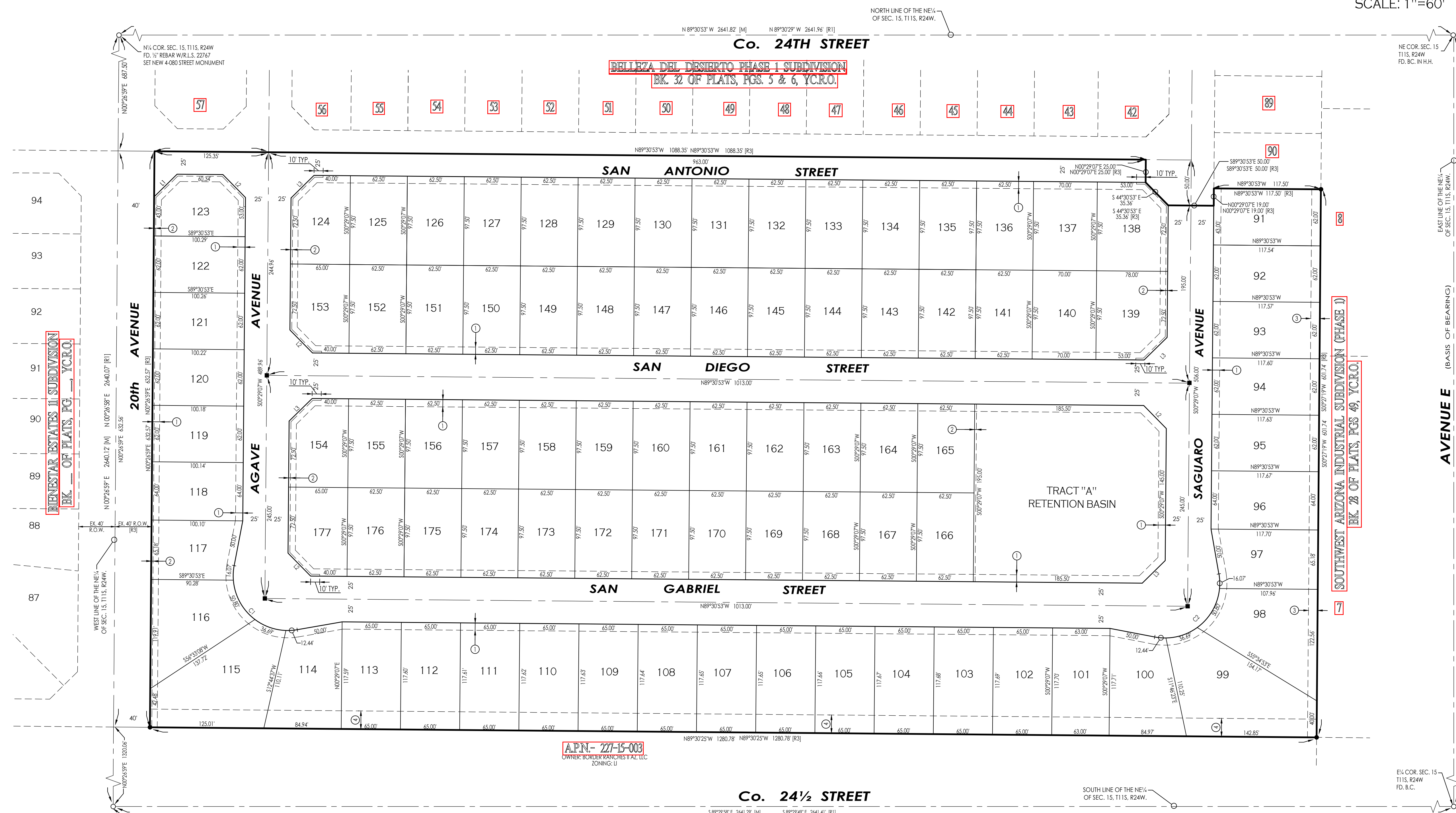
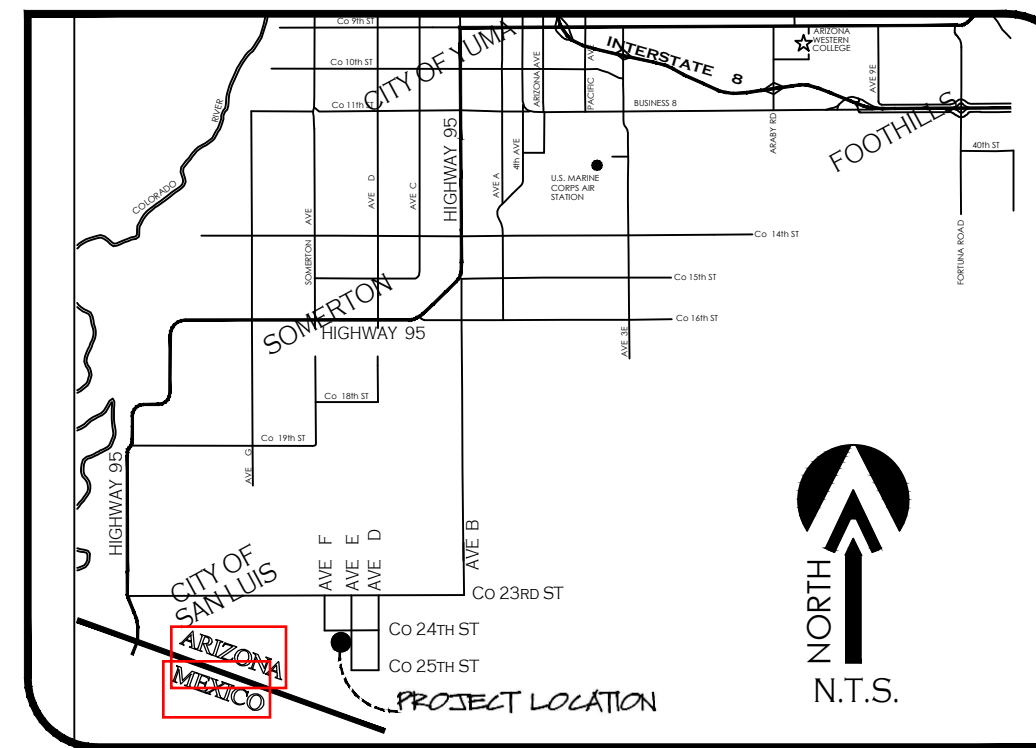


