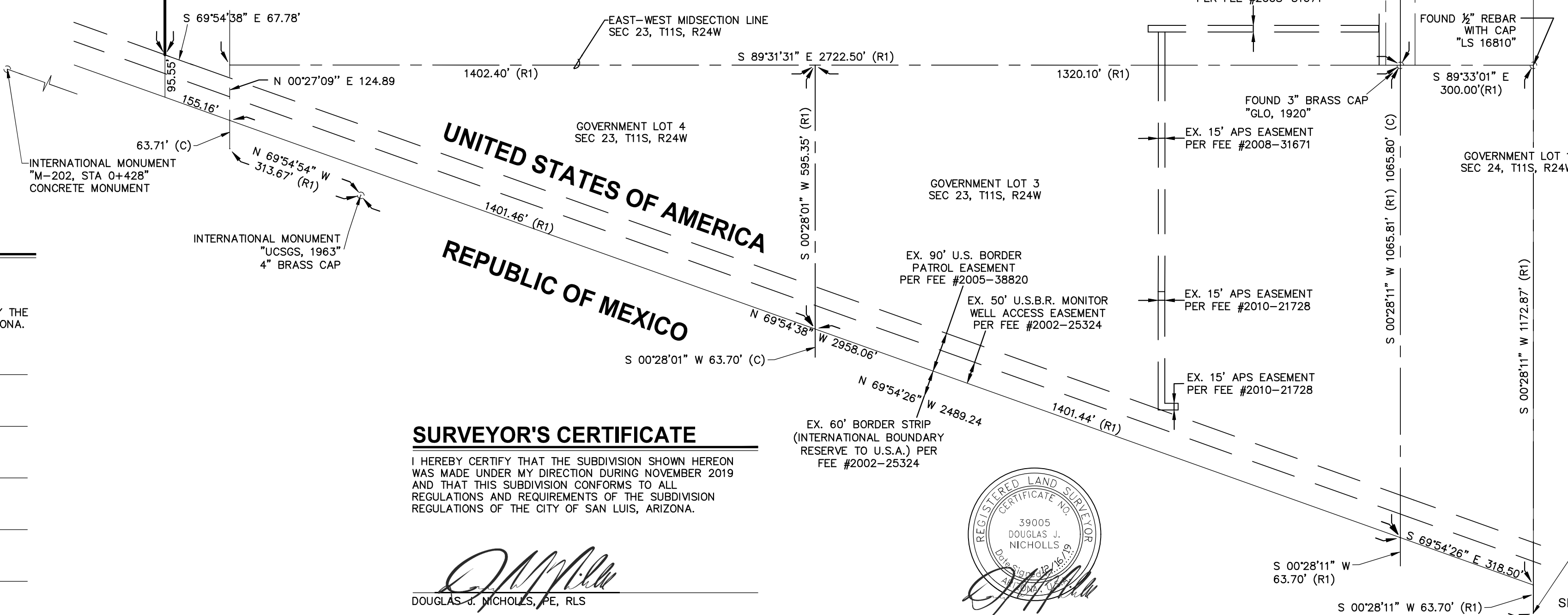
CITY PLANNING & ZONING DIRECTOR _____

CITY ENGINEER _____

CITY PUBLIC WORKS DIRECTOR _____

FUTURE UNITS

PORTION OF APN 227-23-033
 GREATER YUMA PORT AUTHORITY
 ZONING: LIGHT INDUSTRIAL
 MAGRINO INDUSTRIAL PARK



SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE SUBDIVISION SHOWN HEREON WAS MADE UNDER MY DIRECTION DURING NOVEMBER 2019 AND THAT THIS SUBDIVISION CONFORMS TO ALL REGULATIONS AND REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE CITY OF SAN LUIS, ARIZONA.

