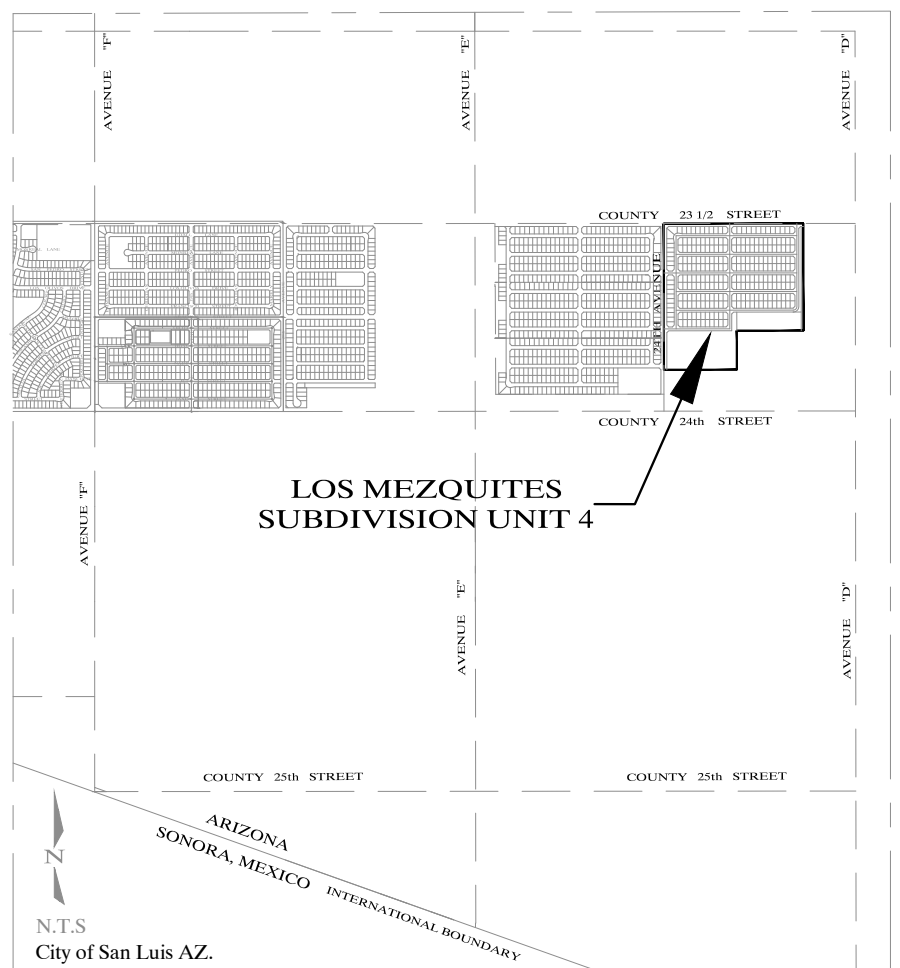


FINAL PLAT

LOS MEZQUITES SUBDIVISION UNIT 4

A SUBDIVISION OF A PORTION OF THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 11 SOUTH, RANGE 24 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, YUMA COUNTY, ARIZONA

DATE OF PREPARATION: MARCH 2024 NUMBER OF LOTS: 267 ACREAGE: 74.8124 ACRES



VICINITY MAP

DEDICATION

STATE OF ARIZONA } SS
 COUNTY OF YUMA } SS

KNOW ALL MEN BY THESE PRESENTS: THAT RIEDEL HOLDINGS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, HAS CAUSED THE FOLLOWING DESCRIBED PROPERTY: THAT PORTION OF THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 11 SOUTH, RANGE 24 WEST, GILA & SALT RIVER BASE & MERIDIAN, YUMA COUNTY, ARIZONA AS PLATTED HEREON TO BE SUBDIVIDED INTO LOTS, STREETS AND TRACTS UNDER THE NAME OF "LOS MEZQUITES SUBDIVISION UNIT 4" AND HEREBY DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS, STREETS AND TRACTS CONSTITUTING SAID "LOS MEZQUITES SUBDIVISION UNIT 4" AND THAT THE LOTS SHALL BE KNOWN BY THE NUMBER, THE STREETS BY THE NAME AND THE TRACTS BY THE LETTER GIVEN EACH RESPECTIVELY ON SAID PLAT; AND THAT RIEDEL HOLDINGS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, HEREBY DEDICATES THE STREETS TO THE PUBLIC FOR ITS USE AND BENEFIT. TRACT A IS DEDICATED TO THE CITY OF SAN LUIS FOR STORM WATER RETENTION PURPOSES, TRACT B IS DEDICATED TO THE CITY OF SAN LUIS FOR A PARK. THE EASEMENTS ARE DEDICATED FOR THE PURPOSES SHOWN HEREON, AND AS SET FORTH IN THE DECLARATION OF RESERVATIONS, COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED CONCURRENTLY HERewith. A THREE FOOT NON-CONSTRUCTION AND NO OBSTRUCTION EASEMENT FOR 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, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, HAS CAUSED ITS COMPANY NAME TO BE SIGNED AND ITS COMPANY SEAL TO BE AFFIXED AS ATTESTED BY THE SIGNATURE OF NEVES GARCIA RIEDEL, ITS MEMBER, THEREUNTO DULY AUTHORIZED ON THIS _____ DAY OF _____, 2024