BELLEZA DEL DESIERTO PHASE 2 SUBDIVISION

A SUBDIVISION OF A PORTION OF SECTION 15, T11S, R24W, G.&S.R.B.&M., YUMA COUNTY, ARIZONA, ALSO BEING PARCEL "B" OF THE BELLEZA DEL DESIERTO - LOT SPLIT, AS RECORDED IN BK. 31 OF PLATS, PAGE 24, YUMA COUNTY RECORDERS OFFICE, YUMA COUNTY, AZ MARCH OF 2021 ACREAGE: 18.44 AC

FINAL PLAT



OWNER OF RECORD:
 DSA INVESTMENT COMPANY, L.L.C., GENERAL PARTNER
 OF SAM GROUP INVESTMENT CO. LIMITED PARTNERSHIP
 10602 S. CAMINO DEL SOL
 YUMA, AZ. 85367

BASIS OF BEARING:
 THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 15, T11S, R24W, G.&S.R.B.&M., YUMA COUNTY, ARIZONA (BEING THE CENTERLINE OF AVENUE E), AS SHOWN ON YUMA AREA SERVICE HIGHWAY RESULTS OF SURVEY, AS RECORDED IN BOOK 3 OF SURVEYS, PAGE 44, YUMA COUNTY RECORDERS OFFICE.

BEARING N 00°27'40" E

KEYNOTES

- NEW 8' UTILITY EASEMENT
- NEW 1' NON-ACCESS EASEMENT
- 10' REAR YARD SETBACK
- 20' BUFFER ZONE SETBACK TO LIGHT INDUSTRIAL ZONING DISTRICT

NOTE

- PROPERTY CORNERS TO BE MARKED BY 1/2" DIAMETER REBAR TAGGED WITH CAP L.S. 16528
- PROJECT ZONING: R-1-6

ELABORATED BY:
 VNV19-690

VEGA & VEGA ENGINEERING, P.L.L.C.
 1846 S. 8th Avenue Yuma, AZ 85364
 928-329-0000 Tel 928-247-6232 Fax
 www.vegaandvega.com

