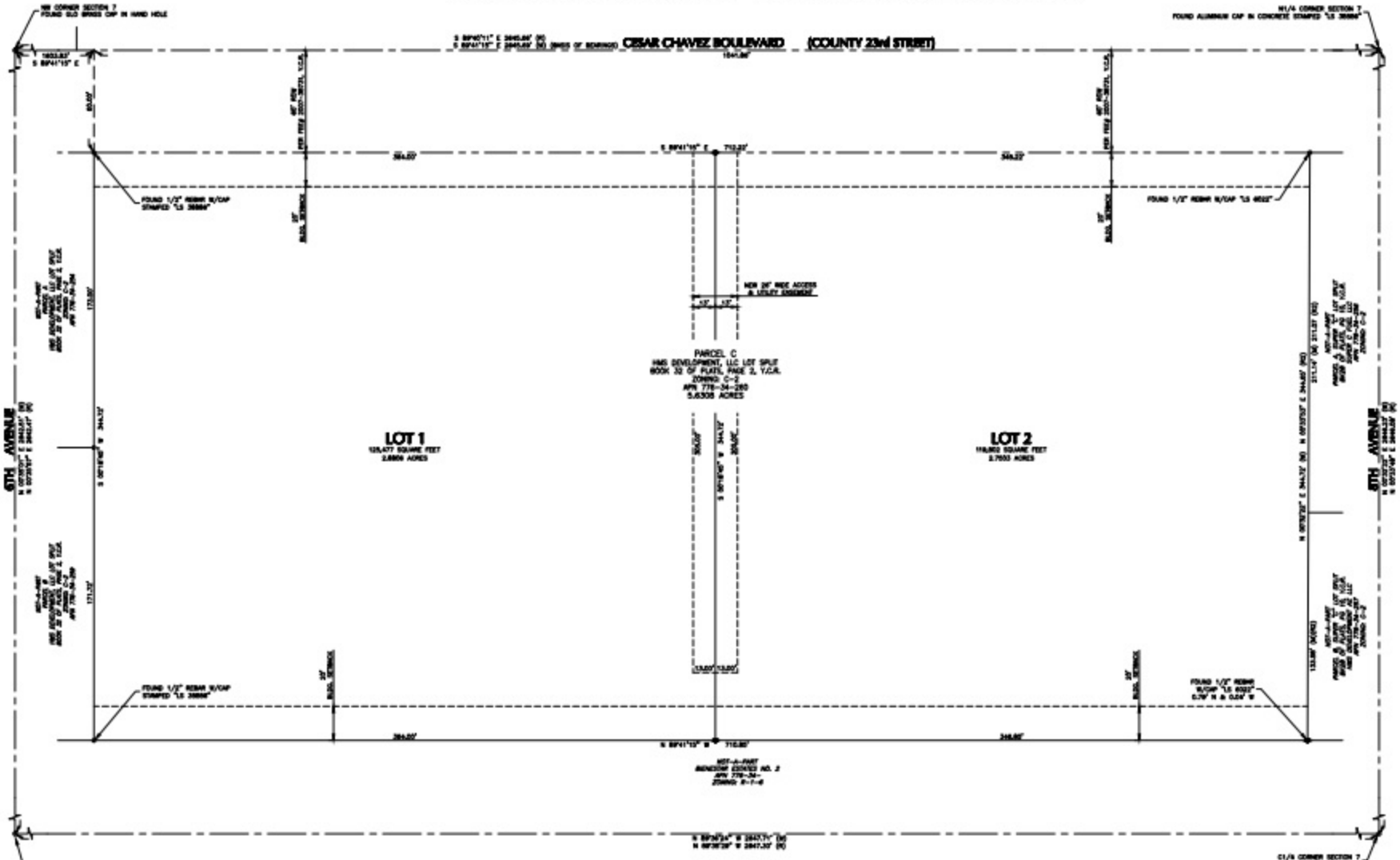
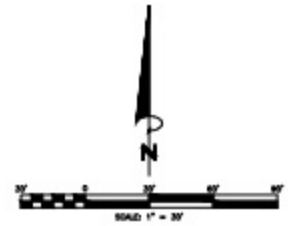
HMS DEVELOPMENT, LLC SUBDIVISION

A SUBDIVISION OF PARCEL C OF HMS DEVELOPMENT, LLC LOT SPLIT, RECORDED IN BOOK 32 OF PLATS, PAGE 2, 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

DATE OR PREPARATION: SEPTEMBER 2022 NUMBER OF LOTS: 2 ACREAGE: 5.6308 ACRES





LEGEND

— — —	CENTERLINE / SECTION LINE
———	PROPERTY LINE
— — —	RIGHT OF WAY LINE
— · — · —	ZONING DISTRICT BOUNDARY
(R)	RECORDED DATA PER DOCKET 00-17 COUNTY OF YUMA BK. 11 OF PLATS, PGS. 86-88 Y.C.R.
(R2)	RECORDED DATA PER SUPER "C" LOT SPLIT BK. 26 OF PLATS, PGS. 10 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
ROW	RIGHT OF WAY
DKT	DOCKET
PG	PAGE
ADOT	ARIZONA HIGHWAY DEPARTMENT
BLM	BUREAU OF LAND MANAGEMENT
○	EXISTING MONUMENT (TYPE AS SHOWN)
●	SET 1/2" REBAR W/CAP STAMPED "LS 38884"

OWNER/DEVELOPER

HMS DEVELOPMENT, LLC
1516 E. WATER STREET
TUCSON, AZ 85719

CURRENT ZONING

COMMUNITY COMMERCIAL (C-2)

BASIS OF BEARINGS

THE NORTH LINE OF THE NW1/4 OF SECTION 7, T11S, R24W, WHICH IS N 89°41'11" E AS SHOWN ON STATE PLAT No. 17 COMPT. 2E MONSTAR AS RECORDED IN BOOK 11 OF PLATS, PAGES 86-88, YUMA COUNTY RECORDER.

