

# CITY OF SAN LUIS INDUSTRIAL PARK

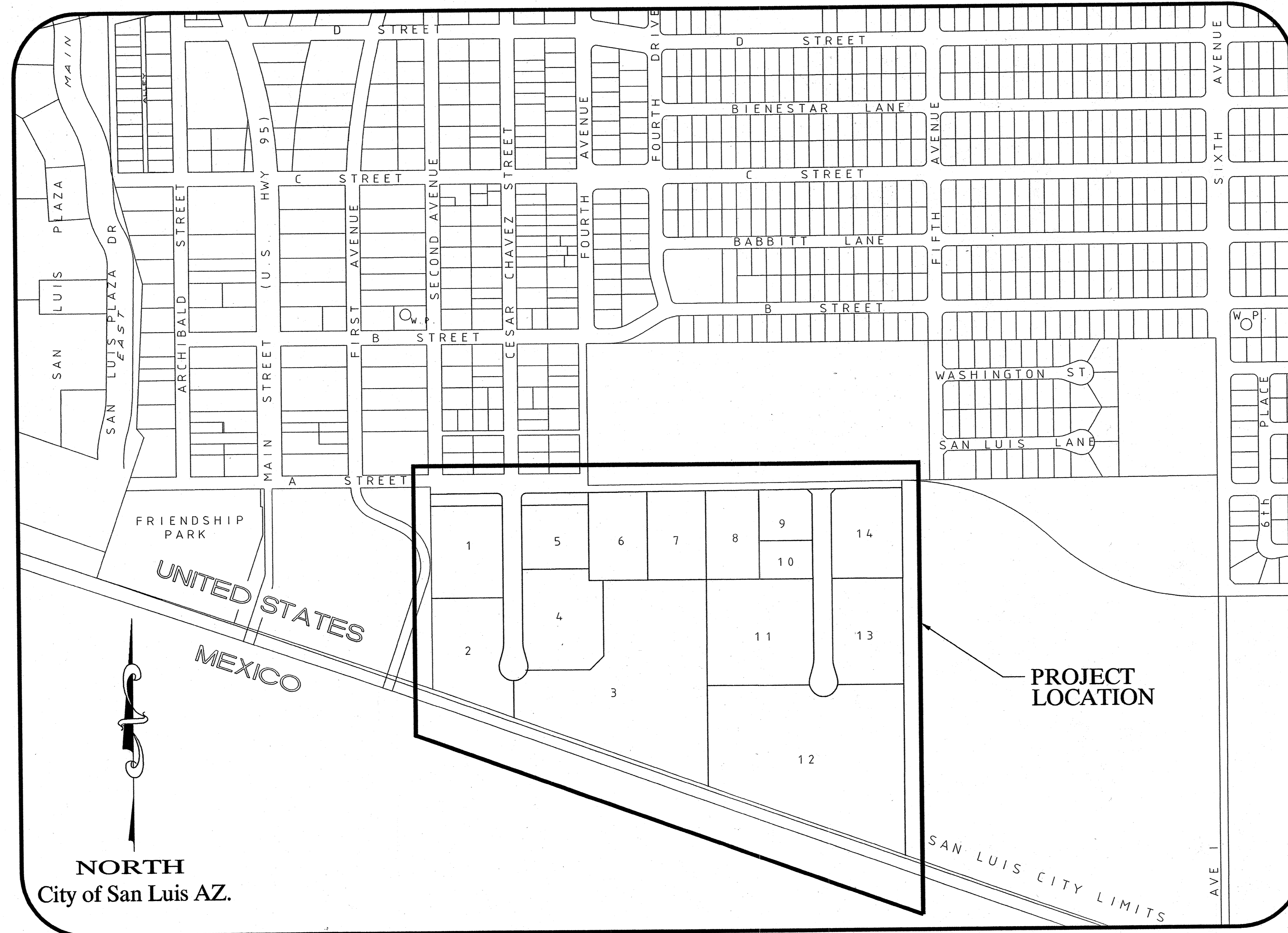
A TRACT MAP OF THE SUBDIVISION OF A PORTION OF THE SOUTH HALF OF SECTION 12  
TOWNSHIP 11 SOUTH, RANGE 25 WEST, OF THE G. & S.R.B. & M. YUMA COUNTY, ARIZONA.  
DATE: SEPTEMBER 2008. ACREAGE: 59.09.