LEGEND

- INDICATES BOUNDARY LINE
- INDICATES CENTERLINE
- INDICATES EASEMENT LINE
- NEW LOT NUMBER
- SET PROPERTY CORNERS TO BE MARKED BY 1/2" DIA. REBAR TAGGED WITH CAP L.S. 16528 (UNLESS NOTED OTHERWISE)
- NEW YUMA COUNTY STD. DETAIL NO. 4-080 STREET MONUMENT
- EXISTING MONUMENT (TYPE AS SHOWN)
- B.C. INDICATES BRASS CAP
- Y.C.R. INDICATES YUMA COUNTY RECORDERS
- G.L.O. INDICATES GENERAL LAND OFFICE
- R.O.W. INDICATES RIGHT-OF-WAY
- N.A.E. INDICATES NON ACCESS EASEMENT
- [M] INDICATES MEASURED DATA
- [R1] DATA REFERS TO BELLEZA DEL DESIERTO - LOT SPLIT, AS RECORDED IN BOOK 31, PAGE 24, Y.C.R.
- [R2] DATA REFERS TO SOUTHWEST ARIZONA INDUSTRIAL SUBDIVISION (PHASE I), AS RECORDED IN BOOK 28 OF PLATS, PAGES 48 & 49, YUMA COUNTY RECORDERS OFFICE, YUMA COUNTY, AZ
- [R3] DATA REFERS TO BELLEZA DEL DESIERTO - LOT SPLIT, AS RECORDED IN BOOK 31, PAGE 24, Y.C.R.

LAND 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 THE MAP CONSISTING OF TWO SHEETS (2) SHEET CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION DURING JUNE OF 2018 THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THEIR POSITIONS ARE CORRECTLY SHOWN, OR WILL BE REPLACED WITHIN ONE YEAR FROM RECORDATION OF THIS MAP. THE MONUMENTS WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RE-TRACED. THE SURVEY IS TRUE AND COMPLETE AS SHOWN. ALL DISTANCES ARE SHOWN IN FEET AND DECIMALS PARTS.

A.P.N. - 277-15-003
 OWNER: DSA INVESTMENT COMPANY, L.L.C.
 ZONING: U-1

LINE DATA

NUMBER	LENGTH	BEARING
L1	35.34	S45°28'03"W
L2	35.36	N44°30'53"W
L3	35.36	N45°29'07"E

CURVE DATA

NUMBER	DELTA ANGLE	CHORD DIRECTION	CHORD LENGTH	TANGENT	RADIUS	ARC LENGTH
C1	110°46'40"	S44°30'53"E	98.76'	86.94'	60.00'	116.01'
C2	110°46'40"	N45°29'07"E	98.76'	86.94'	60.00'	116.01'

LOT AREAS TABLE:

LOT #	AREA (SF)	LOT #	AREA (SF)	LOT #	AREA (SF)	LOT #	AREA (SF)	LOT #	AREA (SF)	LOT #	AREA (SF)	LOT #	AREA (SF)	LOT #	AREA (SF)
91	7286.24	101	7415.22	111	7645.00	121	6214.61	131	6093.75	141	6093.75	151	6093.75	161	6093.75
92	7286.25	102	7450.07	112	7644.44	122	6217.01	132	6093.75	142	6093.75	152	6093.75	162	6093.75
93	7290.27	103	7649.51	113	7643.87	123	6196.41	133	6093.75	143	6093.75	153	6025.00	163	6093.75
94	7292.28	104	7648.94	114	8155.01	124	6225.00	134	6093.75	144	6093.75	154	6025.00	164	6093.75
95	7294.30	105	7648.38	115	11794.90	125	6093.75	135	6093.75	145	6093.75	155	6093.75	165	6093.75
96	7295.03	106	7647.82	116	8620.49	126	6093.75	136	6093.75	146	6093.75	156	6093.75	166	6093.75
97	7295.03	107	7647.25	117	6145.38	127	6093.75	137	6025.00	147	6093.75	157	6093.75	167	6025.00
98	10238.14	108	7646.69	118	6207.62	128	6093.75	138	7292.50	148	6093.75	158	6093.75	168	6093.75
99	13086.59	109	7646.13	119	6209.82	129	6093.75	139	7292.50	149	6093.75	159	6093.75	169	6093.75
100	8165.73	110	7645.56	120	6212.22	130	6093.75	140	6025.00	150	6093.75	160	6093.75	170	6093.75

BY: *John C. English*
 JOHN C. ENGLISH
 R.L.S. No. 16528