



PLANNING & ZONING AGENDA ITEM REVIEW FORM

Special Planning & Zoning Commission Meeting

4. A.

Meeting Date: 06/20/2023

Submitted By: Juan Tejeda, Associate Planner, Planning & Zoning Department

ITEM:

Discussion and possible action on any and all matters regarding Subdivision Case No. 2023-0194P. A request by Tom DuBose of DuBose Design Group, on behalf of multiple property owners, for the preliminary plat approval of Orchidea Park Subdivision. The property is located south of County 24th Street between Avenue E and Avenue D in San Luis, Arizona.

SUMMARY:

This is a request by DuBose Design Group, on behalf of multiple property owners, for the preliminary plat approval for Orchidea Subdivision. The subject property is located south of County 24th Street between Avenue E and Avenue D.

This subdivision will contain 356 single family residential and 17 larger lots/tracts. Single family residential lot range in size from 6,000 sf. to 7,137.5 sf. Larger Lots/tracts range in size from 0.44 acres to 137.30 acres.

The applicant has provided the information and materials necessary for review of the preliminary plat for Orchidea Park Subdivision.

ANALYSIS:

Orchidea Park Subdivision consists of multiple owners and assessors parcel numbers, creating a corporation between the owners is in the process and will be a condition of approval. Owners and assessors parcel numbers are listed below:

227-14-002 Von Verde Development Az LLC.
227-14-006 MOY Farming Co.
227-14-007 Elizabeth Carpenter
227-14-008 Von Verde Development Az LLC.
227-14-009 David Loo
227-14-010 Somerton School District #11
227-14-011 MOY Farming Co.

STAFF RECOMMENDATION:

Staff recommends approval of Subdivision Case No. 2023-0194P Preliminary Plat for Orchidea Park Subdivision with the following conditions:

1. The applicant must address all comments on the review comments letter dated June 1, 2023.
2. Applicant must provide a sewer master plan for the whole development at the time of the first final plat submittal.
3. Applicant must submit documentation for single ownership through a partnership or corporation between all the current property owners at the time of the first final plat submittal.
4. Applicant understands that a conditional approval of a preliminary plat shall not constitute

approval of the final plat. Rather, it shall be deemed an expression of approval to the layout submitted on the preliminary plat as a guide to the preparation of the final plat, which will be submitted for approval of the Commission and the City Council upon fulfillment of the requirements of the Subdivision Regulations, any other applicable City regulations and the conditions of approval.

5. A Development Agreement will be required at the time of the final plat approval of any phase to establish the phasing of the development including a schedule of improvements required.

The applicant reviewed staff's recommendation and is in agreement with the proposed conditions.

RECOMMENDED MOTION:

I MOVE TO APPROVE SUBDIVISION CASE NO. 2023-0194P PRELIMINARY PLAT FOR ORCHIDEA PARK SUBDIVISION WITH THE CONDITIONS AS PRESENTED BY STAFF.

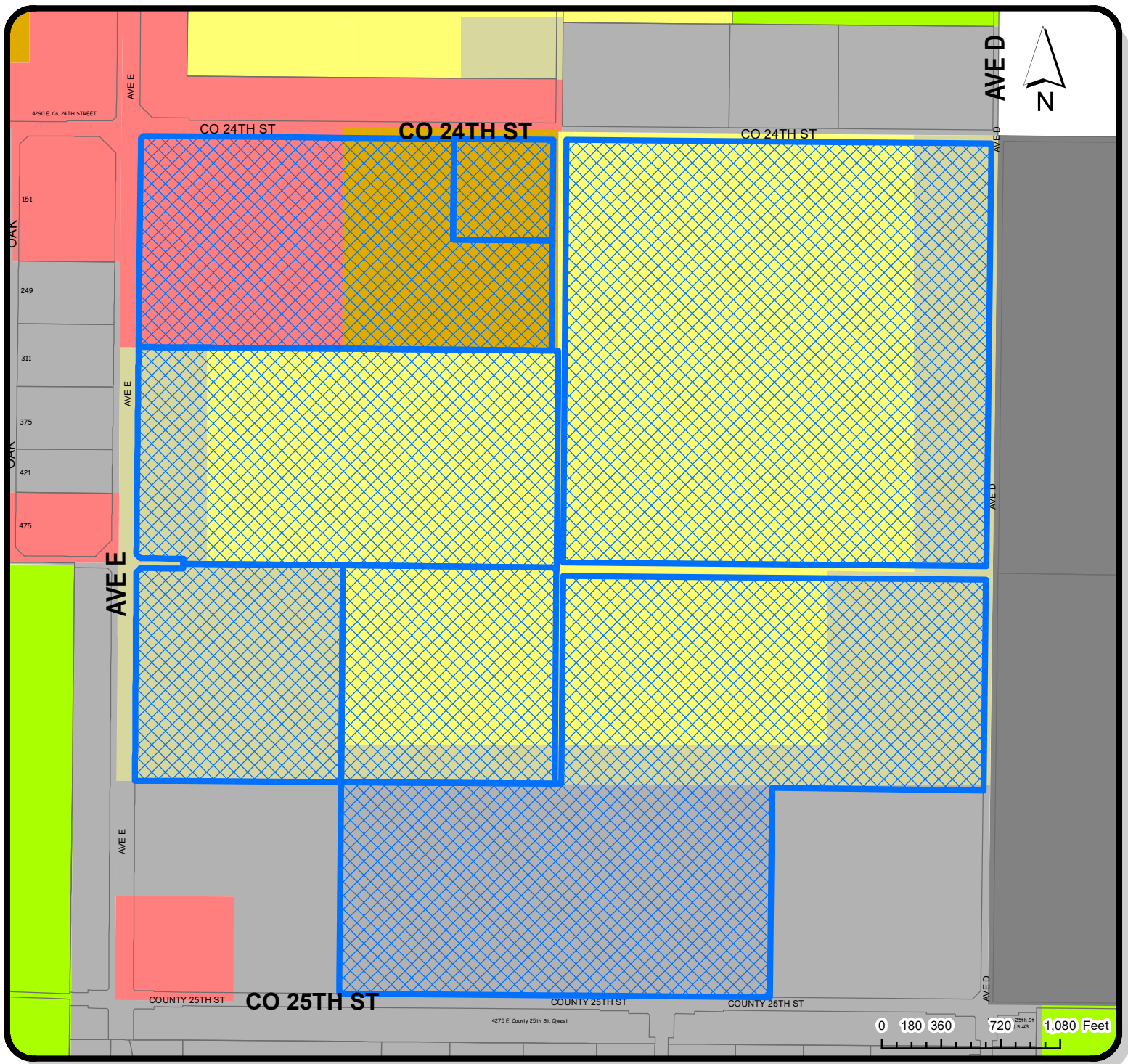
Attachments

Location Map


Comment Letter Dated June 1, 2023







Preliminary Plat

Preliminary Phasing Map



LOCATION OF SUBJECT PROPERTIES LOCATION MAP

 Assessor's Parcel Number:
22714002,22714006,22714007,22714008,
22714009,22714010,22714011

- Zoning**
- SINGLE RESIDENCE ZONING DISTRICTS
 -  R-1-S
 - MULTIPLE RESIDENCE ZONING DISTRICTS
 -  R-2
 -  R-3
 - COMMERCIAL ZONING DISTRICTS
 -  C-2
 - INDUSTRIAL ZONING DISTRICTS
 -  LI
 -  HI

SUBDIVISION
CASE #
2023-0194

DATE:
4/18/23

PLANNING & ZONING



GIS

CREATED BY:
ISAAC GUTIERREZ

CHECKED BY:
JUAN TEJEDA

APPROVED BY:
JOSE A. GUZMAN



City of San Luis

Planning and Zoning Department

Development Services · GIS · Building Safety · Code Enforcement

June 01, 2023

Tom DuBose
DuBose Design Group
1065 State Street
EL Centro, CA 92243

Re: Subdivision Case No. 2023-0194P Orchidea Park Subdivision

City staff has reviewed the preliminary plat for Orchidea Park Subdivision and have the following comments:

City Engineer (Comments sent by email 05/24/2023):

General Comment-

It appears that more than one subdivision plat is being prepared, one for the replatting of the existing San Luis Port II lots into Parcels 1 through 7 and then further phases for creating the 10+ blocks/380+ lots of residential lots. Or are all the blocks and lots intended to be created as a single plat? (It almost seems like this is a master plan for a series of future plats?)

Sheet 2

1. Add information to the plat for the ATS Lot Split that was recently recorded (fee 2022-35598) including new property lines and right-of-way dedication.
2. Note that the lots shown in the Southeast $\frac{1}{4}$ of Section 11 (north side of County 24th Street) are being subdivided as the Southwest Arizona Industrial Subdivision No. 2, including new lot lines. This subdivision is in its final phase of approval. (Do the lots and details of Section 11 need to be shown in the plats?)
3. Why is existing right-of-way between Parcel 4 and Parcel 5 and between Parcel 4 and Parcels 3, 6 and 7 begin abandoned on this sheet and then re-dedicated as a part of the lot development?

Sheet 4

1. Centerline of 24th is shifted 1.34 feet west of the N1/4 corner. Street should be centered on the N1/4 corner.
2. 25th Avenue needs to be developed as a collector street.
3. Check intersection site distances of lots fronting 24th and 25th Avenues (can be done at final plat stage.)
4. Site triangle distances at intersection of collector streets and arterial streets should be 40' x 40' (typical all sheets.)

Sheet 5

1. 23rd Avenue needs to be developed as a collector street.
2. Check intersection site distances of lots fronting 23rd and 24th Avenues (can be done at final plat stage.)

