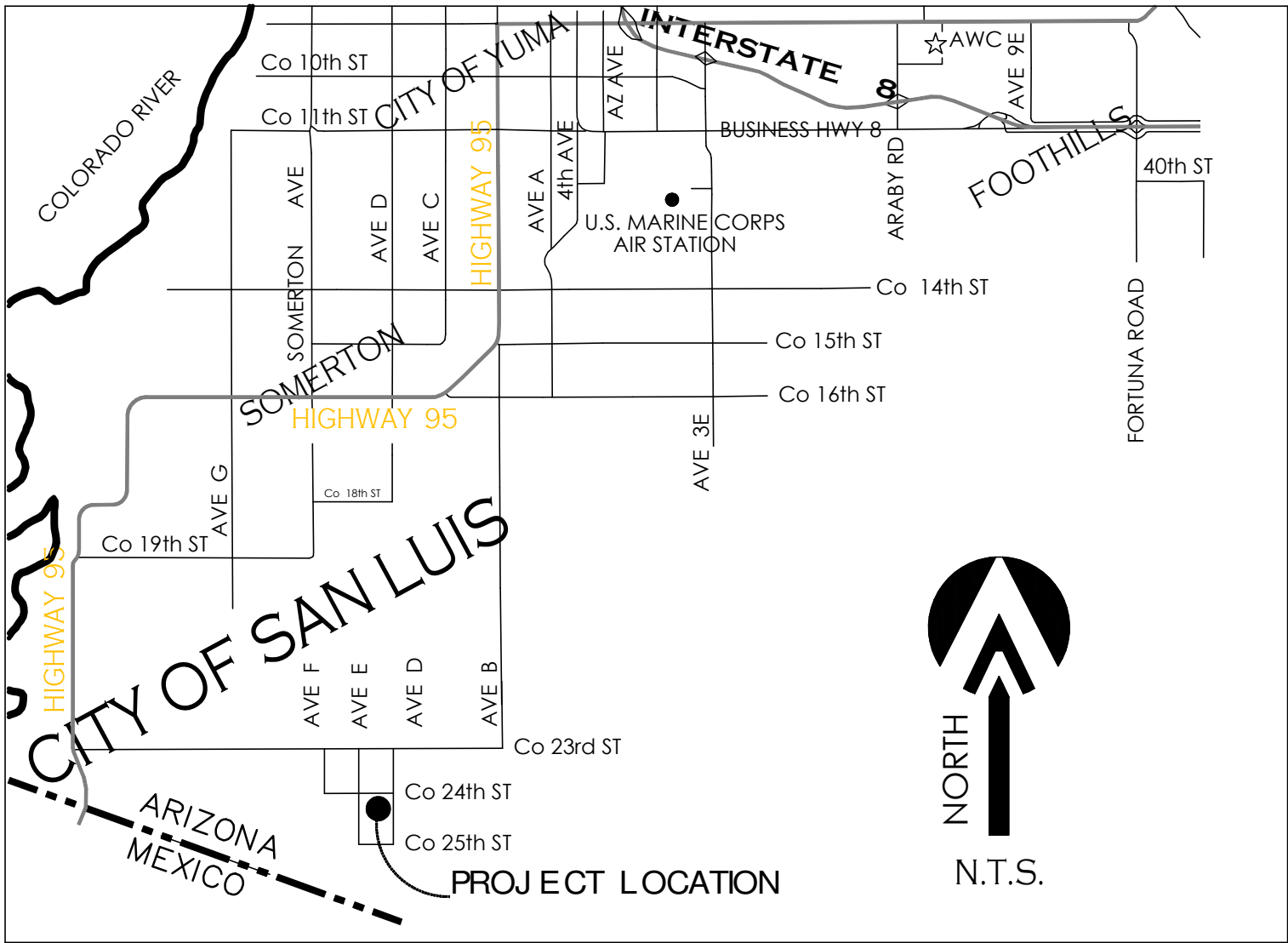


PRELIMINARY PLAT
ORCHIDEA PARK SUBDIVISION - PHASE I

LOCATION:



INDEX:

- PRELIMINARY PLAT; (DESERT SURVEYING & ENGINEERING PLAT DATED 06-10-23)
- SHEET 1 - VICINITY MAP, OWNER/SUBDIVIDER, LEGAL DESCRIPTION, RECORD EASEMENTS, GENERAL CONSTRUCTION NOTES AND SURVEYOR'S NOTE
- SHEET 2 - SUBDIVISION BOUNDARY, EXISTING PARCELS WITH ASSESSOR'S TAX ID NUMBERS, ADJACENT OWNERS AND RECORD EASEMENTS.
- SHEET 3 - SUBDIVISION KEY SHEET
- SHEET 4 - BLOCKS 1-7 & BLOCK 16 & PORTION BLOCK 17
- SHEET 5 - BLOCKS 8-10 & PORTION OF BLOCK 13 & BLOCKS 14-15
- SHEET 6 - BLOCK 11 & PORTION OF BLOCK 17 & BLOCK 19
- SHEET 7 - BLOCK 12 & PORTION OF BLOCK 13 & BLOCK 18
- SHEET 8 - BLOCKS 20 & 21
- PRELIMINARY GRADING AND UTILITY PLAN; (LG ENGINEERING CONSULTANTS, INC. PLANS)
- SHEET 1 - KEY MAP
- SHEET 2 - PRELIMINARY PAVING, GRADING PLAN & UTILITY PLAN
- SHEET 3 - PRELIMINARY PAVING, GRADING PLAN & UTILITY PLAN
- SHEET 4 - PRELIMINARY PAVING, GRADING PLAN & UTILITY PLAN
- SHEET 5 - PRELIMINARY PAVING, GRADING PLAN & UTILITY PLAN

FLOOD ZONE:

ACCORDING TO FLOOD INSURANCE RATE MAP - PANEL 04027G2155E DATED 08-28-2008 THE PROJECT SITE FALLS IN ZONE "X" WHICH IS DEFINED AS AN AREA OF 0.2% ANNUAL CHANCE FLOOD HAZARD. REFERENCE IS MADE TO SAID PANEL FOR FULL DETAILS.

GROSS SUBDIVISION AREA:

GROSS AREA OF EXISTING PARCELS 1 THRU 7 INCLUDED IN SUBDIVISION = 552.52 ACRES +/-

GROSS AREA TO BE SUBDIVIDED = 549.50 ACRES +/- (INCLUDES EXISTING R/W'S TO BE ABANDONED ON SHEET 2)

LOT COUNT AND PROPOSED USE:

- BLOCK 1 = 38 SINGLE FAMILY LOTS
- BLOCK 2 = 38 SINGLE FAMILY LOTS
- BLOCK 3 = 38 SINGLE FAMILY LOTS
- BLOCK 4 = 30 SINGLE FAMILY LOTS
- = LOT 'A' OPEN SPACE/RETENTION (TO BE DEDICATED TO CITY)
- BLOCK 5 = 30 SINGLE FAMILY LOTS
- = LOT 'A' OPEN SPACE/RETENTION (TO BE DEDICATED TO CITY)
- BLOCK 6 = 38 SINGLE FAMILY LOTS
- BLOCK 7 = 38 SINGLE FAMILY LOTS
- BLOCK 8 = 30 SINGLE FAMILY LOTS
- = LOT 'A' OPEN SPACE/RETENTION (TO BE DEDICATED TO CITY)
- BLOCK 9 = 38 SINGLE FAMILY LOTS
- BLOCK 10 = 38 SINGLE FAMILY LOTS
- BLOCK 11 = LOT 'A' OPEN SPACE/RETENTION (TO BE DEDICATED TO CITY)
- = LOT 'B' UNDIVIDED - SINGLE FAMILY/MEDIUM DENSITY
- BLOCK 12 = LOT 'A' OPEN SPACE/RETENTION (TO BE DEDICATED TO CITY)
- = LOT 'B' UNDIVIDED - SINGLE FAMILY/MEDIUM DENSITY
- BLOCK 13 = UNDIVIDED - SINGLE FAMILY/MEDIUM DENSITY
- BLOCK 14 = UNDIVIDED - COMMERCIAL
- BLOCK 15 = LOT 'A' OPEN SPACE/RETENTION (TO BE DEDICATED TO CITY)
- = LOT 'B' SINGLE FAMILY/MEDIUM DENSITY
- = LOT 'C' SCHOOL LOT
- = LOT 'D' OPEN SPACE/RETENTION (TO BE DEDICATED TO CITY)
- BLOCK 16 = UNDIVIDED - MEDIUM DENSITY
- BLOCK 17 = UNDIVIDED - SINGLE FAMILY/MEDIUM DENSITY
- BLOCK 18 = UNDIVIDED - SINGLE FAMILY/MEDIUM DENSITY
- BLOCK 19 = UNDIVIDED - SINGLE FAMILY/MEDIUM DENSITY
- BLOCK 20 = UNDIVIDED
- BLOCK 21 = UNDIVIDED