OFFICE OF YUMA COUNTY RECORDER

OFFICIAL RECORDS OF  
YUMA COUNTY RECORDER  
ROBYN S. POQUETTE  
FEE #: 2009-03013  
02/03/2009 04:36 PAGES: 0002  
FEES: 20.00 4.00 .00 .00  
REQ BY: EDAIS ENGINEERING  
REC BY: Margie Gamacho

COPY  
AS TO FILING DATA ONLY

BOOK 25 OF  
PAGE 15-16



NORTH  
City of San Luis AZ.

VICINITY MAP

## APPROVED

STATE OF ARIZONA )  
CITY OF SAN LUIS ) SS  
THIS SUBDIVISION AS PLATTED HEREON HAS BEEN APPROVED BY THE  
MAYOR AND THE CITY COUNCIL OF THE CITY OF SAN LUIS, ARIZONA.

<i>Juan P. Escamilla</i>	1-22-09
MAYOR	DATE
<i>[Signature]</i>	1-22-09
CITY MANAGER	DATE
<i>[Signature]</i>	1-22-09
CITY PLANNING & ZONING COMMISSION	DATE
<i>[Signature]</i>	1/23/09
CITY ENGINEER	DATE
<i>[Signature]</i>	2-2-09
CITY PUBLIC WORKS DIRECTOR	DATE

## BASIS OF BEARING

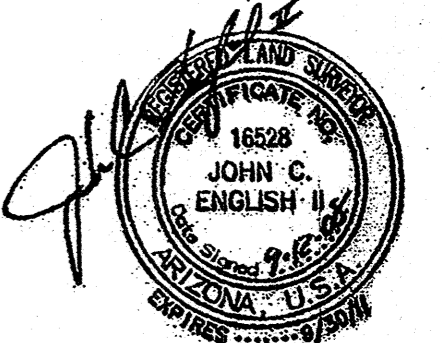
THE NORTH SECTION LINE OF THE SE¼ OF SECTION 12 AS SHOWN ON STATE  
PLAT No.17, COMITE DE BIENESTAR, PREPARED BY TIMOTHY V. ELSENMANN  
DATE: 07-20-85.  
BEARING: N89°57'48"W

## OWNER

SAN LUIS INDUSTRIAL PARK L.L.C.  
P.O. BOX 3660 S.L., AZ. 85350

## 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 JANUARY 2007, THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST  
AND THEIR POSITIONS ARE CORRECTLY SHOWN.



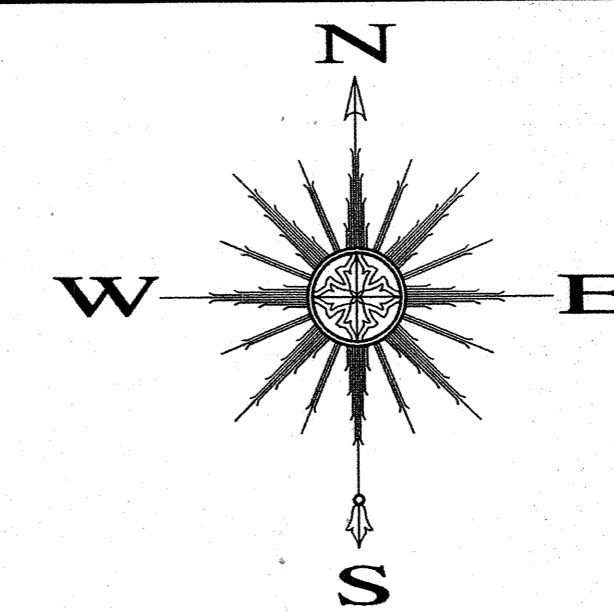
BY: *[Signature]*  
JOHN C. ENGLISH II R.L.S. No. 16528