Sheets 6 and 7 (same comments)

Preliminary Grading and Utility Plans

1. Water and sewer lines are shown to all lots. Detailed sizes, locations, etc. will need to be developed at the improvement plans phase.
2. Street cross sections.
 - County 24th – half with pavement width to be 38' (centerline to face of curb.)
 - See comments about 23rd and 25th Avenues being collector streets
3. Drainage report will be reviewed at final plat phase. All stormwater runoff to be stored either on lots or in dedicated tracts and not in in street right-of-ways.
4. Will there be a phasing plan for roadway improvements? Will Avenue E and Avenue D improvements be required as a part of the development of the adjacent blocks.
5. What is the phasing timeframe of the road improvements of County 24th Street adjacent to Blocks 14 and 17?
6. Sheet 3 of 5 – Avenue D improvements north of County 24th are not needed.

Planning and Zoning Department:

As discussed, please submit documentation of corporation involving the different parcel owners participating in this subdivision.

Public Works Department:

No comments at the moment. Public Works Department reserves the right to comment upon subsequent submittals.

Fire Department:

1. The City of San Luis Fire Department has concerns regarding the traffic circles with porkchop inlets shown on the "Preliminary Plat" page 3 of 7. Will there be enough turning radius, for larger vehicle apparatus, at the intersection of "San Fernando Street and 24th Avenue" if the porkchop inlets are to be installed? The porkchop inlets are shown on page 3 of 7 but not on pages 4 and 5 of 7 for the intersection of "San Fernando and 24th Avenue."
2. The traffic circle design, with porkchop inlets, located at the intersection of "24 ½ Street and 24th Avenue" will hinder all emergency traffic running between "Avenue E and Avenue D." This traffic circle should be with-held until future expansion, to the south of 24 ½ Street, has been planned and is in development. The City of San Luis Fire Department reserves the right to comment upon subsequent submittals. Final decisions regarding this request are best made by the Public Works and Planning and Zoning Departments.

ADOT:

The ADOT Southwest District requests a traffic impact analysis (TIA) be completed that meets the requirements of Section 240 of its traffic guidelines and processes (TGP) available at <https://azdot.gov/node/5274>. The TIA will allow the Department to assess the traffic impacts to the SR 195 & Ave E intersection. SR 195 is a controlled-access facility and no direct access will be permitted.

Yuma Airport:

The property is near Rolle Airfield where aviation activity is expected to increase in the future. Residents are likely to experience noise and over flights. The City, public and airport shall be held harmless from effects that may be caused by aviation operations. Additionally, due to the military flight path and close proximity to restricted air space corridors surrounding this area, any development needs to coordinate with the MCAS Yuma Community Planning and Liaison Division for comment. This will alleviate any potential future problems which may adversely affect development or limit the sue of that approach into the MCAS Yuma/Yuma International Airport.

Yuma County Assessor's Office:

1. There are multiple owners for all the parcels involved in this subdivision. This is going to create great confusion for all the parcels involved. I am assuming that a Title Company will be assisting the owners with this project.
2. The legal descriptions were taken off a Condition of Title report. This report was to be used **ONLY** for the Rezoning Case, **not** for this preliminary plat. There is an error in the legal description that was given on the preliminary plat. Again, I am assuming that a Title Company will be assisting the owners with this project.

USBR:

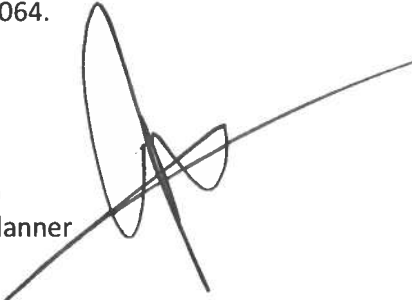
Reclamation holds acquired and reserved rights-of-way for our facility known as the 242 Lateral, authorized under Congressional Act of June 24, 1974 (88 Stat 266) for the Colorado River Basin Salinity Control Project, Protective and Regulatory Pumping Unit, Title I Division, Arizona. Should the subject Subdivision develop, Reclamation will require to see all proposed design plans at 30%, 60%, 90% and 100% for the subject Subdivision within this area. Attached is the Standard Form (SF) 299, Application for Transportation and Utility Systems and Facilities on Federal Lands, along with Reclamation's engineering guidelines. Please disregard the expiration date on the SF-299.

Please be advised that the comments made here are tentative in nature. Until all documentation, information, and drawings are submitted and approved in final form, and all permits for construction are approved and issued, the City of San Luis reserves the right to make further comments or require further information or submissions. Any construction which occurs prior to issuance of proper permits is occurring in contravention of the ordinances of the City and is occurring at the risk of the Developer.

If you have any questions on these comments, please contact the Planning and Zoning Department at 928-341-8563 extension 2064.

Thank you,

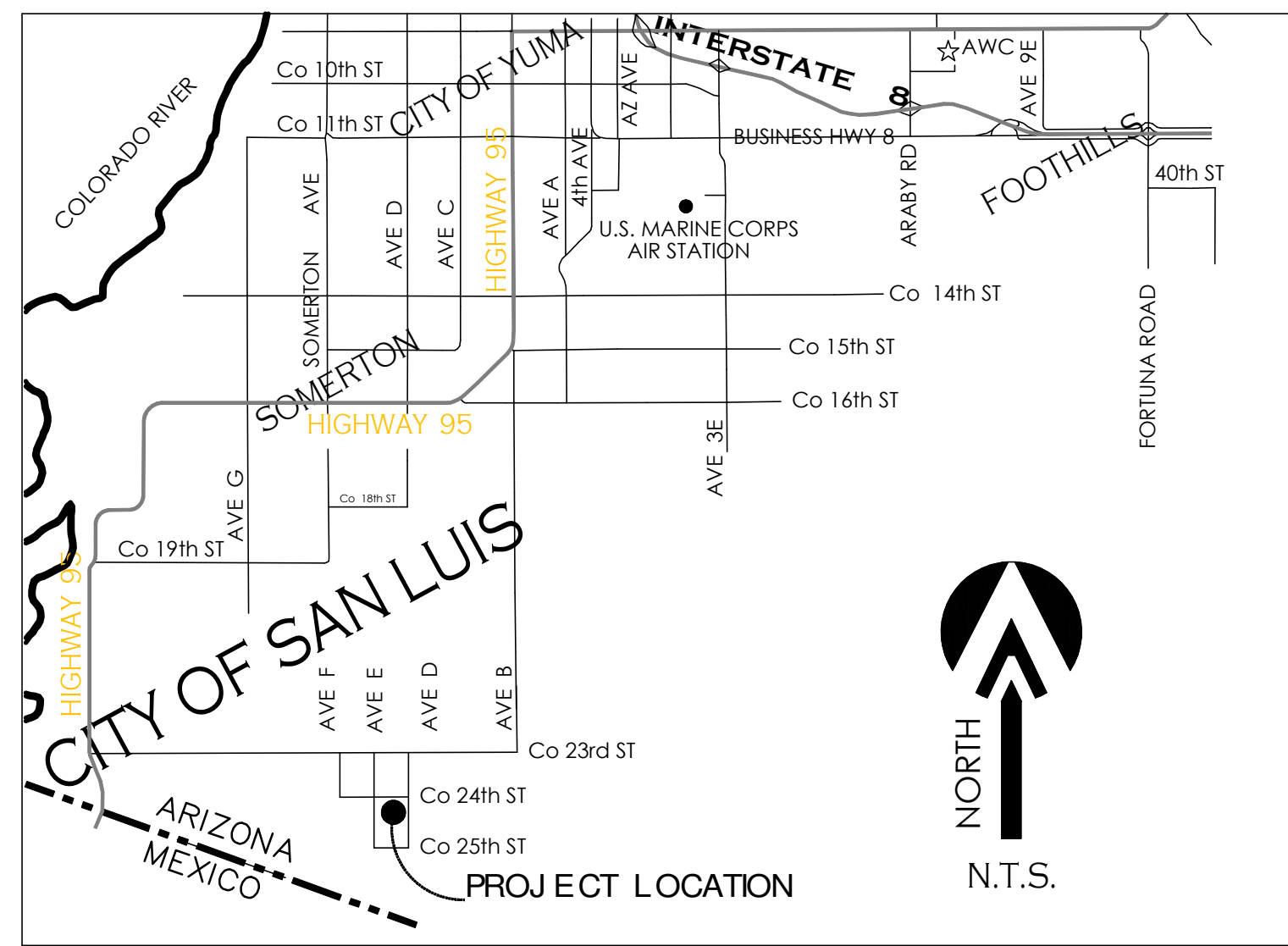
Juan Tejeda
Associate Planner

A handwritten signature in black ink, appearing to be 'Juan Tejeda', written over a horizontal line. The signature is stylized with a large loop and a long horizontal stroke extending to the right.

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.

LOCATION:



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. 1547468 FOR STEAKT 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
10602 S. CAMINO DEL SOL
YUMA, AZ, 85367

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. 1547468 FOR STEAKT 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)
37.50 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 674, PAGE 894, 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 CONTINUING 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 35 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)
14.23 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 SOUTHEAST 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 30 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. 2006-11520, 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 SECTION 14, TOWNSHIP 11 SOUTH, RANGE 24 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, YUMA COUNTY, ARIZONA; 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 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. 2012-29216, RECORDS OF YUMA COUNTY, ARIZONA;

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

PARCEL "G1", A7S 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 NORTHEAST QUARTER OF THE NORTHWEST QUARTER, AND EXCEPT THE EAST 42 FEET OF THE WEST 75 FEET NORTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION 14 AS CONVEYED IN WARRANTY DEED RECORDED AT FEE NO. 2006-11525, RECORDS OF YUMA COUNTY, ARIZONA;

EXCEPT THE NORTH 35 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 1 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. 2012-29214, 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. 2012-29214, 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. 1547468 FOR STEAKT 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 854, PAGE 142 AND ASSIGNMENT OF NATURAL GAS UTILITY EASEMENTS IN YUMA COUNTY, ARIZONA RECORDED IN DOCKET 1407, PAGE 690. (REPORTED TO AFFECT PARCEL NO. 8 - NOT PLOTTED AS EASEMENT LIES OUTSIDE OF PROJECT BOUNDARY.)
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 809, PAGE 827. (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 ELECTRICAL 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 1393, 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 915. (REPORTED TO AFFECT PARCEL NO. 3 - PLOTTED)
7. UTILITY EASEMENT FOR ELECTRICAL LINES AND APPURTENANT FACILITIES AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT RECORDED IN DOCKET 1453, 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 HEREOF)
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, CHANGING SOIL TYPES, 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 CONSISTS 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

