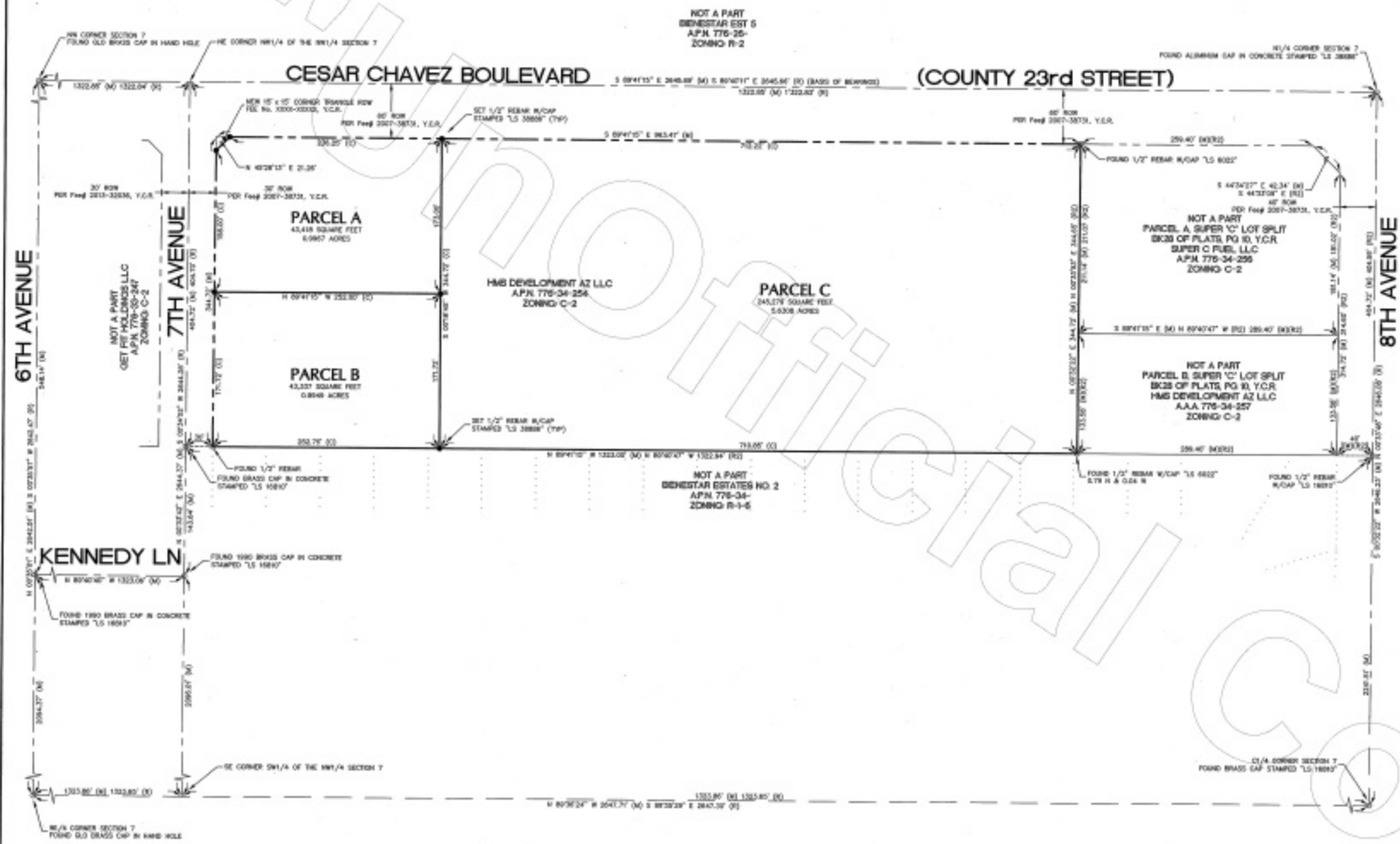


HMS DEVELOPMENT, LLC LOT SPLIT

A LOT SPLIT OF A PORTION OF TRACT 8 OF STATE PLAT No. 17 COMITE DE BIENESTAR, RECORDED IN BOOK 11 OF PLATS, PAGES 86-88, Y.C.R. LOCATED IN THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 11 SOUTH, RANGE 24 WEST, GILA & SALT RIVER BASE & MERIDIAN, YUMA COUNTY, ARIZONA CREATING PARCELS A, B AND C