PREPARED BY:

**Edais**  
Engineering, Inc.  
3075 S. AVENUE 4 E  
YUMA, ARIZONA 85305  
(928) 344-3366

JOB# 06-144

**STATE PLAT No. 56**  
**CITY OF SAN LUIS INDUSTRIAL PARK**  
 A TRACT MAP OF THE SUBDIVISION OF A PORTION OF THE SOUTH HALF OF SECTION 12  
 TOWNSHIP 11 SOUTH, RANGE 25 WEST, OF THE G. & S.R.B. & M. YUMA COUNTY, ARIZONA  
 DATE: SEPTEMBER 2008 ACREAGE 59.09.



SCALE: 1"=100'  
 LEGEND

- BOUNDARY LINE
- - - EXISTING R.O.W. LINE
- CENTER LINE
- EXISTING LOTS
- NEW LOT NUMBER
- APN ASSESSOR PARCEL NUMBER
- NEW STREET MONUMENT AS PER YUMA COUNTY STD. No. 4-080
- EXISTING MONUMENT (TYPE AS SHOWN)
- NEW SUBDIVISION BOUNDARY MONUMENT AS PER YUMA COUNTY No. 4-050
- C1 CURVE NUMBER
- L1 LINE NUMBER
- H.H. HAND HOLE
- B.C. BRASS CAP
- [M] MEASURED DATA
- (1) DATA REFER TO SAN LUIS INDUSTRIAL PARK SIGNED BY THOMAS E. WILSON DATED 3-24-95
- (2) DATA REFER TO STATE PLAT NO. 17 PLATS, AS RECORDED IN BOOK 11 PAGE 86 YUMA COUNTY RECORDERS OFFICE.
- (3) DATA REFER TO FRONTIER STATES SUBDIVISION AS RECORDED IN BOOK 15 OF PLATS, PAGE 42 YUMA COUNTY RECORDERS OFFICE.
- (4) DATA REFER TO STATE LAND DEPARTMENT R.O.W. MAP#16-106071; SEC. 12, T11S, R25W, YUMA COUNTY, AZ.
- (5) DATA REFER TO EX. R.O.W. W/FE#2006-46674
- (6) DATA REFER TO NOTICE OF CONDEMNATION FOR EX. R.O.W. W/CASE#08-0143-PHX-SRB DOCUMENT#95-108447.

**CURVE DATA**

CURVE	DELTA	CHORD BEARING	CHORD	TANGENT	RADIUS	LENGTH
C1	13°59'05"	N08°46'49"E	31.67'	15.93'	130.07'	31.75'
C1[1]	15°38'32"	N31°57'15"E	31.57'	15.93'	116.00'	31.67'
C2	16°38'27"	N07°50'45"W	31.67'	16.00'	109.43'	31.78'
C2[1]	15°38'32"	N31°57'15"E	31.57'	15.93'	116.00'	31.67'
C3	21°05'28"	N89°32'56"W	115.67'	217.39'	60.00'	220.80'
C3[1]	21°11'05"	N89°32'56"W	115.55'	217.39'	60.00'	221.26'
C4	18°50'04"	N00°02'12"W	278.16'	140.98'	850.00'	279.42'
C5	17°10'14"	N08°37'19"E	26.57'	13.44'	89.00'	26.67'
C6	17°10'14"	S08°32'55"E	26.57'	13.44'	89.00'	26.67'
C7	214°20'44"	S89°57'48"E	97.45'	165.03'	51.00'	190.79'
C8	90°08'18"	S44°36'07"E	28.32'	20.05'	20.00'	31.46'
C9	89°52'04"	N45°23'42"E	28.25'	19.95'	20.00'	31.37'

