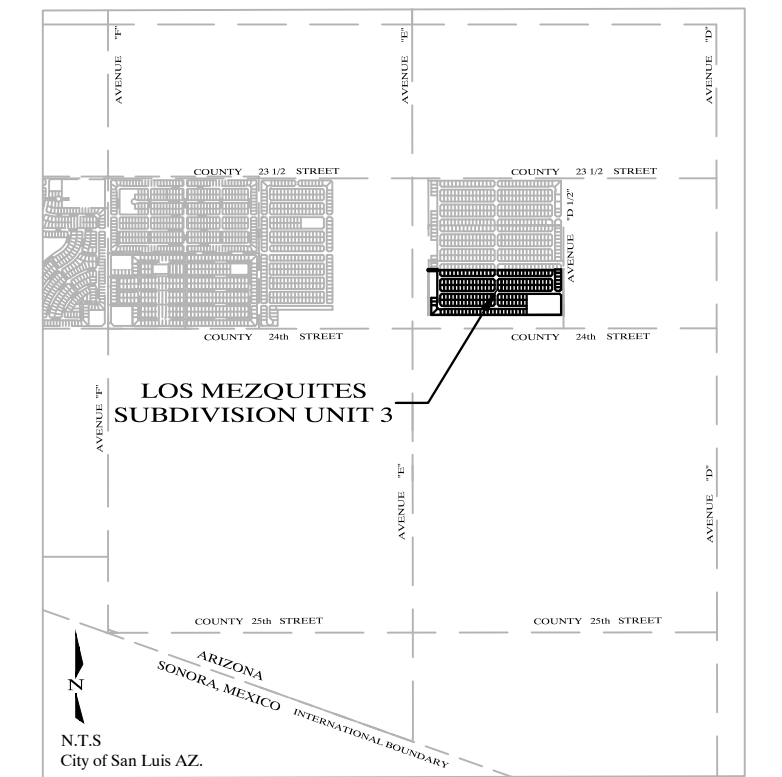
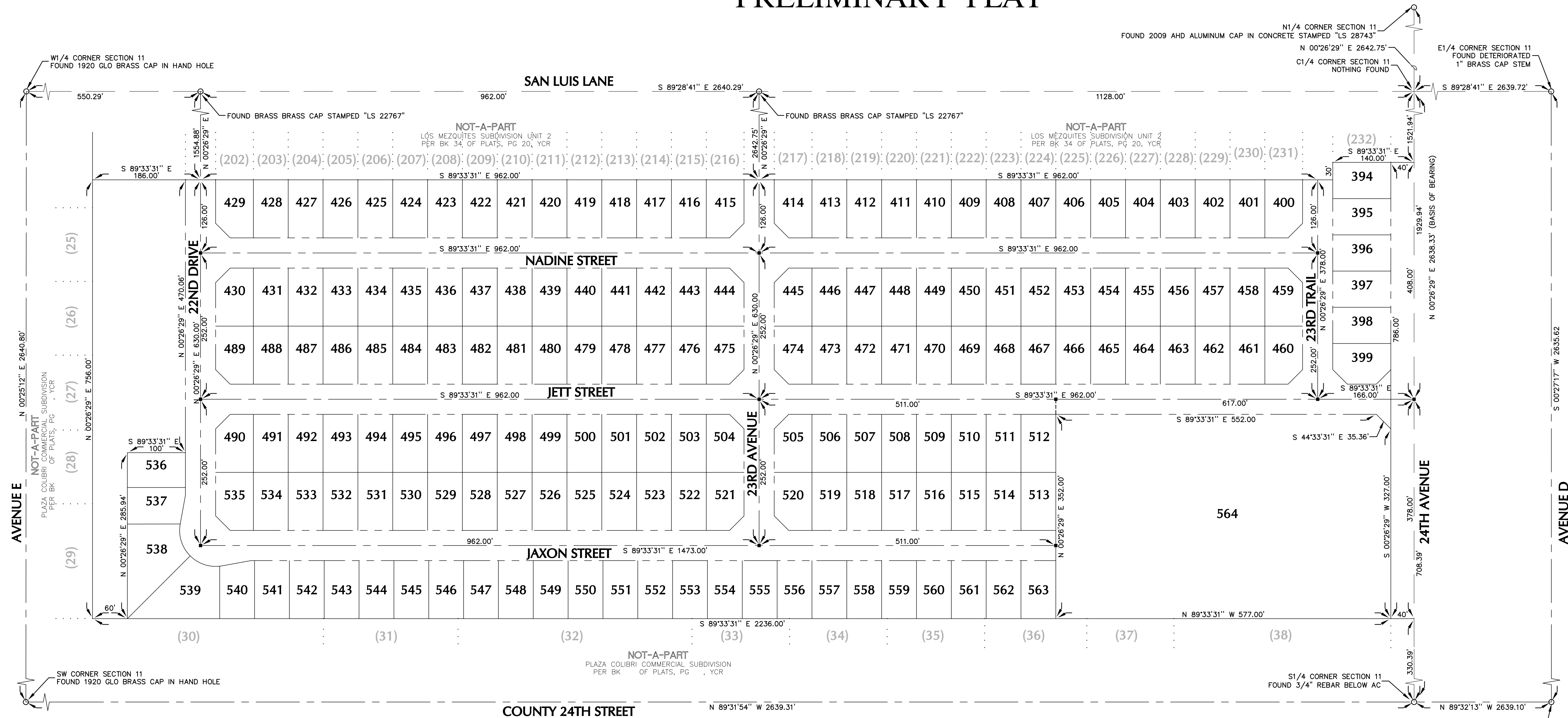
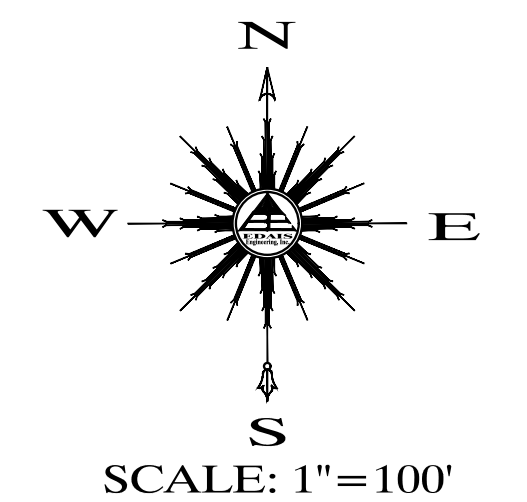


LOS MEZQUITES SUBDIVISION UNIT 3

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 S 1/2 OF THE SW 1/4 OF SECTION 11, T11S, R24W, G.&S.R.B.&M., YUMA COUNTY, ARIZONA
 DATE OF PREPARATION: MAY 2023 NUMBER LOTS: 171 ACREAGE: 38.8754 ACRES
PRELIMINARY PLAT



VICINITY MAP



LEGEND

- CENTERLINE / SECTION LINE
- - - RIGHT OF WAY LINE
- SETBACK LINE
- - - EASEMENT LINE (TYPE AS SHOWN)
- - - LOT LINE (TYPE AS SHOWN)
- 1 NEW LOT NUMBER
- (1) 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

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 ACCURATELY EXIST AND THEIR POSITIONS ARE CORRECTLY SHOWN.



JUAN N. LOMELI R.L.S. 22767

LAND SURVEYOR

DAHL, ROBINS & ASSOCIATES, INC.
 1560 S. 5th Avenue
 Yuma, AZ 85364
 Phone: (928) 819-0825
 Fax: (928) 819-0826
 www.dahlrobs.com
 DRA Job: 23140

PREPARED BY:

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

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 _____ 2023, 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 3" 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 3" 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 _____ 2023.

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

ACKNOWLEDGMENT

STATE OF ARIZONA)
) SS
 COUNTY OF YUMA)

ON THIS THE _____ DAY OF _____, 2023 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 NORTH-SOUTH MIDSECTION LINE OF SECTION 11, TOWNSHIP 11 SOUTH, RANGE 24 WEST OF THE GILA AND SALT RIVER BASE MERIDIAN, YUMA COUNTY, ARIZONA, NAMEDLY N00°26'29"E AS SHOWN ON AMENDED SAN LUIS PORT LOT SPLIT OF THE SW1/4 OF SECTION 11 T11S, R24W, RECORDED AT FEE # 2022-00417 IN BK. 33, PG 64, YUMA CO. RECORDS.

