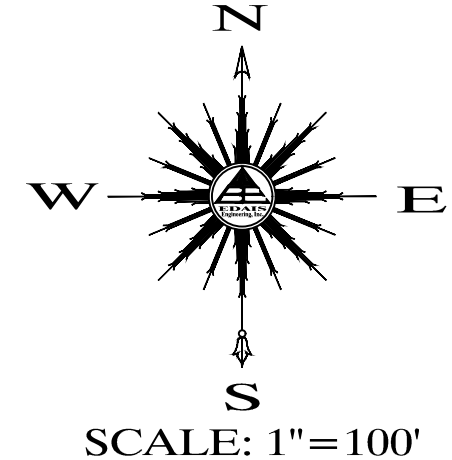
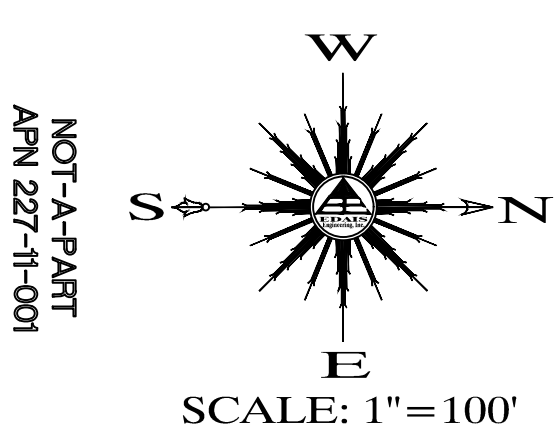
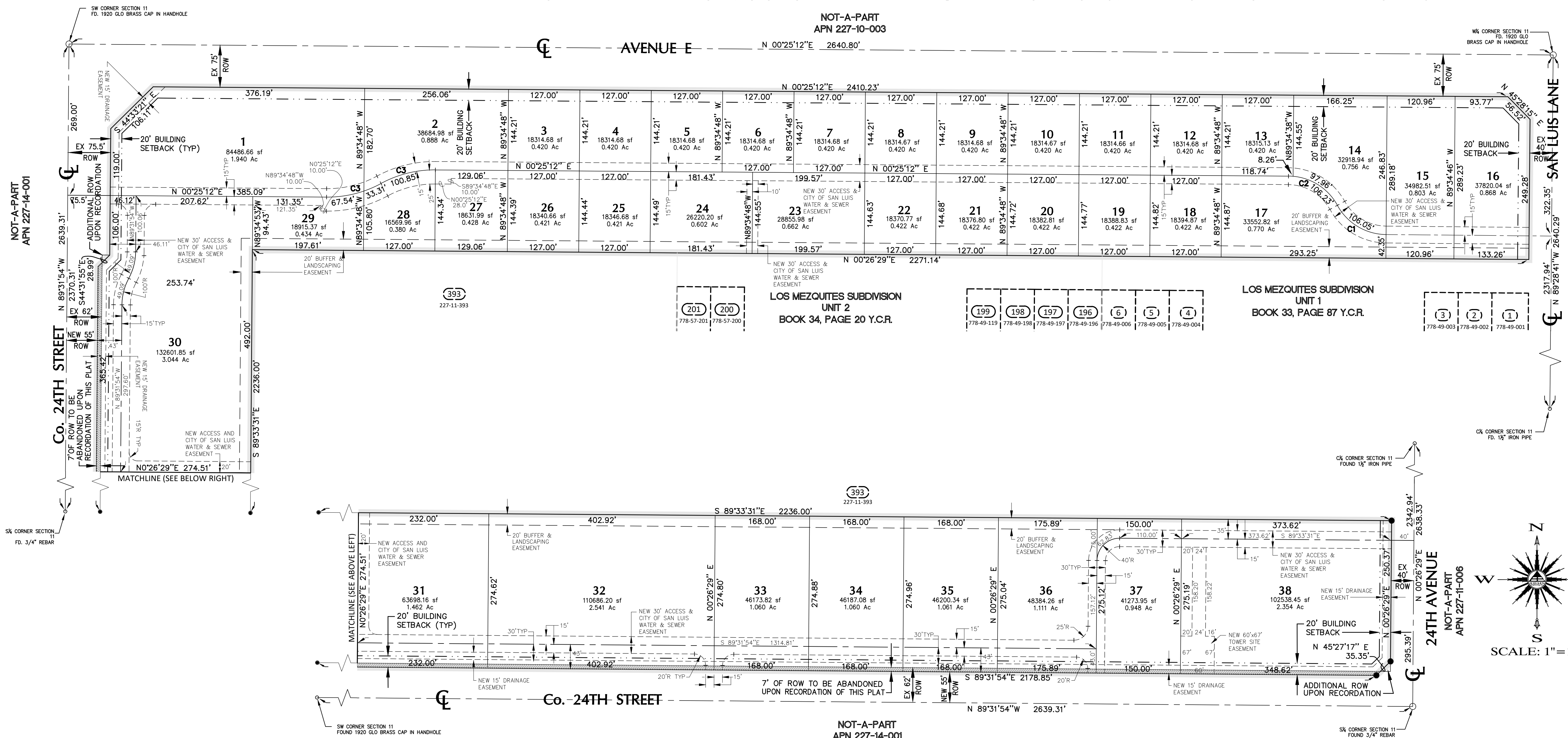


# PLAZA COLIBRI COMMERCIAL SUBDIVISION

A SUBDIVISION OF "PARCEL C" OF THE AMENDED SAN LUIS PORT LOT SPLIT,  
AS RECORDED IN BOOK 33, PAGE 64, YUMA COUNTY RECORDS.

