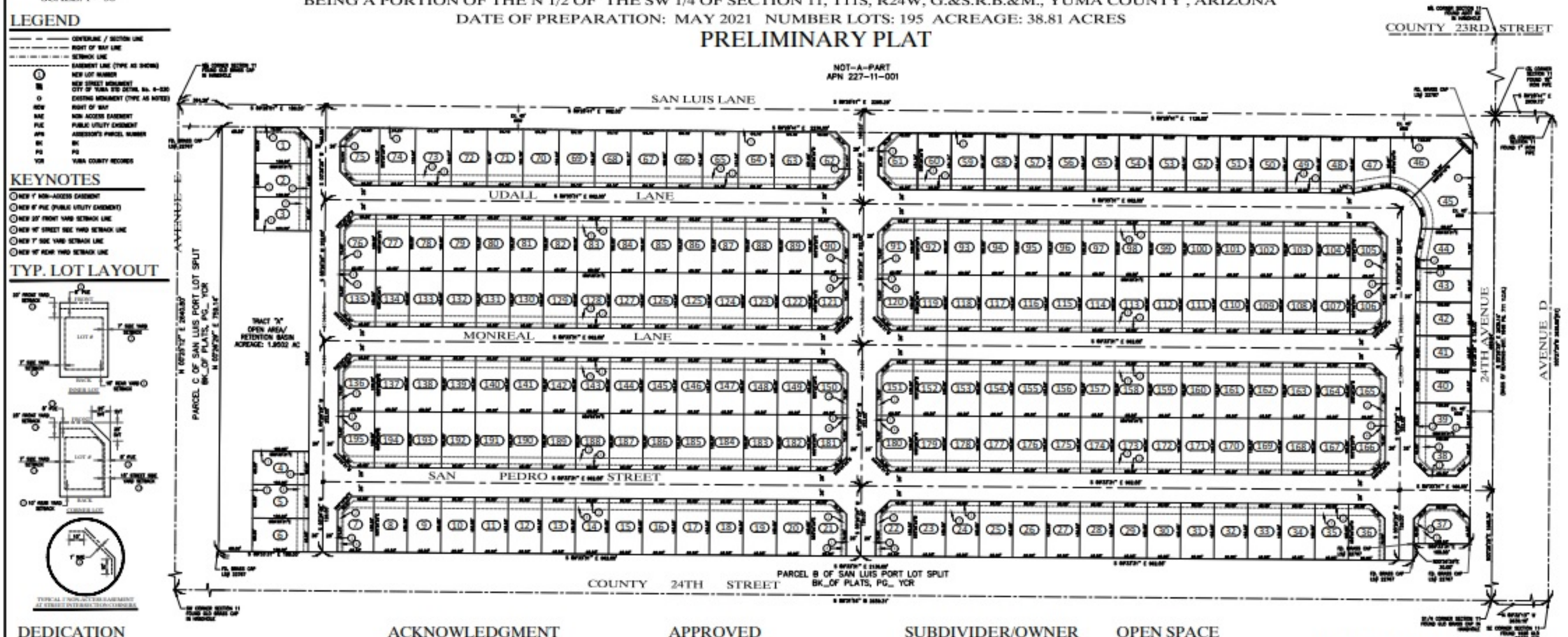
LOS MEZQUITES SUBDIVISION UNIT 1

A SUBDIVISION OF PARCEL A OF THE 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: MAY 2021 NUMBER LOTS: 195 ACREAGE: 38.81 ACRES

PRELIMINARY PLAT

SCALE: 1"=50'



LEGEND

- CENTERLINE / SECTION LINE
- RIGHT OF WAY LINE
- SETBACK LINE
- EASEMENT LINE (TYPE AS SHOWN)
- (1) NEW LOT NUMBER
- (SE) NEW STREET MONUMENT CITY OF YUMA STD DETAIL No. 6-030
- (●) 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

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 N1/2 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 _____ 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: _____

BASIS OF BEARING

THE NNE—SECTION LINE OF SECTION 11, T11S, R24W, G.&S.R.B.&M., YUMA COUNTY, ARIZONA, AS SHOWN ON DATE: 1848, PAGE 711, YUMA COUNTY RECORDERS OFFICE, YUMA COUNTY, ARIZONA. BEARING N 00°58'39" 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
1970 JUAN SANCHEZ BLVD
P.O. BOX 1448
SAN LUIS, AZ. 85349
(928) 627-8560