TOTAL SINGLE FAMILY LOTS = 556

TOTAL LOT 'A' OPEN SPACE/RETENTION LOTS (TO BE DEDICATED TO CITY) = 6

TOTAL LOT 'A' OPEN SPACE/RETENTION LOTS (TO BE MAINTAINED AND OPERATED BY LAND OWNER) = 1

TOTAL LOT 'B' UNDIVIDED LOTS = 4

TOTAL LOT 'C' SCHOOL LOTS = 1

TOTAL LOT 'D' OPEN SPACE/RETENTION LOTS (TO BE DEDICATED TO CITY) = 1

TOTAL UNDIVIDED BLOCKS = 6

OWNER/SUBDIVIDER:

THE FOLLOWING ARE THE OWNERS OF THE PARCELS AND THEIR RESPECTIVE INTERESTS FOR THE PARCEL PROPOSED FOR SUBDIVISION AND ARE THOSE PARCELS LISTED IN THE PRELIMINARY MEMORANDUM REPORT - CONDITION OF TITLE" TO AS FILE NO. 1547968 FOR STEWART TITLE DATED 4-08-2022.

1. THE ESTATE OR INTEREST IN THE LAND DESCRIBED IN THIS REPORT IS:
FEE/EASEMENT
2. TITLE TO SAID ESTATE OR INTEREST IN SAID LAND IS AT THE EFFECTIVE DATE HEREOF VESTED IN:
MOY FARMING COMPANY, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, AS TO PARCEL NO. 1 AND PARCEL NO. 5 AND
ELIZABETH CARPENTER, AN UNMARRIED WOMAN, AS TO PARCEL NO. 2 AND
VON VERDE DEVELOPMENT, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, AS TO PARCEL NO. 3 AND PARCEL NO. 4 AND
PARCEL NO. 8 AND
DAVID LOO, A SINGLE MAN, AS TO PARCEL NO. 6 AND
SOMERTON SCHOOL DISTRICT NO. 11, AS TO PARCEL NO. 7
3. THE LAND REFERRED TO IN THIS REPORT IS SITUATED IN THE STATE OF ARIZONA, COUNTY OF YUMA AND IS DESCRIBED AS FOLLOWS: SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

MAILING ADDRESS: SAM GROUP INVESTMENT CO. LIMITED PARTNERSHIP
10802 S. CAMINO DEL SOL
YUMA, AZ, 85561

EXHIBIT "A" - LEGAL DESCRIPTIONS:

THE FOLLOWING ARE THE PARCELS PROPOSED FOR RE-SUBDIVISION AND ARE THOSE PARCELS LISTED IN "THE PRELIMINARY MEMORANDUM REPORT - CONDITION OF TITLE" TO AS FILE NO. 1547968 FOR STEWART TITLE DATED 4-08-2022:

PARCEL NO. 1: (APN 227-14-006)
40 AC +/-

THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 11 SOUTH, RANGE 24 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, YUMA COUNTY, ARIZONA BEING A PORTION OF PARCEL "A", EAST CITY OF SAN LUIS SAN LUIS PORT II - INDUSTRIAL PARK L.L.C., ACCORDING IN THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF YUMA COUNTY, ARIZONA RECORDED IN BOOK 26 OF PLATS, PAGE 4;

PARCEL NO. 2: (APN 227-14-007)
51.50 AC +/-

THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 11 SOUTH, RANGE 24 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, YUMA COUNTY, ARIZONA BEING A PORTION OF PARCEL "A", EAST CITY OF SAN LUIS SAN LUIS PORT II - INDUSTRIAL PARK L.L.C., ACCORDING IN THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF YUMA COUNTY, ARIZONA RECORDED IN BOOK 26 OF PLATS, PAGE 4;

EXCEPT THE WEST 33 FEET THEREOF DEEDED TO YUMA COUNTY IN DOCKET 614, PAGE 839, RECORDS OF YUMA COUNTY, ARIZONA;

AND EXCEPT THE EAST 42 FEET OF THE WEST 75 FEET THEREOF AND THAT STRIP OF LAND BEGINNING AT THE WEST QUARTER CORNER OF SAID SECTION 14; THENCE EAST ALONG THE MID-SECTION LINE, A DISTANCE OF 75 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 85 FEET; THENCE EAST ALONG THE MID-SECTION LINE, A DISTANCE OF 300 FEET; THENCE SOUTH PARALLEL TO THE WEST SECTION LINE, A DISTANCE OF 30 FEET; THENCE WEST PARALLEL TO THE MID-SECTION LINE, A DISTANCE OF 275 FEET; THENCE SOUTHWEST TO A POINT 75 FEET EAST OF THE WEST SECTION LINE AND 55 FEET SOUTH OF THE MID-SECTION LINE; THENCE NORTH PARALLEL TO THE WEST SECTION LINE, A DISTANCE OF 55 FEET BACK TO THE POINT OF BEGINNING AS DEEDED TO THE COUNTY OF YUMA AT FEE NO. 2006-10664, RECORDS OF YUMA COUNTY, ARIZONA;

PARCEL NO. 3: (APN 227-14-008)
74.23 AC +/-

THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 11 SOUTH, RANGE 24 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, YUMA COUNTY, ARIZONA BEING A PORTION OF PARCEL "A", EAST CITY OF SAN LUIS SAN LUIS PORT II - INDUSTRIAL PARK L.L.C., ACCORDING IN THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF YUMA COUNTY, ARIZONA RECORDED IN BOOK 26 OF PLATS, PAGE 4;

EXCEPT THE EAST 42 FEET OF THE WEST 75 FEET THEREOF AND THAT STRIP OF LAND BEGINNING AT THE WEST QUARTER CORNER OF SAID SECTION 14; THENCE EAST ALONG THE MID-SECTION LINE, A DISTANCE OF 75 FEET TO THE POINT OF BEGINNING; THENCE NORTH PARALLEL TO THE WEST SECTION LINE, A DISTANCE OF 55 FEET; THENCE SOUTHWEST TO A POINT 30 FEET NORTH OF THE MID-SECTION LINE AND 100 FEET EAST OF THE WEST SECTION LINE; THENCE EAST PARALLEL TO THE MID-SECTION LINE, A DISTANCE OF 275 FEET; THENCE SOUTH PARALLEL TO THE WEST SECTION LINE, A DISTANCE OF 50 FEET; THENCE WEST ALONG THE MID-SECTION LINE, A DISTANCE OF 300 FEET BACK TO THE POINT OF BEGINNING AS DEEDED TO THE COUNTY OF YUMA AT FEE NO. 2006-11525, RECORDS OF YUMA COUNTY, ARIZONA;

PARCEL NO. 4: (APN 227-14-002)
149.81 AC +/-

NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 11 SOUTH, RANGE 24 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, YUMA COUNTY, ARIZONA; EXCEPT THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER, AND EXCEPT THE EAST 42 FEET OF THE WEST 75 FEET OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SAID SECTION 14 AS CONVEYED IN WARRANTY DEED RECORDED AT FEE NO. 2006-11525, RECORDS OF YUMA COUNTY, ARIZONA;

EXCEPT THE NORTH 50 FEET, THE SOUTH 40.00 FEET, THE EAST 40 FEET AND THE WEST 40.00 FEET THEREOF AS CONVEYED IN WARRANTY DEED RECORDED AT FEE NO. 2012-24216, RECORDS OF YUMA COUNTY, ARIZONA;

PARCEL NO. 5: (APN 227-14-011)
152.18 AC +/-

PARCEL "G1", ATS LOT SPLIT, ACCORDING IN THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF YUMA COUNTY, ARIZONA RECORDED AS FEE NO. 2022-35548

PARCEL NO. 6: (APN 227-14-009)
64.42 ACRES +/-

THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 11 SOUTH, RANGE 24 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, YUMA COUNTY, ARIZONA; EXCEPT THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER, AND EXCEPT THE EAST 42 FEET OF THE WEST 75 FEET OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SAID SECTION 14 AS CONVEYED IN WARRANTY DEED RECORDED AT FEE NO. 2006-11525, RECORDS OF YUMA COUNTY, ARIZONA;