NEVES GARCIA RIEDEL, MEMBER
 RIEDEL HOLDINGS, LLC AN ARIZONA LIMITED LIABILITY COMPANY

ACKNOWLEDGMENT

ON THIS _____ DAY OF _____, 2024 BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED NEVES GARCIA RIEDEL, WHO ACKNOWLEDGED HERSELF TO BE MEMBER OF RIEDEL HOLDINGS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AND THAT SHE, AS SUCH OFFICER BEING DULY AUTHORIZED TO DO SO, EXECUTED THE DEDICATION INSTRUMENT FOR THE PURPOSE THEREIN CONTAINED BY SIGNING THE NAME OF SAID COMPANY BY HERSELF AS SUCH OFFICER.

IN WITNESS WHEREOF
 I HEREBY SET MY HAND AND OFFICIAL SEAL

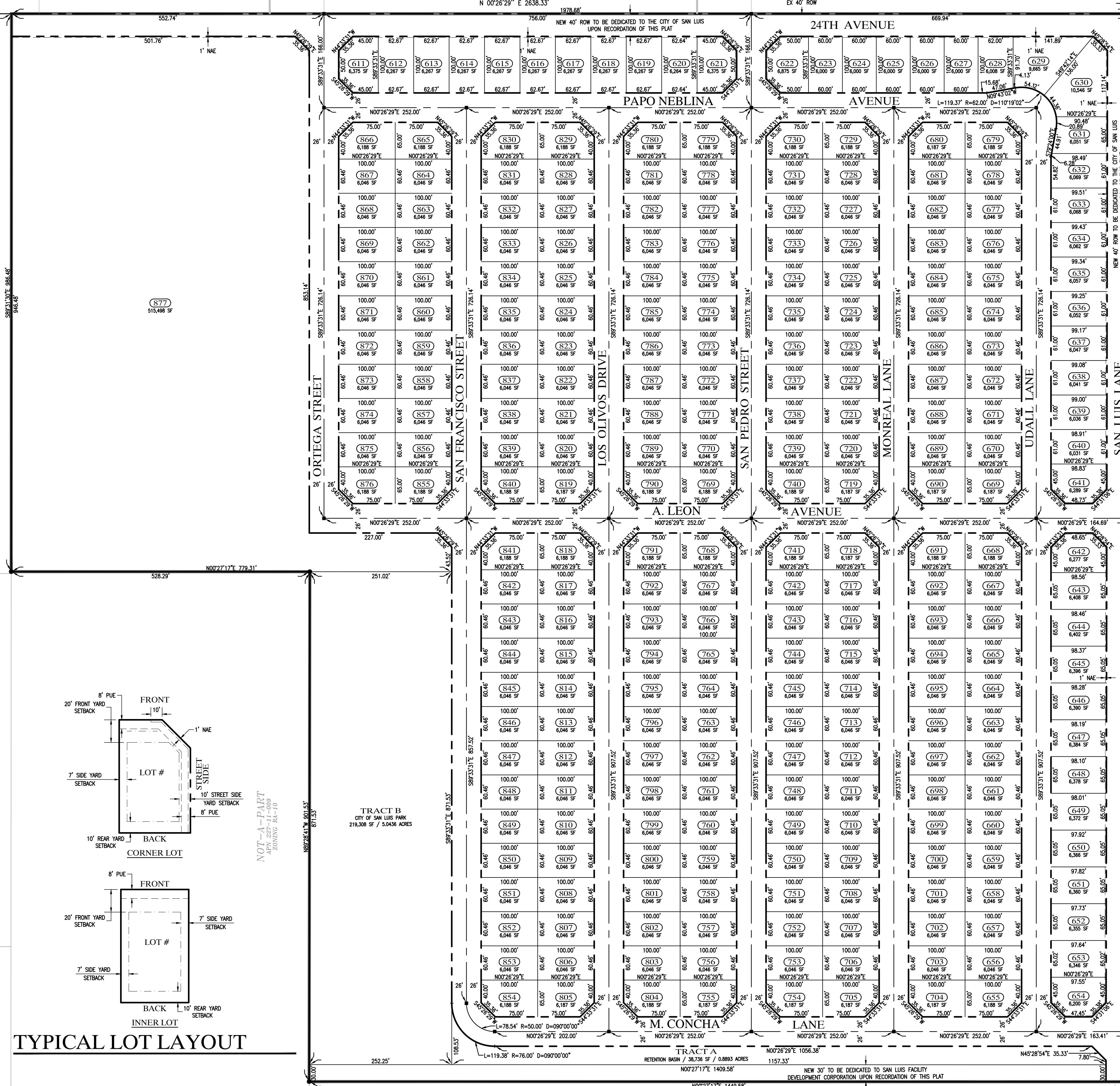
NOTARY PUBLIC
 MY COMMISSION EXPIRES _____

