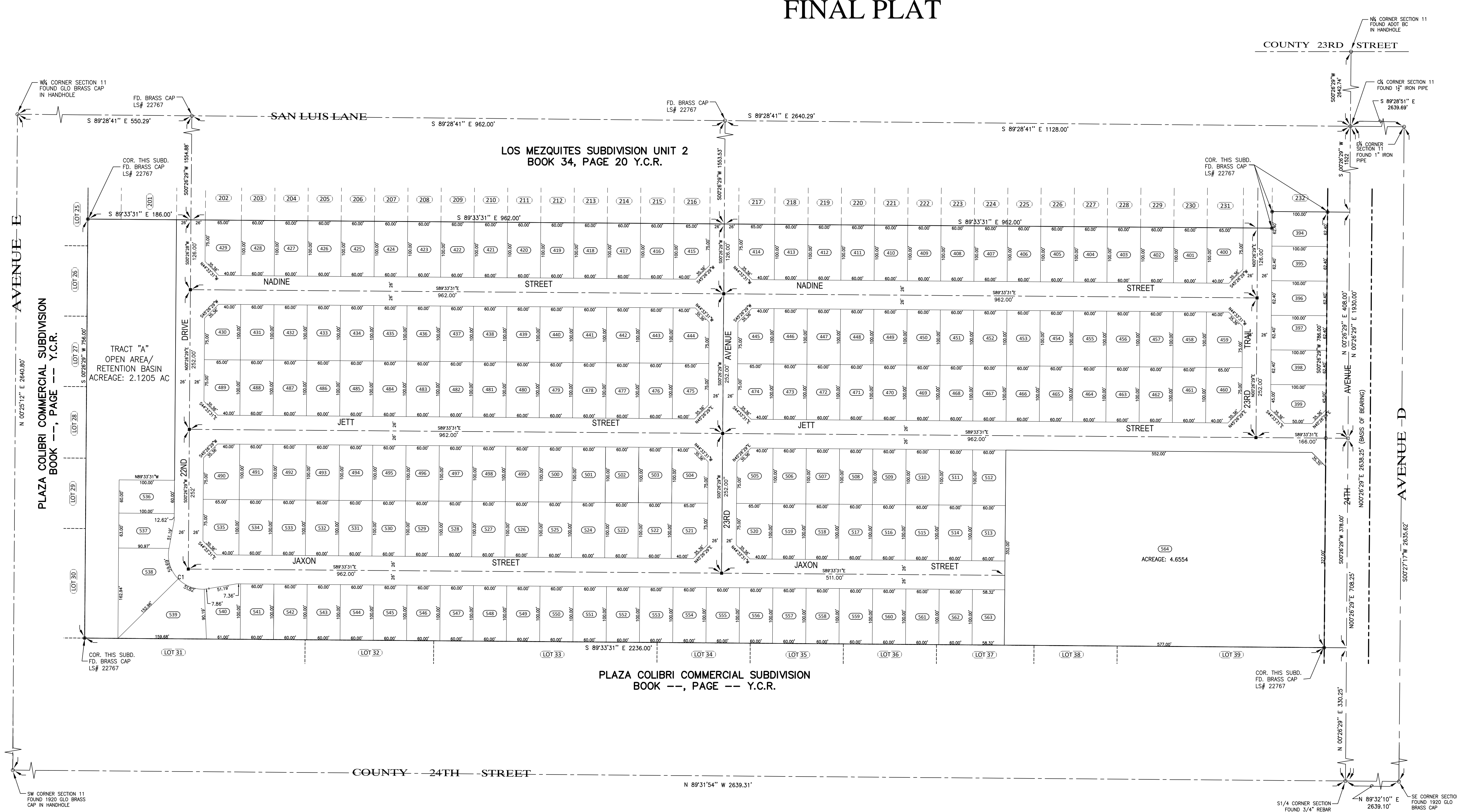
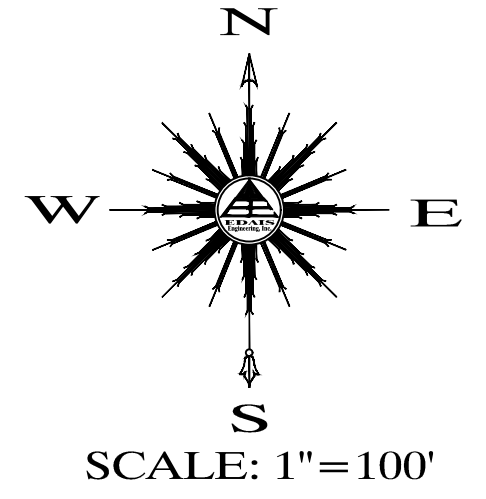