EXCEPT THE NORTH 33 FEET THEREOF AS CONVEYED IN WARRANTY DEED RECORDED AT FEE NO. 2006-11525, RECORDS OF YUMA COUNTY, ARIZONA; AND

EXCEPT A STRIP OF LAND BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 14; THENCE EAST ALONG THE NORTH SECTION LINE, A DISTANCE OF 75 FEET; THENCE SOUTH PARALLEL TO THE WEST SECTION LINE, A DISTANCE OF 33 FEET TO THE POINT OF BEGINNING; THENCE EAST PARALLEL TO THE NORTH SECTION LINE, A DISTANCE OF 300 FEET; THENCE SOUTH PARALLEL TO THE WEST SECTION LINE, A DISTANCE OF 7 FEET; THENCE WEST PARALLEL TO THE NORTH SECTION LINE, A DISTANCE OF 275 FEET; THENCE SOUTHWEST TO A POINT 75 FEET EAST OF THE WEST SECTION LINE AND 65 FEET SOUTH OF THE NORTH SECTION LINE; THENCE NORTH PARALLEL TO THE WEST SECTION LINE, A DISTANCE OF 52 FEET BACK TO THE POINT OF BEGINNING AS CONVEYED IN WARRANTY DEED RECORDED AT FEE NO. 2006-11525, RECORDS OF YUMA COUNTY, ARIZONA; AND

EXCEPT THE NORTH 50 AND THE EAST 40 FEET, THEREOF AS CONVEYED IN WARRANTY DEED RECORDED AT FEE NO. 2012-24214, RECORDS OF YUMA COUNTY, ARIZONA;

PARCEL NO. 7: (APN 227-14-010)
8.68 AC +/-

THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 11 SOUTH, RANGE 24 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, YUMA COUNTY, ARIZONA;

EXCEPT THE NORTH 50 AND THE EAST 40 FEET, THEREOF AS CONVEYED IN WARRANTY DEED RECORDED AT FEE NO. 2012-24214, RECORDS OF YUMA COUNTY, ARIZONA; AND

RECORDED EASEMENTS:

THE FOLLOWING ARE EASEMENTS REPORTED TO AFFECT THE PARCELS PROPOSED FOR SUBDIVISION AS LISTED IN "THE PRELIMINARY MEMORANDUM REPORT - CONDITION OF TITLE" TO AS FILE NO. 1547968 FOR STEWART TITLE DATED 4-08-2022:

1. UTILITY EASEMENT FOR GAS LINES AND APPURTENANT FACILITIES AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT RECORDED IN DOCKET 609, PAGE 821, (REPORTED TO AFFECT PARCEL NO. 3, 4, 6 AND 7 - THE EXACT EXTENT AND LOCATION OF SAID RIGHT OF WAY IS NOT DISCLOSED IN THE RECORD, NOT PLOTTED)
2. RIGHTS OF WAY FOR DITCHES AND CANALS CONSTRUCTED BY THE AUTHORITY OF THE UNITED STATES AND RIGHTS INCIDENT THERETO, AS RESERVED IN INSTRUMENT RECORDED IN DOCKET 609, PAGE 821, (REPORTED TO AFFECT PARCEL NO. 3, 4, 6 AND 7 - THE EXACT EXTENT AND LOCATION OF SAID RIGHT OF WAY IS NOT DISCLOSED IN THE RECORD, NOT PLOTTED)
3. EASEMENT FOR ROAD OR HIGHWAY AND PUBLIC UTILITY SERVICES AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT RECORDED IN DOCKET 649, PAGE 4, (REPORTED TO AFFECT PARCEL NO. 3 AND 6 - PLOTTED)
4. UTILITY EASEMENT FOR ELECTRIC LINES AND APPURTENANT FACILITIES AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT RECORDED IN DOCKET 760, PAGE 260, (REPORTED TO AFFECT PARCEL NO. 8 - NOT PLOTTED AS EASEMENT LIES OUTSIDE OF PROJECT BOUNDARY))
5. EASEMENT FOR UNDERGROUND ELECTRICAL LINES AND APPURTENANT FACILITIES AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT RECORDED IN DOCKET 1353, PAGE 703, (REPORTED TO AFFECT PARCEL NO. 1 AND 3 - NOT PLOTTED AS DOCUMENT NOT LEGIBLE)
6. EASEMENT FOR ROADWAY AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT RECORDED IN DOCKET 1438, PAGE 913, (REPORTED TO AFFECT PARCEL NO. 3 - PLOTTED)
7. UTILITY EASEMENT FOR ELECTRIC LINES AND APPURTENANT FACILITIES AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT RECORDED IN DOCKET 1459, PAGE 783, (REPORTED TO AFFECT PARCEL NO. 8 - PLOTTED)
8. ONE FOOT NON-ACCESS EASEMENT AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT RECORDED AT FEE NO. 2006-10664 AND AT FEE NO. 2006-10665, (REPORTED TO AFFECT PARCEL NO. 2 - PLOTTED)
9. ONE FOOT NON-ACCESS EASEMENT AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT RECORDED AT FEE NO. 2006-11520 AND AT FEE NO. 2006-11521, (REPORTED TO AFFECT PARCEL NO. 3 - PLOTTED)
10. ONE FOOT NON-ACCESS EASEMENT AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT RECORDED AT FEE NO. 2006-11525 AND AT FEE NO. 2006-11526, (REPORTED TO AFFECT PARCEL NO. 6 - PLOTTED)
11. EASEMENT FOR NATURAL GAS PIPELINE OR PIPELINES AND APPURTENANCES AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT RECORDED AT FEE NO. 2008-15849, (PARCEL NO. 8 - THE EXACT EXTENT AND LOCATION OF SAID RIGHT OF WAY IS NOT DISCLOSED IN THE RECORD, NOT PLOTTED))
12. EASEMENTS, RESTRICTIONS, RESERVATIONS, CONDITIONS, SET-BACK LINES AND ALL OTHER MATTERS AS SET FORTH ON THE PLAT OF EAST CITY OF SAN LUIS SAN LUIS PORT II - INDUSTRIAL PARK L.L.C., RECORDED IN BOOK 26 OF PLATS, PAGE 4 AT FEE NO. 2011-10251 (PLOTTED HEREON)
13. UTILITY EASEMENT FOR ELECTRICAL AND TELECOMMUNICATION LINES, FACILITIES AND FIXTURES AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT RECORDED AT FEE NO. 2016-02945, (REPORTED TO AFFECT PARCEL NO. 6 - PLOTTED)
14. UTILITY EASEMENT FOR ELECTRICAL AND TELECOMMUNICATION LINES, FACILITIES AND FIXTURES AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT RECORDED AT FEE NO. 2018-20162, (REPORTED TO AFFECT PARCEL NO. 8 - PLOTTED)

GENERAL CONSTRUCTION NOTES:

- GENERAL CONSTRUCTION NOTES:
1. THE LOCATION OF UTILITIES IS APPROXIMATE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION. UTILITIES SHOWN HERE ARE FOR THE PURPOSE OF ASSISTING THE CONTRACTOR IN LOCATING SAID UTILITIES. THE CONTRACTOR IN ACCORDANCE WITH ARIZONA STATUTES SHALL CONTACT THE ARIZONA BLUE STAKE CENTER (1-800-782-5348) AT LEAST 48 HOURS MIN. PRIOR TO THE BEGINNING OF CONSTRUCTION AND OBTAIN ON-SITE UTILITIES LOCATIONS. CONFLICTS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER AND SHALL BE RESOLVED PRIOR TO PROCEEDING WITH CONSTRUCTION. ANY DAMAGED TO A UTILITY SHALL BE REPAIRED AT THE CONTRACTOR EXPENSE.
 2. ALL CITY REQUIRED COMPACTION AND LABORATORY TESTS SHALL BE FURNISHED BY THE CONTRACTOR TO THE CITY PRIOR TO ACCEPTANCE OF THE PROJECT.
 3. THE CONTRACTOR SHALL GUARANTEE ALL MATERIALS AND WORKMANSHIP FOR TWO YEARS AFTER THE FINAL ACCEPTANCE. ANY DEFECTIVE MATERIAL OR WORKMANSHIP SHALL BE REPLACED AND/OR REPAIRED PRIOR TO FINAL ACCEPTANCE.
 4. ALL ROAD SURFACES, EASEMENTS OR RIGHT OF WAYS DISTURBED BY CONSTRUCTION OF ANY PART OF THESE IMPROVEMENTS ARE TO BE RESTORED COMPLETELY BY THE CONTRACTOR TO THE BEFORE CONSTRUCTION CONDITION OR BETTER.
 5. DURING CONSTRUCTION, THE DEVELOPER/OWNER IS SOLELY RESPONSIBLE FOR INSURING THE PROPER FUNCTIONING OF THE EROSION AND SEDIMENT CONTROL MEASURES. THE DEVELOPER/OWNER SHALL TAKE WHATEVER MEASURES ARE REQUIRED TO INSURE THAT NO SEDIMENT LEAVES THE SITE.
 6. SEE SUBDIVISION PLAT FOR ALL BOUNDARY INFORMATION AND DIMENSIONS.
 7. ALL MATERIALS AND CONSTRUCTION SHALL CONFORM TO CITY OF SAN LUIS STANDARDS (CITY OF YUMA STANDARD DETAILS HAS SPECIFICATIONS, CITY OF SAN LUIS SUPPLEMENT), AS ADOPTED BY THE CITY OF SAN LUIS, STANDARD SPECIFICATIONS AND CONSTRUCTION STANDARDS UNLESS OTHERWISE SHOWN ON THE PLANS.
 8. THE ENGINEER MAKES NO REPRESENTATION OR GUARANTEE REGARDING EARTHWORK QUANTITIES OR THAT THE EARTHWORK FOR THIS PROJECT WILL BALANCE DUE TO VARIOUS FIELD CONDITIONS CHANGES AND TYPICAL ALLOWABLE CONSTRUCTION TOLERANCES AND CONSTRUCTION METHODS THAT ARE BEYOND THE CONTROL OF THE ENGINEER.
 9. NO STREET, WATER, SEWER AND IMPROVEMENTS TO BE ACCEPTED BY THE CITY OF SAN LUIS, FOR MAINTENANCE UNTIL "AS-BUILT", CERTIFIED, REPRODUCIBLE PLANS ARE FILED WITH AND ACCEPTED BY THE CITY OF SAN LUIS PUBLIC WORKS DEPARTMENT.
 10. CONTRACTOR SHALL COMPLY WITH LOCAL, STATE, AND FEDERAL SWPPP REQUIREMENTS AND BMPs.
 11. THE STREET NAMES PLACED ON THIS MAP ARE TEMPORARY PLACE HOLDERS ONLY. FINAL STREET NAMES ARE TO BE SUBMITTED BY THE OWNER TO THE CITY FOR APPROVAL PRIOR TO THE FILING OF ANY FINAL SUBDIVISION MAPS FOR THIS PROJECT.

SURVEYOR'S NOTE:

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 8 SHEETS CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION DURING JANUARY, 2022, AT THE REQUEST OF SAM GROUP INVESTMENTS, LLC.

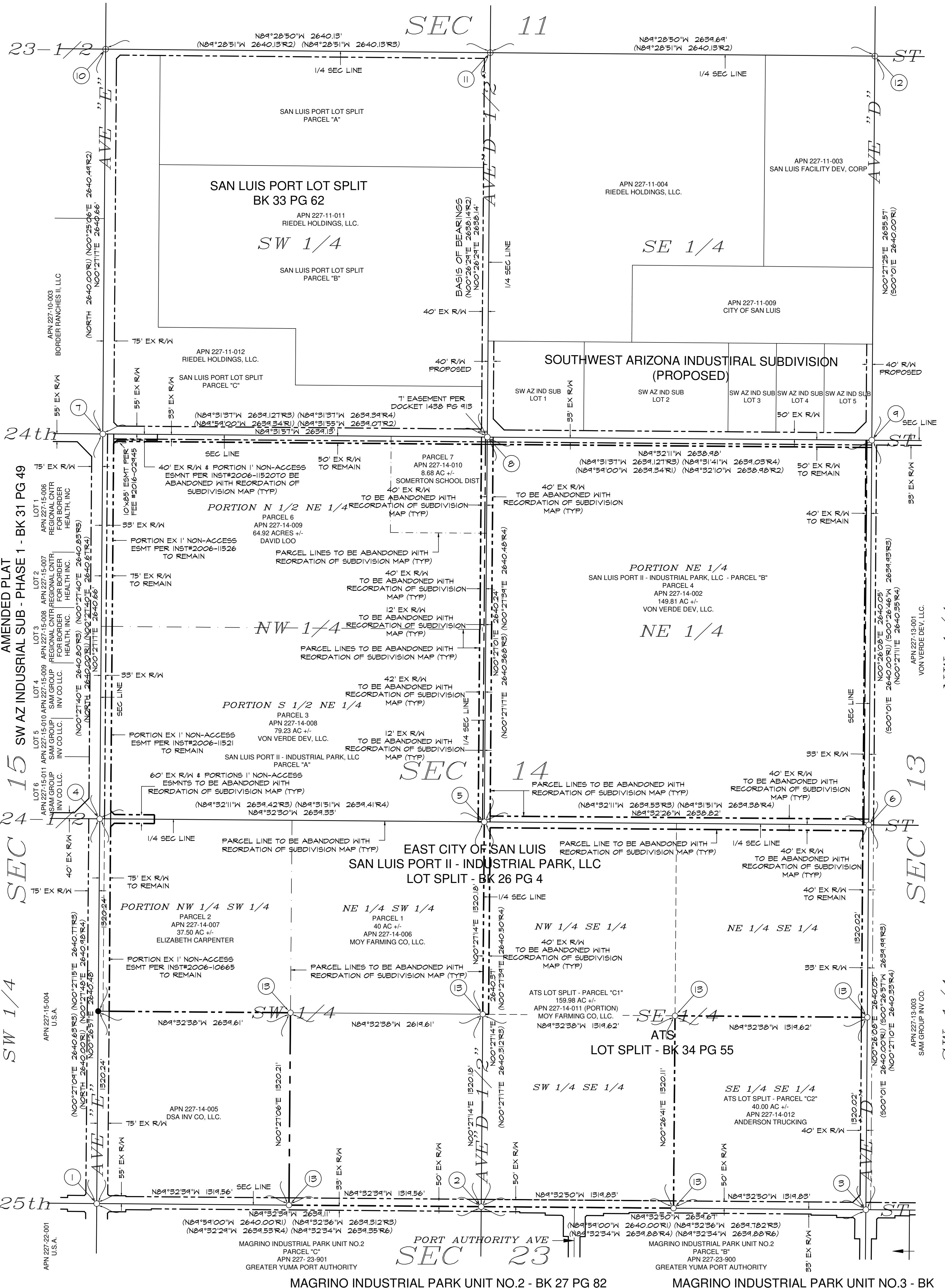


Gordon O. Olson 6-0-2022
GORDON O. OLSON, L.S. 27748
LICENSE EXPIRATION DATE: 3-31-2024

 Desert Surveying & Engineering Arizona, California and New Mexico Land Surveyors and Civil Engineers 670 East 32nd Street, Suite #1, Yuma, Az 85504 Email: DSE@dessertsurveying.com Yuma Phone: 928-518-2045	PRELIMINARY PLAT ORCHIDEA PARK SUBDIVISION PHASE I		SHEET 1 OF 8
	LOCATION: SAN LUIS, AZ	DATE: 02-25-2023	BY: G.O.
CLIENT: SAM GROUP INV. CO.		FILE NAME: 12200101PP Revised - Unit 1 - Sht 1 (06-10-23).dwg	DATE: 2/20/2023

PRELIMINARY PLAT
ORCHIDEA PARK SUBDIVISION - PHASE I

A RE-SUBDIVISION OF PORTIONS OF SECTION 14
TOWNSHIP 11 SOUTH, RANGE 24 WEST, G.&S.R.B.&M., CITY OF SAN LUIS, YUMA COUNTY, ARIZONA.