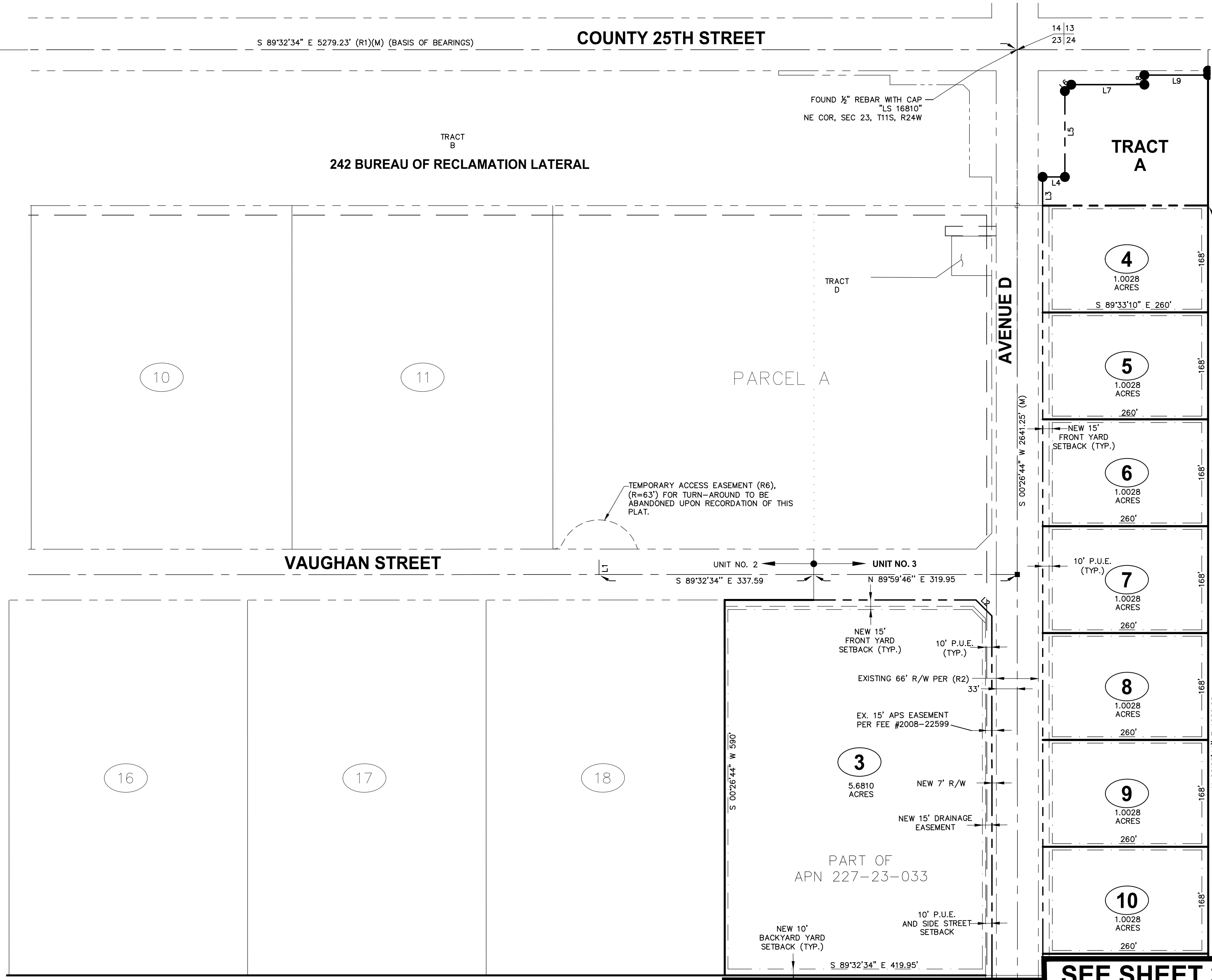
Douglas J. Nicholls
 DOUGLAS J. NICHOLLS, PE, RLS



Mon, 16 Dec 2019 - 3:54pm, Z:\2019\19-096\dwg\Plat\19-096 Prelim Plat.dwg, " Core Engineering Group, PLLC"

CORE ENGINEERING GROUP, PLLC
 200 East 16th Street, Suite #150
 Yuma, AZ 85364
 V - 928.344.5931 F - 928.344.5932
 www.CoreEngineeringGroup.com
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 Core Job #19-096

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IN PORTIONS OF SECTIONS 23 AND 24, TOWNSHIP 11 SOUTH, RANGE 24 WEST, GILA AND SALT RIVER BASE AND MERIDIAN, YUMA COUNTY, ARIZONA.
NUMBER OF LOTS: 13 INDUSTRIAL LOTS + FUTURE UNITS



NOTE

ALL NEW PROPERTY CORNERS TO BE SET WITH A 1/2" REBAR WITH CAP STAMPED "LS 39005"

ON-SITE RETENTION

ALL STORMWATER FALLING ON THE LOT AND ADJACENT ROAD RIGHT-OF-WAY SHALL BE RETAINED ON-SITE BY EACH RESPECTIVE LOT.

OWNER/DEVELOPER

GREATER YUMA PORT AUTHORITY
 MATIAS ROSALES, CHAIRMAN
 PO BOX 4601
 YUMA, AZ 85366

MATIAS ROSALES, CHAIRMAN _____ DATE _____

DEDICATION

STATE OF ARIZONA }
 COUNTY OF YUMA } SS
 KNOW ALL MEN BY THESE PRESENTS:
 THAT GREATER YUMA PORT AUTHORITY HAS CAUSED THE FOLLOWING DESCRIBED PROPERTY:
 A PORTION OF THE NORTH HALF OF SECTION 23, TOWNSHIP 11 SOUTH, RANGE 24 WEST,
 G&SRBM, CITY OF SAN LUIS, YUMA COUNTY, ARIZONA TO BE SUBDIVIDED INTO LOTS, TRACTS
 AND STREETS UNDER THE NAME "MAGRINO INDUSTRIAL PARK UNIT NO. 3" AND HEREBY
 DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE
 LOTS, AND STREETS CONSTITUTING SAID "MAGRINO INDUSTRIAL PARK UNIT NO. 3" AND THAT
 THE LOTS SHALL BE KNOWN BY THE NUMBER, AND THE STREETS BY THE NAME GIVEN EACH
 RESPECTIVELY ON SAID PLAT, AND THAT GREATER YUMA PORT AUTHORITY, HEREBY
 DEDICATES THE STREETS SHOWN HEREON TO THE CITY OF SAN LUIS FOR THEIR USE AND
 BENEFIT. THE EASEMENTS ARE DEDICATED FOR THE PURPOSES SHOWN HEREON. TRACT "A"
 IS DEDICATED TO THE CITY OF SAN LUIS FOR PURPOSES SHOWN HEREON. A THREE FOOT
 NON-CONSTRUCTION AND NO OBSTRUCTION EASEMENT FROM THE FURTHEST PROJECTION ON
 ANY SIDE OF ALL FIRE HYDRANTS IS HEREBY GRANTED.

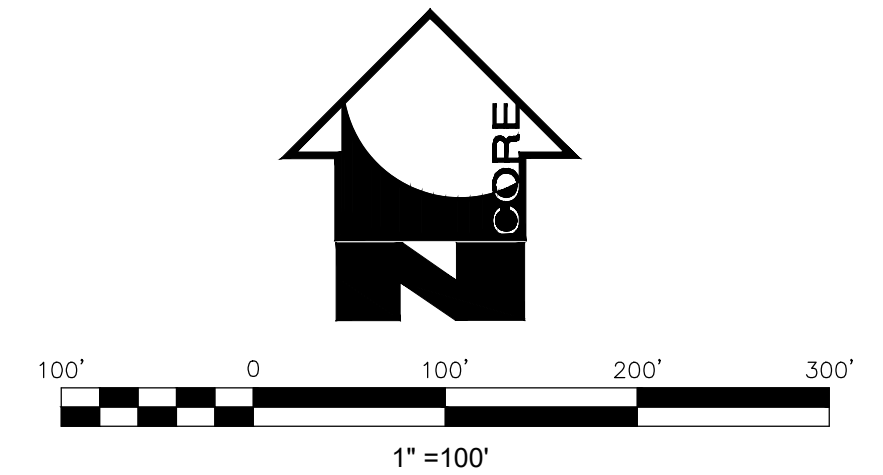
IN WITNESS WHEREOF GREATER YUMA PORT AUTHORITY HAS CAUSED ITS COMPANY NAME
 TO BE SIGNED AND ITS COMPANY SEAL TO BE AFFIXED AS ATTESTED BY THE SIGNATURE
 OF MATIAS ROSALES, CHAIRMAN, THEREUNTO DULY AUTHORIZED ON THIS
 ____ DAY OF _____, 2020.

