

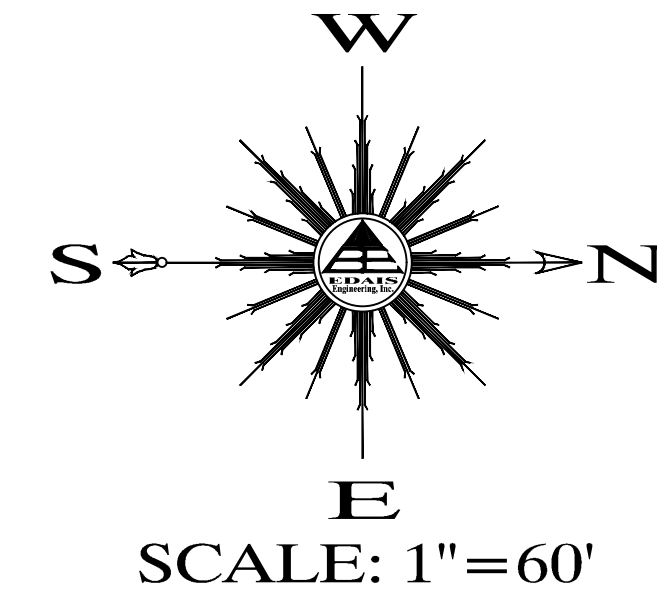
PALENCIA HILLS SUBDIVISION

OFFICE OF YUMA COUNTY RECORDER

A SUBDIVISION OF PARCEL B OF THE BARKLEY LOT SPLIT No.1 AS RECORDED IN BOOK 27 OF PLATS, PAGE 66, Y.C.R. ALSO BEING A PORTION OF THE SOUTH HALF OF 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

FINAL PLAT



BOOK _____ OF PLATS,
PAGE _____

KEYNOTES

- ① NEW 1' NON-ACCESS EASEMENT
- ② NEW 8' UTILITY & C&TY EASEMENT
- ③ NEW 20' FRONT YARD SETBACK LINE
- ④ NEW 5' DRAINAGE EASEMENT LINE

TRACT AREAS

TRACT "A"	21,395.53 SF
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LEGEND

- CENTERLINE
- BOUNDARY LINE
- RIGHT OF WAY LINE
- EXISTING LOTS
- NEW PROPERTY LINE

LOT AREAS

LOT	AREA(SF)	LOT	AREA(SF)
1	20019.04	10	20000.94
2	20009.34	11	20000.73
3	20043.38	12	20048.58
4	20062.13	13	20673.15
5	20026.57	14	20063.40
6	20029.15	15	20085.71
7	20031.51	16	20626.62
8	20071.65	17	20706.69
9	22165.88	18	20104.83

