

LOS MEZQUITES TOWNHOME SUBDIVISION

A SUBDIVISION OF LOT 393 OF THE LOS MEZQUITES SUBDIVISION UNIT 2 AS RECORDED IN BOOK 34 OF PLATS,
PAGE 20, 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 2022 NUMBER LOTS: 46 ACREAGE: 5.00 ACRES

PRELIMINARY PLAT

LEGEND

- SUBDIVISION BOUNDARY LINE
- LOT LINE
- CONVEYANCE / SECTION LINE
- RIGHT OF WAY LINE
- EXISTENCE LINE (TYPE AS SHOWN)
- NEW LOT NUMBER
- NEW STREET NUMBER
- CITY OF YUMA TO BE MAINTAINED
- EXISTING HOUSING (TYPE AS NOTED)
- RIGHT OF WAY
- ADJACENT'S PARCEL NUMBER
- DE
- PE
- YUMA COUNTY RECORDS



SUBDIVIDER/OWNER

RIEDEL HOLDINGS, LLC
1910 JUAN SANCHEZ BLVD
P.O. BOX 8434
SAN LUIS, AZ 85318
(928) 427-4063

ZONING

CURRENT ZONING: R-1-0
PROPOSED ZONING: R-1-0

OPEN SPACE

MIN OPEN SPACE REQUIRED = (0.20 x 5) x 34 = 0.34 AC
OPEN SPACE PROVIDED = 0.219 AC

BASIS OF BEARING

THE MID-SECTION LINE OF SECTION 11, T11S, R24W, G.&S.R.B.&M., YUMA COUNTY, ARIZONA, IS SHOWN ON ENCL. 1848, PAGE 70, YUMA COUNTY RECORDERS OFFICE, YUMA COUNTY, ARIZONA. BEARING: N 00°28'25" E

LOT AREAS

LOT	AREA	LOT	AREA	LOT	AREA
1	2978.00 SF	17	3700.00 SF	33	3000.00 SF
2	3000.00 SF	18	3000.00 SF	34	2987.50 SF
3	3000.00 SF	19	3000.00 SF	35	2987.50 SF
4	2999.84 SF	20	3000.00 SF	36	3000.00 SF
5	2912.21 SF	21	3000.00 SF	37	3000.00 SF
6	3319.82 SF	22	3700.00 SF	38	3000.00 SF
7	3814.95 SF	23	3700.00 SF	39	3000.00 SF
8	3603.68 SF	24	3000.00 SF	40	3700.00 SF
9	3803.58 SF	25	3000.00 SF	41	3700.00 SF
10	3807.88 SF	26	3600.00 SF	42	3000.00 SF
11	3385.55 SF	27	3000.00 SF	43	3000.00 SF
12	2312.21 SF	28	3700.00 SF	44	3000.00 SF
13	2999.84 SF	29	3700.00 SF	45	3000.00 SF
14	3000.00 SF	30	3000.00 SF	46	3700.00 SF
15	3000.00 SF	31	3000.00 SF		
16	3700.00 SF	32	3000.00 SF		

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I OR A LICENSED SURVEYOR HAS/HAVE CONDUCTED THE SURVEY OF THIS TOWNHOME SUBDIVISION IN ACCORDANCE WITH THE REQUIREMENTS OF THE STATE BOARD OF TECHNICAL REGULATION OF ARIZONA AND THAT THIS MAP CONSISTS OF THE (1) SHEET COMPLETELY SHOWN HEREIN & SURVEYOR'S SUPERVISOR HAS/HAVE CONDUCTED THE SURVEY AND THAT THE INFORMATION SHOWN HEREIN ACCURATELY REPRESENTS THE ACTUAL CONDITIONS OF THE PROPERTY.

