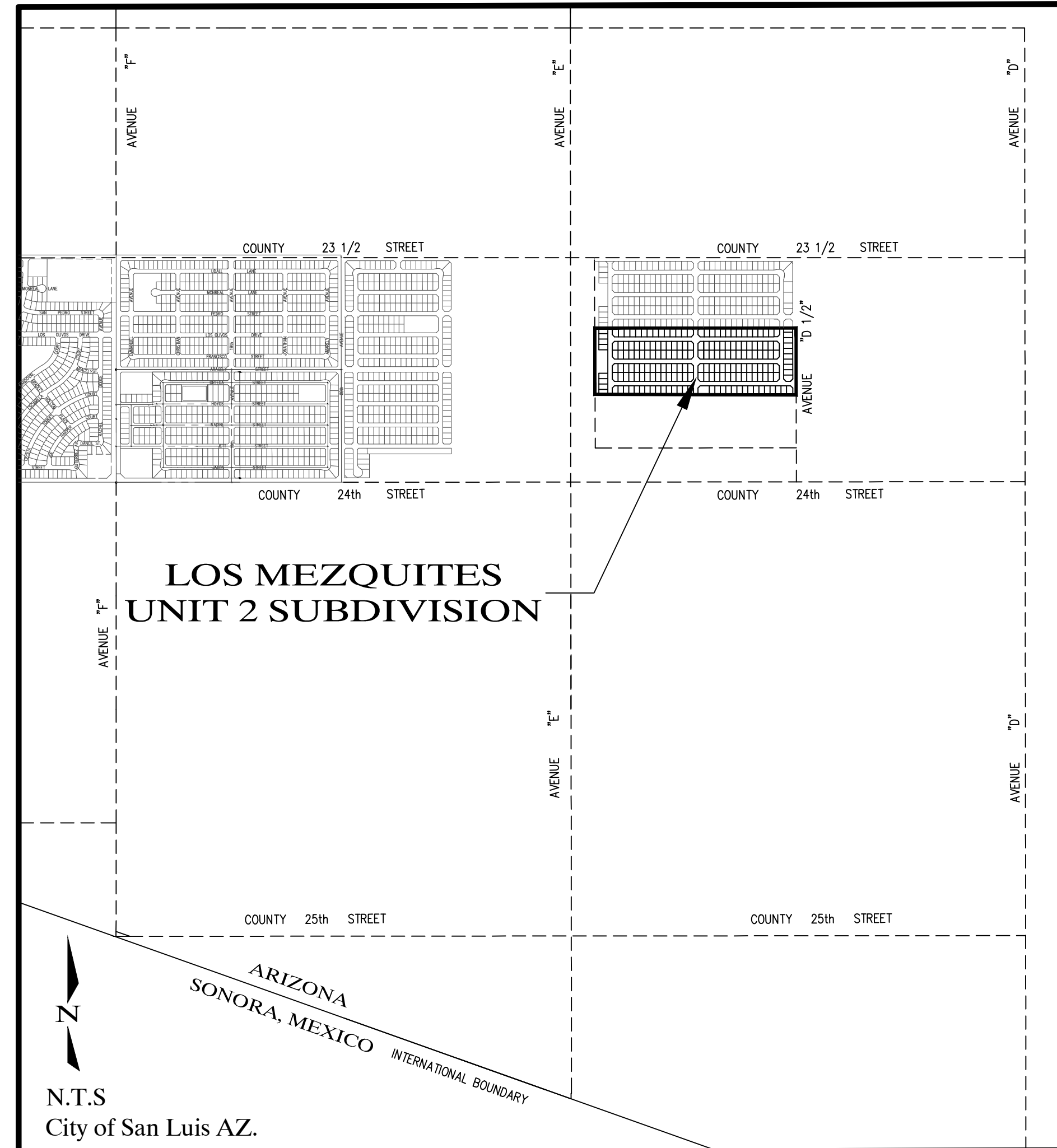


# LOS MEZQUITES SUBDIVISION UNIT 2

A SUBDIVISION OF PARCEL B OF THE AMENDED SAN LUIS PORT LOT SPLIT AS RECORDED IN BOOK 33 OF PLATS,  
PAGE 64, 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: NOV 2021 NUMBER LOTS: 197 ACREAGE: 77.6820 ACRES

