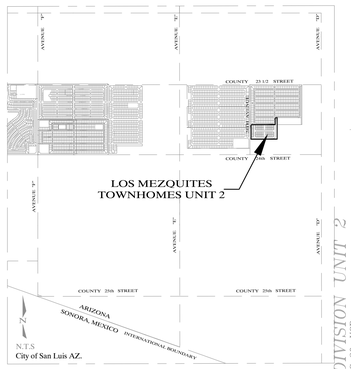
PRELIMINARY PLAT

LOS MEZQUITES TOWNHOMES UNIT 2

A SUBDIVISION OF LOT 877 OF LOS MEZQUITES SUBDIVISION UNIT 4 AS RECORDED IN BOOK __ OF PLATS, PAGE __, YCR,
LOCATED IN 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: 84 ACREAGE: 11.8342 ACRES



VICINITY MAP

DEDICATION

STATE OF ARIZONA }
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 TOWNHOMES UNIT 2" AND HEREBY DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS, STREETS AND TRACTS CONSTITUTING SAID "LOS MEZQUITES TOWNHOMES UNIT 2" 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, C, D, E, F, G, H, I AND J ARE DEDICATED TO THE LOS MEZQUITES TOWNHOMES UNIT 2 HOA, INC. FOR THE USE AND ENJOYMENT OF THE RESIDENTS OF "LOS MEZQUITES TOWNHOMES UNIT 2". 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 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, 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 NIEVES GARCIA RIEDEL, ITS MEMBER, THEREUNTO DULY AUTHORIZED ON THIS_____DAY OF _____, 2024

_____
NIEVES GARCIA RIEDEL, MEMBER
RIEDEL HOLDINGS, LLC AN ARIZONA LIMITED LIABILITY COMPANY

ACKNOWLEDGMENT

STATE OF ARIZONA }
COUNTY OF YUMA } SS

ON THIS_____DAY OF _____, 2024 BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED NIEVES 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 HEREUNTO SET MY HAND AND OFFICIAL SEAL.

_____
NOTARY PUBLIC
MY COMMISSION EXPIRES

APPROVED

STATE OF ARIZONA }
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.

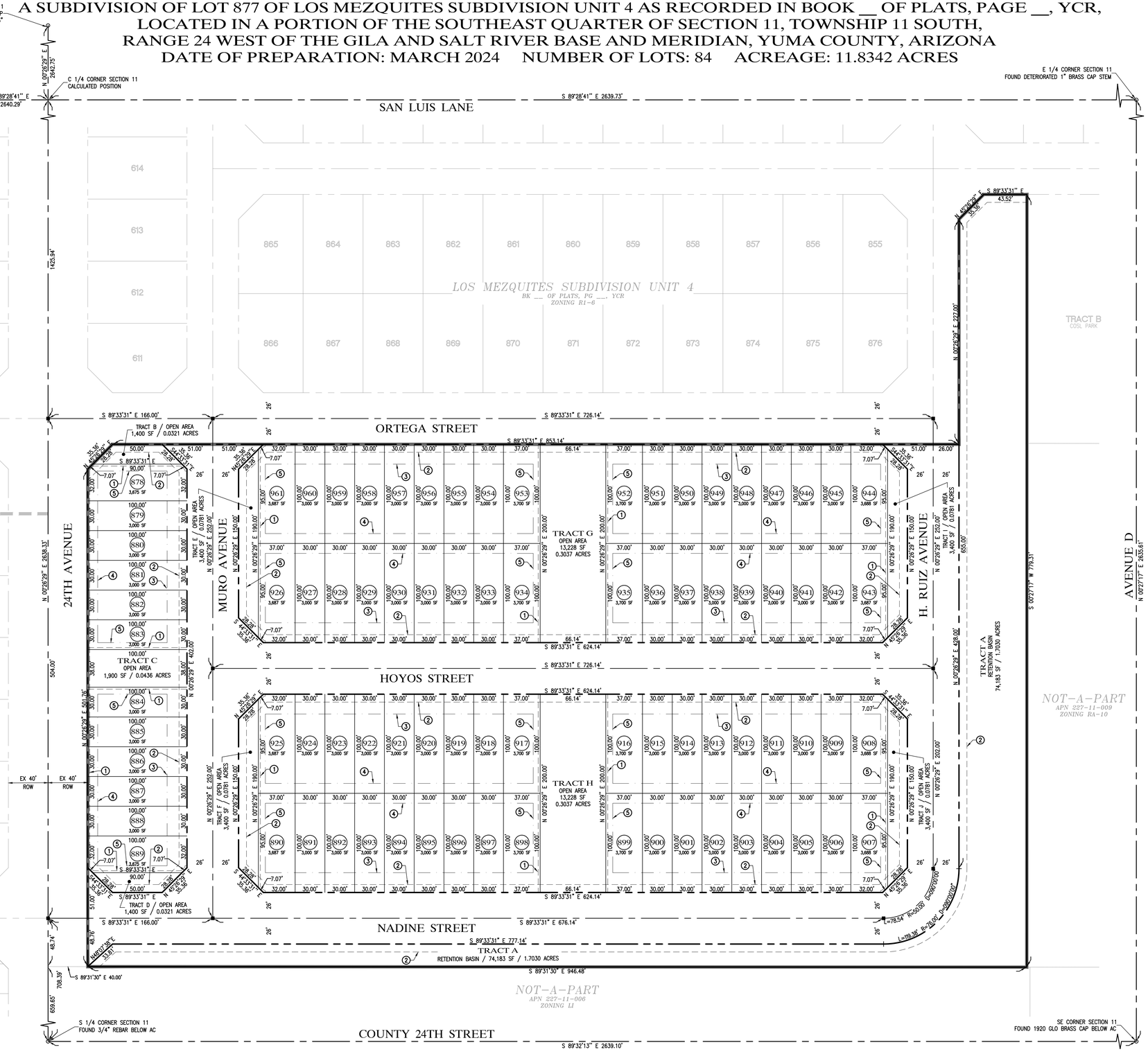
_____ _____
VICE MAYOR DATE

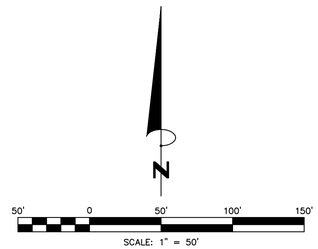
_____ _____
CITY MANAGER DATE

_____ _____
DIRECTOR OF PLANNING AND ZONING DATE

_____ _____
CITY ENGINEER DATE

_____ _____
CITY PUBLIC WORKS DIRECTOR DATE





LEGEND

	CENTERLINE / SECTION LINE
	SUBDIVISION BOUNDARY
	RIGHT OF WAY LINE
	SETBACK LINE
	EASEMENT LINE (TYPE AS SHOWN)
(XXX)	NEW LOT NUMBER
3,000 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, G&SRB&M, YUMA COUNTY, ARIZONA, AS SHOWN ON DKT 1848, PG 711, YCR.
BEARING: N 00°26'29" E

ZONING

R-2 MEDIUM-HIGH 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

KEYNOTES

1. NEW 1' NON-ACCESS EASEMENT
2. NEW 8' PUBLIC UTILITY EASEMENT
3. NEW 20' FRONT YARD BUILDING SETBACK
4. NEW 10' REAR YARD BUILDING SETBACK
5. NEW 7' SIDE YARD BUILDING SETBACK

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 N. LOMELI RLS No. 22767

PREPARED BY :

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