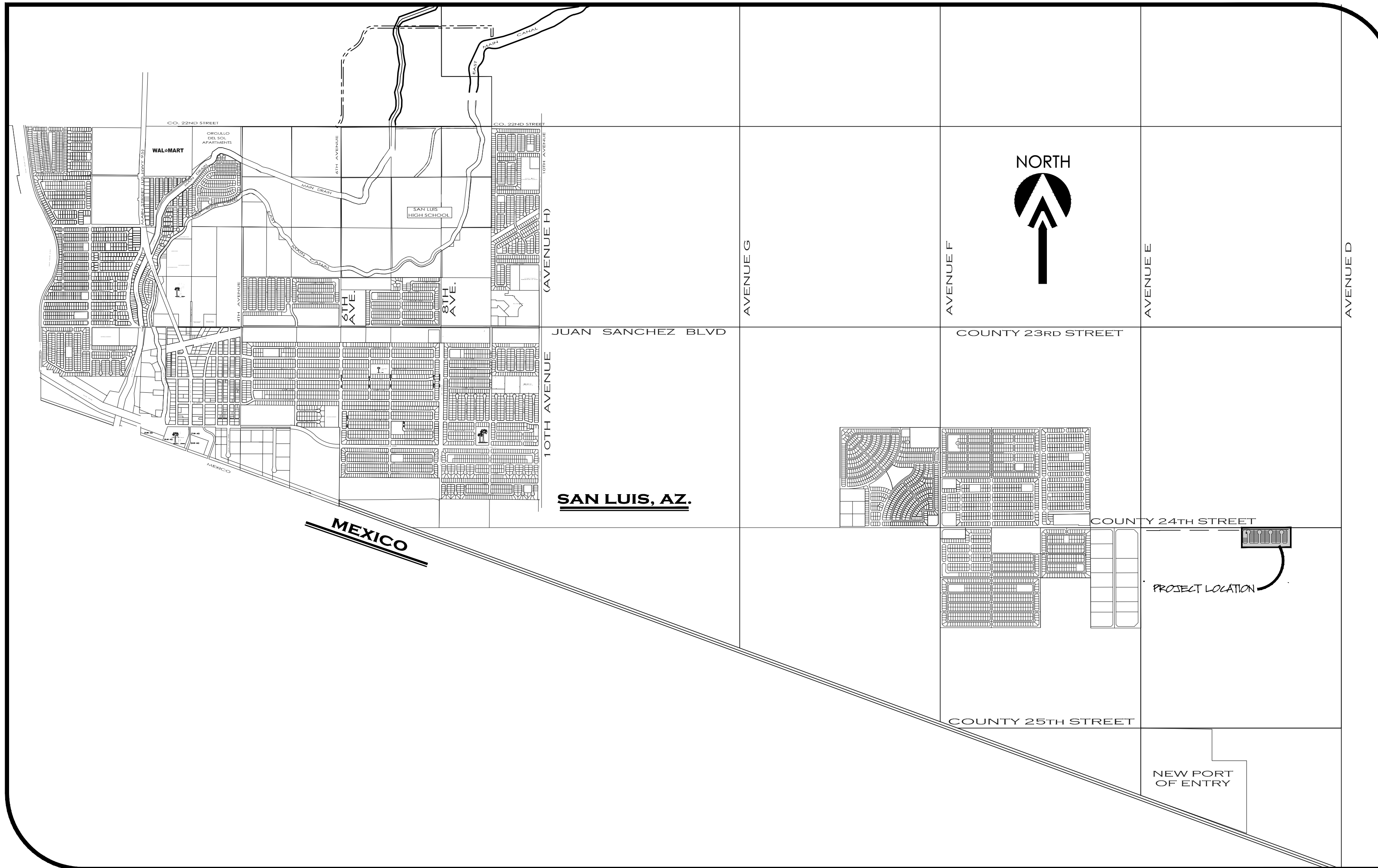


ORCHIDEA PARK TOWNHOMES PHASE 1 SUBDIVISION

A SUBDIVISION OF LOT B, SAN LUIS PORT II - INDUSTRIAL PARK LLC
 AS RECORDED IN BOOK 26 OF PLATS, PAGE 4, YUMA COUNTY RECORDERS OFFICE, YUMA COUNTY AZ.,
 LOCATED IN A PORTION THE NE 1/4 OF SECTION 14, T11S, R24W,
 G.&S.R.B.&M., YUMA COUNTY, ARIZONA.
 AUGUST OF 2025 ACREAGE: 10.50 AC
FINAL PLAT