RESTRICTIVE COVENANTS

HAVE BEEN RECORDED CONCURRENTLY AND ARE A PART OF THIS PLAT

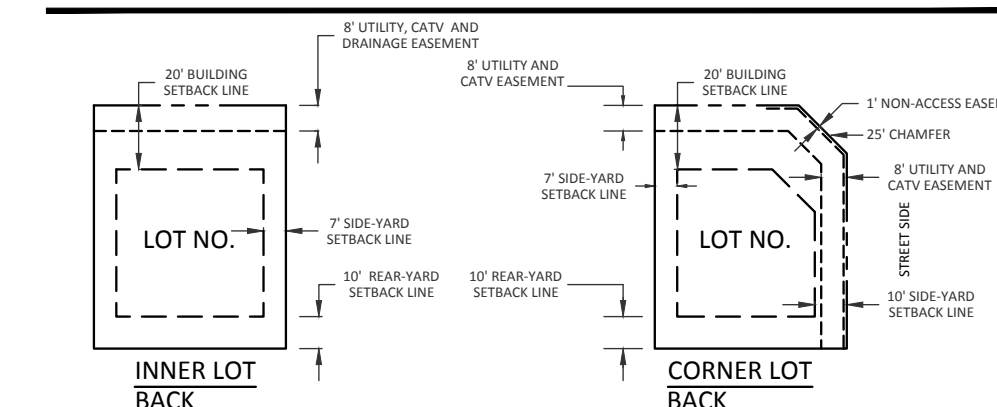
APPROVED

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.

VICE MAYOR _____ DATE _____
 CITY MANAGER _____ DATE _____
 DIRECTOR OF PLANNING AND ZONING DEPARTMENT _____ DATE _____
 CITY ENGINEER _____ DATE _____