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 14
- 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 = 552.32 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 = 36 SINGLE FAMILY LOTS
- BLOCK 2 = 36 SINGLE FAMILY LOTS
- BLOCK 3 = 36 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 = 36 SINGLE FAMILY LOTS
- BLOCK 7 = 36 SINGLE FAMILY LOTS
- BLOCK 8 = 30 SINGLE FAMILY LOTS
- = LOT "A" OPEN SPACE/RETENTION (TO BE DEDICATED TO CITY)
- BLOCK 9 = 36 SINGLE FAMILY LOTS
- BLOCK 10 = 36 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
- 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

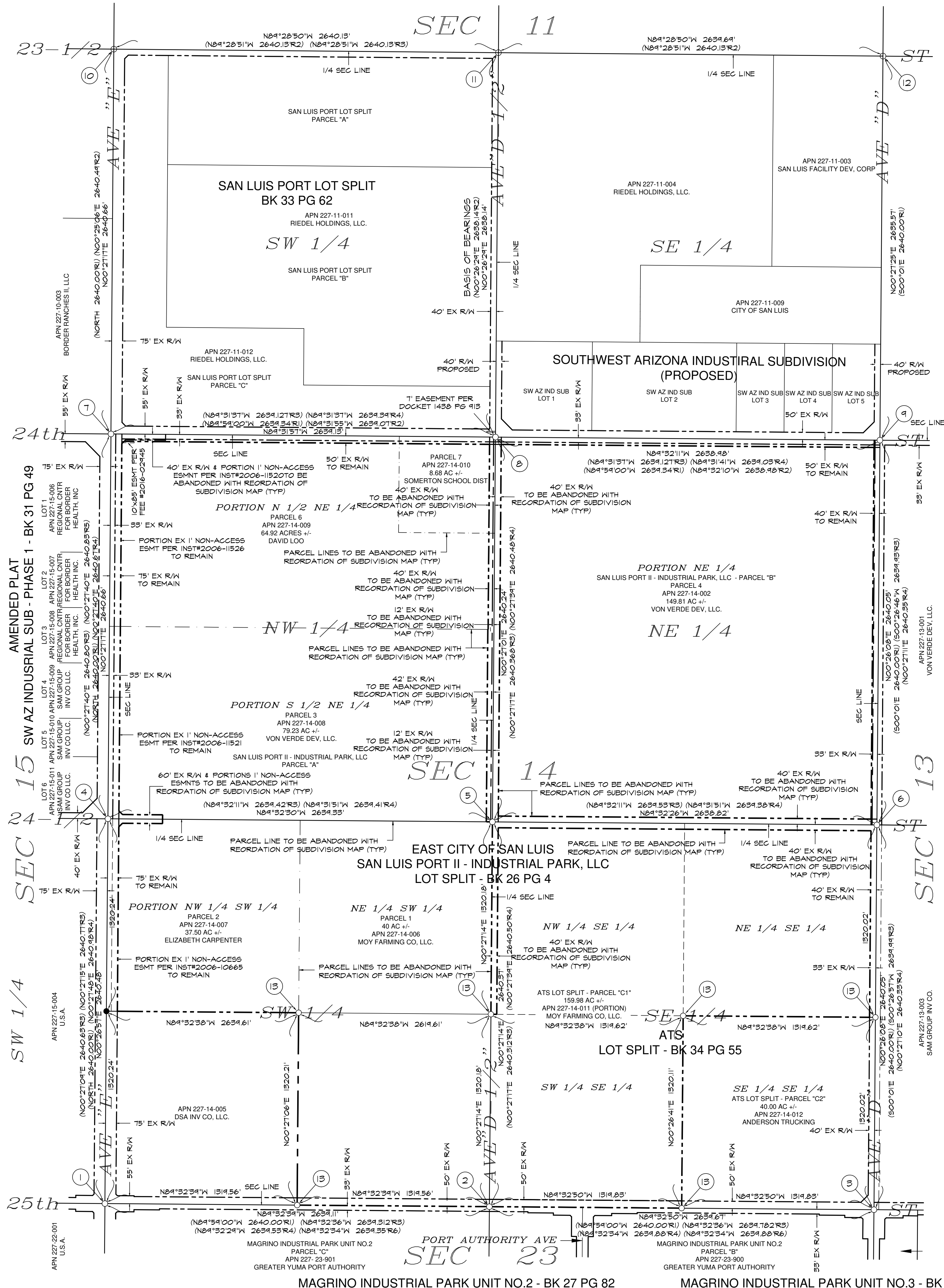
TOTAL SINGLE FAMILY LOTS = 356
TOTAL LOT "A" OPEN SPACE/RETENTION LOTS (TO BE DEDICATED TO CITY) = 6
TOTAL LOT "A" OPEN SPACE/RETENTION LOTS (TO BE MAINTAINED AND OPERATED BY LAND OWNER) = 1
TOTAL LOT "B" UNDIVIDED LOTS = 4
TOTAL LOT "C" SCHOOL LOTS = 1
TOTAL LOT "D" OPEN SPACE/RETENTION LOTS (TO BE DEDICATED TO CITY) = 1
TOTAL UNDIVIDED BLOCKS = 6

	Arizona, California and New Mexico Land Surveyors and Civil Engineers	PRELIMINARY PLAT ORCHIDEA PARK SUBDIVISION PHASE I	SHEET 1 OF 8
	670 East 32nd Street - Suite 81 - Yuma, AZ 85304 Email: DSE@dessertsurveying.com Yuma Phone: 928-518-2045	COUNTY: YUMA, AZ SUBMIT: 12/20/21 FILE NAME: 22001G1PP Revised - Unit 1 - Sht 1 (06-10-23).dwg	DATE: 02-25-2023 BY: G.O. 158 NUMBER 22001G1

ORCHIDEA PARK SUBDIVISION - PHASE I

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

PRELIMINARY PLAT

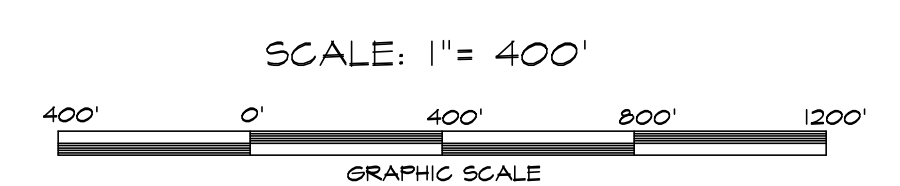
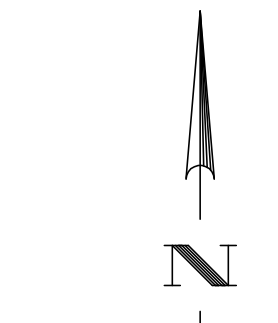


LEGEND

- (R1) USGLO PLAT OF TOWNSHIP II 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 SURVEY'S 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 62, 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:

- ① SW CORNER SECTION 14, T11S, R24W, G.S.R.B. & M., FOUND BRASS CAP, STAMPED "LS 16810 - 2006", IN HANDHOLE.
- ② S 1/4 CORNER SECTION 14, T11S, R24W, G.S.R.B. & M., FOUND BRASS CAP, STAMPED "LS 48674 - 2015", IN HANDHOLE.
- ③ SE CORNER SECTION 14, T11S, R24W, G.S.R.B. & M., FOUND BRASS CAP, STAMPED "LS 48674 - 2015", IN HANDHOLE.
- ④ E 1/4 CORNER SECTION 14, T11S, R24W, G.S.R.B. & M., FOUND BRASS CAP, STAMPED "LS 16810 - 2006", IN HANDHOLE.
- ⑤ CENTER CORNER SECTION 13, T11S, R24W, G.S.R.B. & M., FOUND 1/2" REBAR, WITH CAP STAMPED "LS 16528".
- ⑥ E 1/4 CORNER SECTION 14, T11S, R24W, G.S.R.B. & M., FOUND US DEPT. OF INTERIOR MONUMENT WITH BRASS CAP, STAMPED "1816".
- ⑦ NW CORNER SECTION 14, T11S, R24W, G.S.R.B. & M., FOUND GLO MONUMENT WITH BRASS CAP, IN HANDHOLE.
- ⑧ N 1/4 CORNER SECTION 14, T11S, R24W, G.S.R.B. & M., FOUND 1/2" REBAR, NO TAG, ACCEPTED AS MONUMENT FOR SAID CORNER PER BK 33 PG 62 OF PLATS, Y.C.R.
- ⑨ NE CORNER SECTION 14, T11S, R24W, G.S.R.B. & M., FOUND GLO MONUMENT WITH BRASS CAP, STAMPED "1920".
- ⑩ N 1/4 CORNER SECTION II, T11S, R24W, G.S.R.B. & M., FOUND GLO MONUMENT WITH BRASS CAP, IN HANDHOLE.
- ⑪ CENTER CORNER SECTION II, 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.
- ⑫ E 1/4 CORNER SECTION II, 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.
- ⑬ LOT CORNER PER AT'S 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