MATIAS ROSALES, CHAIRMAN
 GREATER YUMA PORT AUTHORITY

ACKNOWLEDGMENT

STATE OF ARIZONA }
 COUNTY OF YUMA } SS
 ON THIS ____ DAY OF _____, 2020 BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY
 APPEARED MATIAS ROSALES, WHO ACKNOWLEDGED HIMSELF TO BE THE CHAIRMAN FOR GREATER YUMA
 PORT AUTHORITY, AND THAT HE, AS SUCH OFFICER BEING DULY AUTHORIZED TO DO SO, EXECUTED THE
 DICTATION INSTRUMENT FOR THE PURPOSE THEREIN CONTAINED BY SIGNING THE NAME OF SAID COMPANY
 BY HIMSELF AS SUCH OFFICER. IN WITNESS WHEREOF I HEREUNTO SET MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC _____ MY COMMISSION EXPIRES _____



APN 227-25-001
 UNITED STATES OF AMERICA
 BUREAU OF LAND MANAGEMENT
 2555 E. GILA RIDGE ROAD
 YUMA, AZ 85305
 ZONING: RURAL AREA (10 ACRE)

LINE DATA TABLE

LINE	BEARING	DISTANCE
L1	S 00°27'26" W	23.00'
L2	S 44°32'55" E	35.36'
L3	S 00°26'44" W	45.01'
L4	N 89°33'47" W	35.00'
L5	S 00°26'44" W	135.00'
L6	N 45°26'29" E	14.14'
L7	N 89°33'47" W	115.00'
L8	N 00°27'22" E	15.00'
L9	N 89°33'47" W	100.00'
L10	S 10°24'05" W	50.00'
L11	N 44°32'55" W	35.36'
L12	S 80°30'05" W	50.00'
L13	S 45°27'05" W	35.35'
L14	S 00°26'44" W	38.68'
L15	S 00°26'44" W	72.42'
L16	N 89°33'16" W	23.00'
L17	S 79°35'12" E	50.00'
L18	S 09°30'38" E	50.00'
L19	S 00°26'44" W	71.29'
L20	S 89°33'16" E	23.00'
L21	N 89°33'16" W	63.00'
L22	S 00°26'44" W	24.33'

CURVE DATA TABLE

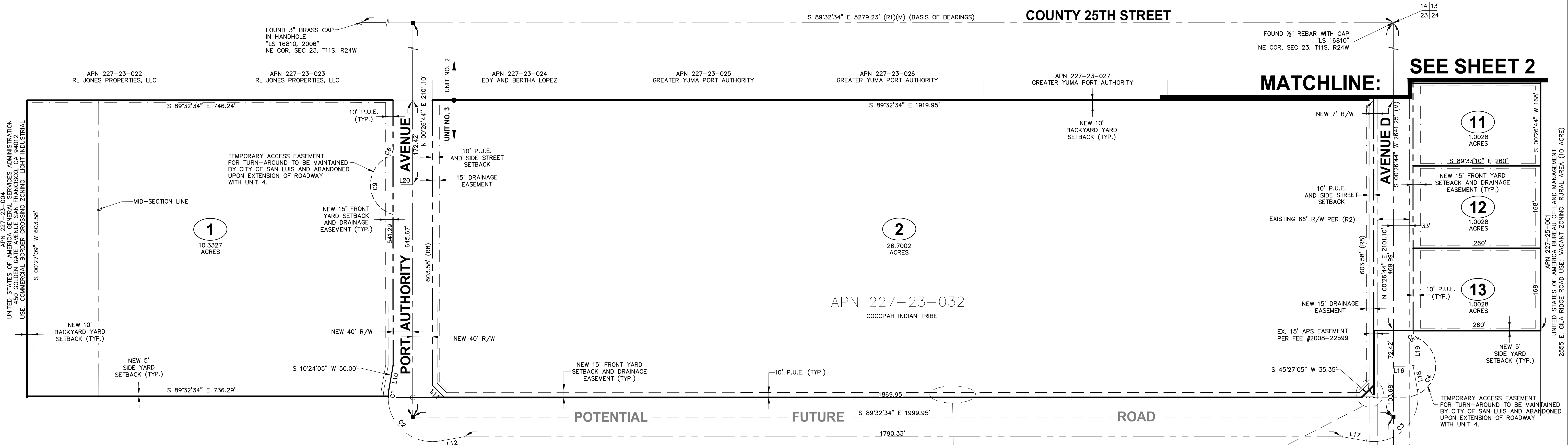
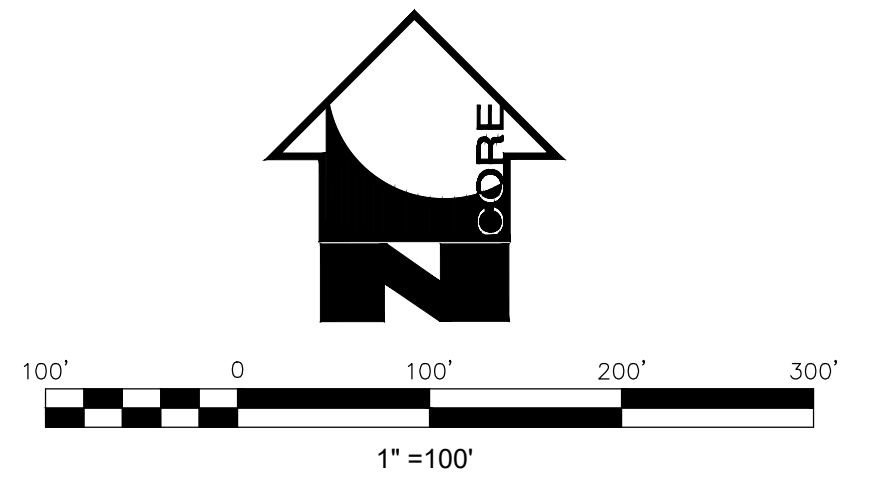
CURVE	RADIUS	TAN	DELTA	LENGTH
C1	90.00'	7.83'	9°56'39"	15.62'
C2	90.00'	107.17'	99°57'21"	157.01'
C3	90.00'	128.35'	109°55'27"	172.67'
C4	63.00'	282.42'	154°50'59"	170.27'
C5	17.00'	10.80'	64°50'58"	19.24'
C6	17.00'	10.80'	64°50'58"	19.24'
C7	63.00'	169.38'	139°11'40"	153.05'
C8	63.00'	169.38'	139°11'40"	153.05'
C9	63.00'	169.38'	139°11'40"	153.05'