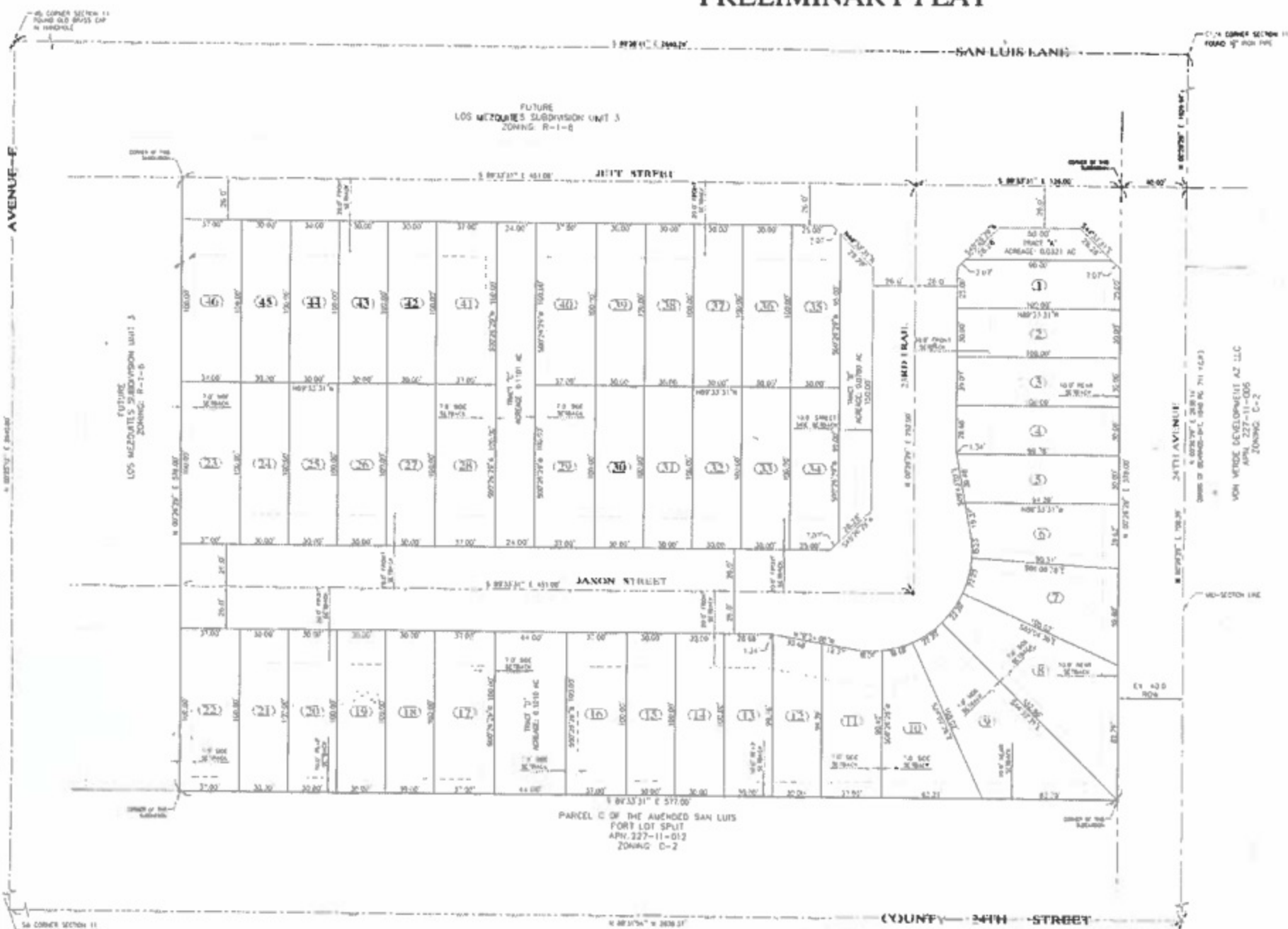
NOT FOR RECORDATION
FOR REVIEW ONLY

DATE: 11/02/22 BY: [Signature]

PREPARED BY:



10775 AVENUE 4 E
YUMA, ARIZONA 85365
928.344.3568



PARCEL C OF THE AMENDED SAN LUIS
FOR LOT SPLIT
APN: 227-11-012
ZONING: C-2

SW CORNER SECTION 11
FOUND OLD BRASS OF
N 1/2 SECTION

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FOUND OLD BRASS OF
N 1/2 SECTION

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