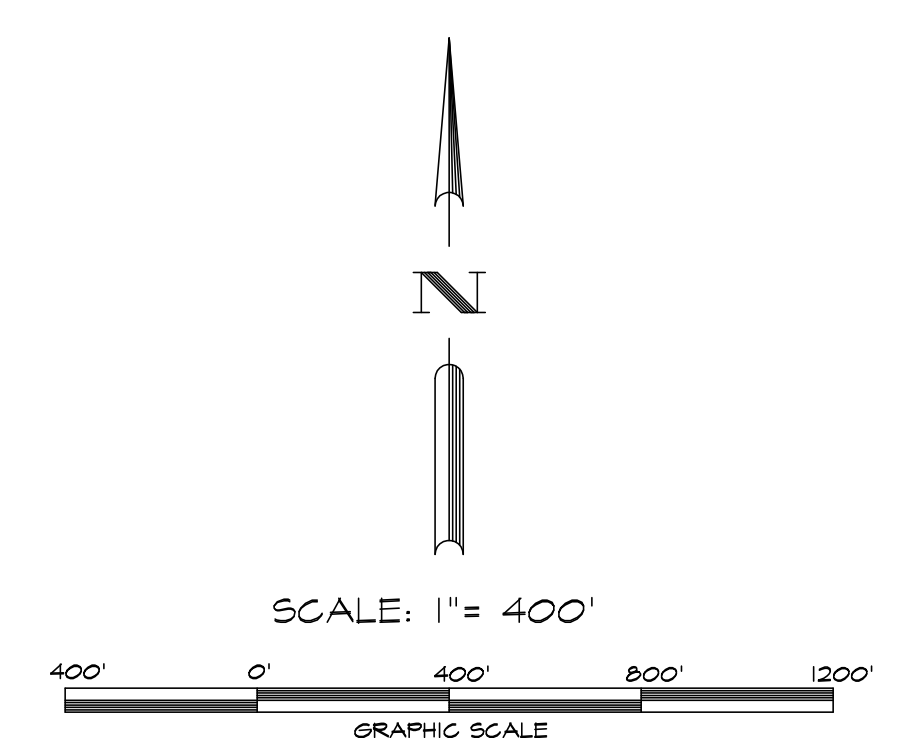


LEGEND

- (R1) USGLO PLAT OF TOWNSHIP 11 SOUTH, RANGE 24 WEST, G.S.R.B. & M., FILED MARCH 12, 1922, IN THE US SURVEYOR GENERAL'S OFFICE.
- (R2) RECORD DATA PER SAN LUIS PORT LOT SPLIT, BOOK 33 OF PLATS PAGE 62, Y.C.R.
- (R3) RECORD DATA PER EAST CITY OF SAN LUIS - SAN LUIS PORT II - INDUSTRIAL PARK, LLC, BK 26 OF PLATS PAGE 4, Y.C.R.
- (R4) RECORD DATA PER YUMA AREA SERVICE HIGHWAY RESULTS OF SURVEY, BOOK 3 OF SURVEYS PAGE 44, Y.C.R.
- (R5) RECORD DATA PER AMENDED PLAT OF SOUTHWEST ARIZONA INDUSTRIAL SUBDIVISION - (PHASE I), BK 31 OF PLATS PAGE 49, Y.C.R.
- (R6) RECORD DATA PER LOT SPLIT/LOT TIE FOR MAGRINO INDUSTRIAL PARK UNIT NO.2, BOOK 27 OF PLATS PAGE 82, Y.C.R.
- (R7) RECORD DATA PER FEE# 2001-20580, Y.C.R.
- MONUMENT AS NOTED ON SHEET 2
- STANDARD YUMA COUNTY SUBDIVISION MONUMENT (4-030)
- STANDARD YUMA COUNTY STREET MONUMENT (4-020)
- Y.C.R. YUMA COUNTY RECORDS
- PARCELS INCLUDED IN SUBDIVISION
- - - RIGHT OF WAY LINE
- BLOCK LINE
- ⑨ SURVEYOR'S MONUMENTATION NOTE AS DEFINED ON SHEET 2

SURVEYOR'S MONUMENT NOTES:

- SW CORNER SECTION 14, T11S, R24W, G.S.R.B. & M., FOUND BRASS CAP, STAMPED "LS 16810 - 2006", IN HANDHOLE.
- S 1/4 CORNER SECTION 14, T11S, R24W, G.S.R.B. & M., FOUND BRASS CAP, STAMPED "LS 48614 - 2015", IN HANDHOLE.
- SE CORNER SECTION 14, T11S, R24W, G.S.R.B. & M., FOUND BRASS CAP, STAMPED "LS 48614 - 2015", IN HANDHOLE.
- E 1/4 CORNER SECTION 14, T11S, R24W, G.S.R.B. & M., FOUND BRASS CAP, STAMPED "LS 16810 - 2006", IN HANDHOLE.
- CENTER CORNER SECTION 13, T11S, R24W, G.S.R.B. & M., FOUND 1/2" REBAR, WITH CAP STAMPED "LS 16528".
- E 1/4 CORNER SECTION 14, T11S, R24W, G.S.R.B. & M., FOUND US DEPT. OF INTERIOR MONUMENT WITH BRASS CAP, STAMPED "1816".
- NW CORNER SECTION 14, T11S, R24W, G.S.R.B. & M., FOUND GLO MONUMENT WITH BRASS CAP, IN HANDHOLE.
- N 1/4 CORNER SECTION 14, T11S, R24W, G.S.R.B. & M., FOUND 1/2" REBAR, NO CAP, ACCEPTED AS MONUMENT FOR SAID CORNER PER BK 33 PG 62 OF PLATS, Y.C.R.
- NE CORNER SECTION 14, T11S, R24W, G.S.R.B. & M., FOUND GLO MONUMENT WITH BRASS CAP, STAMPED "1920".
- N 1/4 CORNER SECTION 11, T11S, R24W, G.S.R.B. & M., FOUND GLO MONUMENT WITH BRASS CAP, IN HANDHOLE.
- CENTER CORNER SECTION 11, T11S, R24W, G.S.R.B. & M., FOUND 1/2" IRON PIPE, NO TAG, ACCEPTED AS MONUMENT FOR SAID CORNER PER BK 33 PG 62 OF PLATS, Y.C.R.
- E 1/4 CORNER SECTION 11, T11S, R24W, G.S.R.B. & M., FOUND 1" IRON PIPE, NO TAG, ACCEPTED AS MONUMENT FOR SAID CORNER PER BK 33 PG 62 OF PLATS, Y.C.R.
- LOT CORNER PER ATS LOT SPLIT ACCORDING IN THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF YUMA COUNTY, ARIZONA RECORDED AS FEE NO. 2022-35548

