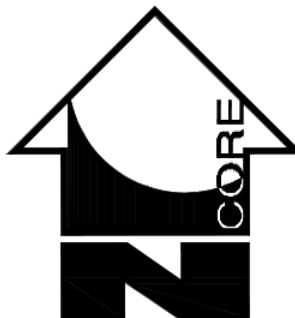
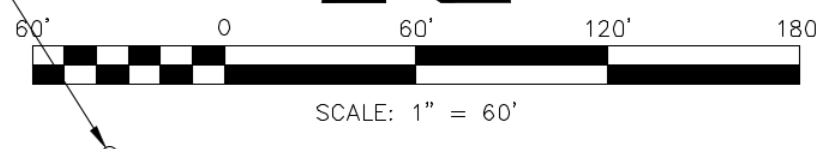


PRELIMINARY 20-ACRE SUBDIVISION LAYOUT

A SUBDIVISION OF PARCEL B, FEE #2021-20450, Y.C.R., LOCATED IN THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 11 SOUTH, RANGE 24 WEST, GILA AND SALT RIVER BASE AND MERIDIAN, YUMA COUNTY, ARIZONA
CREATING 87 LOTS



FOUND 1/2" REBAR WITH OBLITERATED CAP N1/4 CORNER SEC 15, T11S, R24W



FOUND BRASS CAP IN HANDHOLE 2.5' BELOW GRADE NE CORNER SEC 15, T11S, R24W

COUNTY 24TH STREET
1320.92'(C)(R3) 1320.92'(C)(R3)

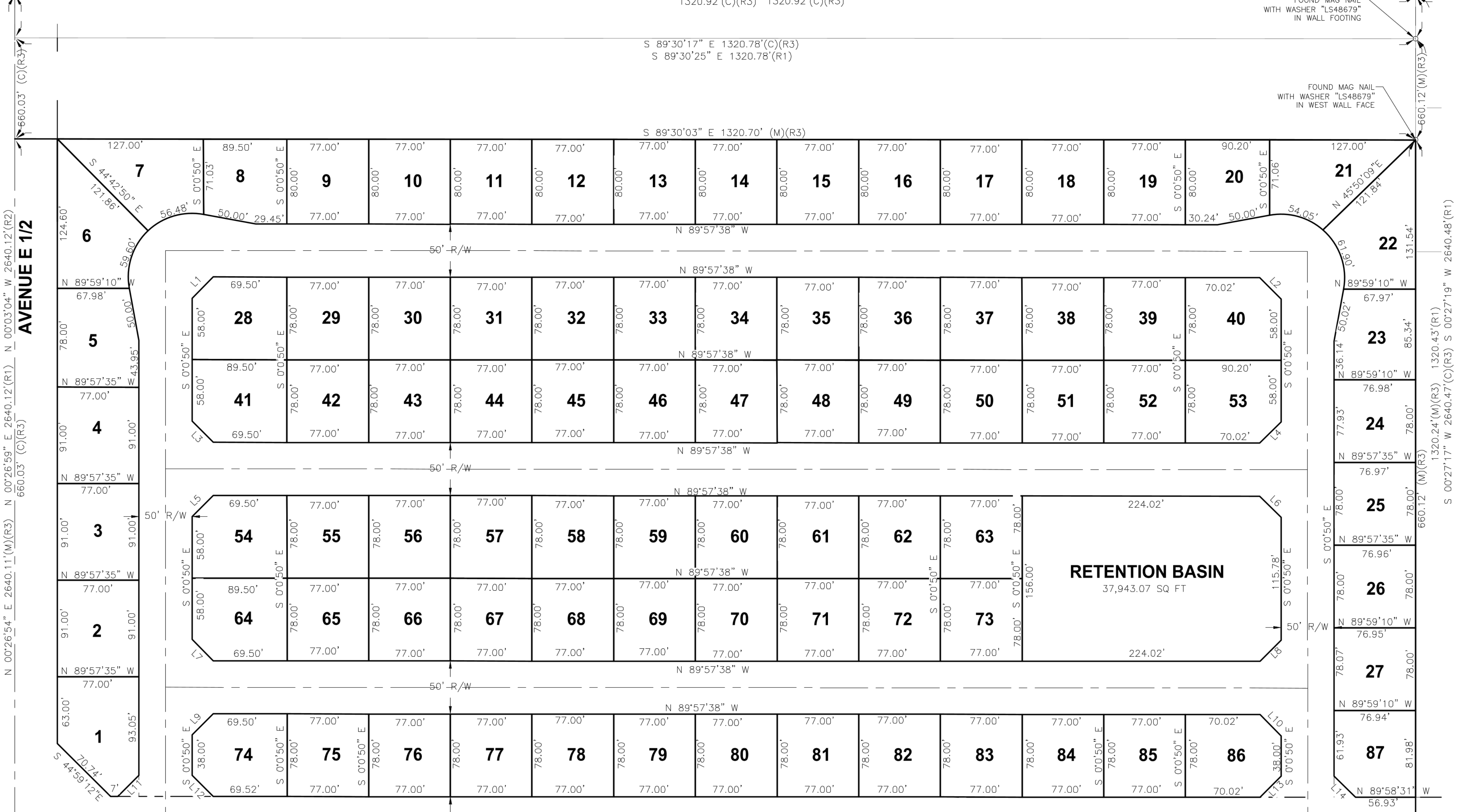
S 89°30'45" E 2641.84'(M)(R3) S 89°30'53" E 2641.815'(R1)