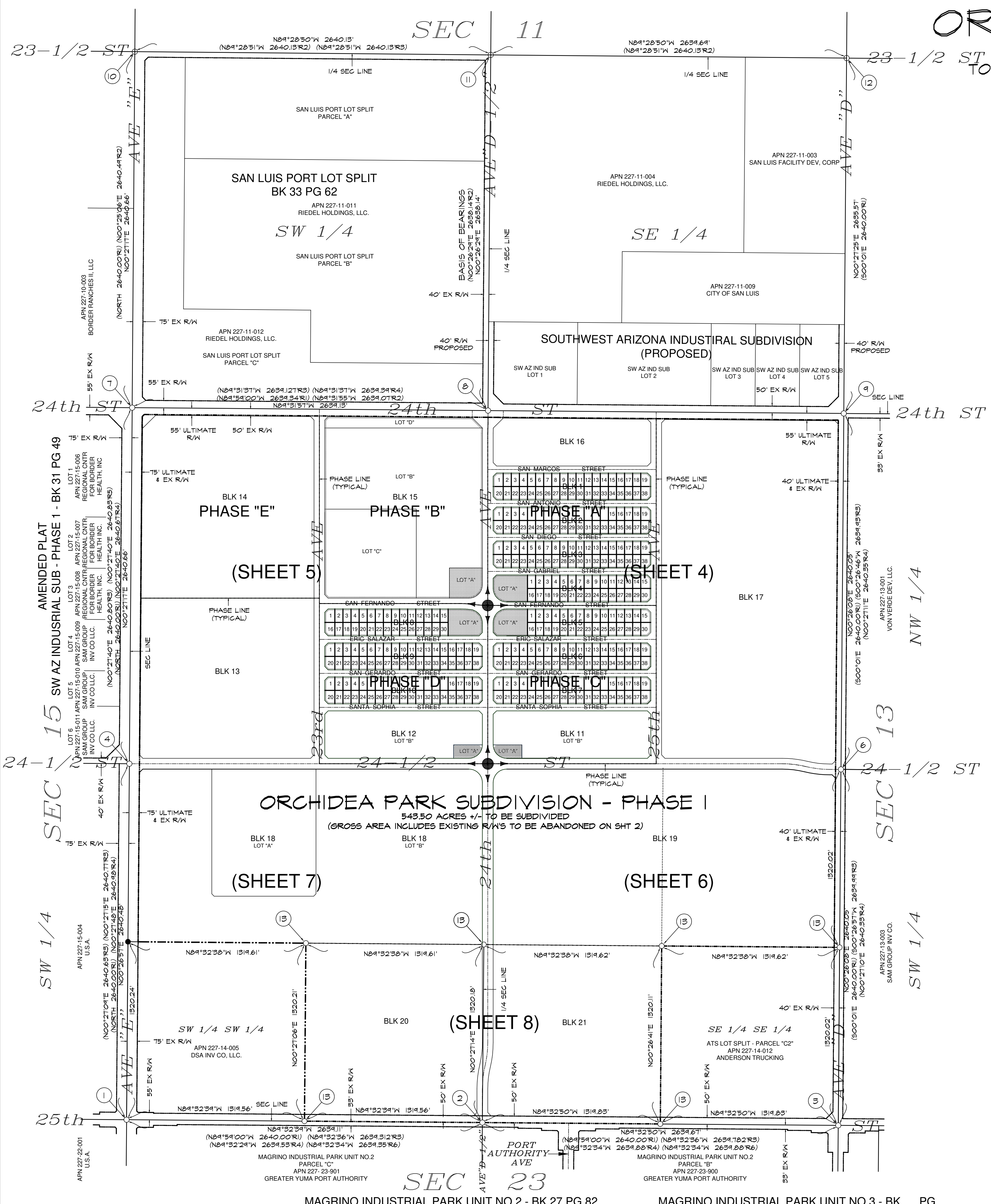


GORDON O. OLSON, L.S. 27748
LICENSE EXPIRATION DATE: 3-31-2024

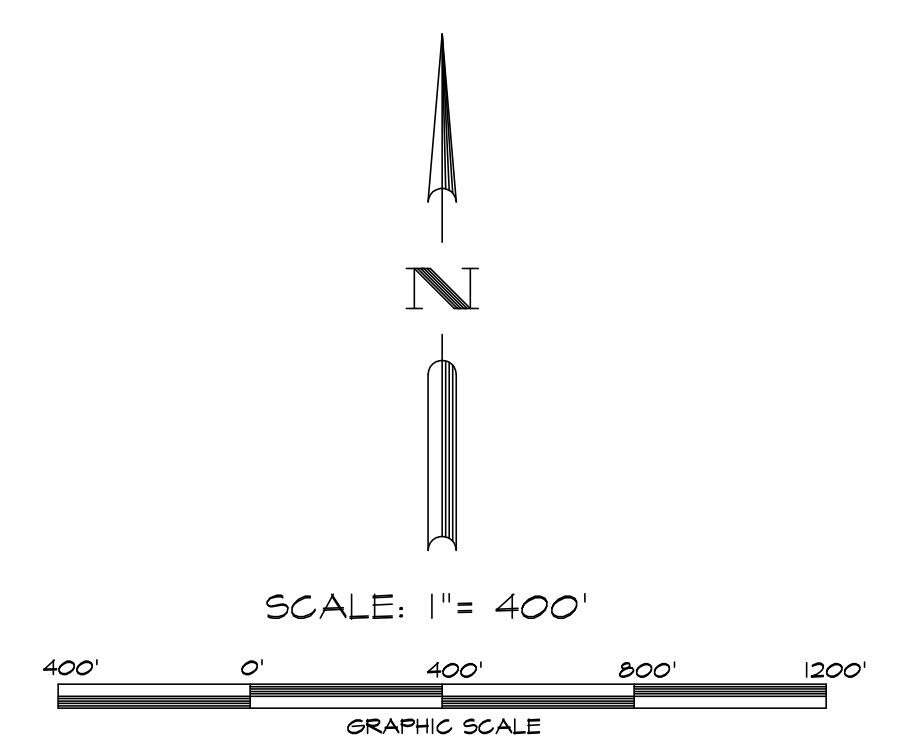
PRELIMINARY PLAT		SHEET
ORCHIDEA PARK SUBDIVISION		2
PHASE I		B
DATE: SAN LUIS, AZ	FILE NAME: 22001ORPP Revised - Unit 1 - Sht 2 (06-10-23).dwg	DATE PLOTTED: 02-25-2023
DRAWN BY: SAM GROUP INV. CO.	DATE: 12/20/2021	BY: G.O.

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.



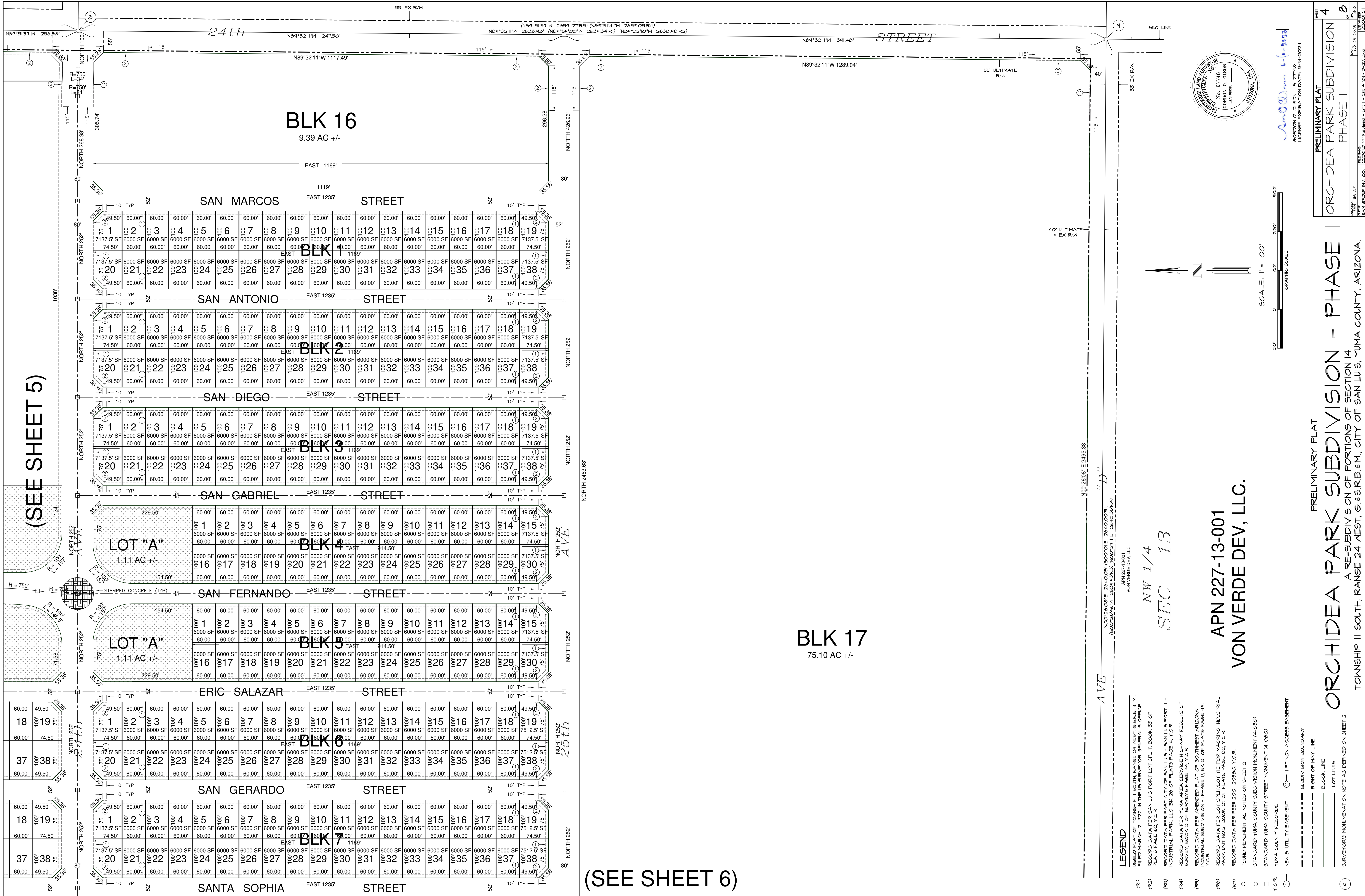
- LEGEND**
- (R1) USGLO PLAT OF TOWNSHIP 11 SOUTH, RANGE 24 WEST, G.S.R.B. & M., FILED MARCH 12, 1922, IN THE US SURVEYOR GENERAL'S OFFICE.
 - (R2) RECORD DATA PER SAN LUIS PORT LOT SPLIT, BOOK 33 OF PLATS PAGE 62, Y.C.R.
 - (R3) RECORD DATA PER EAST CITY OF SAN LUIS - SAN LUIS PORT II - INDUSTRIAL PARK, 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 21 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 (4-080)
 - STANDARD YUMA COUNTY STREET MONUMENT (4-080)
 - 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