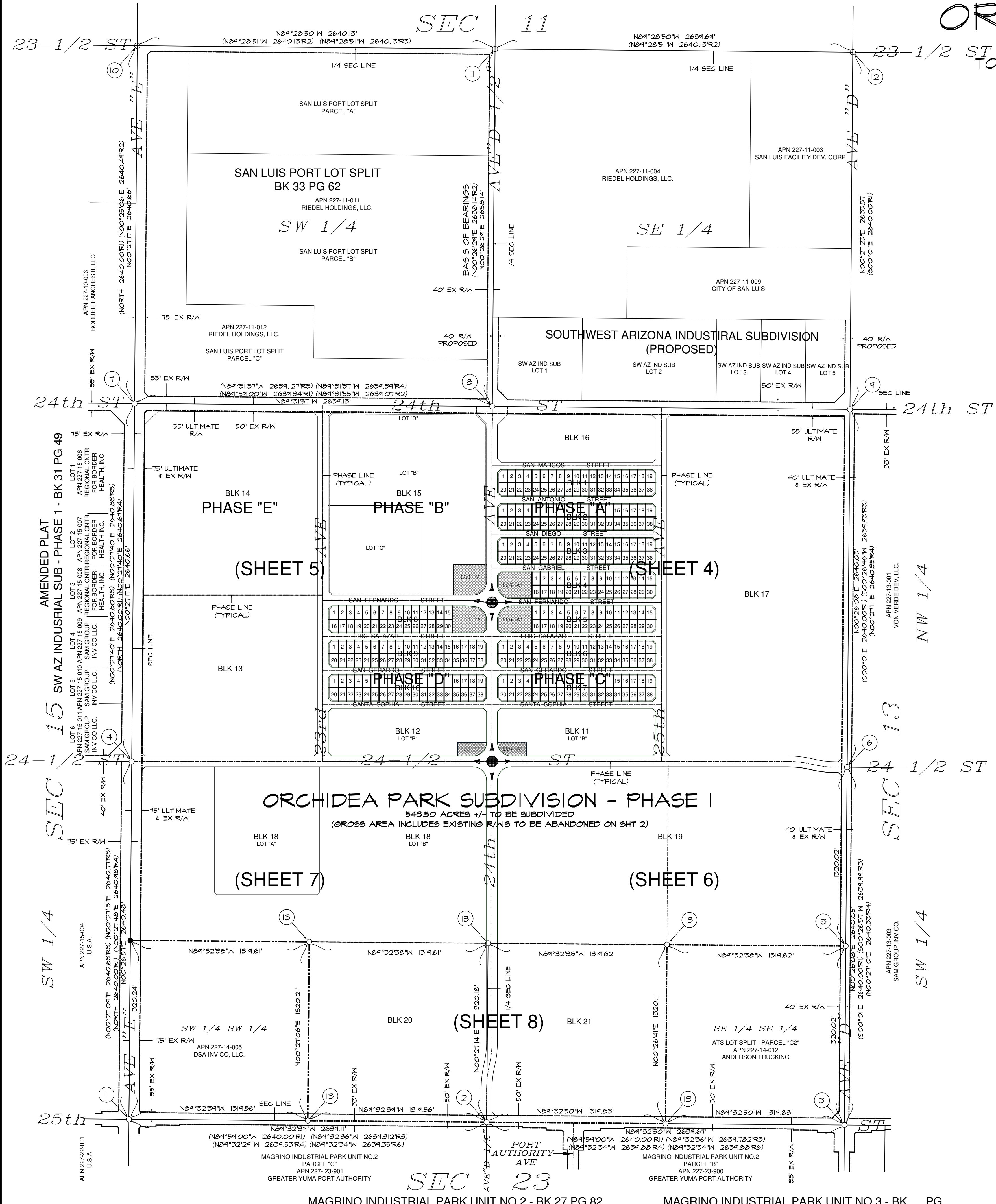


GORDON O. OLSON, L.S. 27748
LICENSE EXPIRATION DATE: 3-31-2024

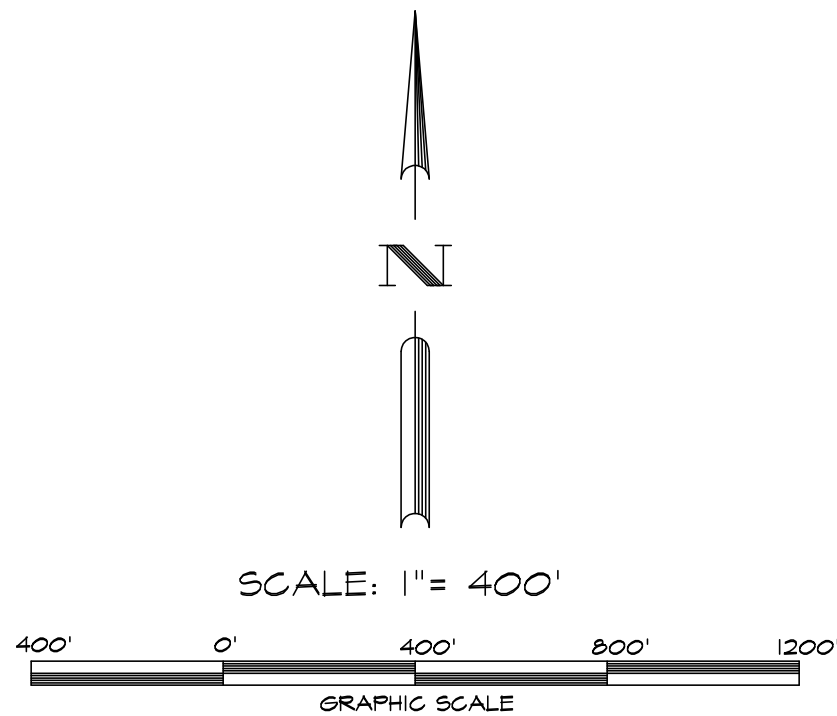
PRELIMINARY PLAT		SHEET
ORCHIDEA PARK SUBDIVISION		2
PHASE I		B
LOCATOR:	FILE NAME:	DATE:
SAN LUIS, AZ	22001.GRPP Revised - Unit 1 - Sht 2 (06-10-23).dwg	02-25-2023
DRAWN BY:	CHECKED BY:	DATE:
SAM GROUP INC.		02-25-2023

PRELIMINARY PLAT
ORCHIDEA PARK SUBDIVISION - PHASE I

A RE-SUBDIVISION OF PORTIONS OF SECTION 14
TOWNSHIP 11 SOUTH, RANGE 24 WEST, G.&S.R.B.&M., CITY OF SAN LUIS, YUMA COUNTY, ARIZONA.

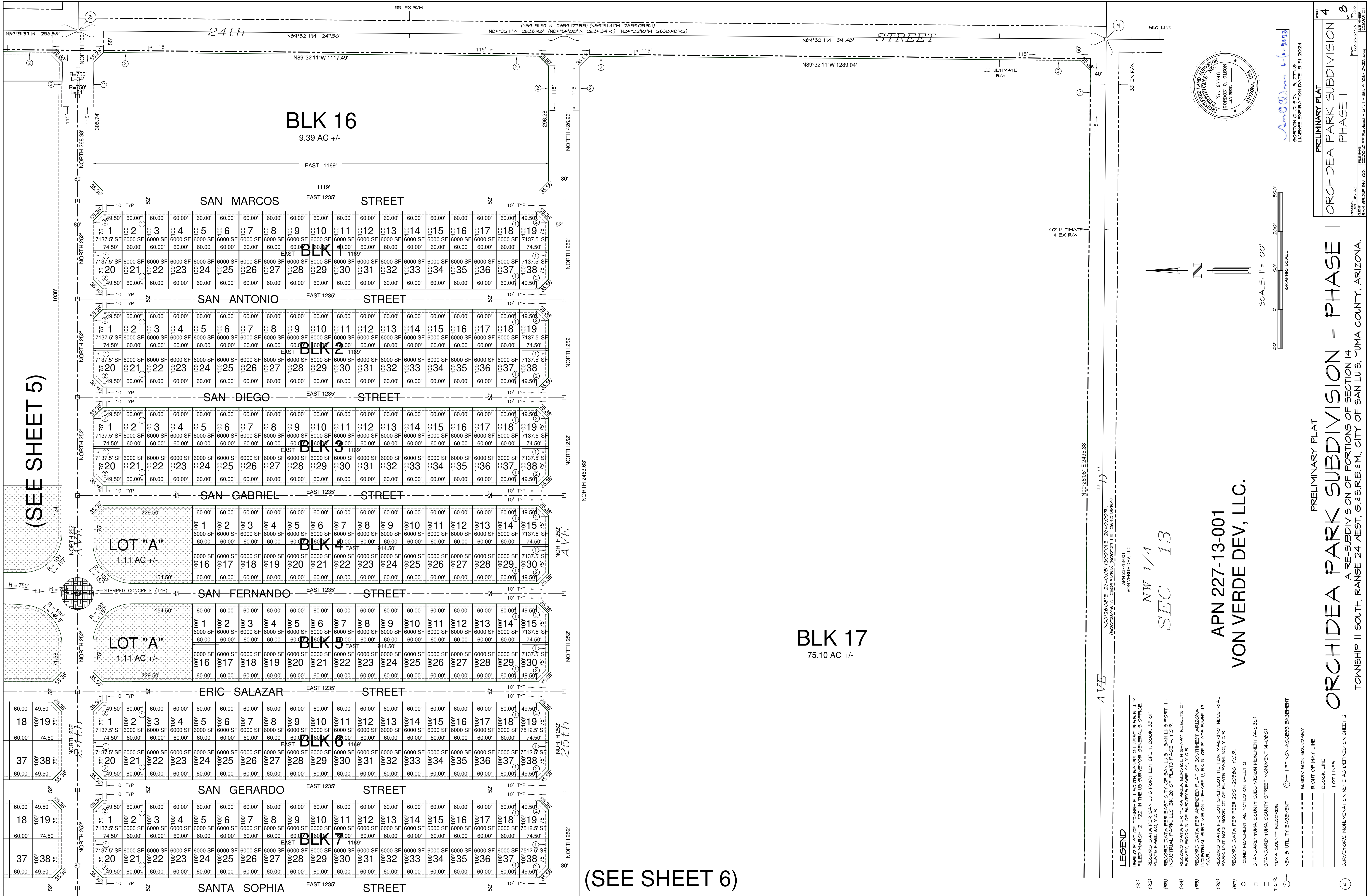


- LEGEND**
- (R1) USGLO PLAT OF TOWNSHIP 11 SOUTH, RANGE 24 WEST, G.S.R.B. & M., FILED MARCH 12, 1922, IN THE US SURVEYOR GENERAL'S OFFICE.
 - (R2) RECORD DATA PER SAN LUIS PORT LOT SPLIT, BOOK 33 OF PLATS PAGE 62, Y.C.R.
 - (R3) RECORD DATA PER EAST CITY OF SAN LUIS - SAN LUIS PORT II - INDUSTRIAL PARK, LLC, BK 26 OF PLATS PAGE 4, Y.C.R.
 - (R4) RECORD DATA PER YUMA AREA SERVICE HIGHWAY RESULTS OF SURVEY, BOOK 3 OF SURVEYS PAGE 44, Y.C.R.
 - (R5) RECORD DATA PER AMENDED PLAT OF SOUTHWEST ARIZONA INDUSTRIAL SUBDIVISION - (PHASE I), BK 31 OF PLATS PAGE 49, Y.C.R.
 - (R6) RECORD DATA PER LOT SPLIT/LOT TIE FOR MAGRINO INDUSTRIAL PARK UNIT NO.2, BOOK 27 OF PLATS PAGE 82, Y.C.R.
 - (R7) RECORD DATA PER FEE# 2001-20580, Y.C.R.
 - MONUMENT AS NOTED ON SHEET 2
 - STANDARD YUMA COUNTY SUBDIVISION MONUMENT (4-030)
 - STANDARD YUMA COUNTY STREET MONUMENT (4-020)
 - Y.C.R. YUMA COUNTY RECORDS
 - SUBDIVISION BOUNDARY
 - RIGHT OF WAY LINE
 - BLOCK LINE
 - LOT LINE
 - ⑨ SURVEYOR'S MONUMENTATION NOTE AS DEFINED ON SHEET 2