 CITY PUBLIC WORKS DIRECTOR _____ DATE _____

TYP. LOT LAYOUT



CURVE TABLE

NUMBER	DELTA	TANGENT	RADIUS	LENGTH
C1	110°34'29"	89.50'	62.00'	119.65'

OPEN SPACE

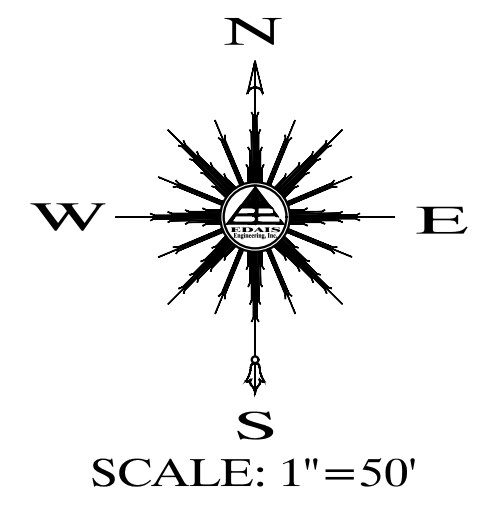
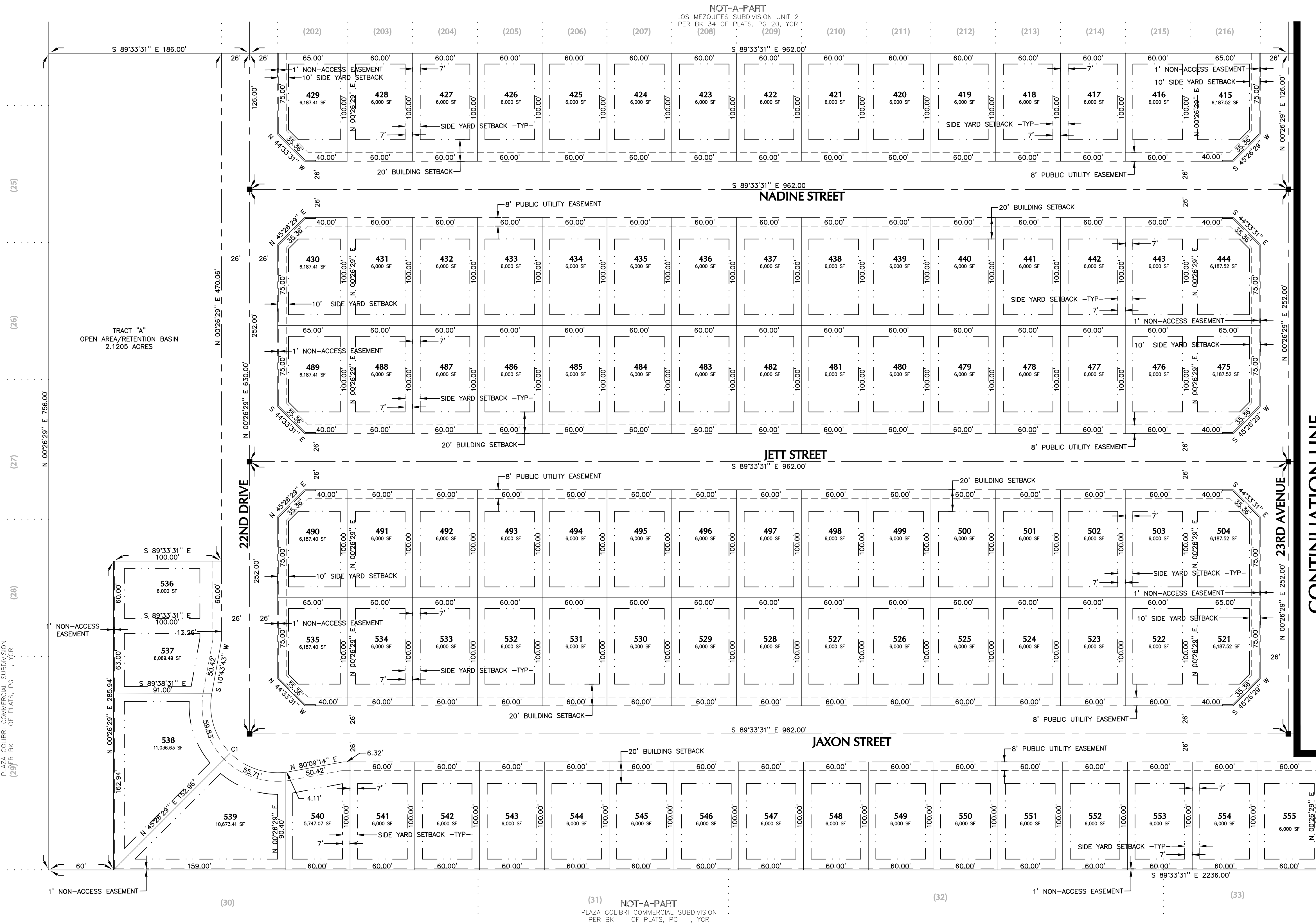
MIN. OPEN SPACE REQUIRED = (34.22 AC) X 5% = 1.711 AC
 OPEN SPACE PROVIDED = 2.1205 AC