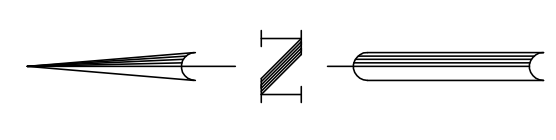
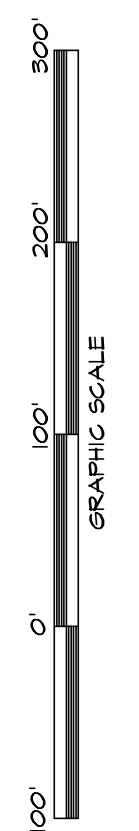
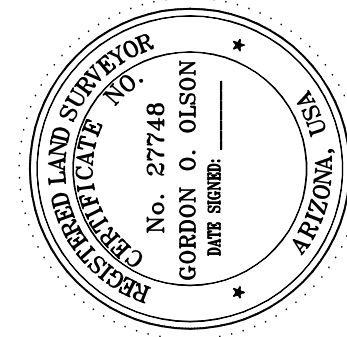
Gordon O. Olson
GORDON O. OLSON, L.S. 27748
LICENSE EXPIRATION DATE: 3-31-2024

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

(SEE SHEET 5)



(SEE SHEET 6)



PRELIMINARY PLAT
 ORCHIDEA PARK SUBDIVISION
 PHASE I

APN 227-13-001
 VON VERDE DEV, LLC.

NW 1/4
 SEC 13

- LEGEND**
- (R1) USGLO PLAT OF TOWNSHIP II 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 25 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 5 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 44, Y.C.R.
 - (R6) RECORD DATA PER LOT SPLIT LOT 16 FOR MARIANO INDUSTRIAL PARK UNIT NO. 2, BOOK 21 OF PLATS PAGE 62, Y.C.R.
 - (R7) RECORD DATA PER FEE# 2001-20280, Y.C.R.
 - FOUND 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
 - ① NEW 8' UTILITY EASEMENT
 - ② 1 FT. NON-ACCESS EASEMENT
 - SUBDIVISION BOUNDARY
 - RIGHT OF WAY LINE
 - BLOCK LINE
 - LOT LINES

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

APN 227-13-001
 VON VERDE DEV, LLC.

PRELIMINARY PLAT
 ORCHIDEA PARK SUBDIVISION
 PHASE I

APN 227-13-001
 VON VERDE DEV, LLC.

APN 227-13-001
 VON VERDE DEV, LLC.

APN 227-13-001
 VON VERDE DEV, LLC.

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 VON VERDE DEV, LLC.

APN 227-13-001
 VON VERDE DEV, LLC.

APN 227-13-001
 VON VERDE DEV, LLC.

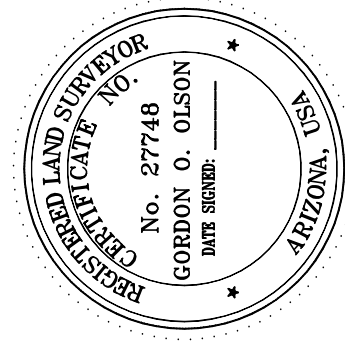
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 VON VERDE DEV, LLC.

APN 227-13-001
 VON VERDE DEV, LLC.

PRELIMINARY PLAT ORCHIDEA PARK SUBDIVISION PHASE I

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

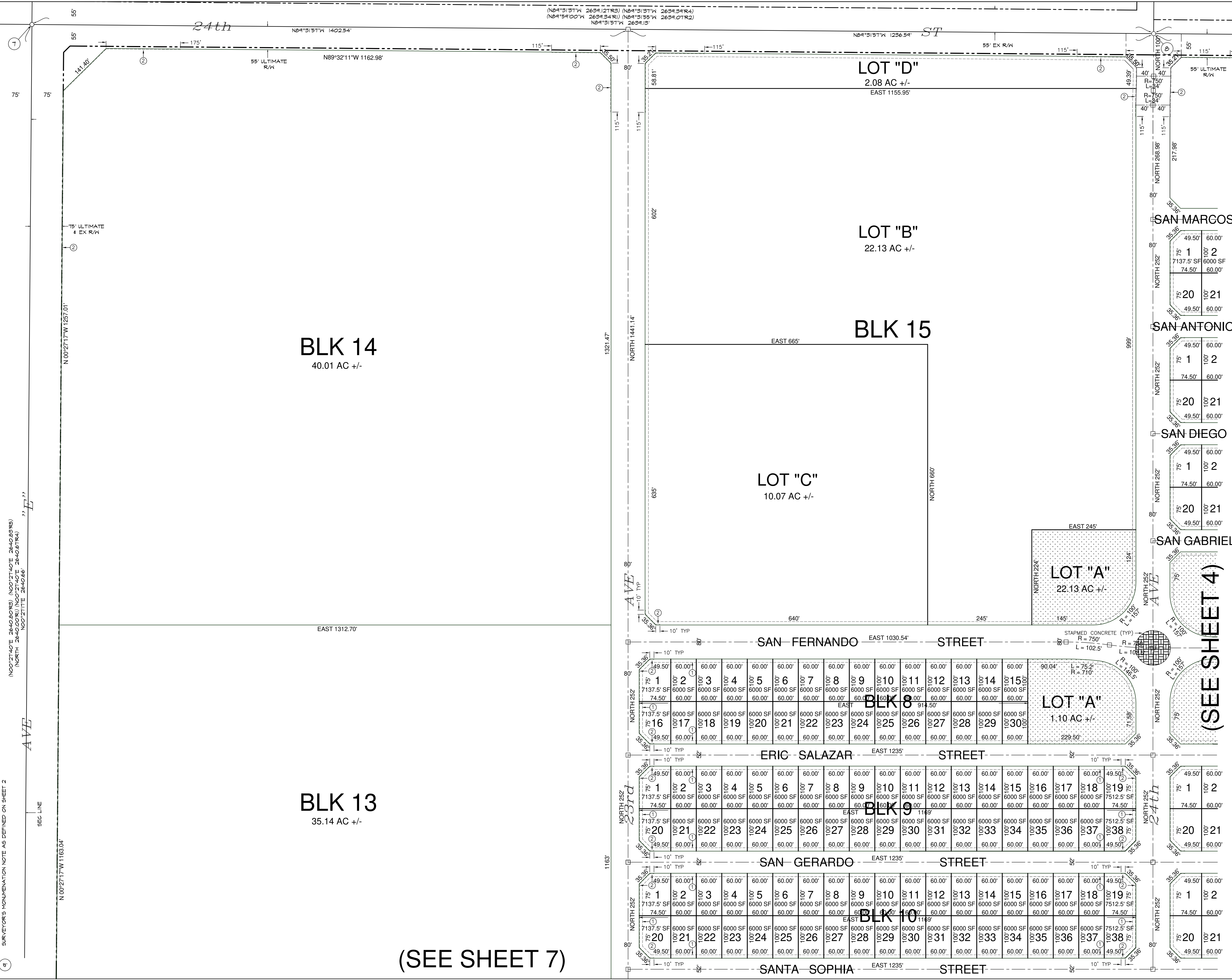
PRELIMINARY PLAT
ORCHIDEA PARK SUBDIVISION
PHASE I



Handwritten signature and date: *Gordon O. Olson* 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&SRB&M, FILED MARCH 12, 1922, IN THE US SURVEYOR GENERAL'S OFFICE, PLATS PAGE 62, Y.C.R.
 - (R2) RECORD DATA PER SAN LUIS PORT LOT SPLIT, BOOK 85 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 5 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 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# 2001-20260, 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
 - ⑨ SURVEYOR'S MONUMENTATION NOTE AS DEFINED ON SHEET 2



(SEE SHEET 7)

(SEE SHEET 4)

PRELIMINARY PLAT
ORCHIDEA PARK SUBDIVISION
PHASE I

PRELIMINARY PLAT
ORCHIDEA PARK SUBDIVISION
PHASE I

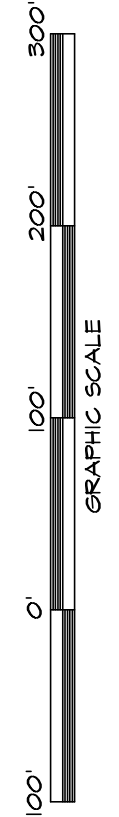
A RE-SUBDIVISION OF PORTIONS OF SECTION 14
 TOWNSHIP II SOUTH, RANGE 24 WEST, G&SRB&M, CITY OF SAN LUIS,
 YUMA COUNTY, ARIZONA.