## FINAL PLAT



VICINITY MAP

### 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 \_\_\_\_\_, 2022, CAUSED A PORTION OF THE SW 1/4 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 2" 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 2" 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 \_\_\_\_\_, 2022.

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

### ACKNOWLEDGMENT

STATE OF ARIZONA )  
> SS  
COUNTY OF YUMA )

ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022 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: \_\_\_\_\_

### LOT AREAS

LOT	AREA	LOT	AREA	LOT	AREA	LOT	AREA	LOT	AREA	LOT	AREA	LOT	AREA	LOT	AREA
196	6000.00 SF	221	6000.00 SF	246	6000.00 SF	271	6000.00 SF	296	6000.00 SF	321	6000.00 SF	346	6000.00 SF	371	6000.00 SF
197	6000.00 SF	222	6000.00 SF	247	6000.00 SF	272	6187.50 SF	297	6000.00 SF	322	6000.00 SF	347	6187.50 SF	372	6000.00 SF
198	6000.00 SF	223	6000.00 SF	248	6000.00 SF	273	6187.50 SF	298	6000.00 SF	323	6000.00 SF	348	6187.50 SF	373	6000.00 SF
199	6000.00 SF	224	6000.00 SF	249	6000.00 SF	274	6000.00 SF	299	6000.00 SF	324	6000.00 SF	349	6000.00 SF	374	6000.00 SF
200	6000.00 SF	225	6000.00 SF	250	6000.00 SF	275	6000.00 SF	300	6000.00 SF	325	6000.00 SF	350	6000.00 SF	375	6000.00 SF
201	6000.00 SF	226	6000.00 SF	251	6000.00 SF	276	6000.00 SF	301	6000.00 SF	326	6000.00 SF	351	6000.00 SF	376	6000.00 SF
202	6187.50 SF	227	6000.00 SF	252	6000.00 SF	277	6000.00 SF	302	6187.50 SF	327	6000.00 SF	352	6000.00 SF	377	6187.50 SF
203	6000.00 SF	228	6000.00 SF	253	6000.00 SF	278	6000.00 SF	303	6187.50 SF	328	6000.00 SF	353	6000.00 SF	378	6187.50 SF
204	6000.00 SF	229	6000.00 SF	254	6000.00 SF	279	6000.00 SF	304	6000.00 SF	329	6000.00 SF	354	6000.00 SF	379	6000.00 SF
205	6000.00 SF	230	6000.00 SF	255	6000.00 SF	280	6000.00 SF	305	6000.00 SF	330	6000.00 SF	355	6000.00 SF	380	6000.00 SF
206	6000.00 SF	231	6187.50 SF	256	6000.00 SF	281	6000.00 SF	306	6000.00 SF	331	6000.00 SF	356	6000.00 SF	381	6000.00 SF
207	6000.00 SF	232	6375.00 SF	257	6187.50 SF	282	6000.00 SF	307	6000.00 SF	332	6187.50 SF	357	6000.00 SF	382	6000.00 SF
208	6000.00 SF	233	6375.00 SF	258	6187.50 SF	283	6000.00 SF	308	6000.00 SF	333	6187.50 SF	358	6000.00 SF	383	6000.00 SF
209	6000.00 SF	234	6266.60 SF	259	6000.00 SF	284	6000.00 SF	309	6000.00 SF	334	6000.00 SF	359	6000.00 SF	384	6000.00 SF
210	6000.00 SF	235	6266.60 SF	260	6000.00 SF	285	6000.00 SF	310	6000.00 SF	335	6000.00 SF	360	6000.00 SF	385	6000.00 SF
211	6000.00 SF	236	6266.60 SF	261	6000.00 SF	286	6000.00 SF	311	6000.00 SF	336	6000.00 SF	361	6000.00 SF	386	6000.00 SF
212	6000.00 SF	237	6266.60 SF	262	6000.00 SF	287	6187.50 SF	312	6000.00 SF	337	6000.00 SF	362	6187.50 SF	387	6000.00 SF
213	6000.00 SF	238	6266.60 SF	263	6000.00 SF	288	6187.50 SF	313	6000.00 SF	338	6000.00 SF	363	6187.50 SF	388	6000.00 SF
214	6000.00 SF	239	6266.60 SF	264	6000.00 SF	289	6000.00 SF	314	6000.00 SF	339	6000.00 SF	364	6000.00 SF	389	6000.00 SF
215	6000.00 SF	240	6266.60 SF	265	6000.00 SF	290	6000.00 SF	315	6000.00 SF	340	6000.00 SF	365	6000.00 SF	390	6000.00 SF
216	6187.50 SF	241	6266.60 SF	266	6000.00 SF	291	6000.00 SF	316	6000.00 SF	341	6000.00 SF	366	6000.00 SF	391	6000.00 SF
217	6187.50 SF	242	6267.20 SF	267	6000.00 SF	292	6000.00 SF	317	6187.50 SF	342	6000.00 SF	367	6000.00 SF	392	6187.50 SF
218	6000.00 SF	243	6187.50 SF	268	6000.00 SF	293	6000.00 SF	318	6187.50 SF	343	6000.00 SF	368	6000.00 SF	393	1,693,416 SF
219	6000.00 SF	244	6000.00 SF	269	6000.00 SF	294	6000.00 SF	319	6000.00 SF	344	6000.00 SF	369	6000.00 SF		
220	6000.00 SF	245	6000.00 SF	270	6000.00 SF	295	6000.00 SF	320	6000.00 SF	345	6000.00 SF	370	6000.00 SF		