VICINITY MAP
 SCALE: 1"=2000'

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS: THAT VON VERDE PARTNERS LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER HAS CAUSED THE FOLLOWING DESCRIBED PROPERTY, A SUBDIVISION OF A PORTION OF THE NE 1/4 OF SECTION 14, TOWNSHIP 11 SOUTH, RANGE 24 WEST, G.&S.R.B.&M., YUMA COUNTY, AZ, AS PLATTED HEREON, TO BE SUBDIVIDED INTO LOTS, STREETS & TRACT UNDER THE NAME OF "ORCHIDEA PARK TOWNHOMES PHASE 1 SUBDIVISION" AND HEREBY DECLARES THAT THE ACCOMPANYING PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF LOTS, TRACT AND STREETS CONSTITUTING SAID "ORCHIDEA PARK TOWNHOMES PHASE 1 SUBDIVISION", THAT EACH LOT SHALL BE KNOWN BY THE NUMBER, TRACT BY THE LETTER AND THE STREETS BY THE NAME GIVEN EACH RESPECTIVELY ON SAID PLAT; AND THAT VON VERDE PARTNERS LLC, AN ARIZONA LIMITED LIABILITY COMPANY, 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. TRACT "A" IS DEDICATED TO THE ORCHIDEA PARK TOWNHOMES PHASE 1 SUBDIVISION HOMEOWNERS ASSOCIATION FOR THE USE AND ENJOYMENT OF THE RESIDENTS OF THE ORCHIDEA PARK TOWNHOMES PHASE 1 SUBDIVISION. LANDSCAPE AND THE MAINTENANCE OF TRACT "A" SHALL BE THE RESPONSIBILITY OF THE THE ORCHIDEA PARK TOWNHOMES PHASE 1 SUBDIVISION. 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: VON VERDE PARTNERS LLC, AN ARIZONA LIMITED LIABILITY COMPANY, HAS CAUSED ITS CORPORATE NAME TO BE SIGNED AND ITS CORPORATE SEAL TO BE AFFIXED AS ATTESTED BY THE SIGNATURE OF DAVID J. LOO, AS
 MANAGER OF NEW MESA MANAGER, LLC
 MANAGER OF HOF MESA, LLC
 MANAGER OF VON VERDE DEVELOPMENT, LLC
 MANAGER OF VON VERDE PARTNERS, LLC

THEREUNTO DULY AUTHORIZED ON THIS _____ DAY OF _____ 20____.

DAVID J. LOO
 MANAGER OF NEW MESA MANAGER, LLC
 MANAGER OF HOF MESA, LLC
 MANAGER OF VON VERDE DEVELOPMENT, LLC
 MANAGER OF VON VERDE PARTNERS, LLC

ACKNOWLEDGMENT

STATE OF ARIZONA }
 COUNTY OF YUMA }

ON THIS _____ DAY OF _____, 20____ BEFORE ME, THE UNDERSIGNED NOTARY, PERSONALLY APPEARED: DAVID J. LOO
 MANAGER OF NEW MESA MANAGER, LLC
 MANAGER OF HOF MESA, LLC
 MANAGER OF VON VERDE DEVELOPMENT, LLC
 MANAGER OF VON VERDE PARTNERS, LLC

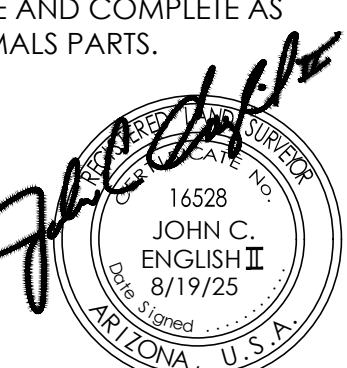
IN WITNESS WHEREOF, I HAVE SET MY HAND AND OFFICIAL SEAL.

