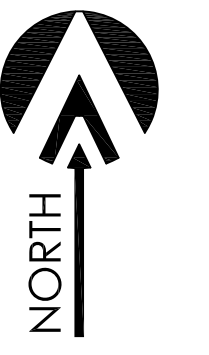


SOUTHWEST ARIZONA INDUSTRIAL SUBDIVISION - (PHASE 1)

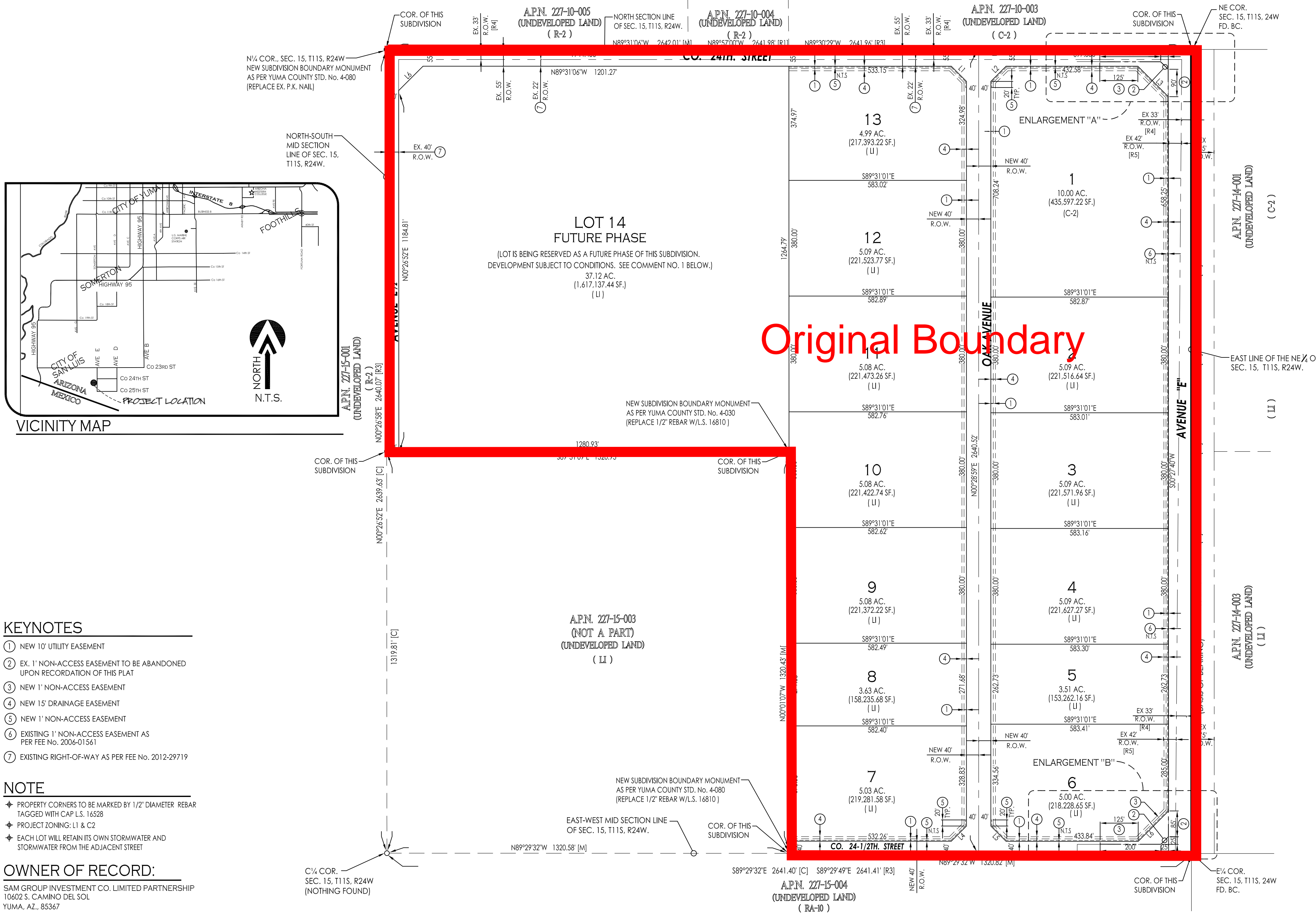
A SUBDIVISION OF THE NW 1/4 OF THE NE 1/4 AND THE E 1/2 OF THE NE 1/4 OF SECTION 15, T11S, R24W, G.&S.R.B.&M., YUMA COUNTY, ARIZONA.