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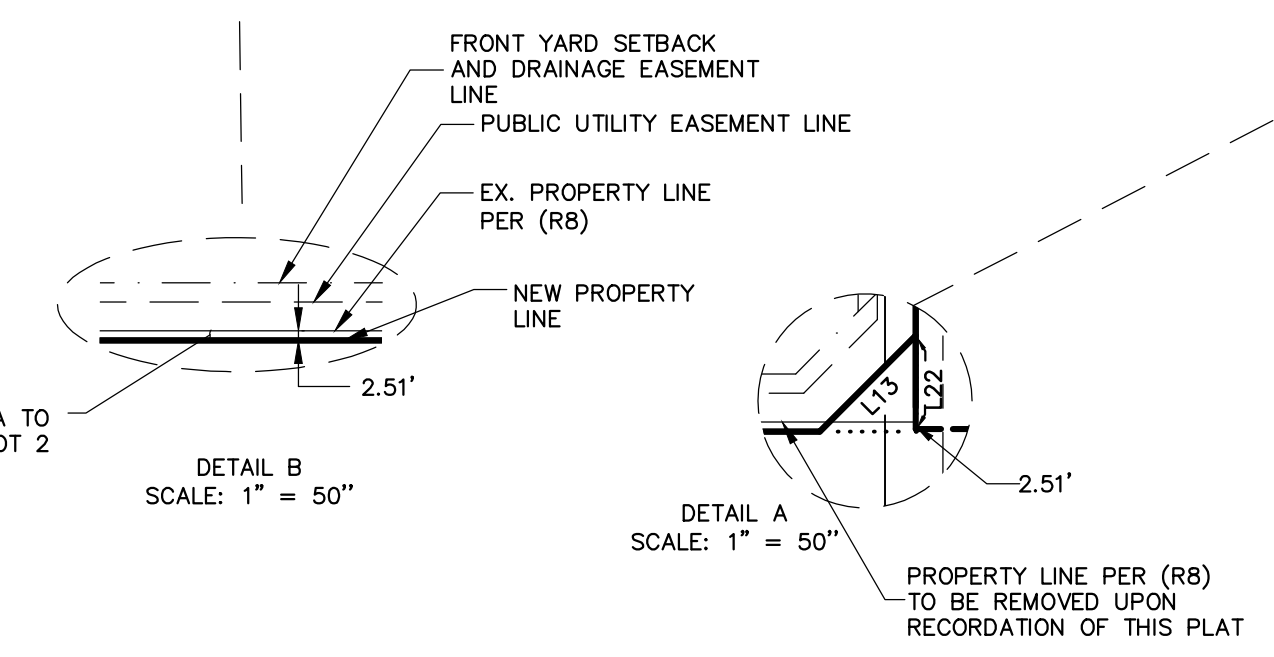


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