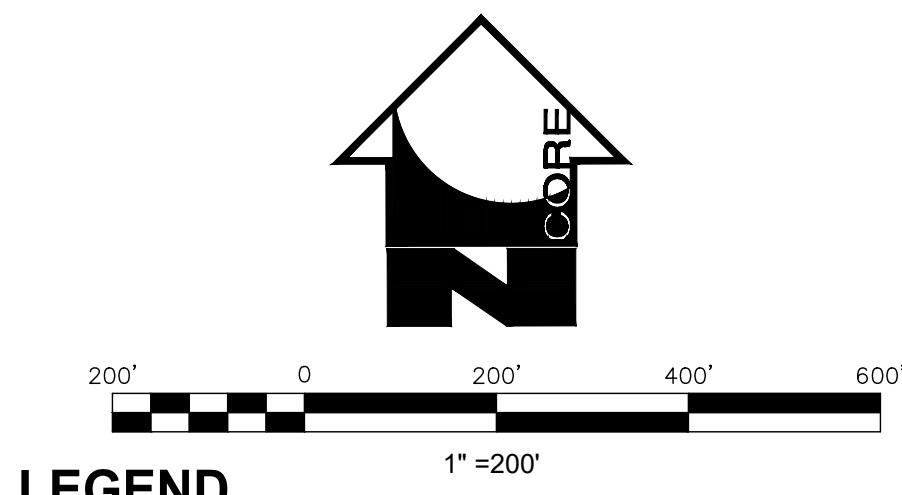


PRELIMINARY PLAT MAGRINO INDUSTRIAL PARK UNIT NO. 4

A SUBDIVISION OF TRACT B OF MAGRINO INDUSTRIAL PARK UNIT NO. 3 PER BOOK 31 OF PLATS, PAGE 61-63
 LOCATED 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: 12 INDUSTRIAL LOTS



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
- (R10) RECORDED DATA PER FEE #2020-08878
- (C) CALCULATED DATA
- R/W RIGHT-OF-WAY
- Y.C.R. YUMA COUNTY RECORDS
- APN-000-00-000 ASSESSOR'S PARCEL NUMBER
- P.U.E. PUBLIC UTILITY EASEMENT
- NEW LOT NUMBER
- 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

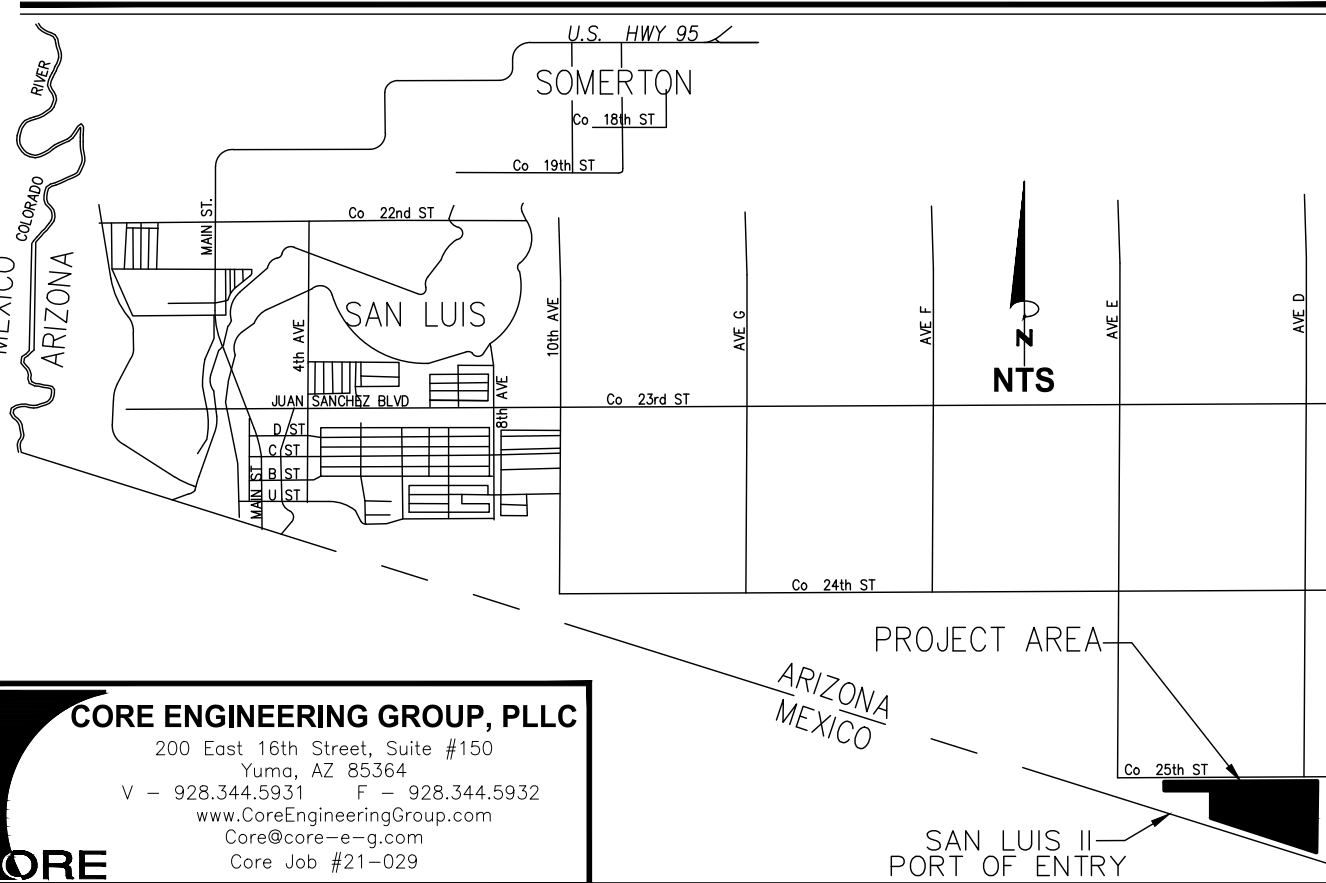
CURRENT CITY OF SAN LUIS ZONING: L-1 (LIGHT INDUSTRIAL)