S 89°30'17" E 1320.78'(C)(R3)
S 89°30'25" E 1320.78'(R1)

S 89°30'03" E 1320.70' (M)(R3)

AVENUE E 1/2

AVENUE E



RETENTION BASIN
37,943.07 SQ FT

OWNER OF RECORD
APN 227-15-030

BORDER RANCHES II, AZ LLC
MAIL: P.O. BOX 1034
YUMA, AZ 85366
SITE: NO ADDRESS

NELS T. ROGERS, MEMBER

MARTHA R. ROGERS, MEMBER

ACKNOWLEDGEMENT

STATE OF ARIZONA } SS
COUNTY OF YUMA }
ON THIS ____ DAY OF _____, 2022 BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED NELS T. ROGERS AND MARTHA R. ROGERS, KNOWN TO ME OR SATISFACTORILY PROVEN TO BE THE PEOPLE WHOSE NAMES ARE SUBSCRIBED TO THIS INSTRUMENT AND WHO ACKNOWLEDGED EXECUTION OF THE SAME, IN WITNESS WHEREOF I HEREUNTO SET MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC _____ MY COMMISSION EXPIRES _____

BASIS OF BEARINGS

THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 15, T11S, R24W, G.&S.R.M, YUMA COUNTY, ARIZONA (THIS LINE BEING THE CENTERLINE OF AVENUE E) AS SHOWN PER SOUTHWEST ARIZONA INDUSTRIAL SUBDIVISION-PHASE 1 AS RECORDED IN AMENDED PLAT AT BOOK 31 OF PLATS PAGES 49 & 50, FEE #2020-06982, Y.C.R.

NAMELY: N 00°27'40" E

CITY OF SAN LUIS ZONING

APN 227-15-030
CURRENT ZONING: L-1

FLOOD ZONE

THE SUBJECT PROPERTY LIES WITHIN ZONE "X": AREA OF MINIMAL FLOOD HAZARD, USUALLY DEPICTED ON FIRM AS ABOVE THE 500-YEAR FLOOD LEVEL. ZONE X IS THE AREA DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD AND PROTECTED BY LEVEE FROM 100-YEAR FLOOD PER FEMA SOURCE 04027C2155E DATED 8-28-2008.

APPROVED

DIRECTOR OF PUBLIC WORKS _____ DATE _____

DIRECTOR OF PLANNING AND ZONING _____ DATE _____

SURVEY DATE

MARCH 19, 2021

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE LOT SPLIT AS SHOWN HEREON WAS MADE UNDER MY DIRECTION DURING DECEMBER 2021 AND THAT ALL REGULATIONS AND REQUIREMENTS OF THE CITY OF SAN LUIS HAVE BEEN MET.



PREPARED BY

CORE ENGINEERING GROUP, PLLC
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Core@core-e-g.com
Core Project No. #21-018

LEGEND

- CENTERLINE
- - - EXISTING RIGHT-OF-WAY
- EXISTING PROPERTY LINE
- NEW PROPERTY LINE
- FOUND MONUMENT
- ◇ FOUND 1/2" REBAR W/CAP "LS48679"
- SET 1/2" REBAR W/CAP "LS48679" (UNLESS NOTED OTHERWISE)
- (M) MEASURED
- (R1) PER SOUTHWEST ARIZONA INDUSTRIAL SUBDIVISION - PHASE 1 AS RECORDED IN AMENDED PLAT AT BOOK 31 OF PLATS PAGES 49 & 50, FEE #2020-06982, Y.C.R.
- (R2) RECORDED PER BIENSTAR ESTATES 10 AS RECORDED IN BOOK 31 OF PLATS PAGE 21, FEE #2019-27117, Y.C.R.
- (R3) RECORDED PER BORDER RANCHES II LOT SPLIT AS RECORDED IN BOOK 33 OF PLATS PAGE 6, FEE #2021-20450, Y.C.R.
- (C) CALCULATED DATA
- R/W RIGHT-OF-WAY
- Y.C.R. YUMA COUNTY RECORDS
- APN 777-53-000 YUMA COUNTY ASSESSOR: BOOK-MAP-PARCEL NUMBER

LINE CHART

LINE	DIST. (FT)	BEARING
L1	28.27	N 45°0'46" E
L2	28.30	N 44°59'28" W
L3	28.30	N 44°59'27" W
L4	28.27	N 45°0'46" E
L5	28.27	N 45°0'46" E
L6	28.30	N 44°59'14" W
L7	28.30	N 44°59'27" W
L8	28.28	N 44°59'14" E
L9	28.27	N 45°1'11" E
L10	28.30	N 44°59'14" W
L11	28.27	N 45°0'44" E
L12	28.30	N 44°58'59" W
L13	28.27	N 45°0'32" E
L14	28.30	N 44°59'41" W

LOT AREA													
LOT #	AREA SF	LOT #	AREA SF	LOT #	AREA SF	LOT #	AREA SF	LOT #	AREA SF	LOT #	AREA SF	LOT #	AREA SF
1	7253.07	12	6167.76	23	6347.93	34	6005.99	45	6005.99	56	6005.99	67	6005.99
2	7004.92	13	6167.76	24	6001.14	35	6005.99	46	6005.99	57	6005.99	68	6005.99
3	7006.99	14	6167.76	25	6003.27	36	6005.99	47	6005.99	58	6005.99	69	6005.99
4	7006.99	15	6167.76	26	6002.60	37	6005.99	48	6005.99	59	6005.99	70	6005.99
5	6946.29	16	6167.76	27	6004.73	38	6005.99	49	6005.99	60	6005.99	71	6005.99
6	7609.76	17	6167.76	28	6780.56	39	6005.99	50	6005.99	61	6005.99	72	6005.99
7	7579.63	18	6167.76	29	6005.99	40	6839.02	51	6005.99	62	6005.99	73	6005.99
8	6070.74	19	6167.76	30	6005.99	41	6780.62	52	6005.99	63	6005.99	74	6581.01
9	6167.76	20	6139.22	31	6005.99	42	6005.99	53	6831.85	64	6780.62	75	6005.99
10	6167.76	21	7429.92	32	6005.99	43	6005.99	54	6780.56	65	6005.99	76	6005.99
11	6167.76	22	7740.46	33	6005.99	44	6005.99	55	6005.99	66	6005.99	77	6005.99

T11, 03 May 2023 - 11:11am, W:\2021\20-018\map\preliminary\Layout\21-018-20-acre-Subdivision-Layout.dwg, Core Engineering Group, PLLC