BY: _____ MY COMMISSION EXPIRES: _____
 NOTARY PUBLIC

LAND 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 APRIL OF 2024 THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST 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 DECIMALS PARTS.

BY: *John C. English II*
 JOHN C. ENGLISH II
 R.L.S. No. 16528



APPROVED

STATE OF ARIZONA }
 COUNTY OF YUMA }

THIS 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 DEVELOPMENT SERVICES _____

CITY PUBLIC WORKS DIRECTOR _____

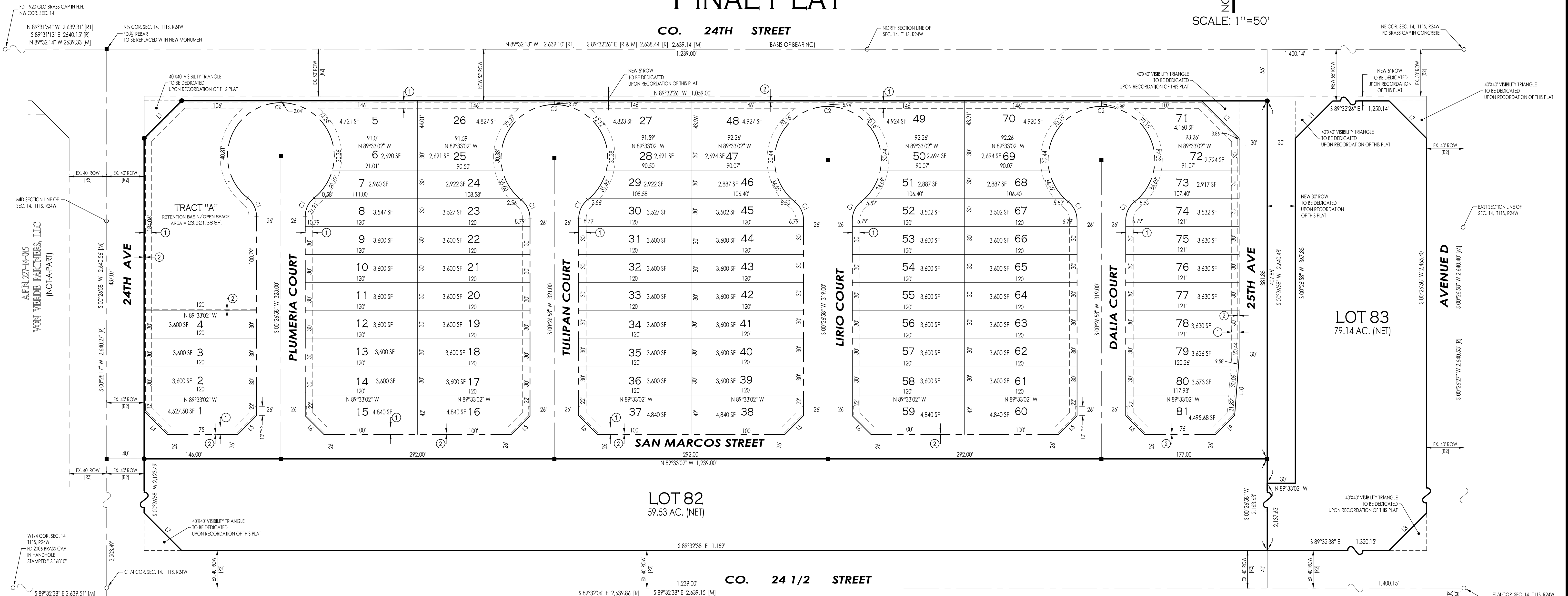
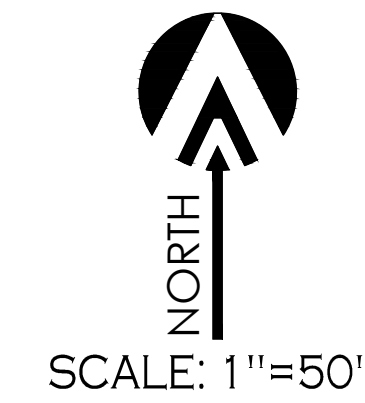
CITY ENGINEER _____