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. 4 AREA

86.3071 ACRES

DATE PREPARED

MAY 2021

NOTES

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

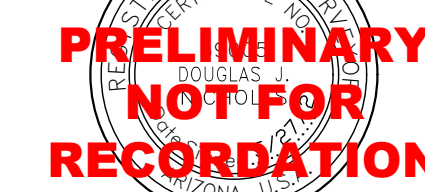
CITY PLANNING & ZONING DIRECTOR

CITY ENGINEER

CITY PUBLIC WORKS DIRECTOR

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE SUBDIVISION SHOWN HEREON WAS MADE UNDER MY DIRECTION DURING MAY 2021 AND THAT THIS SUBDIVISION CONFORMS TO ALL REGULATIONS AND REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE CITY OF SAN LUIS, ARIZONA.

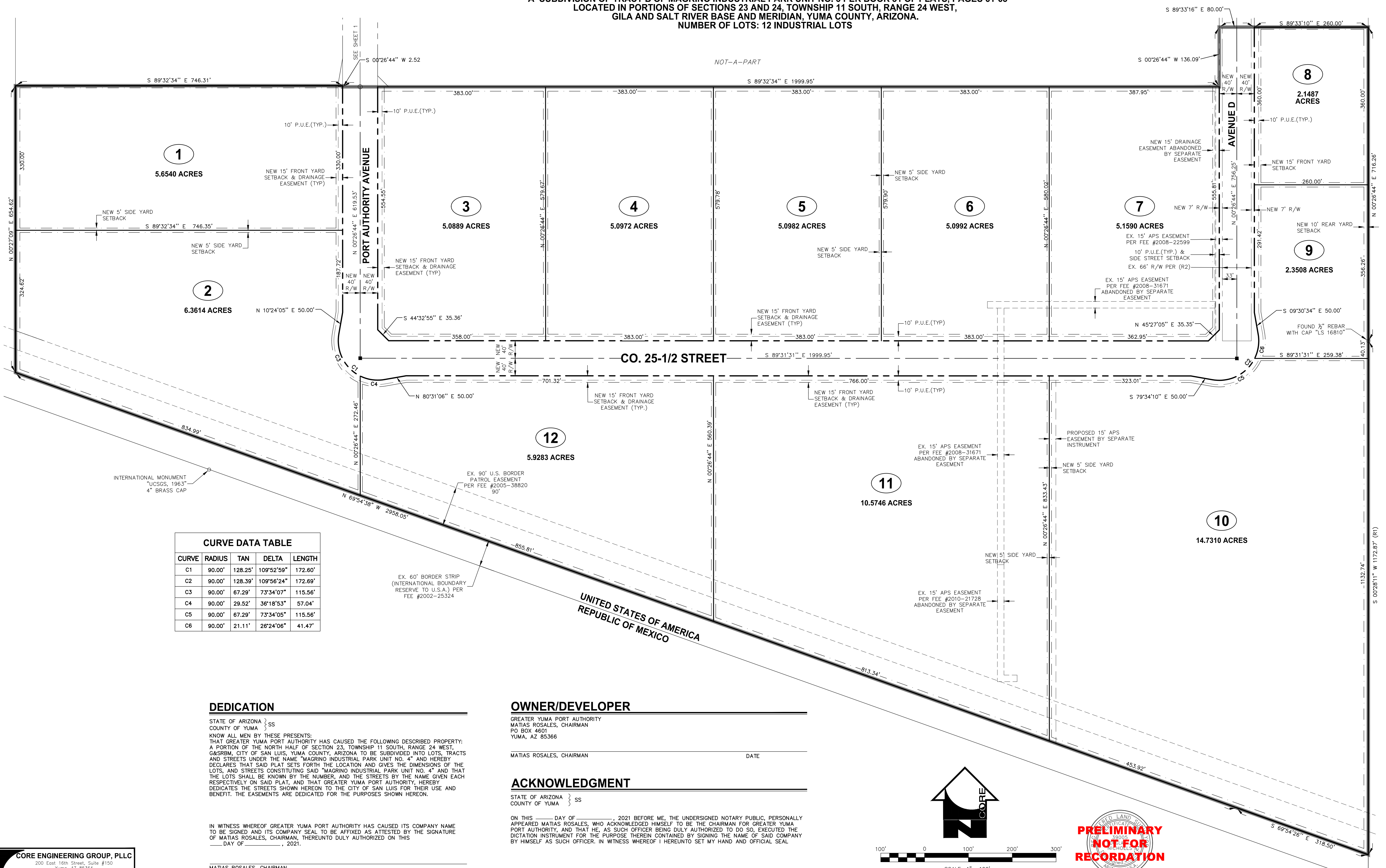


PRELIMINARY
NOT FOR
RECORDATION

DOUGLAS J. NICHOLLS, PE, RLS

PRELIMINARY PLAT MAGRINO INDUSTRIAL PARK UNIT NO. 4

A SUBDIVISION OF TRACT B OF MAGRINO INDUSTRIAL PARK UNIT NO. 3 PER BOOK 31 OF PLATS, PAGES 61-63
 LOCATED 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: 12 INDUSTRIAL LOTS



CURVE DATA TABLE				
CURVE	RADIUS	TAN	DELTA	LENGTH
C1	90.00'	128.25'	109°52'59"	172.60'
C2	90.00'	128.39'	109°56'24"	172.69'
C3	90.00'	67.29'	73°34'07"	115.56'