GORDON O. OLSON, L.S. 27748
LICENSE EXPIRATION DATE: 3-31-2024

PRELIMINARY PLAT			SHEET
ORCHIDEA PARK SUBDIVISION			3
PHASE I			8
LOCATOR:	FILE NAME:	DATE:	BY:
SAN LUIS, AZ	22001.GRPP Revised - Unit 1 - Sht 3 (06-10-23).dwg	02-25-2023	G.O.
CLIENT:	DATE:	TIME:	BY:
SAN GROUP INV. CO.	02-25-2023	10:00 AM	G.O.



PRELIMINARY PLAT
ORCHIDEA PARK SUBDIVISION
PHASE I

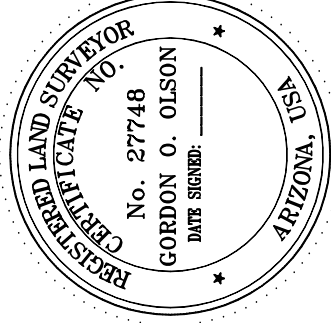
A RE-SUBDIVISION OF PORTIONS OF SECTION 14
TOWNSHIP 11 SOUTH, RANGE 24 WEST, G&S.R.B.&M., CITY OF SAN LUIS,
YUMA COUNTY, ARIZONA.

5

8

PRELIMINARY PLAT
ORCHIDEA PARK SUBDIVISION
PHASE I

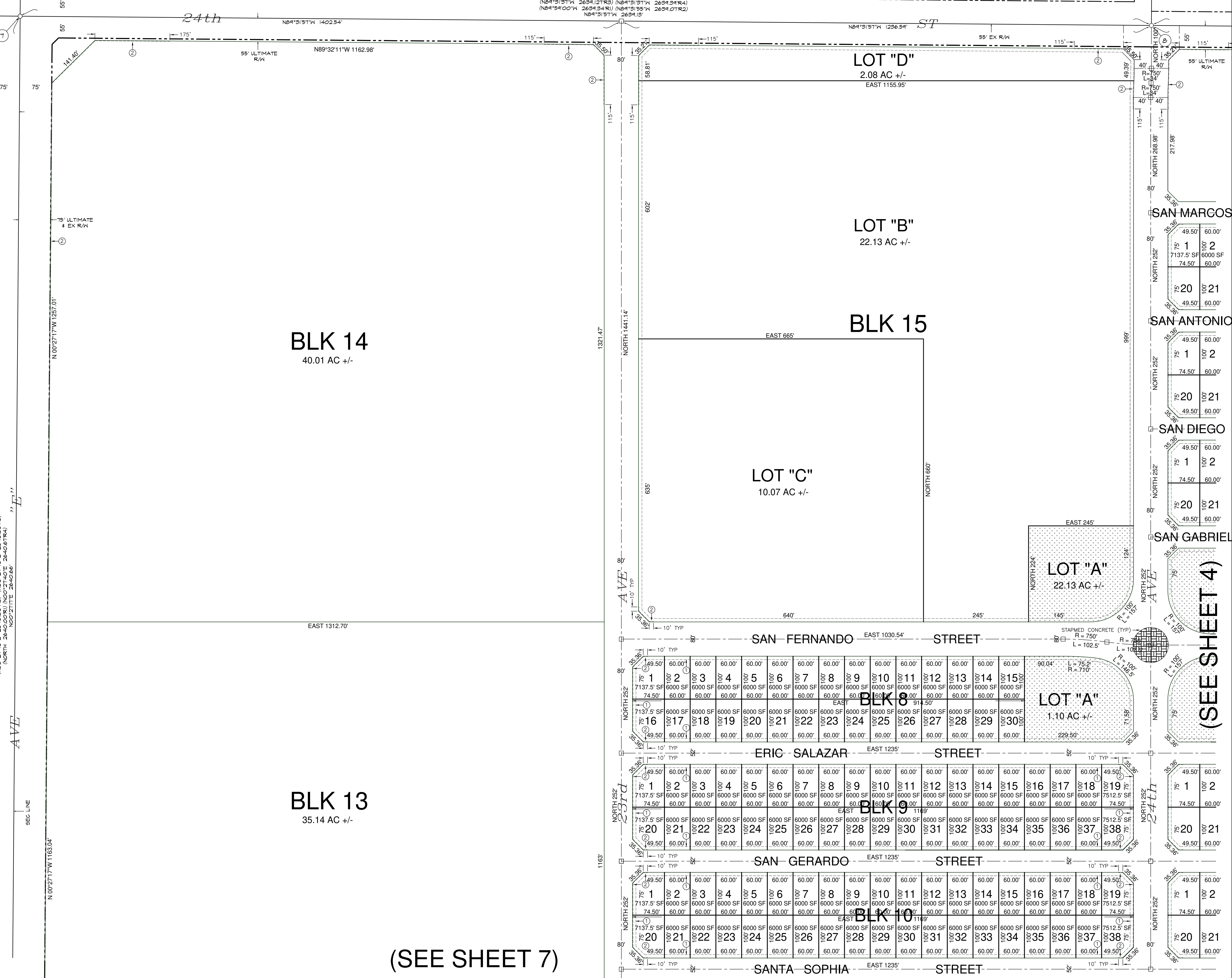
DATE: 05-25-2028
BY: G.O.
FILE NAME: 1250001PMP Revised - Unit 1 - SHE 8 (06-10-28) (dwg)
SHEET GROUP: INV. CO. 1250001PMP



Amended 6-6-2023
GORDON O. OLSON, L.S. 27748
LICENSE EXPIRATION DATE: 9-9-2024



- LEGEND**
- (R1) USGLO PLAT OF TOWNSHIP 11 SOUTH, RANGE 24 WEST, G&S.R.B. & M., FILED MARCH 12, 1922, IN THE US SURVEYOR GENERAL'S OFFICE.
 - (R2) RECORD DATA PER SAN LUIS PORT LOT SPLIT BOOK 93 OF PLATS PAGE 62, Y.C.R.
 - (R3) RECORD DATA PER EAST CITY OF SAN LUIS - SAN LUIS PORT 11 - INDUSTRIAL PARK, LLC, BK 26 OF PLATS PAGE 4, Y.C.R.
 - (R4) RECORD DATA PER YUMA AREA SERVICE HIGHWAY RESULTS OF SURVEY, BOOK 5 OF SURVEYS PAGE 44, Y.C.R.
 - (R5) RECORD DATA PER AMENDED PLAT OF SOUTHWEST ARIZONA INDUSTRIAL SUBDIVISION - (PHASE 1), BK 31 OF PLATS PAGE 44, Y.C.R.
 - (R6) RECORD DATA PER LOT SPLIT LOT TIE FOR MAGRINO INDUSTRIAL PARK UNIT NO.2, BOOK 27 OF PLATS PAGE 82, Y.C.R.
 - (R7) RECORD DATA PER FEE# 2001-20860, Y.C.R.
 - FOUND MONUMENT AS NOTED ON SHEET 2
 - STANDARD YUMA COUNTY SUBDIVISION MONUMENT (4-030)
 - STANDARD YUMA COUNTY STREET MONUMENT (4-080)
 - Y.C.R. YUMA COUNTY RECORDS
 - ① NEW 8' UTILITY EASEMENT
 - ② 1 FT NON-ACCESS EASEMENT
 - SUBDIVISION BOUNDARY
 - - - RIGHT OF WAY LINE
 - _____ BLOCK LINE
 - _____ LOT LINES
 - g SURVEYOR'S MONUMENTATION NOTE AS DEFINED ON SHEET 2