SEC 15
 NE 1/4
 SE 1/4

LEGEND

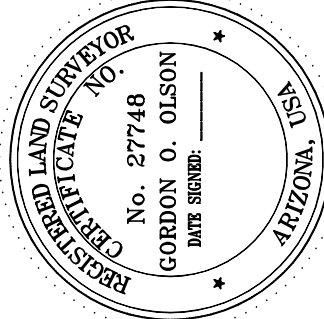
- (R1) USGLO PLAT OF TOWNSHIP II SOUTH, RANGE 24 WEST, G&SRB & M, FILED MARCH 12, 1922, IN THE US SURVEYOR GENERAL'S OFFICE.
- (R2) RECORD DATA FOR SAN LUIS PORT LOT SPLIT, BOOK 83 OF PLATS PAGE 62, Y.C.R.
- (R3) RECORD DATA FOR EAST CITY OF SAN LUIS - SAN LUIS PORT II - INDUSTRIAL PARK, LLC, BK 26 OF PLATS PAGE 4, Y.C.R.
- (R4) RECORD DATA FOR YUMA AREA SERVICE HIGHWAY RESULTS OF SURVEY, BOOK 9 OF SURVEYS PAGE 44, Y.C.R.
- (R5) RECORD DATA FOR AMENDED PLAT OF SOUTHWEST ARIZONA INDUSTRIAL SUBDIVISION - (PHASE I), BK 31 OF PLATS PAGE 44, Y.C.R.
- (R6) RECORD DATA FOR LOT SPLIT/TIE FOR MAGRINO INDUSTRIAL PARK UNIT NO.2, BOOK 21 OF PLATS PAGE 82, Y.C.R.
- (R7) RECORD DATA FOR FEE# 2001-202802, Y.C.R.
- (R8) FOUND MONUMENT AS NOTED ON SHEET 2
- (R9) STANDARD YUMA COUNTY SUBDIVISION MONUMENT (4-030)
- (R10) STANDARD YUMA COUNTY STREET MONUMENT (4-090)
- Y.C.R. YUMA COUNTY RECORDS
- ① - 1 FT NON-ACCESS EASEMENT
- SUBDIVISION BOUNDARY
- - - RIGHT OF WAY LINE
- BLOCK LINE
- LOT LINES
- ② SURVEYOR'S MONUMENTATION NOTE AS DEFINED ON SHEET 2

SCALE: 1" = 100'



APN 227-15-004
 U.S.A.

AMENDED PLAT
 SW AZ INDUSTRIAL SUB - PHASE 1 - BK 31 PG 49
 LOT 5
 APN 227-15-010
 SAM GROUP
 INV CO LLC.



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

BLK 13
 35.14 AC +/-

BLK 18
 LOT "A"
 16.73 AC +/-

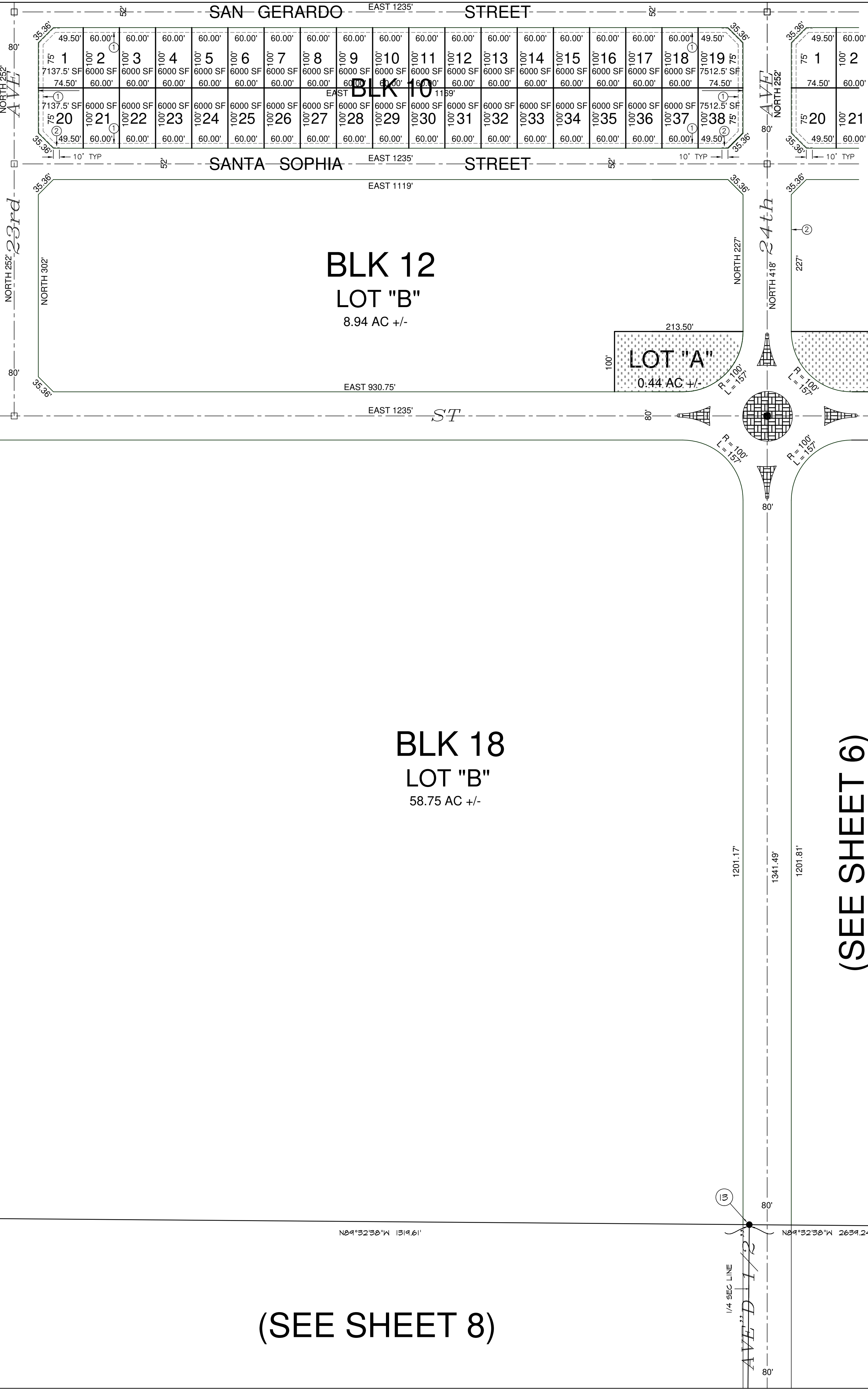
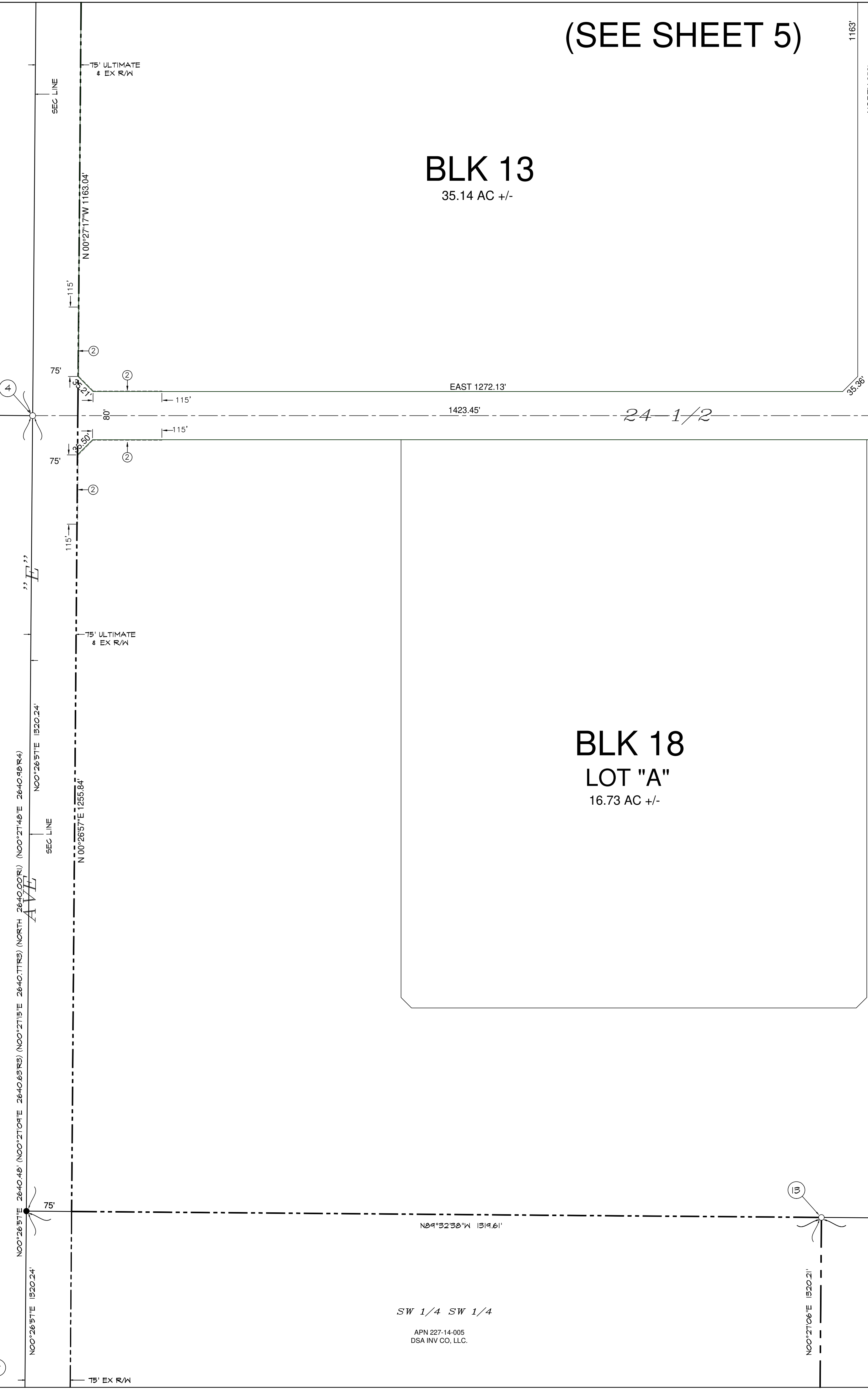
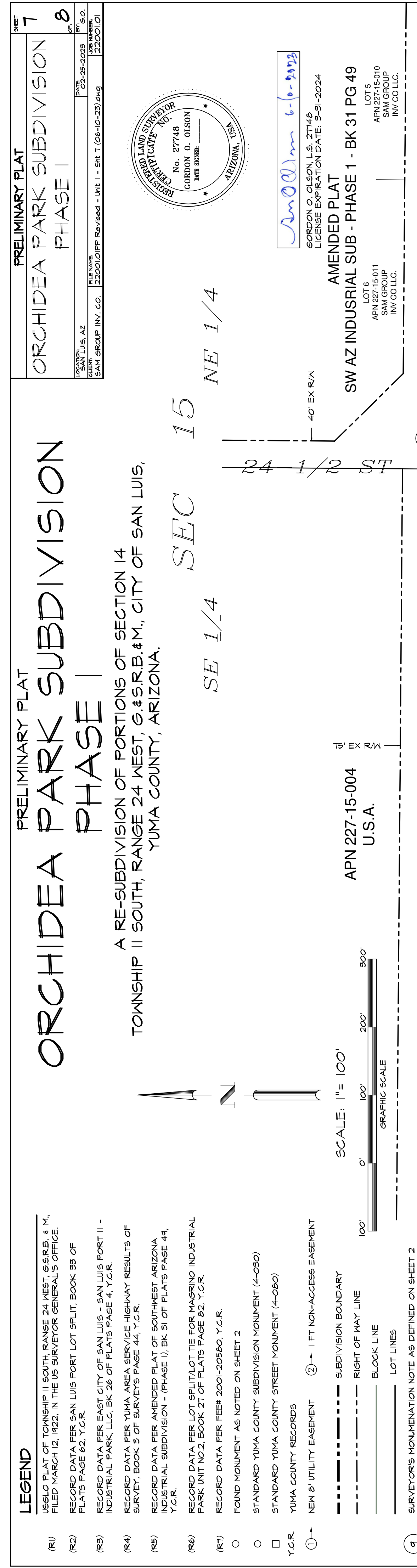
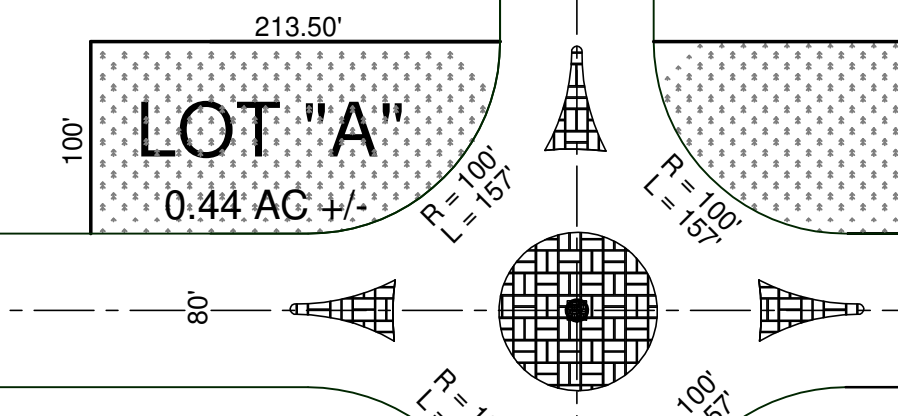
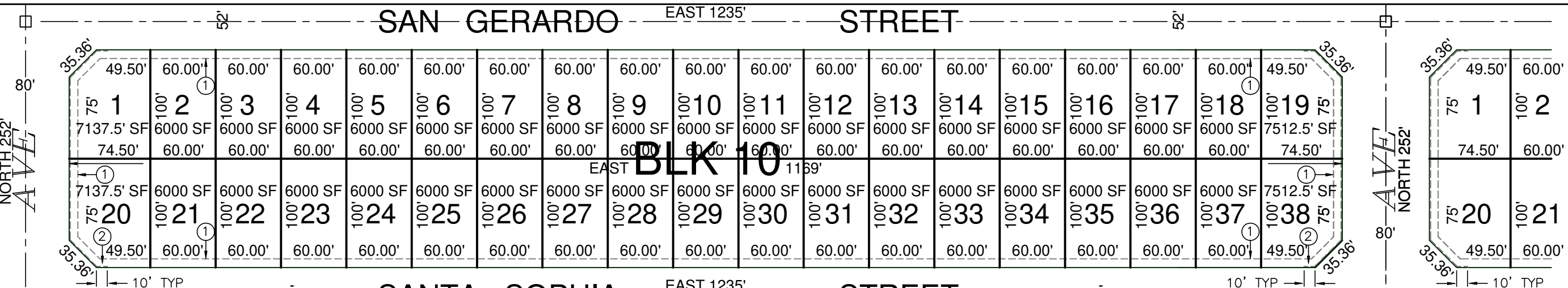
BLK 12
 LOT "B"
 8.94 AC +/-

