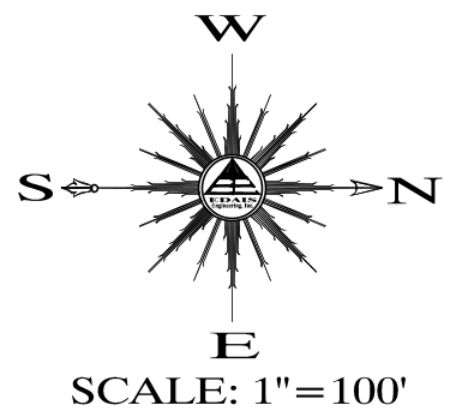
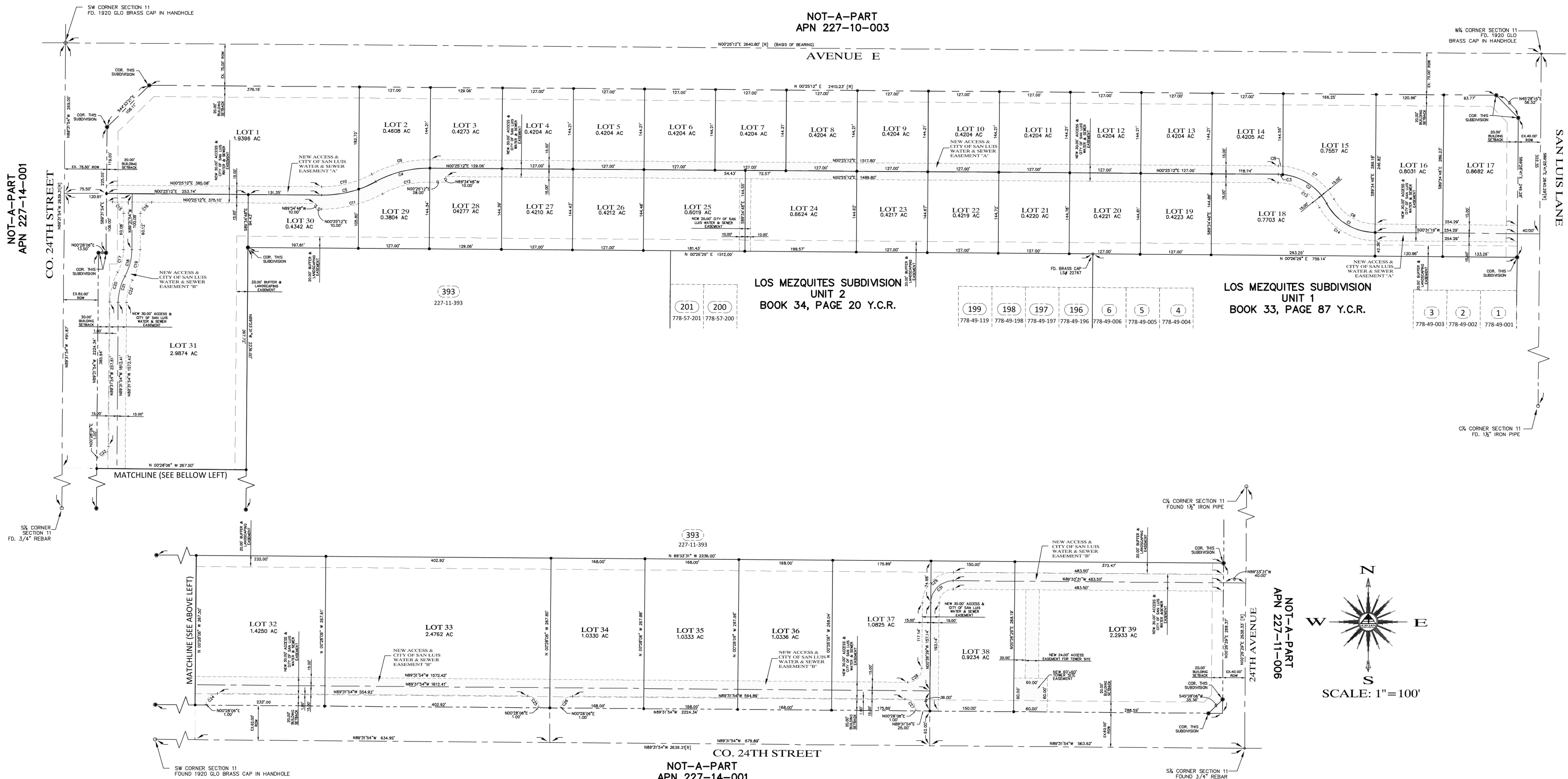


PLAZA COLIBRI COMMERCIAL SUBDIVISION

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 SW¹/₄ OF SECTION 11, TOWNSHIP 11S, RANGE 24W, G&SRB&M.
DATE OF PREPARATION: OCTOBER 2022 NUMBER OF LOTS: 39 ACREAGE: 30.9022 ACRES