BEING A PORTION OF THE SW<sup>1</sup>/<sub>4</sub> OF SECTION 11, TOWNSHIP 11S, RANGE 24W, G&SRB&M.  
DATE OF PREPARATION: OCTOBER 2022 NUMBER OF LOTS: 38 ACREAGE: 30.7495 ACRES

NOT-A-PART  
APN 227-10-003



**LEGEND**

---	PROPERTY LINE
---	20' BUILDING SETBACK
---	RIGHT OF WAY LINE
---	CENTER LINE
---	NEW EASEMENT LINE
---	EXISTING LOT NUMBER
---	NEW LOT NUMBER
---	RIGHT OF WAY
---	ASSESSOR PARCEL NUMBER
---	EXISTING MONUMENT (TYPE AS SHOWN)
---	NEW SUBDIVISION BOUNDARY MONUMENT AS PER CITY OF YUMA STD. NO. 4-015
---	CURVE DATA

**SURVEYOR'S NOTE**  
ALL NEW PROPERTY CORNERS TO BE SET WITH A 1/2" REBAR WITH CAP STAMPED "L.S. 22767"

**OWNER/SUBDIVIDER**  
**RIEDEL HOLDINGS AZ LLC**  
P.O. BOX 1649  
SAN LUIS, AZ. 85349

**CURRENT ZONING**  
C-2 COMMERCIAL  
APN: 227-11-012

**BASIS OF BEARING**  
THE NORTH-SOUTH MIDSECTION LINE OF SECTION 11, TOWNSHIP 11 SOUTH, RANGE 24 WEST OF THE GILA AND SALT RIVER BASE MERIDIAN, YUMA COUNTY, ARIZONA, NAMELY N00°26'29"E AS SHOWN ON AMENDED SAN LUIS PORT LOT SPLIT OF THE SW<sup>1</sup>/<sub>4</sub> OF SECTION 11 T11S., R24W., RECORDED AT FEE # 2022-00417 IN BK. 33, PG 64, YUMA Co. RECORDS.

**ACKNOWLEDGMENT**  
STATE OF ARIZONA }  
COUNTY OF YUMA } SS  
ON THIS \_\_\_ DAY OF \_\_\_ 2023, BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED, NIEVES RIEDEL, WHO ACKNOWLEDGED HERSELF TO BE OWNER AND THAT SHE AS OWNER BEING AUTHORIZED TO DO SO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSE THEREIN CONTAINED BY SIGNING HER NAME.

IN WITNESS WHEREOF I HAVE SET MY HAND AND SEAL.  
MY COMMISSION EXPIRES \_\_\_\_\_  
BY \_\_\_\_\_

**APPROVALS**  
STATE OF ARIZONA }  
COUNTY OF YUMA } SS  
THE 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 \_\_\_\_\_ DATE \_\_\_\_\_  
CITY ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_  
CITY PUBLIC WORKS DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_

**EASEMENTS**  
ALL EASEMENTS SHOWN ON THIS MAP SHALL BE DEDICATED FOR THE PURPOSES SHOWN AND SET FORTH HEREON AND SHALL BECOME EFFECTIVE UPON RECORDATION OF THIS MAP:  
1. THE EASEMENTS SHOWN AS "ACCESS EASEMENT" SHALL BE DEDICATED AS GENERAL ACCESS TO LOTS 1-41, EMERGENCY VEHICLES ACCESS AND REFUSE COLLECTION.  
2. THE EASEMENTS SHOWN AS "CITY OF SAN LUIS WATER AND SEWER EASEMENT" SHALL BE DEDICATED FOR THE BENEFIT OF THE CITY OF SAN LUIS THE RIGHT, PRIVILEGE AND EASEMENT TO ENTER UPON, SURVEY, TRAVEL ALONG, CONSTRUCT, RECONSTRUCT, LAY, RELAY, INCREASE THE SIZE OF, OPERATE, MAINTAIN AND REMOVE WATER PIPE LINES AND SEWER PIPE LINES INCLUDING DEVICES AND APPURTENANCE USES OR USEFUL IN THE OPERATION OF SAID PIPELINES, AND TO REMOVE OBJECTS INTERFERING THERewith, AT ANY AND ALL POINTS WITHIN, THROUGH, OVER AND ACROSS SAID EASEMENT SHOWN HERewith.

**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) SHEETS CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION DURING OCTOBER 2022. THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THEIR POSITIONS ARE CORRECTLY SHOWN.  
JUAN N. LOMELI R.L.S. 22767

**LAND SURVEYOR**  
JUAN N. LOMELI  
REGISTERED LAND SURVEYOR  
CERTIFICATE NO. 22767  
JUAN N. LOMELI  
EXPIRES 6/30/2028  
ARIZONA, U.S.A.  
**DAHL, ROBINS & ASSOCIATES, INC.**  
1560 S. 5th Avenue  
Yuma, AZ 85364  
Phone: (928) 819-0825  
Fax: (928) 819-0826  
www.dahlrobinson.com  
ORA Job: 12160

**CURVE DATA**

NUMBER	DELTA	RADIUS	LENGTH
C1	60°45'40"	100.00'	106.05'
C2	60°51'47"	100.00'	106.23'
C3	28°53'32"	200.00'	100.85'