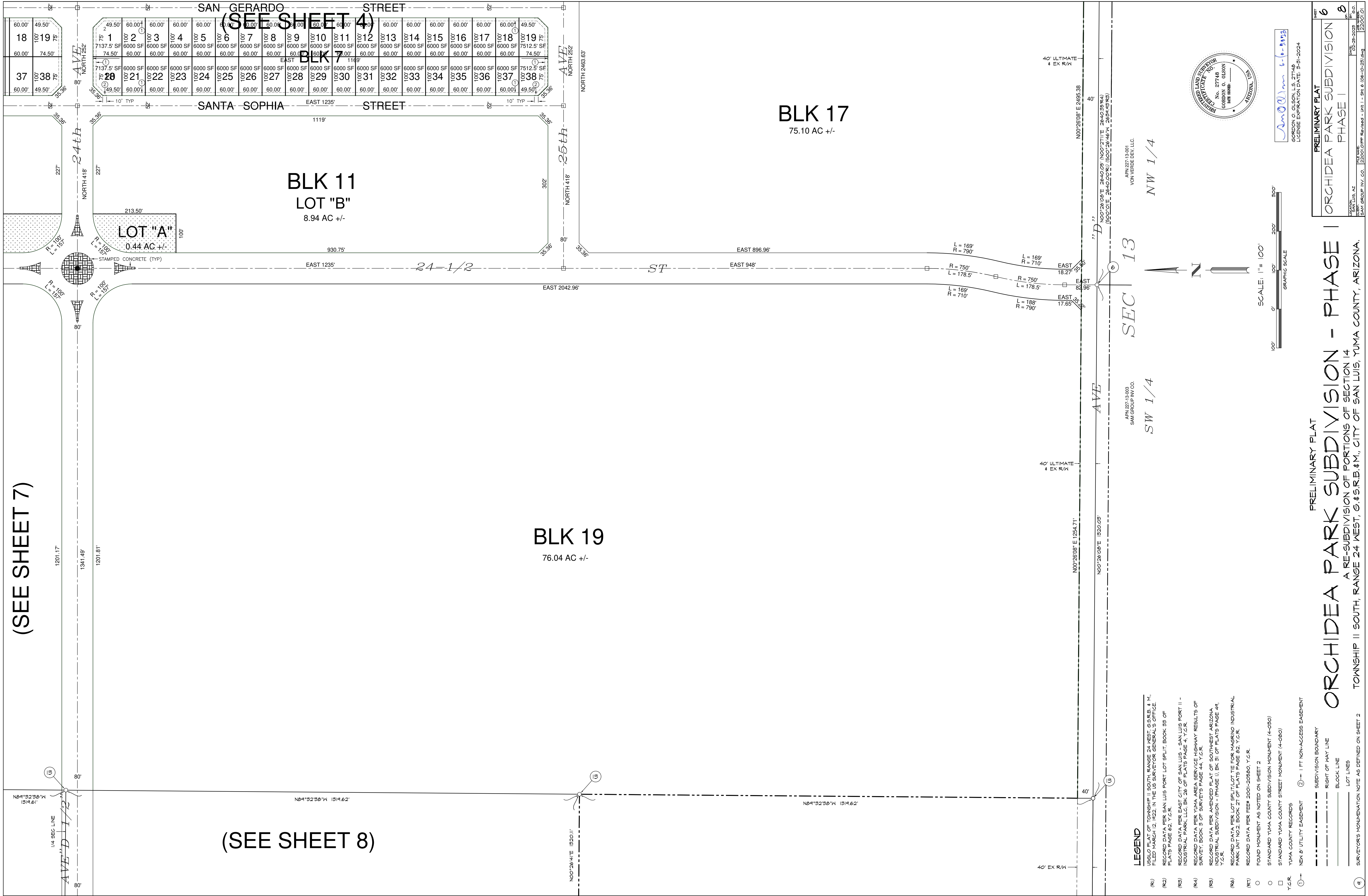


(SEE SHEET 7)

(SEE SHEET 4)

(SEE SHEET 7)

(SEE SHEET 8)



(SEE SHEET 7)

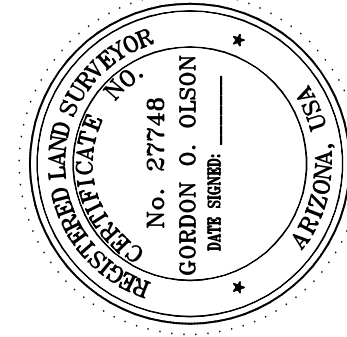
(SEE SHEET 6)

BLK 21
36.64 AC +/-

PRELIMINARY PLAT

ORCHIDEA PARK SUBDIVISION - PHASE II

A RE-SUBDIVISION OF PORTIONS OF SECTION 14
TOWNSHIP 11 SOUTH, RANGE 24 WEST, G. & S.R.B. & M.; CITY OF SAN LUIS, YUMA COUNTY, ARIZONA.



6-6-2023

GORDON O. OLSON, L.S. 27748
LICENSE EXPIRATION DATE: 3-31-2024

1. *Journal of the American Medical Association*, 1997; 277: 1001-1005.

PRELIMINARY PLAT		SHEET 8	
ORCHIDEA PARK SUBDIVISION		8	
PHASE I		5"	
OWNER	DATE	BY	DATE
JOHN L. WILSON, JR.	02-25-2023	6/01	02-25-2023
CITY	FILE NAME	PROJECT	JOB NUMBER
SAN ANTONIO, TX	02-25-2023	ORCHIDEA PARK SUBDIVISION	02-25-2023

PRELIMINARY REPORT

ORCHIDEA PARK SUBDIVISION - PHASE II
A RE-SUBDIVISION OF PORTIONS OF SECTION 14
TOWNSHIP 11 SOUTH, RANGE 24 WEST, G.&S.R.B.&M., CITY OF SAN LUIS, YUMA COUNTY, ARIZONA.

LOCAL LINES
SURVEYOR'S MONUMENTATION NOTE AS DEFINED ON SHEET 2

9

LEGEND

(R) USGLO PLAT OF TOWNSHIP 11 SOUTH, RANGE 24 WEST, 6 S.R.B. & M.,
FILED MARCH 12, 1922, IN THE US SURVEYOR GENERAL'S OFFICE.

(R2) RECORD DATA PER SAN LUIS PORT LOT SPLIT, BOOK 33 OF
PLATS PAGE 62 Y.C.B.

(RS) RECORD DATA PER EAST CITY OF SAN LUIS - SAN LUIS PORT II -

(R4) RECORD DATA PER YUMA AREA SERVICE HIGHWAY RESULTS OF INDUSTRIAL PARK, LLC, BK 26 OF PLATS PAGE 4, Y.C.K.

RECORD DATA PER AMENDED PI AT OF SOUTHWEST ARIZONA
SURVEY, BOOK 3 OF SURVEYS PAGE 44, Y.C.R.

INDUSTRIAL SUBDIVISION - (PHASE I), BK 31 OF PLATS PAGE 49,
Y.C.R.

(R6) RECORD DATA PER LOT SPLIT/LOT TIE FOR MAGRINO INDUSTRIAL PARK UNIT NO.2, BOOK 27 OF PLATS PAGE 82, Y.C.R.

(RT) RECORD DATA PER FEE# 2001-20580, Y.C.R.

○ FOUND MONUMENT AS NOTED ON SHEET 2

☐ STANDARD YUMA COUNTY SUBDIVISION MONUMENT (4-030)

☐ STANDARD YUMA COUNTY STREET MONUMENT (4-080)

C.R. YUMA COUNTY RECORDS

① → NEW 8' UTILITY EASEMENT ② → 1 FT NON-ACCESS

--- SUBDIVISION BOUNDARY

--- RIGHT OF WAY LINE
—— BLOCK LINE

LOT LINES _____

SURVEYOR'S MONUMENTATION NOTE AS DEFINED ON SHEET 2

5

MAGRINO INDUSTRIAL PARK UNIT NO.2
PARCEL "C"
APN 227- 23-901
GREATER YUMA PORT AUTHORITY

MAGRINO INDUSTRIAL PARK UNIT NO.2
PARCEL "B"
APN 227-23-900
GREATER YUMA PORT AUTHORITY

SE 1/4 SE 1/4
ATS LOT SPLIT - PARCEL "C2"
APN 227-14-012
ANDERSON TRUCKING

SCALE: 1" = 100'



A horizontal graphic scale bar with tick marks at 0', 100', 200', and 300'. The text "GRAPHIC SCALE" is written vertically below the bar.

SCALE: 1"=100