BLK 18
 LOT "B"
 58.75 AC +/-

(SEE SHEET 5)

(SEE SHEET 8)

(SEE SHEET 6)



(SEE SHEET 7)

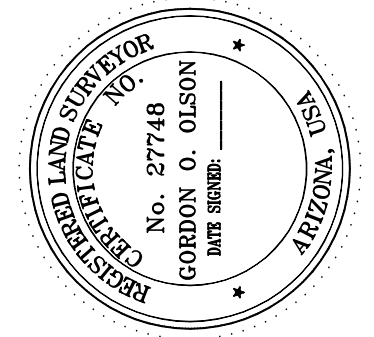
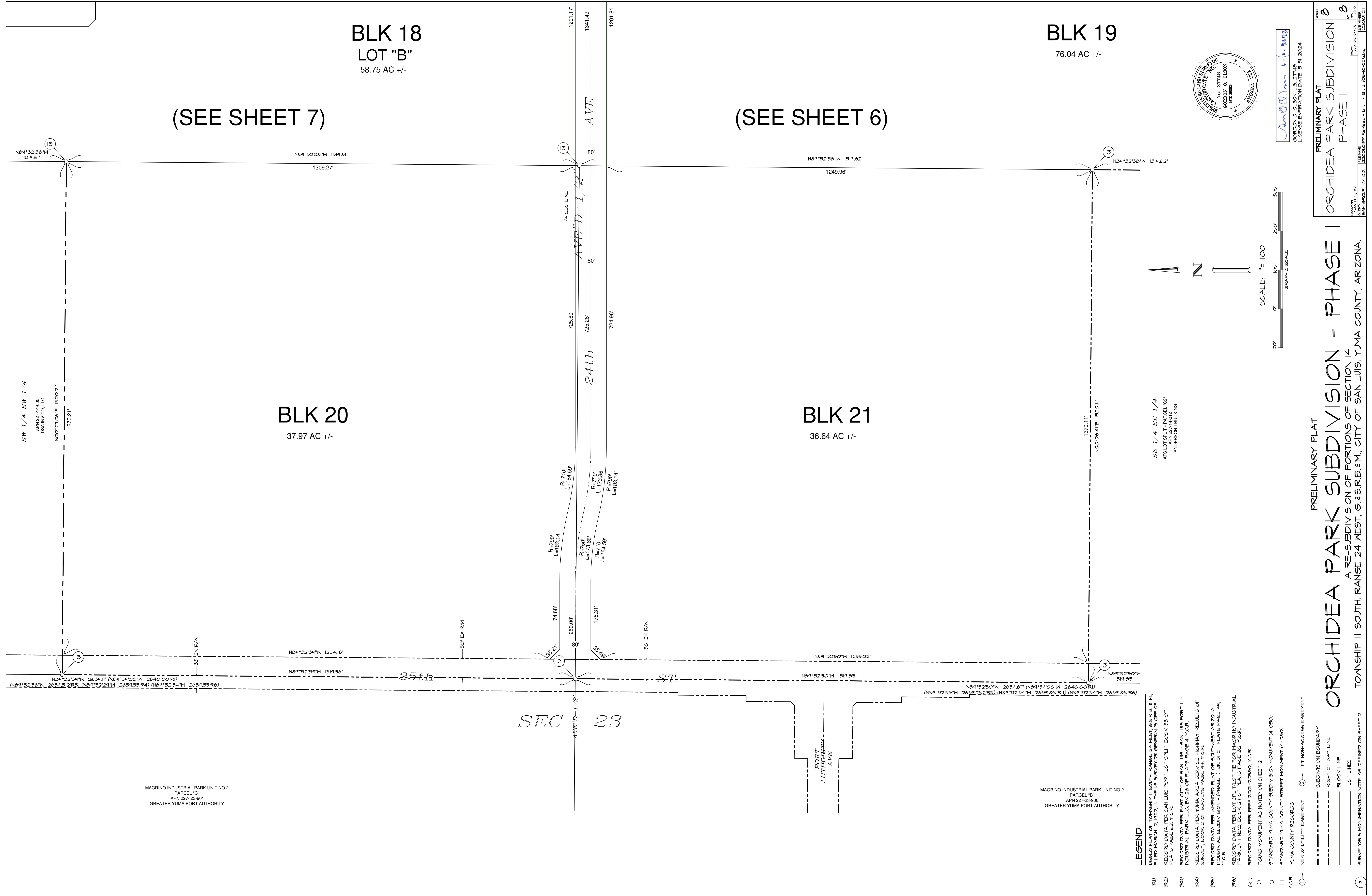
BLK 18
LOT "B"
58.75 AC +/-

(SEE SHEET 6)

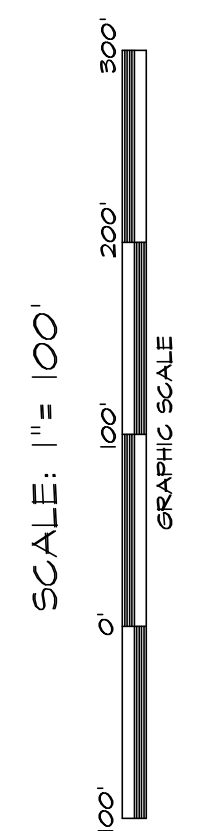
BLK 19
76.04 AC +/-

BLK 20
37.97 AC +/-

BLK 21
36.64 AC +/-



PRELIMINARY PLAT
 ORCHIDEA PARK SUBDIVISION
 PHASE I
 GORDON O. OLSON, L.S. 27748
 LICENSE EXPIRATION DATE: 5-9-2024
 SAN LUIS, AZ
 SURVEY GROUP INC. CO. 15205 GIFFORD ROAD - UNIT 1 - SE 8 (08-09-29) (08-09-29)