**PARCEL AREAS**

LOT	OWNER	AREA (SF)	AREA (AC)
1	DEL MUNDO L.L.C.	94,305.46	2.17
2	DEL MUNDO L.L.C.	84,830.24	1.95
3	SL TRAD. & LOG. L.L.C.	406,064.48	9.32
4	RASCON FAMILY L.P.	121,646.49	2.79
5	DEL MUNDO L.L.C.	87,127.54	2.00
6	DEL MUNDO L.L.C.	109,469.80	2.51
7	DEL MUNDO L.L.C.	122,106.13	2.80
8	RASCON FAMILY L.P.	141,783.44	3.25
9	PAPUCHIS TRUCK L.L.C.	55,962.25	1.28
10	RASCON FAMILY L.P.	47,696.14	1.10
11	LYDIA'S SPLY. F.L.L.C.	302,218.45	6.94
12	CONCORD HOLD. L.L.C.	436,042.87	10.01
13	CITY OF SAN LUIS	165,684.79	3.80
14	ANGEL'S TOWING	90,241.35	2.07

**LINE DATA**

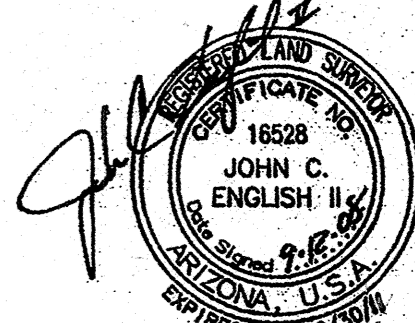
NUMBER	BEARING	LENGTH
L1	N15°46'22"E	50.00'
L1[1]	N16°06'44"E	50.00'
L2	N14°58'38"W	50.00'
L2[1]	N15°10'20"W	50.00'
L3	S44°57'48"E	11.34'
L4	S17°08'02"E	50.00'
L5	S17°12'28"W	50.00'

**TRACT AREA**

TRACT	AREA (SF)	AREA (AC)
A	33,335.05	0.77
A-1	63,157.55	1.45
B (16-106071)	117,033.90	2.69
B-1	8,303.25	0.19
B-2	8,868.52	0.20
C	60,601.74	1.39
D	17,589.45	0.40

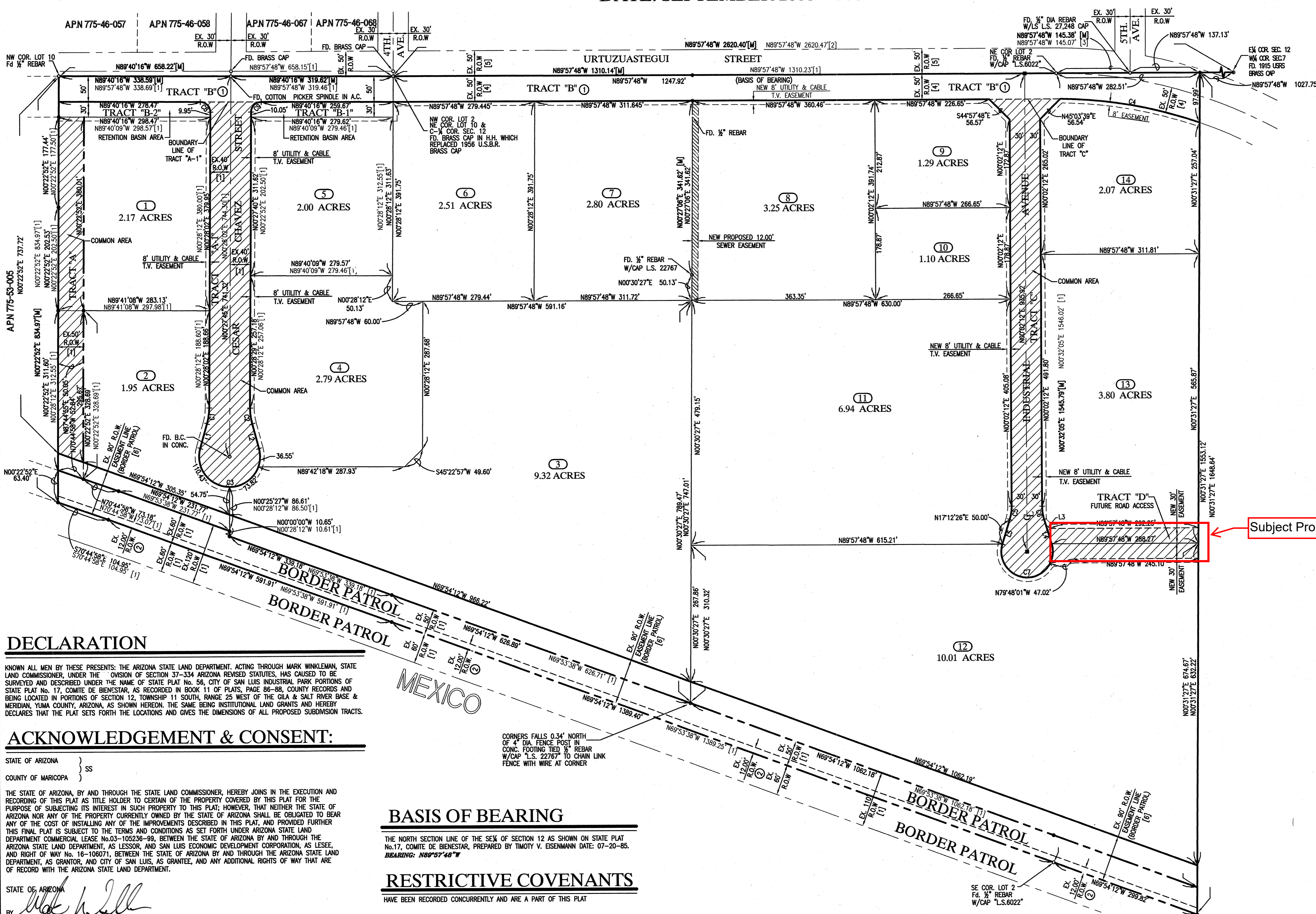
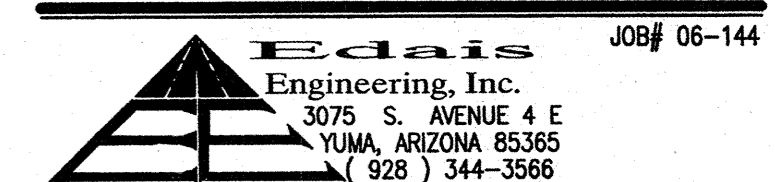
**SURVEYOR'S CERTIFICATE**

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 APRIL 2006. THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THEIR POSITIONS ARE CORRECTLY SHOWN.



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

**PREPARED BY:**



**DECLARATION**

KNOW ALL MEN BY THESE PRESENTS: THE ARIZONA STATE LAND DEPARTMENT, ACTING THROUGH MARK WINKLEMAN, STATE LAND COMMISSIONER, UNDER THE DIVISION OF SECTION 37-334 ARIZONA REVISED STATUTES, HAS CAUSED TO BE SURVEYED AND DESCRIBED UNDER THE NAME OF STATE PLAT No. 56, CITY OF SAN LUIS INDUSTRIAL PARK PORTIONS OF STATE PLAT No. 17, COMITE DE BIENESTAR, AS RECORDED IN BOOK 11 OF PLATS, PAGE 86-88, COUNTY RECORDS AND BEING LOCATED IN PORTIONS OF SECTION 12, TOWNSHIP 11 SOUTH, RANGE 25 WEST OF THE GILA & SALT RIVER BASE & MERIDIAN, YUMA COUNTY, ARIZONA, AS SHOWN HEREON. THE SAME BEING INSTITUTIONAL LAND GRANTS AND HEREBY DECLARES THAT THE PLAT SETS FORTH THE LOCATIONS AND GIVES THE DIMENSIONS OF ALL PROPOSED SUBDIVISION TRACTS.

