

LA ESPERANZA ESTATES

A SUBDIVISION OF PARCEL B OF BARKLEY LOT SPLIT No. 3 AS RECORDED IN BOOK 27 OF PLATS,
 PAGES 68 YUMA COUNTY RECORDERS OFFICE. YUMA, COUNTY, AZ. AND BEING A PORTION OF THE
 N ½ OF THE SW ¼ OF SECTION 6, T11S, R24W, G. & S. R. B. & M. YUMA COUNTY ARIZONA
 DATE OF PREPARATION: AUGUST 2020 NUMBER OF LOTS: 54 ACREAGE: 15.1
PRELIMINARY PLAT

OFFICE OF YUMA COUNTY RECORDER



BOOK _____ OF _____
 PAGE _____

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 SOUTH LINE OF THE SW 1/4 OF THE SECTION 6,
 T11S, R24W, NAMELY N 89°40'11" E AS SHOWN ON
 BARKLEY LOT SPLIT No. 3 RECORDED IN BOOK 27 OF PLATS
 PAGE 68, YUMA COUNTY RECORDER.

RESTRICTIVE COVENANTS

HAVE BEEN RECORDED CONCURRENTLY AND ARE A PART OF THIS PLAT

SUBDIVIDER/OWNER

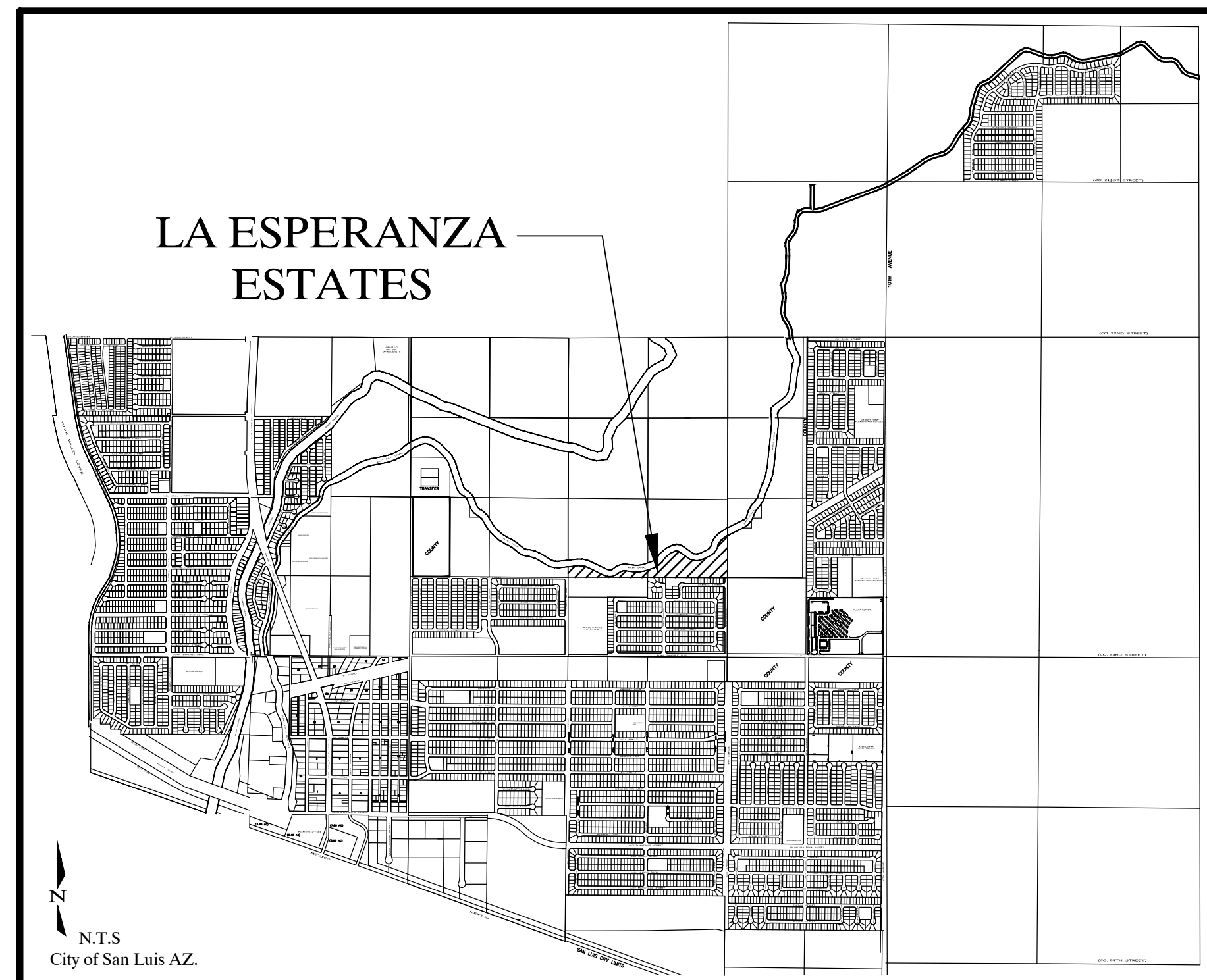
RIEDEL HOLDINGS, LLC
 1910 JUAN SANCHEZ BLVD
 P.O. BOX 1649
 SAN LUIS, AZ. 85349
 (928) 627-9385