APPROVED

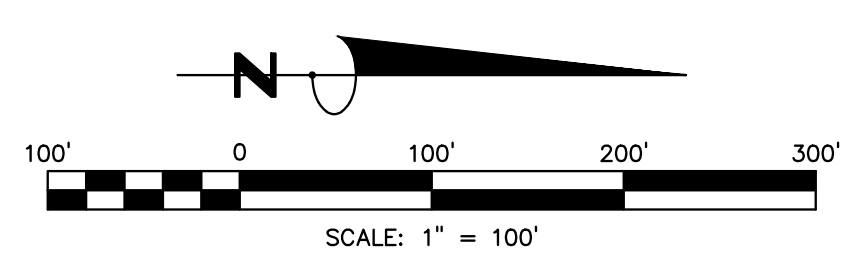
STATE OF ARIZONA } SS
 COUNTY OF YUMA } SS

THIS SUBDIVISION AS PLATTED HEREON HAS BEEN APPROVED BY THE MAYOR AND THE CITY COUNCIL OF THE CITY OF SAN LUIS, ARIZONA.

VICE MAYOR	DATE
CITY MANAGER	DATE
DIRECTOR OF PLANNING AND ZONING	DATE
CITY ENGINEER	DATE
CITY PUBLIC WORKS DIRECTOR	DATE



TYPICAL LOT LAYOUT



LEGEND

- CENTERLINE / SECTION LINE
- SUBDIVISION BOUNDARY
- RIGHT OF WAY LINE
- SETBACK LINE
- EASEMENT LINE (TYPE AS SHOWN)
- (700) NEW LOT NUMBER
- 6,000 SF NEW LOT AREA IN SQUARE FEET
- NEW STREET MONUMENT PER CITY OF YUMA STD No. 4-030
- NEW BOUNDARY MONUMENT PER CITY OF YUMA STD No. 4-015
- EXISTING MONUMENT (TYPE AS NOTED)
- ROW RIGHT OF WAY
- NAE NON ACCESS EASEMENT
- PUE PUBLIC UTILITY EASEMENT
- APN ASSESSOR'S PARCEL NUMBER
- BK BK
- DKT DOCKET
- PG PAGE
- YCR YUMA COUNTY RECORDS
- AHD ARIZONA HIGHWAY DEPARTMENT
- GLO GENERAL LAND OFFICE

BASIS OF BEARINGS

THE MID-SECTION LINE OF SECTION 11, T11S, R24W, G4SR&M, YUMA COUNTY, ARIZONA, AS SHOWN ON DKT 1848, PG 711, YCR. BEARINGS: N 00°26'29" E

ZONING

R1-6 MEDIUM DENSITY RESIDENTIAL

OWNER/DEVELOPER

RIEDEL HOLDINGS, LLC
 P.O. BOX 1649
 SAN LUIS, AZ 85349
 (928) 627-8593

RESTRICTIVE COVENANTS

HAVE BEEN RECORDED CONCURRENTLY AND ARE A PART OF THIS PLAT

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.



JUAN L. LOMEJ RLS No. 22767

PREPARED BY:

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