ELABORATED BY: _____
 Vnv 23-600

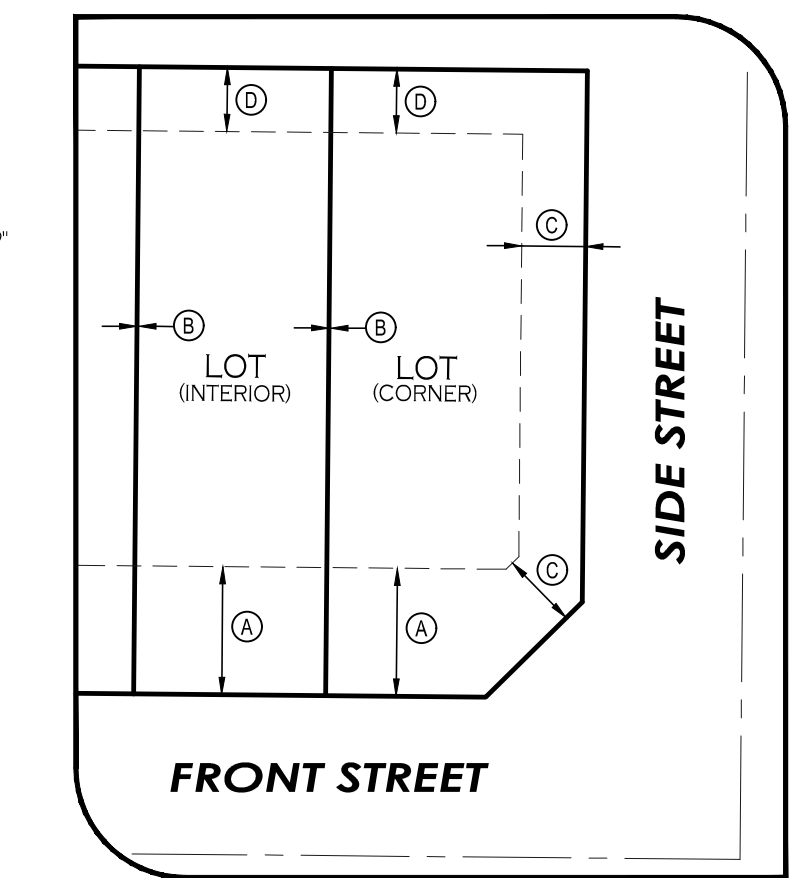


ORCHIDEA PARK TOWNHOMES PHASE 1 SUBDIVISION

A SUBDIVISION OF LOT B, SAN LUIS PORT II - INDUSTRIAL PARK LLC
 AS RECORDED IN BOOK 26 OF PLATS, PAGE 4, YUMA COUNTY RECORDERS OFFICE, YUMA COUNTY AZ.,
 LOCATED IN A PORTION THE NE 1/4 OF SECTION 14, T11S, R24W,
 G.&S.R.B.&M., YUMA COUNTY, ARIZONA.
 AUGUST OF 2025 ACREAGE: 10.50 AC
FINAL PLAT



TYP. LOT BUILDING SETBACK LAYOUT



BUILDING SETBACKS KEYNOTES
 (A) FRONT YARD SETBACK = 20 FEET
 (B) SIDE YARD SETBACK = 0 FEET
 (C) SIDE STREET YARD SETBACK = 10 FEET
 (D) REAR YARD SETBACK = 10 FEET

LINE DATA

LINE NUMBER	BEARING	LENGTH (FEET)
L1	S 45°27'16\"	56.56'
L2	N 44°32'44\"	56.56'
L3	S 45°26'58\"	35.36'
L4	N 44°33'02\"	35.36'
L5	S 45°26'58\"	28.28'
L6	N 44°33'02\"	28.28'
L7	N 44°32'50\"	56.57'
L8	S 45°27'10\"	56.57'
L9	S 45°26'58\"	28.63'
L10	N 04°53'09\"	61.50'