LOS MEZQUITES SUBDIVISION UNIT 3

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 N 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
FINAL PLAT



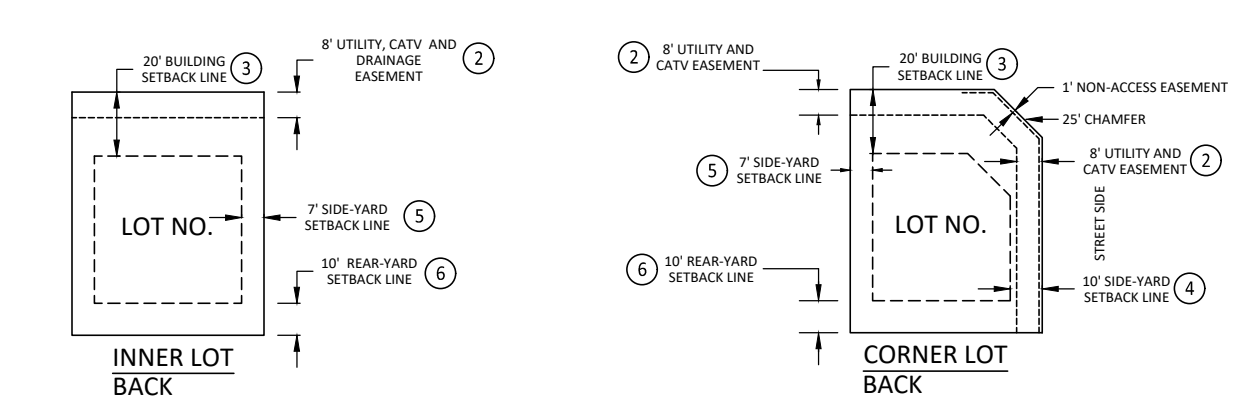
LEGEND

- CENTERLINE / SECTION LINE
- - - RIGHT OF WAY LINE
- SETBACK LINE
- - - EASEMENT LINE (TYPE AS SHOWN)
- ① NEW LOT NUMBER
- NEW STREET MONUMENT CITY OF YUMA STD DETAIL No. 4-030
- EXISTING MONUMENT (TYPE AS NOTED)
- RIGHT OF WAY
- NON ACCESS EASEMENT
- PUBLIC UTILITY EASEMENT
- ASSESSOR'S PARCEL NUMBER
- BK
- PG
- YCR

KEYNOTES

- ① NEW 1' NON-ACCESS EASEMENT
- ② NEW 8' PUE (PUBLIC UTILITY EASEMENT)
- ③ NEW 20' FRONT YARD SETBACK LINE
- ④ NEW 10' STREET SIDE YARD SETBACK LINE
- ⑤ NEW 7' SIDE YARD SETBACK LINE
- ⑥ NEW 10' REAR YARD SETBACK LINE

TYP. LOT LAYOUT



CURVE TABLE

CURVE	DELTA	CHORD DIRECTION	CHORD	TANGENT	RADIUS	LENGTH
C1	110°19'04"	N44°33'31"W	101.77	89.07	62.00	119.37

RESTRICTIVE COVENANTS

HAVE BEEN RECORDED CONCURRENTLY AND ARE A PART OF THIS PLAT

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

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 ACTUALLY EXIST AND THEIR POSITIONS ARE CORRECTLY SHOWN.

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 MID-SECTION LINE OF SECTION 11, T11S, R24W, G.&S.R.B.&M., YUMA COUNTY, ARIZONA, AS SHOWN ON DKT. 1848, PAGE 711, YUMA COUNTY RECORDERS OFFICE, YUMA COUNTY, ARIZONA.
BEARING N 00°26'29" E

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.