JULY OF 2016 ACREAGE: 120.09 AC

FINAL PLAT



SCALE: 1"=200'



LINE DATA

LINE NUMBER	BEARING	LENGTH (FEET)
L1	S44°59'57"E	70.71
L2	N45°00'03"E	70.71
L3	S45°00'37"E	141.45
L4	N45°00'47"E	70.70
L5	S44°59'11"E	70.73
L6	N44°58'28"E	141.02

AREA TABLE

LOT NUMBER	AREA (ACRES)	AREA (SF)
1	10.00 NET AC.	435,601.74 SF.
2	5.09 NET AC.	221,516.64 SF.
3	5.09 NET AC.	221,571.96 SF.
4	5.09 NET AC.	221,627.27 SF.
5	3.51 NET AC.	153,262.16 SF.
6	5.00 NET AC.	218,228.65 SF.
7	5.03 NET AC.	219,281.58 SF.
8	3.63 NET AC.	158,235.68 SF.
9	5.08 NET AC.	221,372.22 SF.
10	5.08 NET AC.	221,422.74 SF.
11	5.08 NET AC.	221,473.26 SF.
12	5.09 NET AC.	221,523.77 SF.
13	4.99 NET AC.	217,408.50 SF.
14	37.12 NET AC.	1,617,137.44 SF.

- LEGEND**
- INDICATES BOUNDARY LINE
 - - - INDICATES CENTERLINE
 - - - INDICATES RIGHT-OF-WAY LINE
 - - - INDICATES EASEMENT LINE
 - 11 NEW LOT NUMBER
 - NEW YUMA COUNTY STD. DETAIL No. 4-030 SUBD BOUNDARY MONUMENT
 - 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
 - N.A.E. INDICATES NON ACCESS EASEMENT
 - N.T.S. INDICATES NOT TO SCALE
 - [M] INDICATES MEASURED DATA
 - [R1] DATA REFERS TO GENERAL LAND OFFICE MAP OF SECTION 15, T11S, R24W, G.&S.R.B.&M.
 - [R2] DATA REFERS TO EAST CITY OF SAN LUIS, SAN LUIS PORT II INDUSTRIAL PARK L. L. C., AS RECORDED IN BOOK 26 OF PLATS, PG. 4, YUMA COUNTY RECORDERS OFFICE, YUMA COUNTY.
 - [R3] DATA REFERS TO YUMA AREA SERVICE HIGHWAY RESULTS OF SURVEYS, AS RECORDED IN BOOK 3 OF SURVEYS, PAGES 44 - 77, YUMA COUNTY RECORDERS OFFICE, YUMA COUNTY.
 - [R4] DATA REFERS TO DOCKET 674 PAGE 184, AS RECORDED IN YUMA COUNTY RECORDERS OFFICE, YUMA COUNTY ARIZONA.
 - [R5] DATA REFERS TO FEE No. 2006-01561 AND FEE No. 2006-01562, AS RECORDED IN YUMA COUNTY RECORDERS OFFICE, YUMA COUNTY ARIZONA.