CURVE DATA

NUMBER	DELTA ANGLE	CHORD LENGTH	TANGENT	RADIUS	ARC LENGTH
C1	51°32'28\"	21.74'	12.07'	25.00'	22.49'
C2	283°04'57\"	70.90'	45.27'	57.00'	281.62'

OPEN SPACE CALCULATIONS

PROJECT AREA = 459,993.60 SF. = 10.56 AC
 5% OPEN SPACE REQUIRED = 459,993.60 SF. X 5% = 22,999.68 SF.
 OPEN SPACE PROVIDED: AREA RETENTION BASIN = 24,778.88 SF.
 24TH AVENUE LANDSCAPING AREA = 2,921.82 SF.
 CO. 24TH STREET LANDSCAPING AREA = 11,328.14 SF.
 39,028.84 SF.
 TOTAL AREA OPEN SPACE PROVIDED: = 39,028.84 SF.
 39,028.84 SF. > 22,999.68 SF THEREFORE OK

KEYNOTES

- ① NEW 8' UTILITY EASEMENT
- ② NEW 1' NON-ACCESS EASEMENT

NOTE

- PROPERTY CORNERS TO BE MARKED BY 1/2\"
- DIAMETER REBAR TAGGED WITH CAP L.S. 16528
- PROJECT ZONING: R-2
- APN 227-14-002

LEGEND

- INDICATES BOUNDARY LINE
- INDICATES CENTERLINE
- INDICATES RIGHT OF WAY LINE
- INDICATES EASEMENT LINE
- NEW LOT NUMBER
- NEW SUBDIVISION BOUNDARY MONUMENT AS PER CITY OF YUMA STD. #4-030
- NEW SUBDIVISION BOUNDARY MONUMENT AS PER CITY OF YUMA STD. #4-015
- EXISTING MONUMENT (TYPE AS SHOWN)
- INDICATES BRASS CAP
- INDICATES YUMA COUNTY RECORDERS
- INDICATES GENERAL LAND OFFICE
- INDICATES NON ACCESS EASEMENT
- INDICATES MEASURED DATA
- DATA REFERS TO U.S. G.L.O. MAP SECTION 14, TOWNSHIP 11 SOUTH, RANGE 24 WEST GILA & SALT RIVER MERIDIAN, ARIZONA, FILED MARCH 12, 1922 IN THE U.S. SURVEYOR GENERAL'S OFFICE
- DATA REFERS TO LOS MEZQUITES TOWNHOMES AS RECORDED IN BOOK 35 OF PLATS, PAGE 54, YUMA COUNTY RECORDERS OFFICE, YUMA COUNTY, ARIZONA.
- DATA REFERS TO WARRANTY DEED WITH FEE#2012-29214, AS RECORDED IN YUMA COUNTY RECORDERS OFFICE, YUMA COUNTY, ARIZONA.
- DATA REFERS TO WARRANTY DEED WITH FEE#2012-29214, AS RECORDED IN YUMA COUNTY RECORDERS OFFICE, YUMA COUNTY, ARIZONA.

PREPARED BY:
VEGA & VEGA ENGINEERING, PLLC
 VnV 23-600
 2619 S. AVE. 2 1/2 E, STE#3 928-329-0000 Tel
 Yuma, Az. 85364 928-247-6232 Fax
 www.vega-nvega.com

BASIS OF BEARING
 THE NORTH SECTION LINE OF THE NE 1/4 OF SECTION 14, (BEING THE CENTERLINE OF COUNTY 24TH), AS SHOWN ON U.S. G.L.O. MAP SECTION 14, TOWNSHIP 11 SOUTH, RANGE 24 WEST GILA & SALT RIVER MERIDIAN, ARIZONA, FILED MARCH 12, 1922 IN THE U.S. SURVEYOR GENERAL'S OFFICE
 BEARING S 89°32'26\"

OWNER OF RECORD:
 VON VERDE PARTNERS, LLC
 10402 S. CAMINO DEL SOL
 YUMA, AZ 85367

LAND SURVEYOR'S CERTIFICATE:

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 ON JUNE 18, 2024 THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST 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 DECIMALS PARTS.

BY: *John C. English II*
 JOHN C. ENGLISH II
 R.L.S. No. 16528
 ARIZONA, U.S.A.