### 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 \_\_\_\_\_

### 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

### SUBDIVIDER/OWNER

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

### 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.

NOT FOR RECORDATION  
FOR REVIEW ONLY

JUAN N. LOMELI \_\_\_\_\_ R.L.S. No. 22767

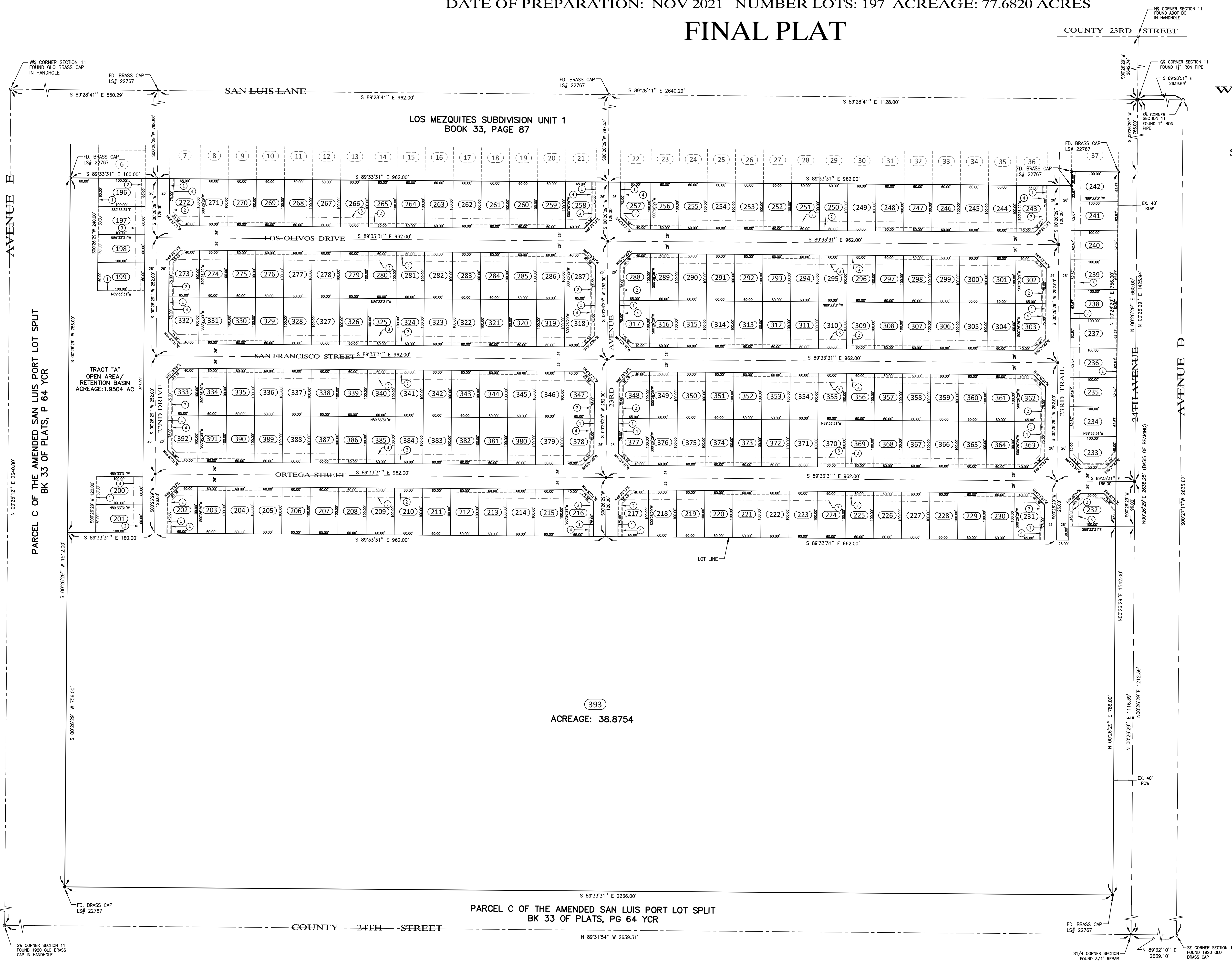
### PREPARED BY:

**Edais**  
Engineering, Inc.  
3075 S. AVENUE 4 E  
YUMA, ARIZONA 85365  
( 928 ) 344-3566

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PAGE 64, 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: NOV 2021 NUMBER LOTS: 197 ACREAGE: 77.6820 ACRES

## FINAL PLAT



- ### LEGEND
- SUBDIVISION BOUNDARY LINE
  - LOT LINE
  - CENTERLINE / SECTION LINE
  - RIGHT OF WAY LINE
  - SETBACK LINE
  - EASEMENT LINE (TYPE AS SHOWN)
  - (197) NEW LOT NUMBER
  - (10) EXISTING LOT NUMBER
  - NEW STREET MONUMENT CITY OF YUMA STD DETAIL No. 4-030
  - EXISTING MONUMENT (TYPE AS NOTED)
  - ROW RIGHT OF WAY
  - NAE 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
- 
- The diagram illustrates the typical lot layout, showing setbacks and easements. For an inner lot, it shows a 20' building setback line, 8' utility, caty and drainage easement, 7' side yard setback line, and 10' rear yard setback line. For a corner lot, it shows a 20' building setback line, 8' utility, caty and drainage easement, 1' non-access easement, 25' chamfer, 8' utility and caty easement, 7' side yard setback line, and 10' rear yard setback line.

### OPEN SPACE

MIN. OPEN SPACE REQUIRED = (38.8066 AC) X 5% = 1.94 AC  
OPEN SPACE PROVIDED = 1.9504 AC

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