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



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 _____ 2020,
 CAUSED A PORTION OF THE N ½ OF THE SW ¼ OF SECTION 6, T11S, R24W, G. & S. R. B. & M. YUMA COUNTY, ARIZONA, AS PLATTED HEREON,
 TO BE SUBDIVIDED INTO LOTS, TRACT & STREETS UNDER THE NAME OF "LA ESPERANZA ESTATES" AND HEREBY DECLARES THAT THE ACCOMPANYING PLAT SETS
 FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS AND STREETS, CONSTITUTING SAID "LA ESPERANZA ESTATES" 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" AND "B" 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 _____ 2020.

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

ACKNOWLEDGMENT

STATE OF ARIZONA)
) SS
 COUNTY OF YUMA)

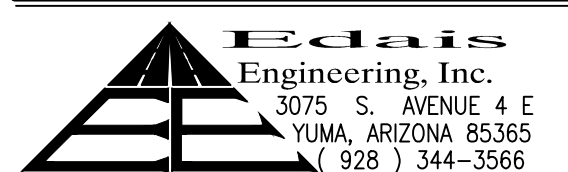
ON THIS THE ____ DAY OF _____, 2020 BEFORE ME, THE UNDERSIGNED OFFICER
 PERSONALLY APPEARED, NIEVES GARCIA RIEDEL, WHO ACKNOWLEDGED HERSELF TO BE MEMBER OF
 RIEDEL HOLDINGS, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, AND SHE AS SUCH OFFICER BEING
 AUTHORIZED TO DO SO, EXECUTED THE FOREGOING INSTRUMENT 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: _____

PREPARED BY:

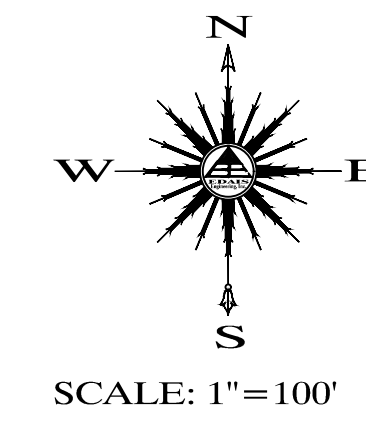


JOB# 17-025

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 DATE OF PREPARATION: AUGUST 2020 NUMBER OF LOTS: 54 ACREAGE: 15.1

PRELIMINARY PLAT



OFFICE OF YUMA COUNTY RECORDER

BOOK _____ OF _____
 PAGE _____

SUBDIVIDER/OWNER

RIEDEL HOLDINGS, LLC
 P.O. BOX 1649
 SAN LUIS, AZ 85349
 (928) 627-9385

BASIS OF BEARING

THE SOUTH LINE OF THE SW 1/4 OF THE SECTION 6, T11S, R24W, NAMED N 89°40'11" E AS SHOWN ON BARKLEY LOT SPLIT No. 3 RECORDED IN BOOK 27 OF PLATS PAGE 68, YUMA COUNTY RECORDER.

LEGEND

- CENTERLINE
- BOUNDARY LINE
- EXISTING LOTS
- EXISTING DIRT ROAD
- FOUND MONUMENT (TYPE AS SHOWN)
- SET 1/2" REBAR W/CAP LS 49335
- B.C. INDICATES BRASS CAP
- H.H. INDICATE HAND HOLE
- (R1) RECORDED INFORMATION PER BARKLEY LOT SPLIT No. 3 AS SHOWN IN BOOK 27 OF PLATS, PAGE 68 YUMA COUNTY RECORDS
- (R2) DATA REFER TO 110' U.S.B.R. EAST MAIN CANAL R.O.W. AS SHOWN ON R.O.W. MAP No. 35-303-646 RECORD @ YUMA COUNTY WATER USERS ASSOC.
- A.P.N. ASSESSOR PARCEL NUMBER
- Ⓢ EXISTING NUMBER LOT

SURVEYOR'S CERTIFICATE

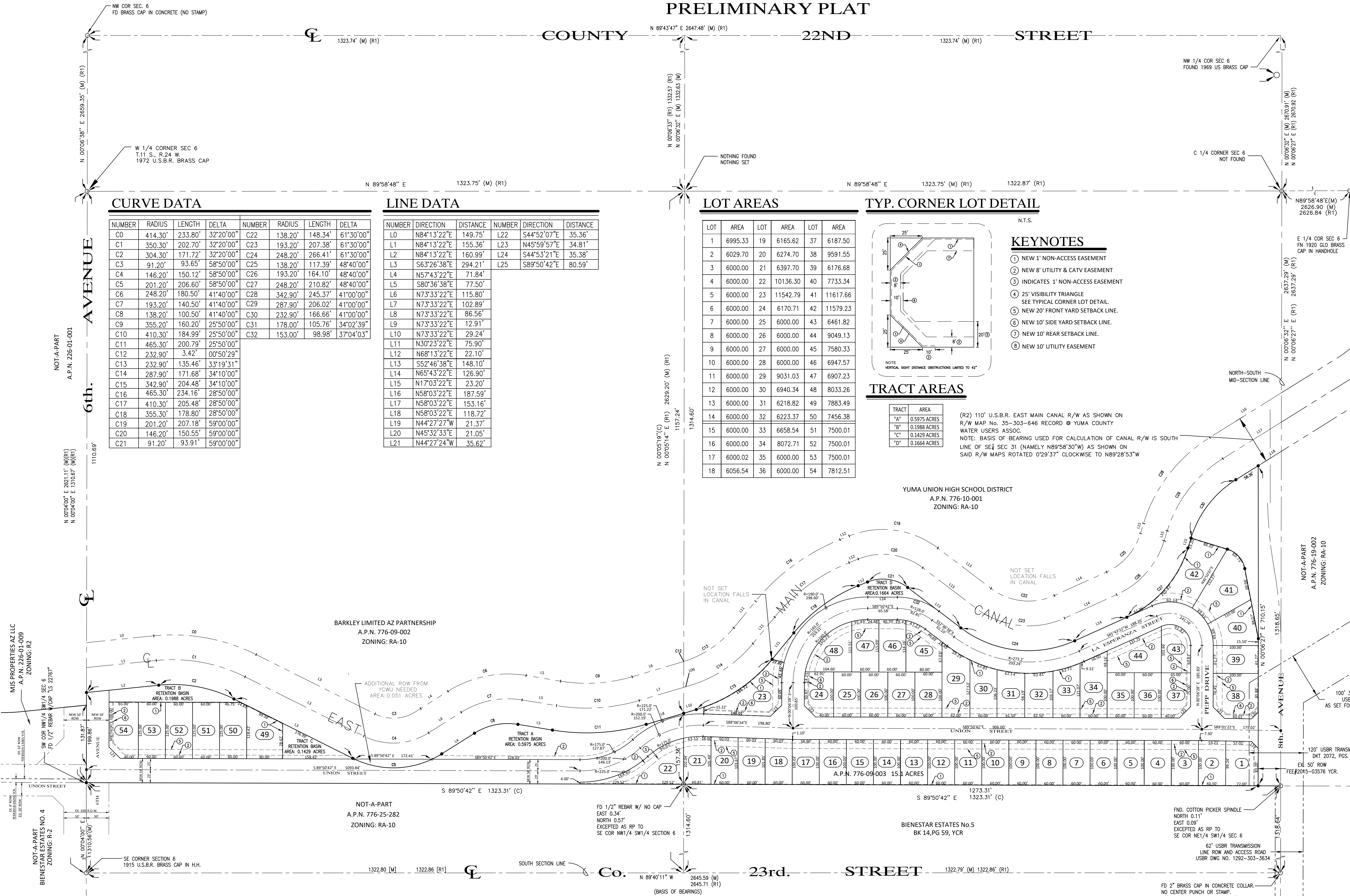
I HEREBY CERTIFY THAT I AM A LAND SURVEYOR LISTED ON THE ROSTER OF ACTIVE REGISTRANTS BY THE STATE BOARD OF TECHNICAL REGISTRATION OF ARIZONA AND THAT THIS MAP CONSISTING OF ONE (2) SHEET CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION, THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THEIR POSITIONS ARE CORRECTLY SHOWN.

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

PREPARED BY:

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

SHEET 2 OF 2



CURVE DATA

NUMBER	RADIUS	LENGTH	DELTA	NUMBER	RADIUS	LENGTH	DELTA
C0	414.30'	233.80'	32°20'00"	C22	138.20'	148.34'	61°30'00"
C1	350.30'	202.70'	32°20'00"	C23	193.20'	207.38'	61°30'00"
C2	304.30'	171.72'	32°20'00"	C24	248.20'	266.41'	61°30'00"
C3	91.20'	93.65'	58°50'00"	C25	138.20'	117.39'	48°40'00"
C4	146.20'	150.12'	58°50'00"	C26	193.20'	164.10'	48°40'00"
C5	201.20'	206.60'	58°50'00"	C27	248.20'	210.82'	48°40'00"
C6	248.20'	180.50'	41°40'00"	C28	342.90'	245.37'	41°00'00"
C7	193.20'	140.50'	41°40'00"	C29	287.90'	206.02'	41°00'00"
C8	138.20'	100.50'	41°40'00"	C30	232.90'	166.66'	41°00'00"
C9	355.20'	160.20'	25°50'00"	C31	178.00'	105.76'	34°02'39"
C10	410.30'	184.99'	25°50'00"	C32	153.00'	98.98'	37°04'03"
C11	465.30'	200.79'	25°50'00"				
C12	232.90'	3.42'	00°50'29"				
C13	232.90'	135.46'	33°19'31"				
C14	287.90'	171.68'	34°10'00"				
C15	342.90'	204.48'	34°10'00"				
C16	465.30'	234.16'	28°50'00"				
C17	410.30'	205.48'	28°50'00"				
C18	355.30'	178.80'	28°50'00"				
C19	201.20'	207.18'	59°00'00"				
C20	146.20'	150.55'	59°00'00"				
C21	91.20'	93.91'	59°00'00"				

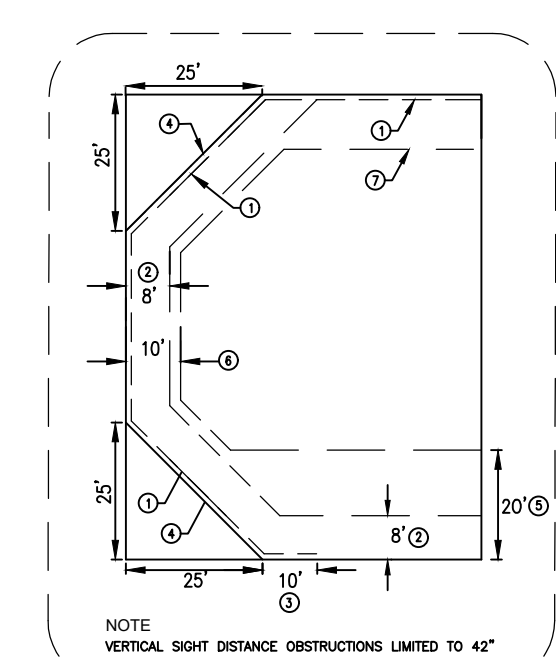
LINE DATA

NUMBER	DIRECTION	DISTANCE	NUMBER	DIRECTION	DISTANCE
L0	N84°13'22"E	149.75'	L22	S44°52'07"E	35.36'
L1	N84°13'22"E	155.36'	L23	N45°59'57"E	34.81'
L2	N84°13'22"E	160.99'	L24	S44°53'21"E	35.38'
L3	S63°26'38"E	294.21'	L25	S89°50'42"E	80.59'
L4	N57°43'22"E	71.84'			
L5	S80°36'38"E	77.50'			
L6	N73°33'22"E	115.80'			
L7	N73°33'22"E	102.89'			
L8	N73°33'22"E	86.56'			
L9	N73°33'22"E	12.91'			
L10	N73°33'22"E	29.24'			
L11	N30°23'22"E	75.90'			
L12	N68°13'22"E	22.10'			
L13	S52°46'38"E	148.10'			
L14	N65°43'22"E	126.90'			
L15	N17°03'22"E	23.20'			
L16	N58°03'22"E	187.59'			
L17	N58°03'22"E	153.16'			
L18	N58°03'22"E	118.72'			
L19	N44°27'27"W	21.37'			
L20	N45°32'33"E	21.05'			
L21	N44°27'24"W	35.62'			

LOT AREAS

LOT	AREA	LOT	AREA	LOT	AREA
1	6995.33	19	6165.62	37	6187.50
2	6029.70	20	6274.70	38	9591.55
3	6000.00	21	6397.70	39	6176.68
4	6000.00	22	10136.30	40	7733.34
5	6000.00	23	11542.79	41	11617.66
6	6000.00	24	6170.71	42	11579.23
7	6000.00	25	6000.00	43	6461.82
8	6000.00	26	6000.00	44	9049.13
9	6000.00	27	6000.00	45	7580.33
10	6000.00	28	6000.00	46	6947.57
11	6000.00	29	9031.03	47	6907.23
12	6000.00	30	6940.34	48	8033.26
13	6000.00	31	6218.82	49	7883.49
14	6000.00	32	6223.37	50	7456.38
15	6000.00	33	6658.54	51	7500.01
16	6000.00	34	8072.71	52	7500.01
17	6000.00	35	6000.00	53	7500.01
18	6056.54	36	6000.00	54	7812.51

TYP. CORNER LOT DETAIL



KEYNOTES

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

TRACT AREAS

TRACT	AREA
"A"	0.5975 ACRES
"B"	0.1988 ACRES
"C"	0.1429 ACRES
"D"	0.1664 ACRES

(R2) 110' U.S.B.R. EAST MAIN CANAL R/W AS SHOWN ON R/W MAP No. 35-303-646 RECORD @ YUMA COUNTY WATER USERS ASSOC.
 NOTE: BASIS OF BEARING USED FOR CALCULATION OF CANAL R/W IS SOUTH LINE OF SEC 31 (NAMED N89°58'30"W) AS SHOWN ON SAID R/W MAPS ROTATED 0°29'37" CLOCKWISE TO N89°28'53"W

JO# 17-025