- KEYNOTES**
- ① NEW 10' UTILITY EASEMENT
 - ② EX. 1' NON-ACCESS EASEMENT TO BE ABANDONED UPON RECORDATION OF THIS PLAT
 - ③ NEW 1' NON-ACCESS EASEMENT
 - ④ NEW 15' DRAINAGE EASEMENT
 - ⑤ NEW 11' NON-ACCESS EASEMENT
 - ⑥ EXISTING 1' NON-ACCESS EASEMENT AS PER FEE No. 2006-01561
 - ⑦ EXISTING RIGHT-OF-WAY AS PER FEE No. 2012-29719

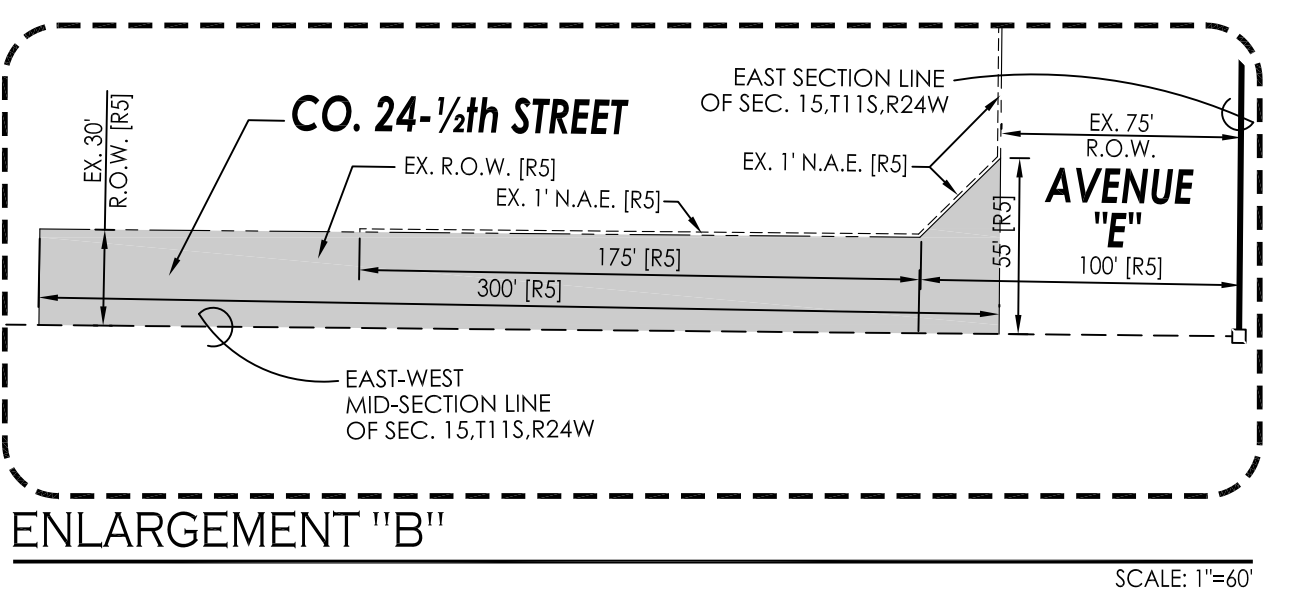
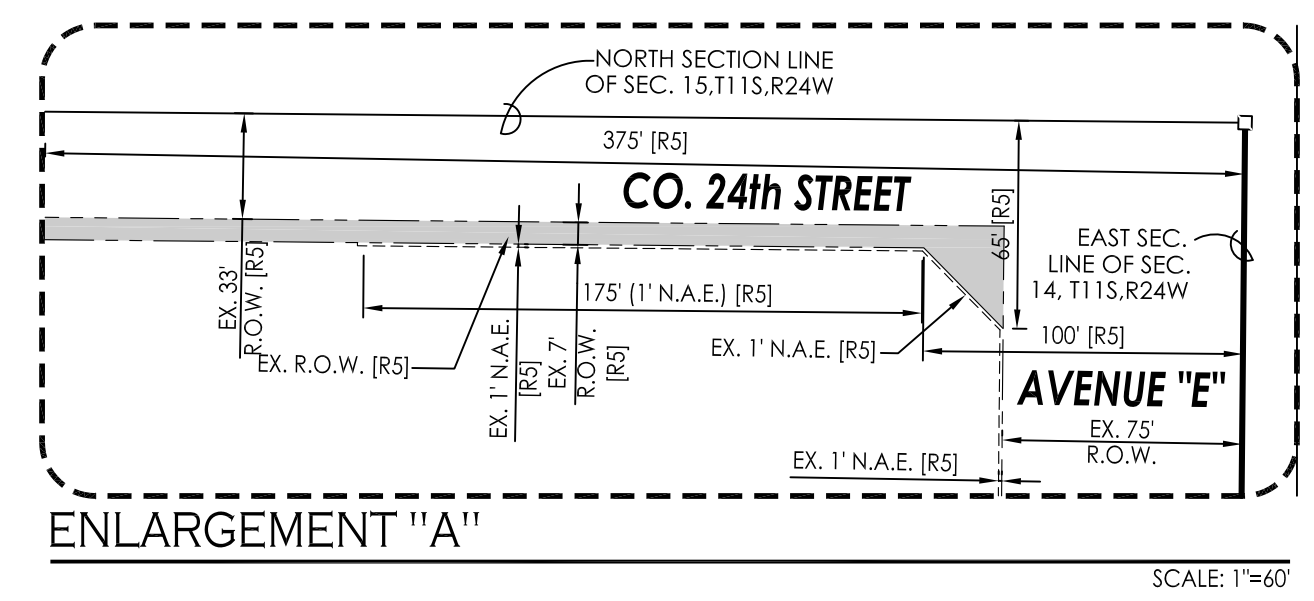
NOTE