MAYOR _____ DATE _____

CITY MANAGER _____ DATE _____

DIRECTOR OF PLANNING AND ZONING DEPARTMENT _____ DATE _____

CITY ENGINEER _____ DATE _____

CITY PUBLIC WORKS DIRECTOR _____ DATE _____

LOT AREAS

LOT	AREA	LOT	AREA	LOT	AREA	LOT	AREA	LOT	AREA	LOT	AREA	LOT	AREA
384	6240.00 SF	419	8000.00 SF	444	6187.50 SF	469	6000.00 SF	494	6000.00 SF	519	6000.00 SF	544	6000.00 SF
385	6240.00 SF	420	8000.00 SF	445	6187.50 SF	470	6000.00 SF	495	6000.00 SF	520	6187.50 SF	545	6000.00 SF
386	6240.00 SF	421	8000.00 SF	446	6000.00 SF	471	6000.00 SF	496	6000.00 SF	521	6187.50 SF	546	6000.00 SF
387	6240.00 SF	422	8000.00 SF	447	6000.00 SF	472	6000.00 SF	497	6000.00 SF	522	6000.00 SF	547	6000.00 SF
388	6240.00 SF	423	8000.00 SF	448	6000.00 SF	473	6000.00 SF	498	6000.00 SF	523	6000.00 SF	548	6000.00 SF
389	6240.00 SF	424	8000.00 SF	449	6000.00 SF	474	6187.50 SF	499	6000.00 SF	524	6000.00 SF	549	6000.00 SF
400	6187.50 SF	425	8000.00 SF	450	6000.00 SF	475	6187.50 SF	500	6000.00 SF	525	6000.00 SF	550	6000.00 SF
401	6000.00 SF	426	8000.00 SF	451	6000.00 SF	476	6000.00 SF	501	6000.00 SF	526	6000.00 SF	551	6000.00 SF
402	6000.00 SF	427	8000.00 SF	452	6000.00 SF	477	6000.00 SF	502	6000.00 SF	527	6000.00 SF	552	6000.00 SF
403	6000.00 SF	428	8000.00 SF	453	6000.00 SF	478	6000.00 SF	503	6000.00 SF	528	6000.00 SF	553	6000.00 SF
404	6000.00 SF	429	8000.00 SF	454	6000.00 SF	479	6000.00 SF	504	6187.50 SF	529	6000.00 SF	554	6000.00 SF
405	6000.00 SF	430	8000.00 SF	455	6000.00 SF	480	6187.50 SF	505	6187.50 SF	530	6000.00 SF	555	6000.00 SF
406	6000.00 SF	431	8000.00 SF	456	6000.00 SF	481	6000.00 SF	506	6000.00 SF	531	6000.00 SF	556	6000.00 SF
407	6000.00 SF	432	8000.00 SF	457	6000.00 SF	482	6000.00 SF	507	6000.00 SF	532	6000.00 SF	557	6000.00 SF
408	6000.00 SF	433	8000.00 SF	458	6000.00 SF	483	6000.00 SF	508	6000.00 SF	533	6000.00 SF	558	6000.00 SF
409	6000.00 SF	434	8000.00 SF	459	6187.50 SF	484	6000.00 SF	509	6000.00 SF	534	6000.00 SF	559	6000.00 SF
410	6000.00 SF	435	8000.00 SF	460	6187.50 SF	485	6000.00 SF	510	6000.00 SF	535	6187.50 SF	560	6000.00 SF
411	6000.00 SF	436	8000.00 SF	461	6000.00 SF	486	6000.00 SF	511	6000.00 SF	536	6000.00 SF	561	6000.00 SF
412	6000.00 SF	437	8000.00 SF	462	6000.00 SF	487	6000.00 SF	512	6000.00 SF	537	6072.50 SF	562	6000.00 SF
413	6000.00 SF	438	8000.00 SF	463	8000.00 SF	488	6000.00 SF	513	6000.00 SF	538	11035.17 SF	563	5832.00 SF
414	6187.50 SF	439	8000.00 SF	464	6000.00 SF	489	6187.50 SF	514	6000.00 SF	539	1029.12 SF	564	202791.07 SF
415	6187.50 SF	440	8000.00 SF	465	6000.00 SF	490	6187.50 SF	515	6000.00 SF	540	6048.09 SF		
416	6000.00 SF	441	8000.00 SF	466	6000.00 SF	491	6000.00 SF	516	6000.00 SF	541	6000.00 SF		
417	6000.00 SF	442	8000.00 SF	467	6000.00 SF	492	6000.00 SF	517	6000.00 SF	542	6000.00 SF		
418	6000.00 SF	443	8000.00 SF	468	6000.00 SF	493	6000.00 SF	518	6000.00 SF	543	6000.00 SF		

JUAN N. LOMELI R.L.S. No. 22767

PREPARED BY:
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(928) 344-3566