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

SW 1/4 SW 1/4
 APN 227-14-005
 DSA NW CO. LLC

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

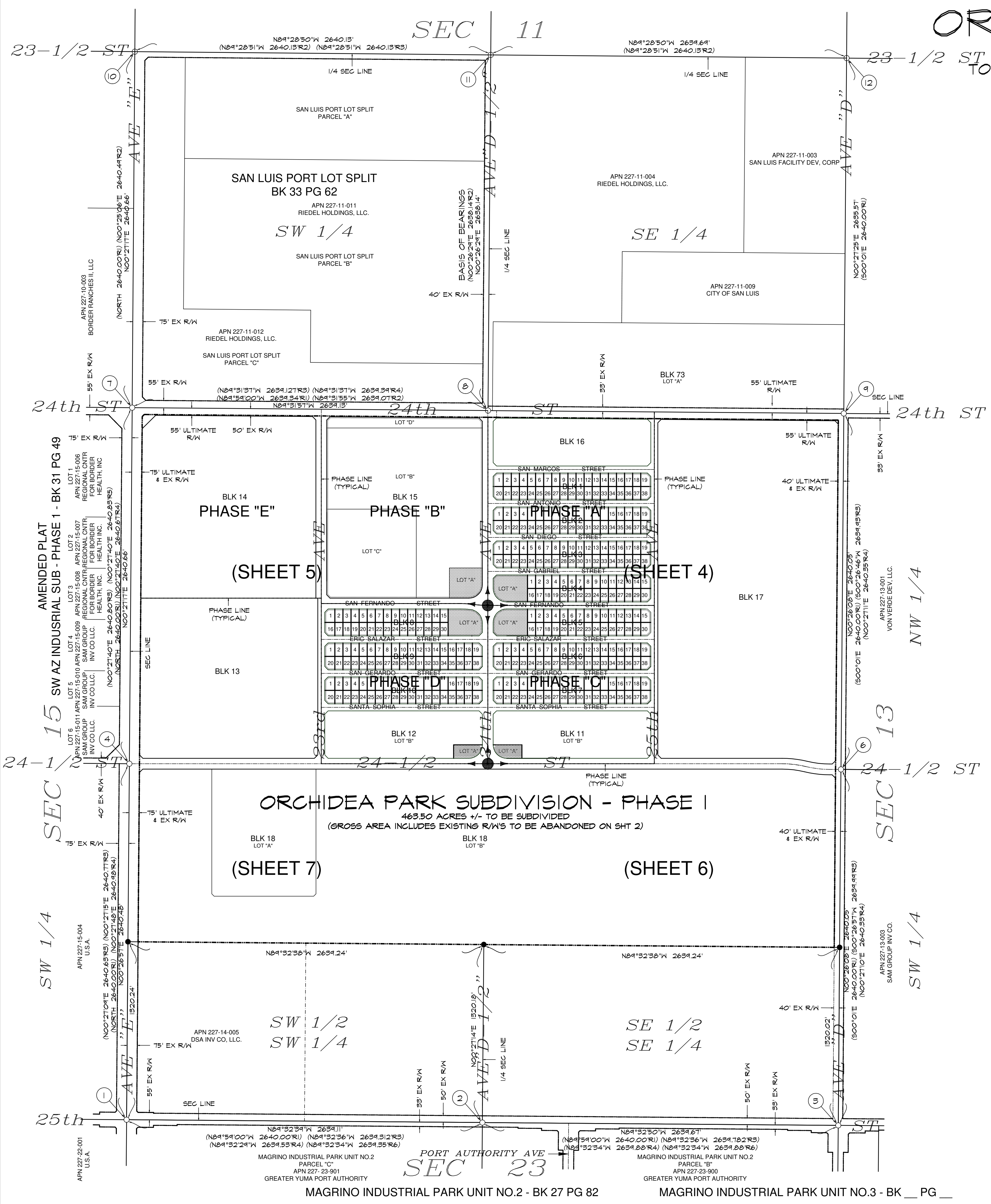
- LEGEND**
- (R) UNDEVELOPED PLAT OF TOWNSHIP II SOUTH, RANGE 24 WEST, G.S.R.B. #M, CITY OF SAN LUIS, YUMA COUNTY, ARIZONA, FILED MARCH 12, 1922, IN THE US SURVEYOR GENERAL'S OFFICE.
 - (R2) RECORD DATA PER SAN LUIS PORT LOT SPLIT, BOOK 95 OF PLATS PAGE 62, Y.C.R.
 - (R3) RECORD DATA PER EAST CITY OF SAN LUIS - SAN LUIS PORT II - INDUSTRIAL PARK, LLC, BK. 28 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 ANCHORED PLAT OF SOUTHWEST ARIZONA INDUSTRIAL SUBDIVISION - (PHASE I), BK 31 OF PLATS PAGE 44, Y.C.R.
 - (R6) RECORD DATA PER LOT SPLIT/TIE FOR MAGRINO INDUSTRIAL PARK UNIT NO.2, BOOK 21 OF PLATS PAGE 82, Y.C.R.
 - (R7) RECORD DATA PER FEE# 2001-20260, Y.C.R.
 - FOUND MONUMENT AS NOTED ON SHEET 2
 - STANDARD YUMA COUNTY SUBDIVISION MONUMENT (4-030)
 - STANDARD YUMA COUNTY STREET MONUMENT (4-030)
 - Y.C.R. YUMA COUNTY RECORDS
 - ① NEW & UTILITY EASEMENT
 - ② 1 FT. NON-ACCESS EASEMENT
 - SUBDIVISION BOUNDARY
 - - - - - RIGHT OF WAY LINE
 - _____ BLOCK LINE
 - _____ LOT LINES

PRELIMINARY PLAT
ORCHIDEA PARK SUBDIVISION - PHASE I
 A RE-SUBDIVISION OF PORTIONS OF SECTION 14
 TOWNSHIP II SOUTH, RANGE 24 WEST, G.#S.R.B.#M, CITY OF SAN LUIS, YUMA COUNTY, ARIZONA.
 SHEET 8
 SURVEYOR'S MONUMENTATION NOTE AS DEFINED ON SHEET 2

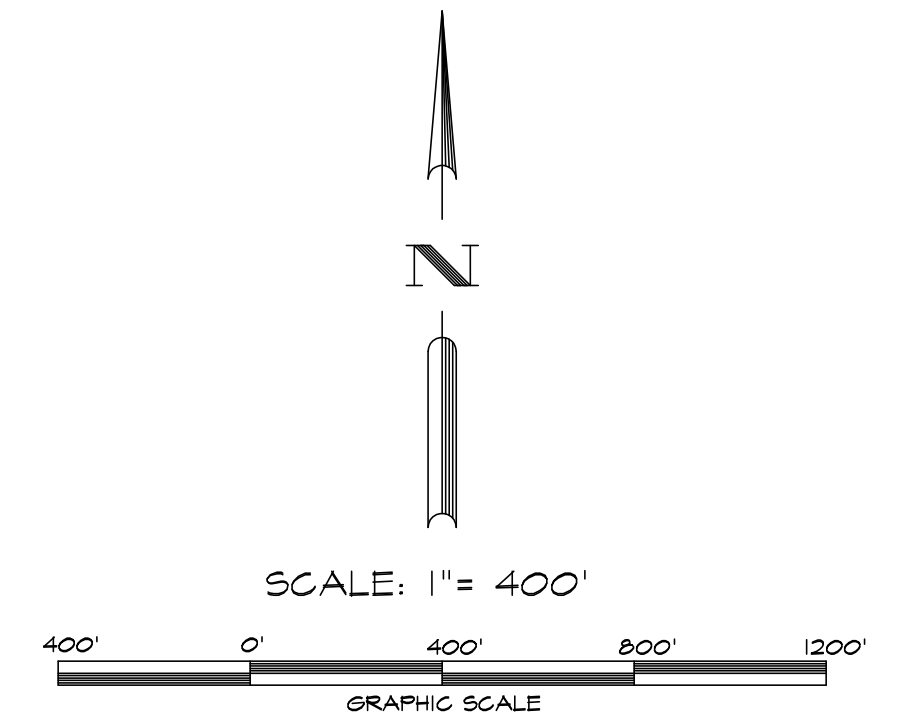
ORCHIDEA PARK SUBDIVISION - PHASE I

PRELIMINARY PLAT

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 21 OF PLATS PAGE 82, Y.C.R.
 - (R7) RECORD DATA PER FEE# 2001-20580, Y.C.R.
 - FOUND MONUMENT AS NOTED ON SHEET 2
 - STANDARD YUMA COUNTY SUBDIVISION MONUMENT (4-080)
 - STANDARD YUMA COUNTY STREET MONUMENT (4-080)
 - 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 3.22.2023
GORDON O. OLSON, L.S. 27748
LICENSE EXPIRATION DATE: 3-31-2024

PRELIMINARY PLAT		SHEET
ORCHIDEA PARK SUBDIVISION		3
PHASE I		7
DATE: SAN LUIS, AZ	FILE NAME: 22001GPPP Revised - Unit 1 - Sht 3 (03-22-23).dwg	BY: G.O.
DRAWN: SAM GROUP INV. CO.	DATE: 03-25-2023	DATE: 03-25-2023

AMENDED PLAT
15 SW AZ INDUSTRIAL SUB - PHASE 1 - BK 31 PG 49

LOT 1 APN 227-15-008 FOR BORDER HEALTH INC
LOT 2 APN 227-15-007 FOR BORDER HEALTH INC
LOT 3 APN 227-15-008 INV COLL. INV COLL.
LOT 4 APN 227-15-009 INV COLL. INV COLL.
LOT 5 APN 227-15-011 INV COLL. INV COLL.
LOT 6 APN 227-15-010 INV COLL. INV COLL.

APN 227-15-004 U.S.A.
APN 227-14-005 DSA INV CO, LLC.

APN 227-22-001 U.S.A.

MAGRINO INDUSTRIAL PARK UNIT NO.2 - BK 27 PG 82
MAGRINO INDUSTRIAL PARK UNIT NO.3 - BK ___ PG ___