- PROPERTY CORNERS TO BE MARKED BY 1/2" DIAMETER REBAR TAGGED WITH CAP L.S. 16528
- PROJECT ZONING: L1 & C2
- EACH LOT WILL RETAIN ITS OWN STORMWATER AND STORMWATER FROM THE ADJACENT STREET

OWNER OF RECORD:
SAM GROUP INVESTMENT CO. LIMITED PARTNERSHIP
10602 S. CAMINO DEL SOL
YUMA, AZ, 85367

BASIS OF BEARING
THE EAST LINE OF THE NORTH-EAST QUARTER OF SECTION 15, T11S, R24W, G.&S.R.B.&M., YUMA COUNTY, ARIZONA (BEING THIS LINE THE CENTERLINE OF AVENUE 'E', AS SHOWN ON 'YUMA AREA SERVICE' HIGHWAY RESULTS OF SURVEYS, PAGE 44, YUMA COUNTY RECORDERS OFFICE
BEARING N00°27'40"E

COMMENTS
1. THE PARCEL SHOWN AS LOT 14 IS BEING RESERVED FOR A FUTURE PHASE OF THE SUBDIVISION. NO BUILDING PERMIT FOR DEVELOPMENT OF ANY USE, WHATSOEVER, SHALL ISSUE FOR THIS PARCEL, UNLESS APPROPRIATE STREETS AND OTHER PUBLIC IMPROVEMENTS ARE DEVELOPED ADJACENT TO LOT 14 AS REQUIRED BY THE SUBDIVISION REGULATIONS OF THE CITY OF SAN LUIS.



ELABORATED BY:
VNV12-360
VEGA & VEGA
ENGINEERING, P.L.L.C.
1846 S. 8th Avenue 928-329-0000 Tel
Yuma, AZ, 85364 928-247-6232 Fax
www.vegaandvega.com

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 THIS MAP CONSISTING OF TWO (2) SHEETS CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION DURING MAY OF 2016 THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THEIR POSITIONS ARE CORRECTLY SHOWN, OR WILL BE IN PLACE WITHIN ONE YEAR FROM RECORDATION OF THIS MAP. THE MONUMENTS WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED. THE SURVEY IS TRUE AND COMPLETE AS SHOWN. ALL DISTANCES ARE SHOWN IN FEET AND DECIMALS PARTS.

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