FLOOD ZONE DESIGNATION

THE SUBJECT PROPERTY IS LOCATED WITHIN AN AREA HAVING A FLOOD ZONE X DESIGNATION.
ZONE X – AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.
REFERENCE – FLOOD INSURANCE RATE MAP (FIRM), MAP NUMBER 04027C2130F DATED JANUARY 16, 2014, WHICH IS THE FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH THIS PROJECT IS STATED.

RESTRICTIVE COVENANTS

HAVE BEEN RECORDED CONCURRENTLY AND ARE A PART OF THIS PLAT

SURVEYOR'S NOTE

1. ALL NEW PROPERTY CORNERS TO BE SET 1/2" REBAR WITH CAP "LS 38884"

LAND SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE SUBDIVISION SHOWN HEREON WAS MADE UNDER MY DIRECTION DURING SEPTEMBER 2022 AND THAT THIS SUBDIVISION CONFORMS TO ALL REGULATIONS AND REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE CITY OF SAN LUIS, ARIZONA.

CHRISTOPHER D. ROBINS RLS No. 38884

DEDICATION

STATE OF ARIZONA }ss
COUNTY OF YUMA }
KNOW ALL MEN BY THESE PRESENTS:
THAT HMS DEVELOPMENT, LLC AN ARIZONA LIMITED LIABILITY COMPANY, HAS CAUSED THE FOLLOWING DESCRIBED PROPERTY: THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 11 SOUTH, RANGE 24 WEST, GILA & SALT RIVER BASE & MERIDIAN, YUMA COUNTY, ARIZONA AS PLATTED HEREON, TO BE A SUBDIVISION AND LOTS UNDER THE NAME OF "HMS DEVELOPMENT, LLC SUBDIVISION" AND HEREBY DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS CONSTITUTING SAID "HMS DEVELOPMENT, LLC SUBDIVISION" AND THAT THE LOTS SHALL BE KNOWN BY THE NUMBER GIVEN EACH RESPECTIVELY ON SAID PLAT. THE EASEMENTS ARE DEDICATED TO THE CITY OF SAN LUIS FOR THE PURPOSES SHOWN HEREON. A THREE FOOT NON-CONSTRUCTION AND NO OBSTRUCTION EASEMENT FROM THE FURTHEST PROJECTION ON ANY SIDE OF ALL FIRE HYDRANTS IS HEREBY GRANTED.

IN WITNESS WHEREOF HMS DEVELOPMENT, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, HAS CAUSED ITS COMPANY NAME TO BE SIGNED AND ITS COMPANY SEAL TO BE AFFIXED AS ATTESTED BY THE SIGNATURE OF LAURA FERNANDEZ, MEMBER, THEREUNTO DULY AUTHORIZED ON THIS _____ DAY OF_____2022

LAURA FERNANDEZ, MEMBER
HMS DEVELOPMENT, LLC, AN ARIZONA LIMITED LIABILITY COMPANY

ACKNOWLEDGMENT

STATE OF ARIZONA }ss
COUNTY OF YUMA }
ON THIS _____ DAY OF_____ 2022 BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED LAURA FERNANDEZ, WHO ACKNOWLEDGED HERSELF TO BE THE MEMBER OF HMS DEVELOPMENT, LLC, AN ARIZONA LIMITED LIABILITY COMPANY AND THAT SAID, AS SUCH OFFICER BEING DULY AUTHORIZED TO DO SO, EXECUTED THE DEDICATION INSTRUMENT FOR THE PURPOSE THEREIN CONTAINED BY SIGNING THE NAME OF SAID COMPANY BY HERSELF AS SUCH OFFICER

IN WITNESS WHEREOF

I HEREUNTO SET MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC
MY COMMISSION EXPIRES

APPROVED

DEPARTMENT OF COMMUNITY DEVELOPMENT DATE

CITY OF SAN LUIS ENGINEER DATE

STATE OF ARIZONA }ss
COUNTY OF YUMA }
THIS SUBDIVISION, AS SHOWN HEREON, HAS BEEN APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF SAN LUIS, ON THIS _____ DAY OF_____, 2022

MAYOR
ATTEST:

CITY CLERK

LAND SURVEYOR

1555 S. 5th Avenue
Yuma, AZ 85364
Phone: (928) 41-5425
Fax: (928) 41-0426
dahlrobins.com
DRA Job: 22084

DAHL, ROBINS & ASSOCIATES, INC.

SHEET 1 OF 1