

LOS MEZQUITES SUBDIVISION UNIT 1

A SUBDIVISION OF PARCEL A OF THE SAN LUIS PORT LOT SPLIT AS RECORDED IN BOOK __ OF PLATS,
PAGE __, YUMA COUNTY RECORDERS OFFICE, YUMA COUNTY, ARIZONA
BEING A PORTION OF THE N 1/2 OF THE SW 1/4 OF SECTION 11, T11S, R24W, G.&S.R.B.&M., YUMA COUNTY, ARIZONA
DATE OF PREPARATION: MAY 2021 NUMBER LOTS: 196 ACREAGE: 41.02 ACRES

FINAL PLAT

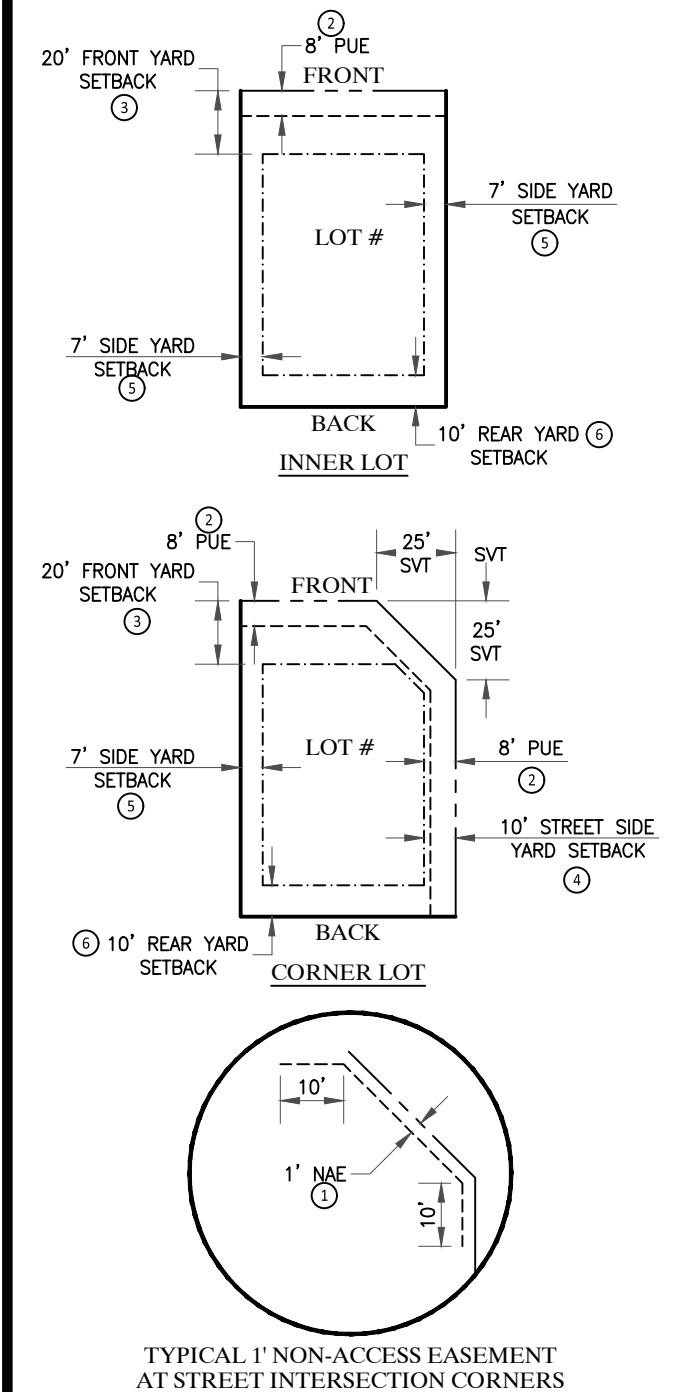
LEGEND

- CENTERLINE / SECTION LINE
- RIGHT OF WAY LINE
- SETBACK LINE
- EASEMENT LINE (TYPE AS SHOWN)
- 1 NEW LOT NUMBER
- NEW STREET MONUMENT
YUMA COUNTY STD DETAIL No. 4-080
- EXISTING MONUMENT (TYPE AS NOTED)
- ROW RIGHT OF WAY
- N/AE NON ACCESS EASEMENT
- PUE PUBLIC UTILITY EASEMENT
- APN ASSESSOR'S PARCEL NUMBER
- BK BK
- PG PG
- YCR YUMA COUNTY RECORDS

