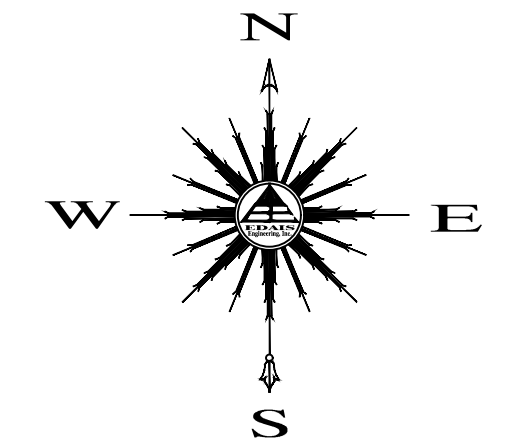
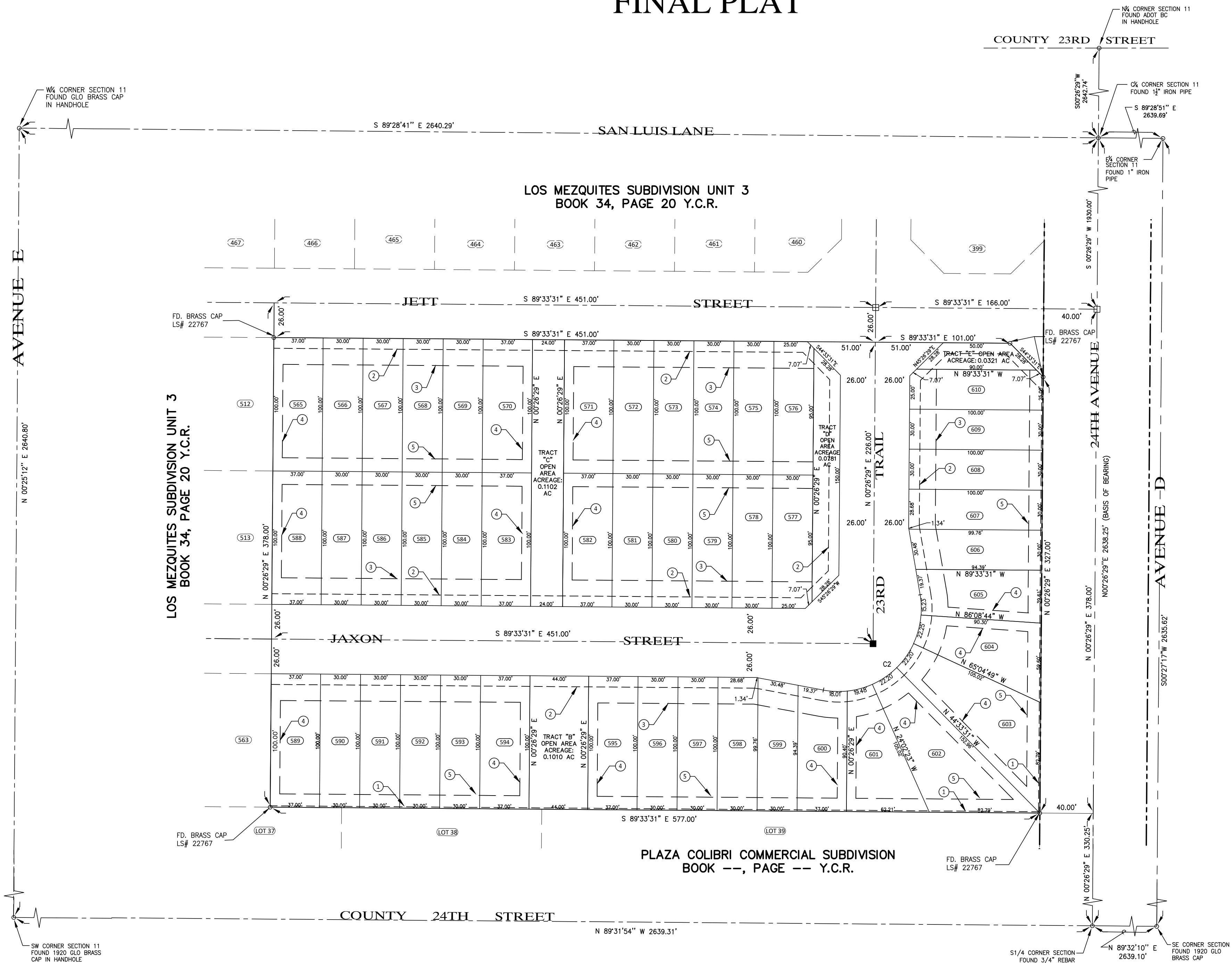


LOS MEZQUITES TOWNHOMES

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
FINAL PLAT



SCALE: 1"=50'

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	101.777	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	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 3403.84 SF		
567 3000.00 SF	579 3000.00 SF	591 3000.00 SF	603 3403.84 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:

