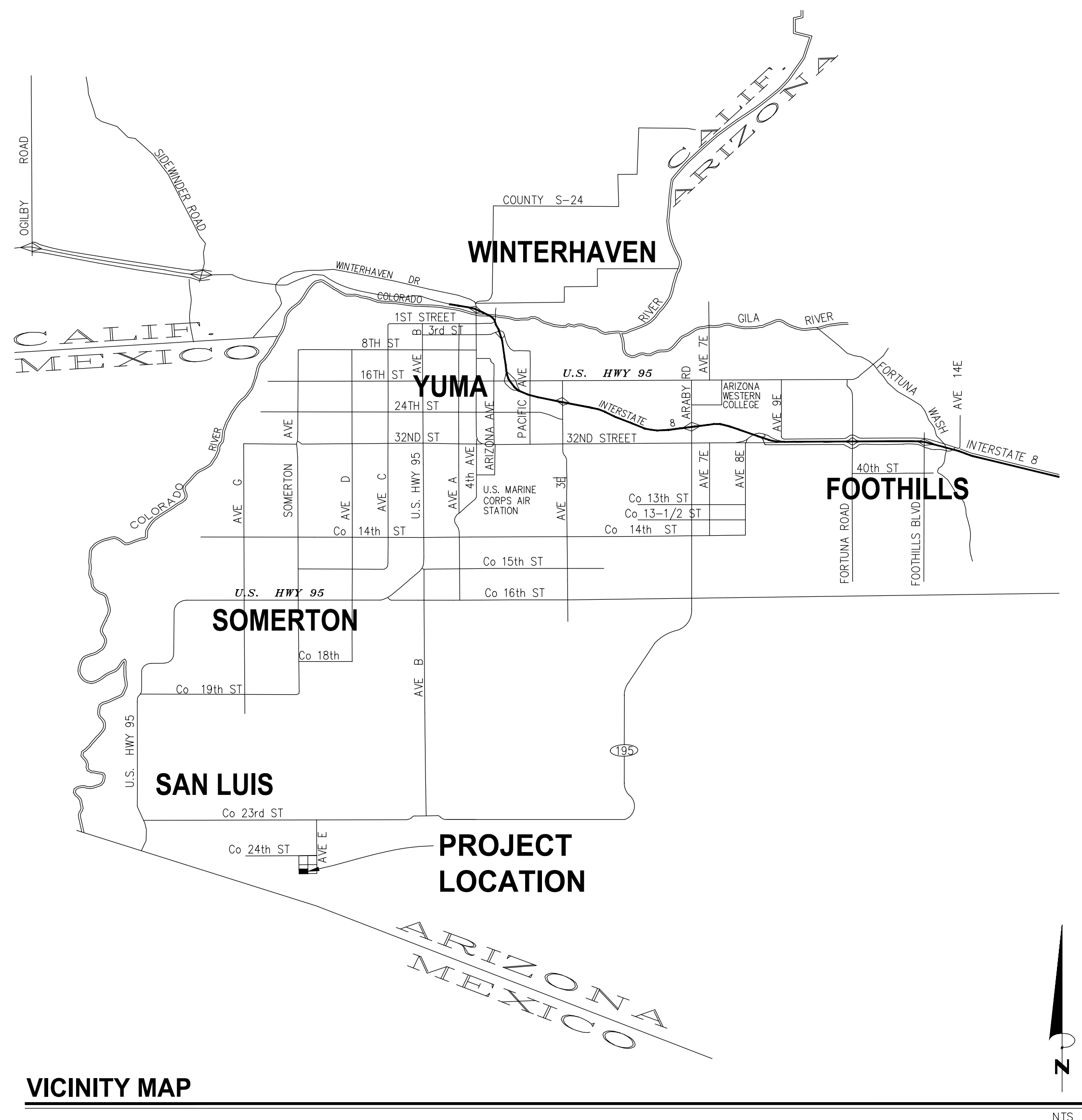


FINAL PLAT BELLEZA DEL DESIERTO UNIT III

A SUBDIVISION OF PARCEL B, FEE #2021-20450, Y.C.R., LOCATED IN THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 11 SOUTH, RANGE 24 WEST, GILA AND SALT RIVER BASE AND MERIDIAN, YUMA COUNTY, ARIZONA
CREATING 86 LOTS



VICINITY MAP

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT BORDER SAM, LLLP, AN ARIZONA LIMITED LIABILITY LIMITED PARTNERSHIP, AS OWNER HAS CAUSED THE FOLLOWING DESCRIBED PROPERTY, A SUBDIVISION OF PARCEL B OF BORDER RANCHES II LOT SPLIT, AS RECORDED IN BOOK 33 OF PLATS, PAGE 6, YUMA COUNTY RECORDER'S OFFICE, YUMA COUNTY, ARIZONA, ALSO BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 11 SOUTH, RANGE 24 WEST, GILA AND SALT RIVER BASE AND MERIDIAN, YUMA COUNTY, ARIZONA AS PLATTED HEREON, TO BE SUBDIVIDED INTO LOTS AND STREETS UNDER THE NAME OF "BELLEZA DEL DESIERTO UNIT III" AND HEREBY DECLARES THAT THE ACCOMPANYING PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS AND STREETS CONSTITUTING SAID "BELLEZA DEL DESIERTO UNIT III," THAT EACH LOT SHALL BE KNOWN BY THE NUMBER, TRACT BY THE LETTER, AND STREETS BY THE NAME GIVEN EACH RESPECTIVELY ON SAID PLAT; AND THAT BORDER SAM, LLLP, AN ARIZONA LIMITED LIABILITY LIMITED PARTNERSHIP, HEREBY DEDICATES THE STREETS SHOWN HEREON TO THE CITY OF SAN LUIS FOR ITS USE AND BENEFIT, THE EASEMENTS ARE DEDICATED FOR THE USES SHOWN AND DEFINED ON SAID PLAT AND AS SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED CONCURRENTLY HERewith. A THREE-FOOT NON-CONSTRUCTION AND NO OBSTRUCTION EASEMENT FROM THE FURTHEST PROJECTION ON ALL SIDES OF ALL FIRE HYDRANTS; A 12-INCH NON-CONSTRUCTION AND NO OBSTRUCTION EASEMENT AROUND ALL WATER METERS AND A 24-INCH NON-CONSTRUCTION AND NO OBSTRUCTION EASEMENT AROUND ALL STREETLIGHTS IS HEREBY GRANTED.

IN WITNESS WHEREOF: BORDER SAM, LLLP, AN ARIZONA LIMITED LIABILITY LIMITED PARTNERSHIP, HAS CAUSED ITS CORPORATE NAME TO BE SIGNED AND ITS CORPORATE SEAL TO BE AFFIXED AS ATTESTED BY THE SIGNATURE OF DAVID LOO, MANAGING MEMBER OF BORDER SAM, LLLP, AN ARIZONA LIMITED LIABILITY LIMITED PARTNERSHIP, THEREUNTO DULY AUTHORIZED ON THIS

_____ DAY OF _____, 20____.

DAVID LOO, MANAGING MEMBER
BORDER SAM, LLLP

ACKNOWLEDGMENT

STATE OF ARIZONA } SS
COUNTY OF YUMA }
ON THIS _____ DAY OF _____, 2024 BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED DAVID LOO, MANAGING MEMBER OF BORDER SAM, LLLP, KNOWN TO ME OR SATISFACTORILY PROVEN TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THIS INSTRUMENT AND WHO ACKNOWLEDGED EXECUTION OF THE SAME, IN WITNESS WHEREOF I HERETO SET MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC _____

MY COMMISSION EXPIRES _____

APPROVED

STATE OF ARIZONA } SS
COUNTY OF YUMA }
THE SUBDIVISION AS PLATTED HEREON HAS BEEN APPROVED BY THE MAYOR AND THE CITY COUNCIL OF THE CITY OF SAN LUIS, ARIZONA.

MAYOR

CITY MANAGER

DIRECTOR OF PLANNING AND ZONING

CITY ENGINEER

CITY PUBLIC WORKS DIRECTOR

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 TWO (2) SHEETS CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION DURING OCTOBER OF 2023 THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXISTS AND THEIR POSITIONS ARE CORRECTLY SHOWN, OR WILL BE IN PLACE WITHIN ONE YEAR FROM RECORDATION OF THIS MAP. THE MONUMENTS WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED. THE SURVEY IS TRUE AND COMPLETE AS SHOWN. ALL DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS.



PREPARED BY

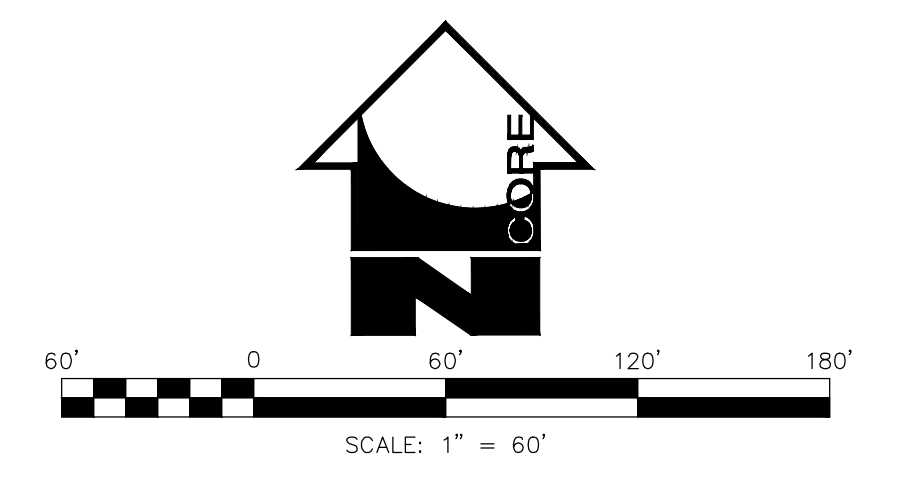
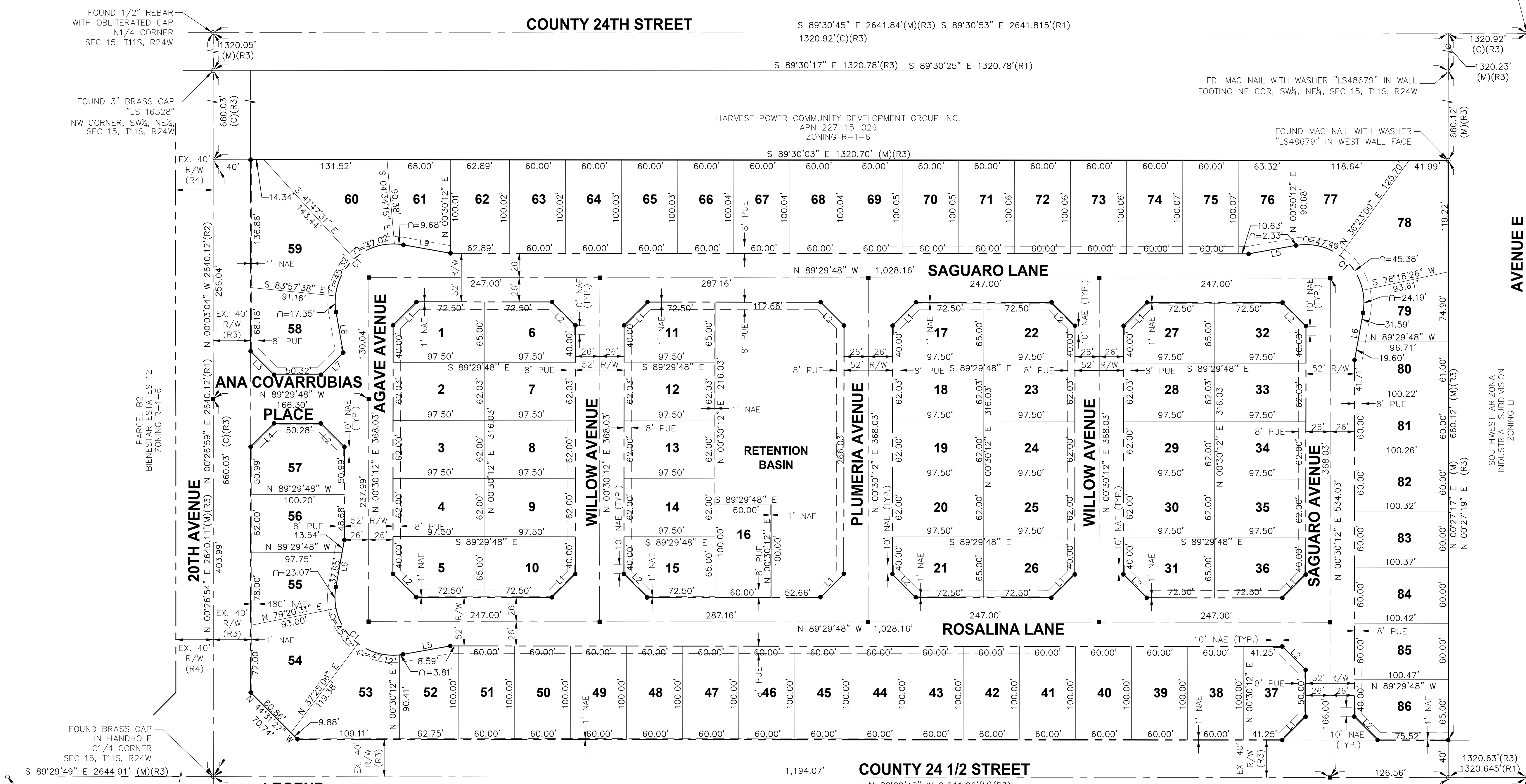
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Core@core-e-g.com
Core Project No. #23-026



Plat of 24 April 2024 - 22:28am - 21/2023131-008 (map) (Final Plat) (Belleza Del Desierto Unit III Final Plat) (Map) - Core Engineering Group, PLLC

FINAL PLAT BELLEZA DEL DESIERTO UNIT III

A SUBDIVISION OF PARCEL B, FEE #2021-20450, Y.C.R., LOCATED IN THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 11 SOUTH, RANGE 24 WEST, GILA AND SALT RIVER BASE AND MERIDIAN, YUMA COUNTY, ARIZONA
CREATING 86 LOTS



AREA = 18.2015 ± ACRES

OWNER OF RECORD
APN 227-15-030

BORDER SAM, LLLP
10602 S. CAMINO DEL SOL
YUMA, AZ 85367

CITY OF SAN LUIS ZONING

APN 227-15-030
CURRENT ZONING: MEDIUM DENSITY RESIDENTIAL (R1-6)

FLOOD ZONE

THE SUBJECT PROPERTY LIES WITHIN ZONE "X": AREA OF MINIMAL FLOOD HAZARD, USUALLY DEPICTED ON FIRM AS ABOVE THE 500-YEAR FLOOD LEVEL. ZONE X IS THE AREA DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD AND PROTECTED BY LEVEE FROM 100-YEAR FLOOD PER FEMA SOURCE 04027C2155E DATED 8-28-2008.

BASIS OF BEARINGS

THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 15, T11S, R24W, G.&S.R.M, YUMA COUNTY, ARIZONA (THIS LINE BEING THE CENTERLINE OF AVENUE E) AS SHOWN PER SOUTHWEST ARIZONA INDUSTRIAL SUBDIVISION-PHASE 1 AS RECORDED IN AMENDED PLAT AT BOOK 31 OF PLATS PAGES 49 & 50, FEE #2020-06982, Y.C.R.

NAMELY: N 00°27'40" E

LEGEND

- CENTERLINE
- EXISTING RIGHT-OF-WAY
- EXISTING PROPERTY LINE
- NEW PROPERTY LINE
- FOUND MONUMENT
- FOUND 1/2" REBAR W/CAP "LS48679"
- SET 1/2" REBAR W/CAP "LS48679" (UNLESS NOTED OTHERWISE)
- SET NEW BRASS CAP PER C.O.Y. STD. NO. 4-030
- (M) MEASURED
- (R1) PER SOUTHWEST ARIZONA INDUSTRIAL SUBDIVISION - PHASE 1 AS RECORDED IN AMENDED PLAT AT BOOK 31 OF PLATS PAGES 49 & 50, FEE #2020-06982, Y.C.R.
- (R2) RECORDED PER BIENSTAR ESTATES 10 AS RECORDED IN BOOK 31 OF PLATS PAGE 21, FEE #2019-27117, Y.C.R.
- (R3) RECORDED PER BORDER RANCHES II LOT SPLIT AS RECORDED IN BOOK 33 OF PLATS PAGE 6, FEE #2021-20450, Y.C.R.
- (R4) RECORDED PER BIENSTAR ESTATES 12 LOT SPLIT AS RECORDED IN BOOK 34 OF PLATS PAGE 7, FEE #2022-20681, Y.C.R.
- (C) CALCULATED DATA
- R/W RIGHT-OF-WAY
- Y.C.R. YUMA COUNTY RECORDS
- YUMA COUNTY ASSESSOR: BOOK-MAP-PARCEL NUMBER
- APN 777-53-000
- ∩ ARC LENGTH

CURVE DATA			
CURVE	RADIUS	DELTA	LENGTH
C1	62.00'	110°19'02"	119.37'

LINE DATA		
LINE	DIST. (FT)	BEARING
L1	35.36	N 45°30'12" E
L2	35.36	S 44°29'48" E
L3	35.37	S 44°31'27" E
L4	35.34	N 45°28'33" E
L5	51.19	S 80°20'41" W
L6	51.19	N 10°39'42" E
L7	33.58	S 48°30'12" W
L8	44.05	S 09°39'19" E
L9	51.19	N 79°20'18" W

LOT AREA													
LOT #	AREA SF	LOT #	AREA SF	LOT #	AREA SF	LOT #	AREA SF	LOT #	AREA SF	LOT #	AREA SF	LOT #	AREA SF
1	6025	12	6048	23	6048	34	6045	45	6000	56	6195	67	6002
2	6048	13	6045	24	6025	35	6045	46	6000	57	6992	68	6002
3	6045	14	6045	25	6045	36	6025	47	6000	58	7853	69	6003
4	6045	15	6025	26	6025	37	6000	48	6000	59	10101	70	6003
5	6025	16	6000	27	6025	38	6000	49	6000	60	8841	71	6003
6	6025	17	6025	28	6048	39	6000	50	6000	61	6041	72	6003
7	6048	18	6048	29	6045	40	6000	51	6000	62	6290	73	6004
8	6045	19	6045	30	6045	41	6000	52	6012	63	6001	74	6004
9	6045	20	6045	31	6025	42	6000	53	8043	64	6001	75	6004
10	6025	21	6025	32	6048	43	6000	54	9534	65	6002	76	6088
11	6025	22	6045	33	6025	44	6000	55	6395	66	6002	77	7941

PREPARED BY

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CORE

SHEET 2 OF 2

FILED: 2023 APR 20 10:23 AM BY: [Signature] COUNTY OF YUMA, ARIZONA