C4	90.00'	29.52'	36°18'53"	57.04'
C5	90.00'	67.29'	73°34'05"	115.56'
C6	90.00'	21.11'	26°24'06"	41.47'

DEDICATION

STATE OF ARIZONA } SS
 COUNTY OF YUMA }
 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. 4" 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. 4" 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.

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 _____, 2021.

MATIAS ROSALES, CHAIRMAN
 GREATER YUMA PORT AUTHORITY

OWNER/DEVELOPER

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

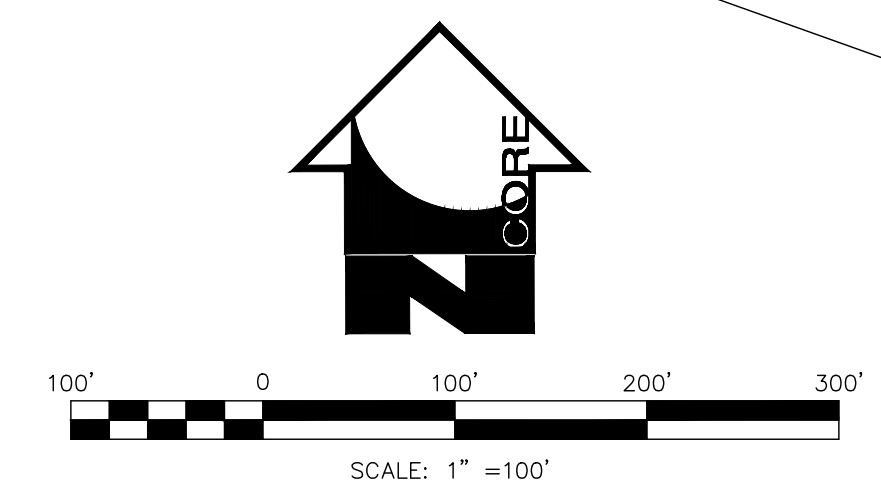
MATIAS ROSALES, CHAIRMAN _____ DATE _____

ACKNOWLEDGMENT

STATE OF ARIZONA } SS
 COUNTY OF YUMA }

ON THIS ____ DAY OF _____, 2021 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 HEREBY SET MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC _____ MY COMMISSION EXPIRES _____



**PRELIMINARY
 NOT FOR
 RECORDATION**

Thu, 27 May 2021 - 9:52am, Z:\2021\12-1-029\dwg\PrelimPlat.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
 Core@core-e-g.com
 Core Job #21-029