KEYNOTES

- ① NEW 1' NON-ACCESS EASEMENT
- ② NEW 8' PUE (PUBLIC UTILITY EASEMENT)
- ③ NEW 20' FRONT YARD SETBACK LINE
- ④ NEW 10' STREET SIDE YARD SETBACK LINE
- ⑤ NEW 7' SIDE YARD SETBACK LINE
- ⑥ NEW 10' REAR YARD SETBACK LINE

TYP. LOT LAYOUT



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 ____, 2021, CAUSED A PORTION OF THE NW1/4 OF THE SW1/4 OF SECTION 11, T11S, R24W, G. & S. R. B. & M. YUMA COUNTY, ARIZONA, AS PLATTED HEREON, TO BE SUBDIVIDED INTO LOTS, TRACT & STREETS UNDER THE NAME OF "LOS MEZQUITES SUBDIVISION UNIT 1" AND HEREBY DECLARES THAT THE ACCOMPANYING PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS AND STREETS, CONSTITUTING SAID "LOS MEZQUITES SUBDIVISION UNIT 1" 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" 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 ____, 2021.

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

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: _____

BASIS OF BEARING

THE MID-SECTION LINE OF SECTION 11, T11S, R24W, G.&S.R.B.&M., YUMA COUNTY, ARIZONA, AS SHOWN ON DKT. 1848, PAGE 711, YUMA COUNTY RECORDERS OFFICE, YUMA COUNTY, ARIZONA, BEARING N 00°26'29" E

RESTRICTIVE COVENANTS

HAVE BEEN RECORDED CONCURRENTLY AND ARE A PART OF THIS PLAT

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 _____

SUBDIVIDER/OWNER

RIEDEL HOLDINGS, LLC
1910 JUAN SANCHEZ BLVD
P.O. BOX 1649
SAN LUIS, AZ 85349
(928) 627-8593

CURVE TABLE

CURVE	DELTA	CHORD	DIRECTION	CHORD	TANGENT	RADIUS	LENGTH
C1	111°19'02"	144.33317'	101.77'	89.07'	82.00'	119.337'	