OPEN SPACE

MIN. OPEN SPACE REQUIRED = (38.81 AC) X 5% = 1.94 AC
OPEN SPACE PROVIDED = 1.8552 AC

CURVE TABLE

CURVE	DELTA	CURVE DIRECTION	RADIUS	TANGENT	CHORD	CHORD BEARING
C1	90°00'00"	CLOCKWISE	30.00'	30.00'	42.43'	S 45°00'00" E

LOT AREAS

LOT	AREA	LOT	AREA	LOT	AREA	LOT	AREA	LOT	AREA	LOT	AREA	LOT	AREA	LOT	AREA
1	6,000 SF	27	6,000 SF	53	6,000 SF	79	6,000 SF	105	6,000 SF	131	6,000 SF	157	6,000 SF	183	6,000 SF
2	6,000 SF	28	6,000 SF	54	6,000 SF	80	6,000 SF	106	6,000 SF	132	6,000 SF	158	6,000 SF	184	6,000 SF
3	6,000 SF	29	6,000 SF	55	6,000 SF	81	6,000 SF	107	6,000 SF	133	6,000 SF	159	6,000 SF	185	6,000 SF
4	6,000 SF	30	6,000 SF	56	6,000 SF	82	6,000 SF	108	6,000 SF	134	6,000 SF	160	6,000 SF	186	6,000 SF
5	6,000 SF	31	6,000 SF	57	6,000 SF	83	6,000 SF	109	6,000 SF	135	6,000 SF	161	6,000 SF	187	6,000 SF
6	6,000 SF	32	6,000 SF	58	6,000 SF	84	6,000 SF	110	6,000 SF	136	6,000 SF	162	6,000 SF	188	6,000 SF
7	6,000 SF	33	6,000 SF	59	6,000 SF	85	6,000 SF	111	6,000 SF	137	6,000 SF	163	6,000 SF	189	6,000 SF
8	6,000 SF	34	6,000 SF	60	6,000 SF	86	6,000 SF	112	6,000 SF	138	6,000 SF	164	6,000 SF	190	6,000 SF
9	6,000 SF	35	6,000 SF	61	6,000 SF	87	6,000 SF	113	6,000 SF	139	6,000 SF	165	6,000 SF	191	6,000 SF
10	6,000 SF	36	6,000 SF	62	6,000 SF	88	6,000 SF	114	6,000 SF	140	6,000 SF	166	6,000 SF	192	6,000 SF
11	6,000 SF	37	6,000 SF	63	6,000 SF	89	6,000 SF	115	6,000 SF	141	6,000 SF	167	6,000 SF	193	6,000 SF
12	6,000 SF	38	6,000 SF	64	6,000 SF	90	6,000 SF	116	6,000 SF	142	6,000 SF	168	6,000 SF	194	6,000 SF
13	6,000 SF	39	6,000 SF	65	6,000 SF	91	6,000 SF	117	6,000 SF	143	6,000 SF	169	6,000 SF	195	6,000 SF
14	6,000 SF	40	6,000 SF	66	6,000 SF	92	6,000 SF	118	6,000 SF	144	6,000 SF	170	6,000 SF		
15	6,000 SF	41	6,000 SF	67	6,000 SF	93	6,000 SF	119	6,000 SF	145	6,000 SF	171	6,000 SF		
16	6,000 SF	42	6,000 SF	68	6,000 SF	94	6,000 SF	120	6,000 SF	146	6,000 SF	172	6,000 SF		
17	6,000 SF	43	6,000 SF	69	6,000 SF	95	6,000 SF	121	6,000 SF	147	6,000 SF	173	6,000 SF		
18	6,000 SF	44	6,000 SF	70	6,000 SF	96	6,000 SF	122	6,000 SF	148	6,000 SF	174	6,000 SF		
19	6,000 SF	45	6,000 SF	71	6,000 SF	97	6,000 SF	123	6,000 SF	149	6,000 SF	175	6,000 SF		
20	6,000 SF	46	6,000 SF	72	6,000 SF	98	6,000 SF	124	6,000 SF	150	6,000 SF	176	6,000 SF		
21	6,000 SF	47	6,000 SF	73	6,000 SF	99	6,000 SF	125	6,000 SF	151	6,000 SF	177	6,000 SF		
22	6,000 SF	48	6,000 SF	74	6,000 SF	100	6,000 SF	126	6,000 SF	152	6,000 SF	178	6,000 SF		
23	6,000 SF	49	6,000 SF	75	6,000 SF	101	6,000 SF	127	6,000 SF	153	6,000 SF	179	6,000 SF		
24	6,000 SF	50	6,000 SF	76	6,000 SF	102	6,000 SF	128	6,000 SF	154	6,000 SF	180	6,000 SF		
25	6,000 SF	51	6,000 SF	77	6,000 SF	103	6,000 SF	129	6,000 SF	155	6,000 SF	181	6,000 SF		
26	6,000 SF	52	6,000 SF	78	6,000 SF	104	6,000 SF	130	6,000 SF	156	6,000 SF	182	6,000 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.

NOT FOR RECORDATION
FOR REVIEW ONLY

JOHN N. LOWELL R.L.S. No. 22767

PREPARED BY:

Eclipse Engineering, Inc.
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YUMA, ARIZONA 85365
(928) 344-3566

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