NOT-A-PART
APN 227-10-003

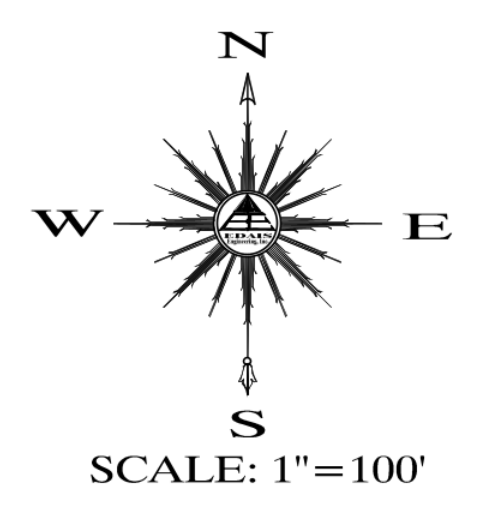


LOT AREAS

LOT	AREA	LOT	AREA
1	84487.02 SF	21	18382.21 SF
2	20073.28 SF	22	18378.19 SF
3	18911.21 SF	23	18376.18 SF
4	18374.71 SF	24	28654.77 SF
5	18374.71 SF	25	28216.73 SF
6	18374.71 SF	26	18348.15 SF
7	18374.72 SF	27	18340.14 SF
8	18374.73 SF	28	18630.87 SF
9	18374.73 SF	29	16589.45 SF
10	18374.73 SF	30	18914.51 SF
11	18374.74 SF	31	130132.96 SF
12	18374.73 SF	32	82073.68 SF
13	18374.74 SF	33	107884.99 SF
14	18374.74 SF	34	44997.43 SF
15	32918.73 SF	35	45010.67 SF
16	34862.49 SF	36	45023.32 SF
17	37818.84 SF	37	47152.62 SF
18	33552.34 SF	38	40223.50 SF
19	18394.22 SF	39	89888.24 SF
20	18388.22 SF	40	42221.41 SF

CURVE DATA

CURVE	DELTA	CHORD	DIRECTION	CHORD	TANGENT	RADIUS	LENGTH
C1	06074531	N205404E	101.14	28.62	100.00	106.64	
C2	05607271	S371306W	84.00	53.31	100.00	97.84	
C3	05044107	S024717W	8.96	4.14	100.00	9.97	
C4	02853332	S140134E	89.79	51.52	200.00	100.80	
C5	02853331	N140134W	89.79	51.52	200.00	100.80	
C6	06074531	N205404E	85.97	48.87	85.00	90.14	
C7	05644351	S325428W	109.29	62.11	115.00	113.89	
C8	06074531	S022843W	8.26	4.13	115.00	8.26	
C9	02853332	S140134E	107.27	55.39	215.00	108.42	
C10	02853331	N140134W	82.32	47.86	185.00	83.32	
C11	02853331	N140134W	112.28	57.98	225.00	113.44	
C12	02853332	S140134E	87.31	45.08	175.00	88.35	
C13	06074531	S205101W	86.10	48.93	85.00	90.28	
C14	06074531	N205404E	118.32	67.41	115.00	121.90	
C15	06074531	S457306W	26.32	20.02	20.00	31.42	
C16	08859304	S423327E	28.27	18.98	20.00	31.42	
C17	02807287	N792810W	41.79	21.54	86.00	42.21	
C18	02807287	N792810W	48.00	25.30	101.00	48.58	
C19	02807287	N792810W	56.37	28.66	116.00	56.84	
C20	02807287	S792810E	55.40	28.55	114.00	55.84	
C21	02807287	S792810E	41.79	21.54	86.00	42.21	
C22	02807287	S792810E	40.82	21.54	84.00	41.23	
C23	06070500	N443154W	28.28	20.00	20.00	31.42	
C24	06070500	S452806W	28.28	20.00	20.00	31.42	
C25	08859304	N443154W	28.28	20.00	20.00	31.42	
C26	06070500	S452806W	28.28	20.00	20.00	31.42	
C27	06070500	N443154W	28.28	20.00	20.00	31.42	
C28	06070500	N452806E	28.28	20.00	20.00	31.42	
C29	08859304	S452717W	77.76	54.97	55.00	86.37	
C30	08859304	S452717W	35.35	24.99	25.00	38.24	
C31	08859304	S452717W	56.56	38.98	40.00	62.81	



LEGEND

- PROPERTY LINE
- RIGHT OF WAY LINE
- CENTER LINE
- NEW EASEMENT LINE
- EXISTING 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
- NEW LOT CORNER
- INDICATES RECORD DATA AS PER AMENDED SAN LUIS PORT LOT SPLIT RECORDED IN BOOK 33, PAGE 64, YUMA COUNTY RECORDS, SIGNED DECEMBER 29, 2021 BY JUAN N. LOMELI

OWNER/SUBDIVIDER

RIEDEL HOLDINGS AZ LLC
P.O. BOX 1649
SAN LUIS, AZ. 85349

NIEVES RIEDEL, OWNER

CURRENT ZONING

C-2 COMMERCIAL
APN: 227-11-012

BASIS OF BEARING

THE WEST SECTION LINE OF SECTION 11, TOWNSHIP 11 SOUTH, RANGE 24 WEST OF THE GILA AND SALT RIVER BASE MERIDIANS, YUMA COUNTY, ARIZONA, NAMELY N00°25'12"E AS SHOWN ON AMENDED SAN LUIS PORT LOT SPLIT OF THE SW¹/₄ OF SECTION 11 T11S., R24W., BY EDAIS ENGINEERING INC. SIGNED DECEMBER 29, 2021 BY JUAN. N. LOMELI.

ACKNOWLEDGMENT

STATE OF ARIZONA } SS
COUNTY OF YUMA } SS

ON THIS ___ DAY OF _____ 2022, 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 } SS
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 RECORDED 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. THIS EASEMENT GRANTS UNTO 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 APPURTENANCES 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.

FOR REVIEW ONLY
NOT FOR RECORDING

BY: _____ DATE _____

PREPARED BY:

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

JOB# 22-022

SURVEYOR'S NOTE

ALL NEW PROPERTY CORNERS TO BE SET WITH A 1/2" REBAR WITH CAP STAMPED "L.S. 49335"

SHEET 1 OF 1