**ACKNOWLEDGEMENT & CONSENT:**

STATE OF ARIZONA }  
 COUNTY OF MARICOPA } SS  
 THE STATE OF ARIZONA, BY AND THROUGH THE STATE LAND COMMISSIONER, HEREBY JOINS IN THE EXECUTION AND RECORDING OF THIS PLAT AS TITLE HOLDER TO CERTAIN OF THE PROPERTY COVERED BY THIS PLAT FOR THE PURPOSE OF SUBJECTING ITS INTEREST IN SUCH PROPERTY TO THIS PLAT; HOWEVER, THAT NEITHER THE STATE OF ARIZONA NOR ANY OF THE PROPERTY CURRENTLY OWNED BY THE STATE OF ARIZONA SHALL BE OBLIGATED TO BEAR ANY OF THE COST OF INSTALLING ANY OF THE IMPROVEMENTS DESCRIBED IN THIS PLAT, AND PROVIDED FURTHER THIS FINAL PLAT IS SUBJECT TO THE TERMS AND CONDITIONS AS SET FORTH UNDER ARIZONA STATE LAND DEPARTMENT COMMON LEASE No. 03-105236-89, BETWEEN THE STATE OF ARIZONA BY AND THROUGH THE ARIZONA STATE LAND DEPARTMENT, AS LESSOR, AND SAN LUIS ECONOMIC DEVELOPMENT CORPORATION, AS LESSEE, AND RIGHT OF WAY No. 16-106071, BETWEEN THE STATE OF ARIZONA BY AND THROUGH THE ARIZONA STATE LAND DEPARTMENT, AS GRANTOR, AND CITY OF SAN LUIS, AS GRANTEE, AND ANY ADDITIONAL RIGHTS OF WAY THAT ARE OF RECORD WITH THE ARIZONA STATE LAND DEPARTMENT.

STATE OF ARIZONA  
 BY: *Mark Winkelman*

ON THIS THE 14 DAY OF October, 2008, BEFORE ME, PERSONALLY APPEARED Mark Winkelman WHO ACKNOWLEDGED HIMSELF TO BE THE STATE LAND COMMISSIONER OF THE STATE OF ARIZONA AND THAT HE, AS SUCH OFFICER, BEING AUTHORIZED TO DO SO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

IN WITNESS WHEREOF, I HERETO SET MY HAND AND OFFICIAL SEAL:  
*Carol A. Ewing*  
 OFFICIAL SEAL  
 CAROL A. EWING  
 NOTARY PUBLIC - State of Arizona  
 MARICOPA COUNTY  
 My Comm. Expires Jan. 28, 2009

MY COMMISSION EXPIRES:  
January 28, 2009

**BASIS OF BEARING**

THE NORTH SECTION LINE OF THE SEX OF SECTION 12 AS SHOWN ON STATE PLAT No. 17, COMITE DE BIENESTAR, PREPARED BY TIMOTHY V. EISENMANN DATE: 07-20-85. BEARING: N89°57'48"W

**RESTRICTIVE COVENANTS**

HAVE BEEN RECORDED CONCURRENTLY AND ARE A PART OF THIS PLAT

**OWNER**

SAN LUIS INDUSTRIAL PARK L.L.C.  
 P.O. BOX 3660 S.L., AZ. 85349

**KEYNOTES**

- ① ARIZONA STATE LAND DEPARTMENT R.O.W.#16-106071, RIGHT OF WAY GRANTED TO THE CITY OF SAN LUIS
- ② ARIZONA STATE LAND DEPARTMENT R.O.W.#18-101101, RIGHT OF WAY TO ARIZONA PUBLIC SERVICE COMPANY EXPIRING JUNE 25, 2017 FOR ELECTRIC DISTRIBUTION

**GENERAL NOTES**

- 1- STORM WATER FALLING ON EACH LEASE LOT AND ADJOINING SECTION OF A COMMON AREA OR ACCESS STREET ADJACENT TO THAT LOT NEEDS TO BE DISPOSED ON SAID LOT.
- 2- ALL INTERNAL SEWER, WATER, UTILITY AND CABLE T.V. EASEMENTS AND TRACTS CREATED FOR STREETS AND RETENTION BASINS PURPOSES ARE TEMPORARY, NON-EXCLUSIVE EASEMENTS.

CORNERS FALLS 0.34' NORTH OF 4" DIA. FENCE POST IN CONC. FOOTING TIED 1/2" REBAR W/CAP "L.S. 22767" TO CHAIN LINK FENCE WITH WIRE AT CORNER

Subject Property