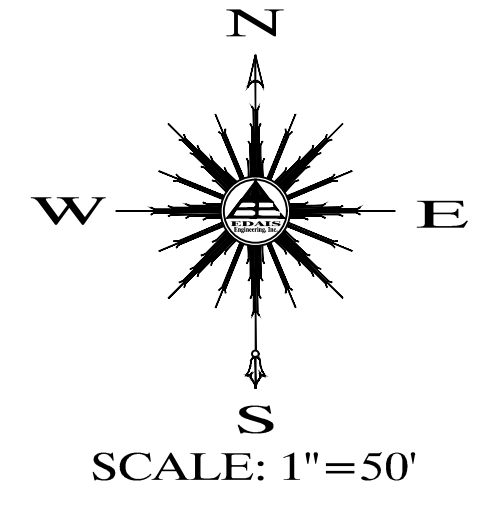
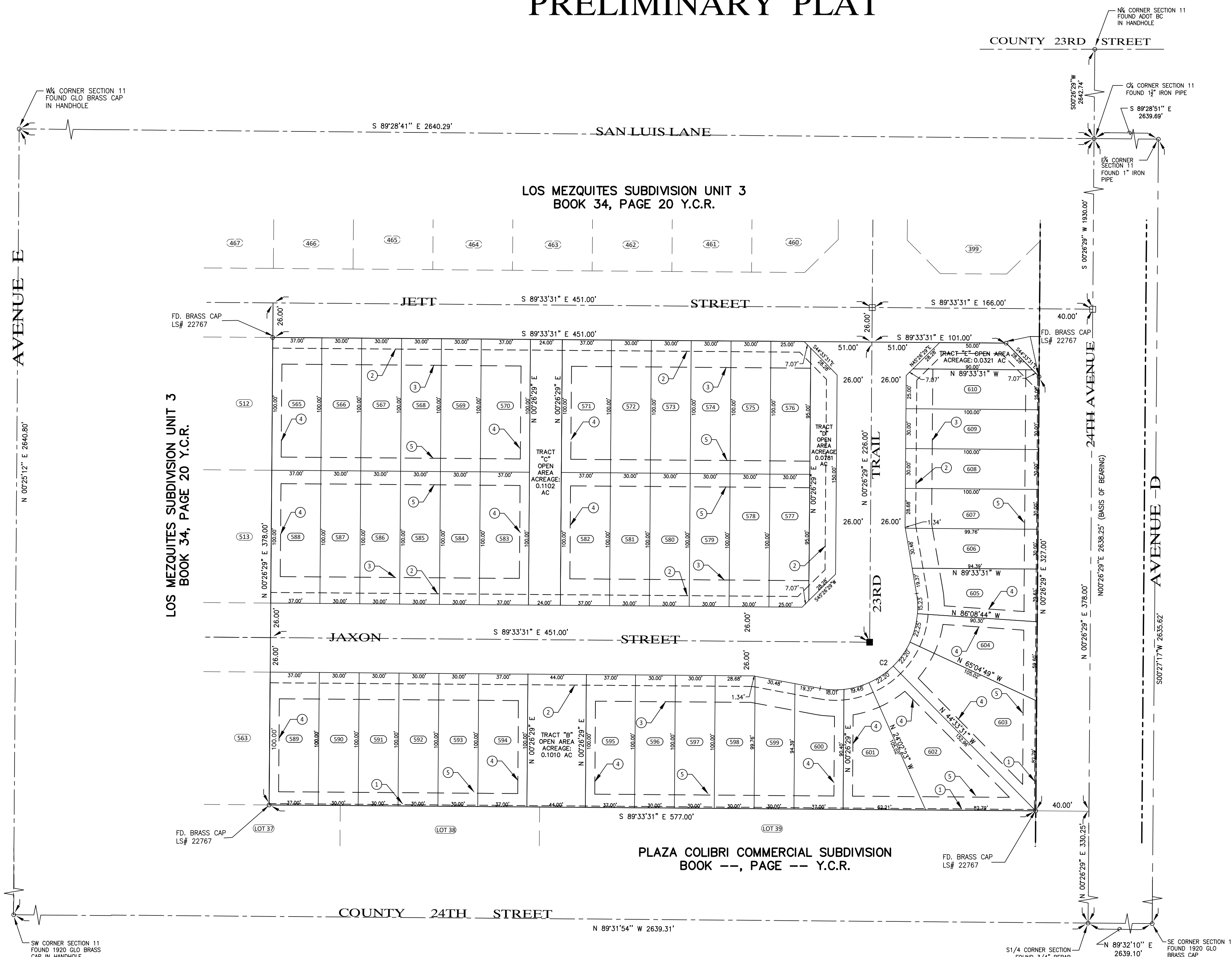


LOS MEZQUITES TOWNHOMES

A SUBDIVISION OF LOT 564 OF THE LOS MEZQUITES SUBDIVISION UNIT 3 AS RECORDED IN BOOK -- OF PLATS,
PAGE --, 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: 46 ACREAGE: 4.6554 ACRES
PRELIMINARY PLAT



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

- ### 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
 - NAE NON ACCESS EASEMENT
 - PUE PUBLIC UTILITY EASEMENT
 - APN ASSESSOR'S PARCEL NUMBER
 - BK BK
 - PG PG
 - YCR YUMA COUNTY RECORDS

CURVE TABLE

CURVE	DELTA	CHORD DIRECTION	CHORD	TANGENT	RADIUS	LENGTH
C2	110°17'25"	N49°26'35"W	101.77'	89.07'	82.00'	119.37'

RESTRICTIVE COVENANTS

HAVE BEEN RECORDED CONCURRENTLY AND ARE A PART OF THIS PLAT

OPEN SPACE

MIN. OPEN SPACE REQUIRED = (4.6554 AC) X 5% = 0.2328 AC
OPEN SPACE PROVIDED = 0.3214 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 TOWNHOMES" AND HEREBY DECLARES THAT THE ACCOMPANYING PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS AND STREETS, CONSTITUTING SAID "LOS MEZQUITES TOWNHOMES" 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. TRACTS "B,C,D&E" IS DEDICATED TO THE RESIDENCE OF SAID LOS MEZQUITES TOWNHOMES FOR USE AS RECREATIONAL AREAS. 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
565	3700.00 SF	577	2987.50 SF	589	3700.00 SF	601	3607.84 SF
566	3000.00 SF	578	3000.00 SF	590	3000.00 SF	602	5603.84 SF
567	3000.00 SF	579	3000.00 SF	591	3000.00 SF	603	5603.68 SF
568	3000.00 SF	580	3000.00 SF	592	3000.00 SF	604	3815.33 SF
569	3000.00 SF	581	3000.00 SF	593	3000.00 SF	605	3378.42 SF
570	3700.00 SF	582	3700.00 SF	594	3700.00 SF	606	2912.26 SF
571	3700.00 SF	583	3700.00 SF	595	3700.00 SF	607	2999.84 SF
572	3000.00 SF	584	3000.00 SF	596	3000.00 SF	608	3000.00 SF
573	3000.00 SF	585	3000.00 SF	597	3000.00 SF	609	3000.00 SF
574	3000.00 SF	586	3000.00 SF	598	2999.84 SF	610	2975.00 SF
575	3000.00 SF	587	3000.00 SF	599	2912.27 SF		
576	2987.50 SF	588	3700.00 SF	600	3385.56 SF		

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

PREPARED BY:

Edais Engineering, Inc.
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YUMA, ARIZONA 85365
(928) 344-3566