2025-2026 00-00-00-00 PLAT No. 17 Page 224 of 22
 2025-2026 00-00-00-00 PLAT No. 17 Page 224 of 22
 YUMA COUNTY RECORDER - YUMA COUNTY, ARIZONA
 800 P. O. BOX 1000000 YUMA, ARIZONA 85406-0000
 BOOK: 32 PG: 2
 SCALE: 1" = 30'
 30' 0' 30' 60' 90'



LEGEND

- EOTERLINE / SECTION LINE
- PROPERTY LINE
- RIGHT OF WAY LINE
- ZONING DISTRICT BOUNDARY
- (X) SCHEMATIC ELECTRIC SYSTEM PLAT No. 17
- (R) RECORDING DATA AND CORRECTION LOT SPLIT BK. 28 OF PLATS, PG. 88-89 Y.C.R.
- (M) MEASURED INFORMATION
- (C) CALCULATED INFORMATION
- Y.C.R. YUMA COUNTY RECORDS
- A.P.N. 000-00-000 ASSESSOR'S PARCEL NUMBER
- R/W RIGHT OF WAY
- DOCKET
- FACE
- 410 ARIZONA HIGHWAY DEPARTMENT
- DM BUREAU OF LAND MANAGEMENT
- CD EXISTING MONUMENT (TYPE AS SHOWN)
- SET 1/2" REBAR W/CAP STAMPED "LS 1888"

CURRENT ZONING
 COMMUNITY COMMERCIAL (C-2)

BASES OF BEARINGS
 THE MERIDIAN LINE OF THE NW/4 OF SECTION 7, T11S, R24W, NAD83 & BEARING & AS SHOWN ON STATE PLAT No. 17 COMITE DE BIENESTAR AS RECORDED IN BOOK 11 OF PLATS, PAGES 86-88, YUMA COUNTY RECORDS.

FLOOD ZONE DESIGNATION
 THE SUBJECT PROPERTY IS LOCATED WITHIN AN AREA MARKED A FLOOD ZONE & DESIGNATED AS - AREAS OF LOW ANNUAL CHANCE FLOOD, AREAS OF THE ANNUAL CHANCE FLOOD WITH AN ANNUAL CHANCE OF FLOODING OF LESS THAN 1 FOOT OR MORE CHANCE AREAS LESS THAN 1 SQUARE MILE AND AREAS PROTECTED BY LOCATED FROM ITS ANNUAL CHANCE FLOOD. REFERENCE - FLOOD INSURANCE RATE MAP (FIRM) MAP NUMBER 060302101B LARGO ANAVANIA TA, SOCA, WHICH IS THE FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH THIS PROJECT IS SITUATED.

OWNER OF RECORD
 HMS DEVELOPMENT, LLC
 5555 S. COMBUSTION CIRCLE
 TUCSON, AZ 85713

APPROVED
Laura Fernandez 1/9/2020
 LAURA FERNANDEZ, MEMBER DATE

ACKNOWLEDGEMENT
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 09th DAY OF 2020 BY LAURA FERNANDEZ, MEMBER
Laura Fernandez
 MEMBER PUBLIC
 MY COMMISSION WILL EXPIRE 02/01/2022

APPROVED
Eg. S. 01/09/2020
Justin... 01/14/2020

SURVEYOR'S CERTIFICATE
 I HEREBY CERTIFY THAT THE LOT SPLIT AS SHOWN HEREON WAS MADE HEREAT ON OR ABOUT JANUARY NINTH 2020 AND THAT ALL REGULATIONS AND REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE CITY OF YUMA HAVE BEEN MET.



LAND SURVEYOR

DAHL, ROBINS & ASSOCIATES, INC.

1700 W. AVENUE
 YUMA, AZ 85406
 PHONE: 909-878-8888
 FAX: 909-878-0000
 WWW.DRA-SURV.COM
 DRA JOB: 202001

NOTICE OF DEFICIENCIES/ACKNOWLEDGEMENT
 IT IS UNDERSTOOD THAT PARCELS "A", "B", AND "C" DO NOT MEET THE MINIMUM ZONING AND SUBDIVISION REQUIREMENTS AND THAT NECESSARY UTILITY EXTENSIONS AND OTHER CITY-USE PUBLIC IMPROVEMENTS ARE REQUIRED. THE REQUIRED PERMITS, ZONING CLEARANCE OR USE PERMITS, NECESSARY, SHALL BE OBTAINED BY THE OWNER OR ANY OTHER OCCUPANT OF SAID PARCELS UNDER THE GUIDANCE OF NECESSARY IMPROVEMENTS AND DEVELOPERS AND ARE IN FULL COMPLIANCE WITH ALL OF THE SUBDIVISION AND ZONING REGULATIONS OF THE CITY OF YUMA, AZ.