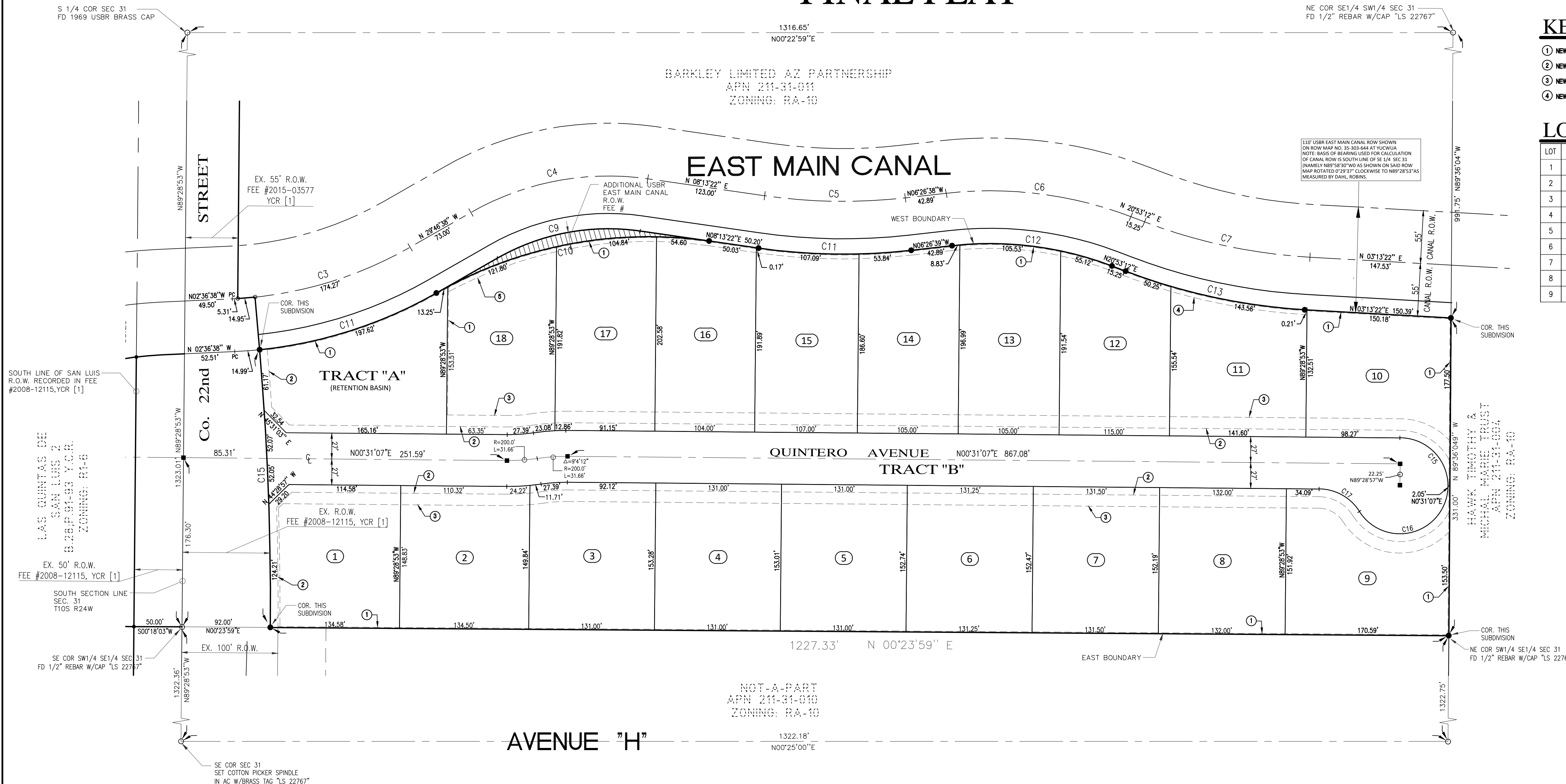
- FOUND MONUMENT (TYPE AS SHOWN)
- NEW STREET MONUMENT AS PER YUMA COUNTY STD. No. 4-080
- NEW SUBDIVISION BOUNDARY MONUMENT PER YUMA COUNTY STD. No. 4-030
- ([]) DATA REFER TO BARKLEY LOT SPLIT No. 1 AS RECORDED IN BOOK 27 OF PLATS, PAGE 66, Y.C.R.O., YUMA COUNTY, ARIZONA.
- B.C. INDICATES BRASS CAP
- H.H. INDICATE HAND HOLE
- ① NEW LOT NUMBER
- APN ASSESSOR PARCEL NUMBER
- Y.C.R.O. YUMA COUNTY RECORDER'S OFFICE

OPEN SPACE CALCULATION

TOTAL AREA = 10.47 ACRES (456,108 SF)
OPEN SPACE REQUIRED = 2% (9,122 SF)
OPEN SPACE PROVIDED = 21,273 SF
= 21,273 SF > 9,122 SF ** OK

CURVE DATA

Curve #	Length	Radius	Delta	Curve #	Length	Radius	Delta
C1	80.71	50.00	92°29'28"	C12	169.47	355.29	27°19'51"
C2	126.49	50.00	144°56'42"	C13	193.91	628.65	17°39'50"
C3	194.53	410.28	27°10'00"	C14	16220.61	465.28	27°10'00"
C4	190.91	287.87	37°59'48"	C15	193.854	628.700	5°26'20"
C5	146.85	537.67	14°40'00"	C16			
C6	195.71	410.29	27°19'52"	C17			
C7	176.85	573.65	17°39'50"	C18			
C8	50.02	50.00	57°18'59"	C19			
C9	154.43	232.87	37°59'48"	C20			
C10	294.48	444.05	37°59'49"	C21			
C11	160.93	628.67	14°40'00"				



DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT SALMOS 127 1 LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER HAS THIS THE ____ DAY OF _____ 2021, CAUSED A PORTION OF THE SW1/4 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, TRACTS & STREETS UNDER THE NAME OF "PALENCIA HILLS SUBDIVISION" AND HEREBY DECLARES THAT THE ACCOMPANYING PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS AND STREETS, CONSTITUTING SAID "PALENCIA HILLS SUBDIVISION" AND THAT EACH LOT SHALL BE KNOWN BY THE NUMBER, THE TRACTS BY THE LETTER AND THE STREET BY THE NAME GIVEN EACH RESPECTIVELY ON SAID PLAT;

AND SALMOS 127 1 LLC, AS OWNER, RESERVE THE USE OF TRACT "A" AND "B" FOR THE COMMON USAGE BY RESIDENTS OF "PALENCIA HILLS SUBDIVISION", THE EASEMENTS AND TRACT "B" ARE DEDICATED FOR THE PURPOSES SHOWN OR NOTES HEREON ARE SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED CONCURRENTLY HERewith.

IN WITNESS WHEREOF: SALMOS 127 1 LLC, HAS CAUSED ITS CORPORATE NAME TO BE SIGNED AND ITS CORPORATE SEAL TO BE AFFIXED BY THE SIGNATURE OF JOSE PALENCIA, AS MEMBER, THEREUNTO DULY AUTHORIZED ON THIS THE ____ DAY OF _____ 2021.

BY: _____
JOSE PALENCIA, MEMBER
SALMOS 127 1 LLC.

ACKNOWLEDGMENT

STATE OF ARIZONA)
) SS
COUNTY OF YUMA)

ON THIS THE ____ DAY OF _____ 2021 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: _____

NOTES:

1. TRACT "B" WHICH INCLUDES THE INTERIOR STREET OF THIS SUBDIVISION NAMED QUINTERO AVENUE, IS AN DESIGNATED AS A PRIVATE STREET AND EASEMENTS FOR PUBLIC UTILITIES AND CABLE TELEVISION, WATER, SEWER, EMERGENCY VEHICLE ACCESS AND REFUSE COLLECTION. TRACT "B" SHALL ALSO BE RESERVED FOR THE COMMON USAGE BY THE RESIDENTS OF PALENCIA HILLS SUBDIVISION.

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 & ZONING _____ DATE _____
- CITY ENGINEER _____ DATE _____
- CITY PUBLIC WORKS DIRECTOR _____ DATE _____

SUBDIVIDER/OWNER

SALMOS 127 1 LLC.
P.O. BOX 2754
SAN LUIS, ARIZONA 85349
(928) 345-8646
PARCEL NUMBER: 211-31-012
CURRENT ZONING: R1-20

BASIS OF BEARING

THE SOUTH LINE OF THE SW1/4 OF SECTION 6, T11S, R24W NAMEDLY N 89°40'11" W AS SHOWN ON STATE PLAT No. 17 COMITE DE BIENESTAR AS RECORDED IN BOOK 11 OF PLATS, PAGES 66-68, YCR.

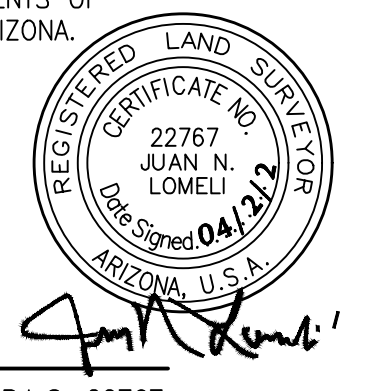
RESTRICTIVE COVENANTS

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.

JUAN N. LOMELI
R.L.S. 22767



PREPARED BY:

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