LOT AREAS

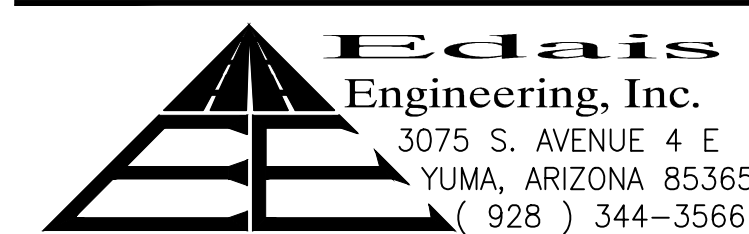
LOT AREA	LOT AREA	LOT AREA	LOT AREA	LOT AREA	LOT AREA	LOT AREA	LOT AREA	LOT AREA	LOT AREA
1 6186.48 SF	28 6000.00 SF	51 6030.92 SF	76 6070.83 SF	101 6000.00 SF	126 6000.00 SF	151 6187.50 SF	176 6000.00 SF	196 6000.00 SF	
2 6000.00 SF	27 6000.00 SF	52 6035.58 SF	77 6187.50 SF	102 6000.00 SF	127 6000.00 SF	152 6172.50 SF	177 6000.00 SF		
3 6000.00 SF	26 6000.00 SF	53 6040.84 SF	78 6000.00 SF	103 6000.00 SF	128 6000.00 SF	153 6015.00 SF	178 6000.00 SF		
4 6000.00 SF	25 6000.00 SF	54 6045.69 SF	79 6000.00 SF	104 6000.00 SF	129 6000.00 SF	154 6000.00 SF	179 6000.00 SF		
5 6000.00 SF	24 6000.00 SF	55 6050.75 SF	80 6000.00 SF	105 6000.00 SF	130 6000.00 SF	155 6000.00 SF	180 6045.00 SF		
6 6000.00 SF	23 6000.00 SF	56 6055.81 SF	81 6000.00 SF	106 6187.50 SF	131 6000.00 SF	156 6000.00 SF	181 6142.50 SF		
7 6000.00 SF	22 6000.00 SF	57 6060.87 SF	82 6000.00 SF	107 6187.50 SF	132 6000.00 SF	157 6000.00 SF	182 6187.50 SF		
8 6175.00 SF	21 6000.00 SF	58 6065.93 SF	83 6000.00 SF	108 6000.00 SF	133 6000.00 SF	158 6000.00 SF	183 6000.00 SF		
9 6000.00 SF	20 6000.00 SF	59 6070.98 SF	84 6000.00 SF	109 6000.00 SF	134 6000.00 SF	159 6000.00 SF	184 6000.00 SF		
10 6000.00 SF	19 6000.00 SF	60 6076.04 SF	85 6000.00 SF	110 6000.00 SF	135 6000.00 SF	160 6000.00 SF	185 6000.00 SF		
11 6000.00 SF	18 6000.00 SF	61 6081.10 SF	86 6000.00 SF	111 6000.00 SF	136 6187.50 SF	161 6000.00 SF	186 6000.00 SF		
12 6000.00 SF	17 6187.50 SF	62 6086.26 SF	87 6000.00 SF	112 6000.00 SF	137 6187.50 SF	162 6000.00 SF	187 6000.00 SF		
13 6000.00 SF	16 6375.00 SF	63 6091.42 SF	88 6000.00 SF	113 6000.00 SF	138 6000.00 SF	163 6000.00 SF	188 6000.00 SF		
14 6000.00 SF	15 6375.00 SF	64 6096.58 SF	89 6000.00 SF	114 6000.00 SF	139 6000.00 SF	164 6000.00 SF	189 6000.00 SF		
15 6000.00 SF	14 6000.00 SF	65 6101.74 SF	90 6000.00 SF	115 6000.00 SF	140 6000.00 SF	165 6000.00 SF	190 6000.00 SF		
16 6000.00 SF	13 6000.00 SF	66 6106.90 SF	91 6187.50 SF	116 6187.50 SF	141 6000.00 SF	166 6187.50 SF	191 6000.00 SF		
17 6000.00 SF	12 6000.00 SF	67 6112.06 SF	92 6172.50 SF	117 6000.00 SF	142 6000.00 SF	167 6187.50 SF	192 6000.00 SF		
18 6000.00 SF	11 6000.00 SF	68 6117.22 SF	93 6015.00 SF	118 6000.00 SF	143 6000.00 SF	168 6000.00 SF	193 6000.00 SF		
19 6000.00 SF	10 6000.00 SF	69 6122.38 SF	94 6000.00 SF	119 6000.00 SF	144 6000.00 SF	169 6000.00 SF	194 6000.00 SF		
20 6000.00 SF	9 6879.05 SF	70 6127.54 SF	95 6000.00 SF	120 6045.00 SF	145 6000.00 SF	170 6000.00 SF	195 6000.00 SF		
21 6000.00 SF	8 10875.12 SF	71 6132.70 SF	96 6000.00 SF	121 6142.50 SF	146 6000.00 SF	171 6000.00 SF	196 6187.50 SF		
22 6187.50 SF	7 9449.85 SF	72 6137.86 SF	97 6000.00 SF	122 6187.50 SF	147 6000.00 SF	172 6000.00 SF			
23 6187.50 SF	6 8133.63 SF	73 6143.02 SF	98 6000.00 SF	123 6000.00 SF	148 6000.00 SF	173 6000.00 SF			
24 6000.00 SF	5 8025.25 SF	74 6148.18 SF	99 6000.00 SF	124 6000.00 SF	149 6000.00 SF	174 6000.00 SF			
25 6000.00 SF	4 8025.44 SF	75 6153.34 SF	100 6000.00 SF	125 6000.00 SF	150 6000.00 SF	175 6000.00 SF			

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 (1) 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:



NOT FOR RECORDATION
FOR REVIEW ONLY