SUBDIVIDER/OWNER

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

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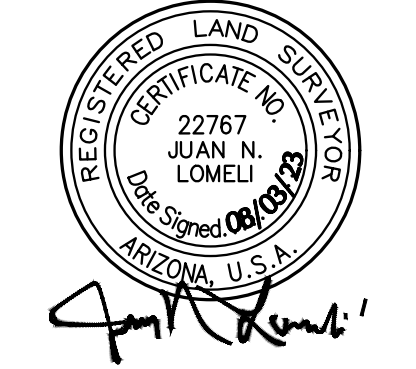


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LAND SURVEYOR

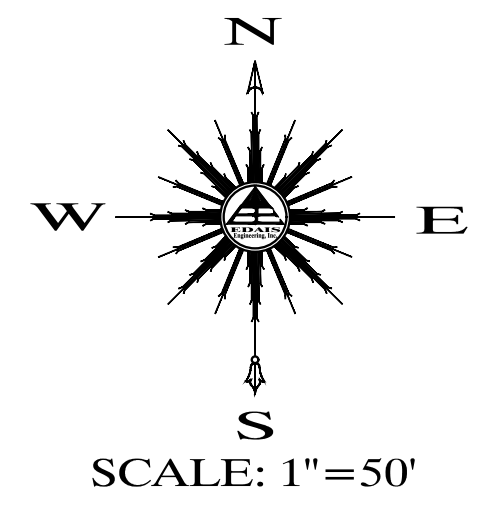
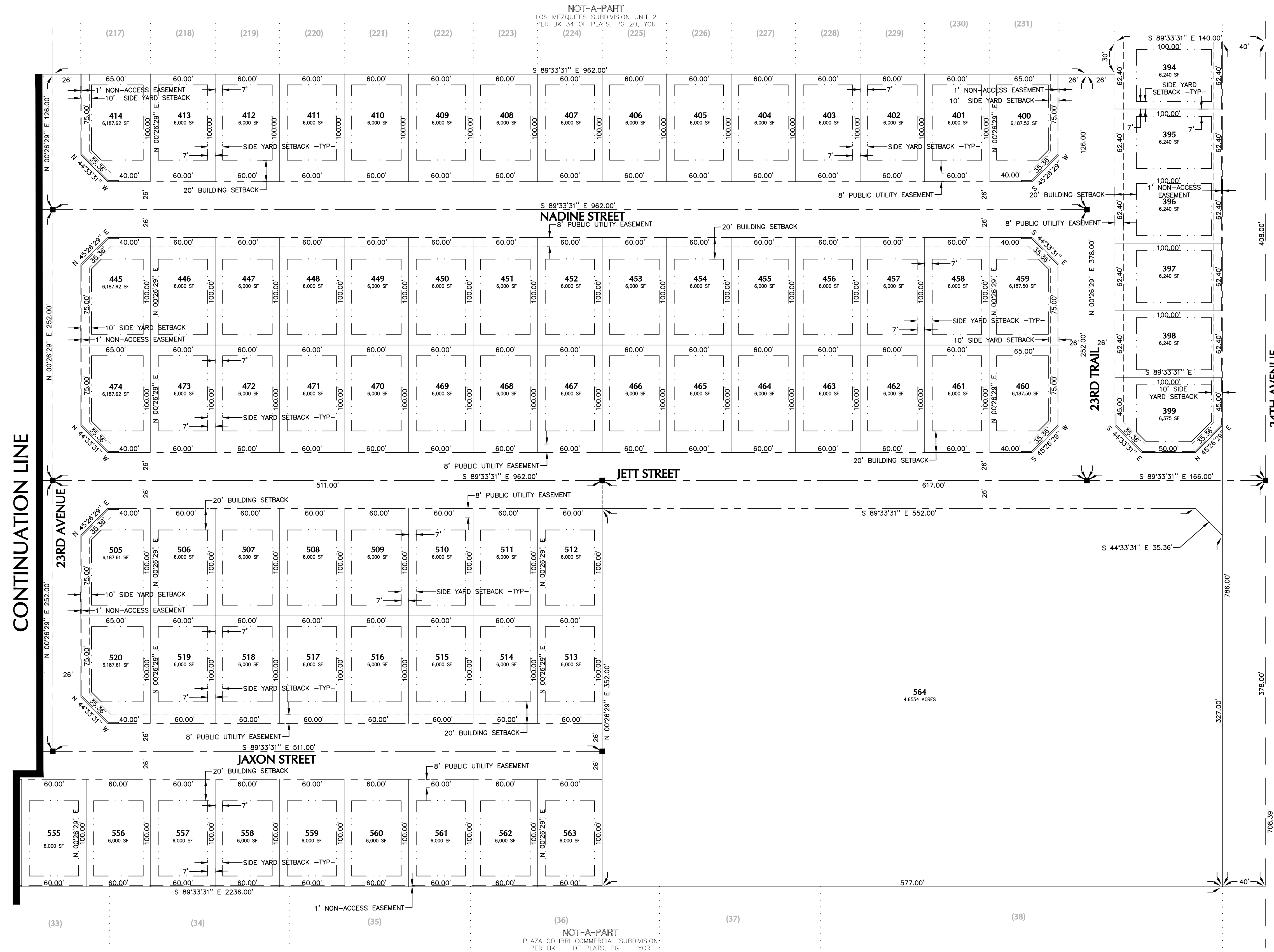
DAHL, ROBINS & ASSOCIATES, INC.

PREPARED BY:

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 3075 S. AVENUE 4 E
 YUMA, ARIZONA 85365
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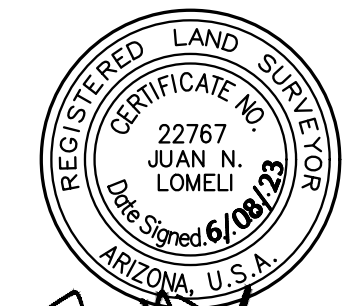
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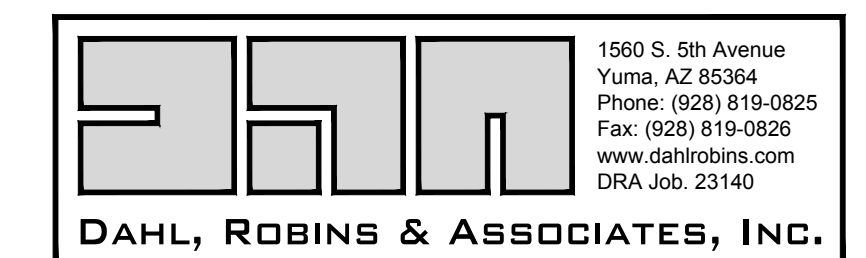
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LAND SURVEYOR



PREPARED BY:

