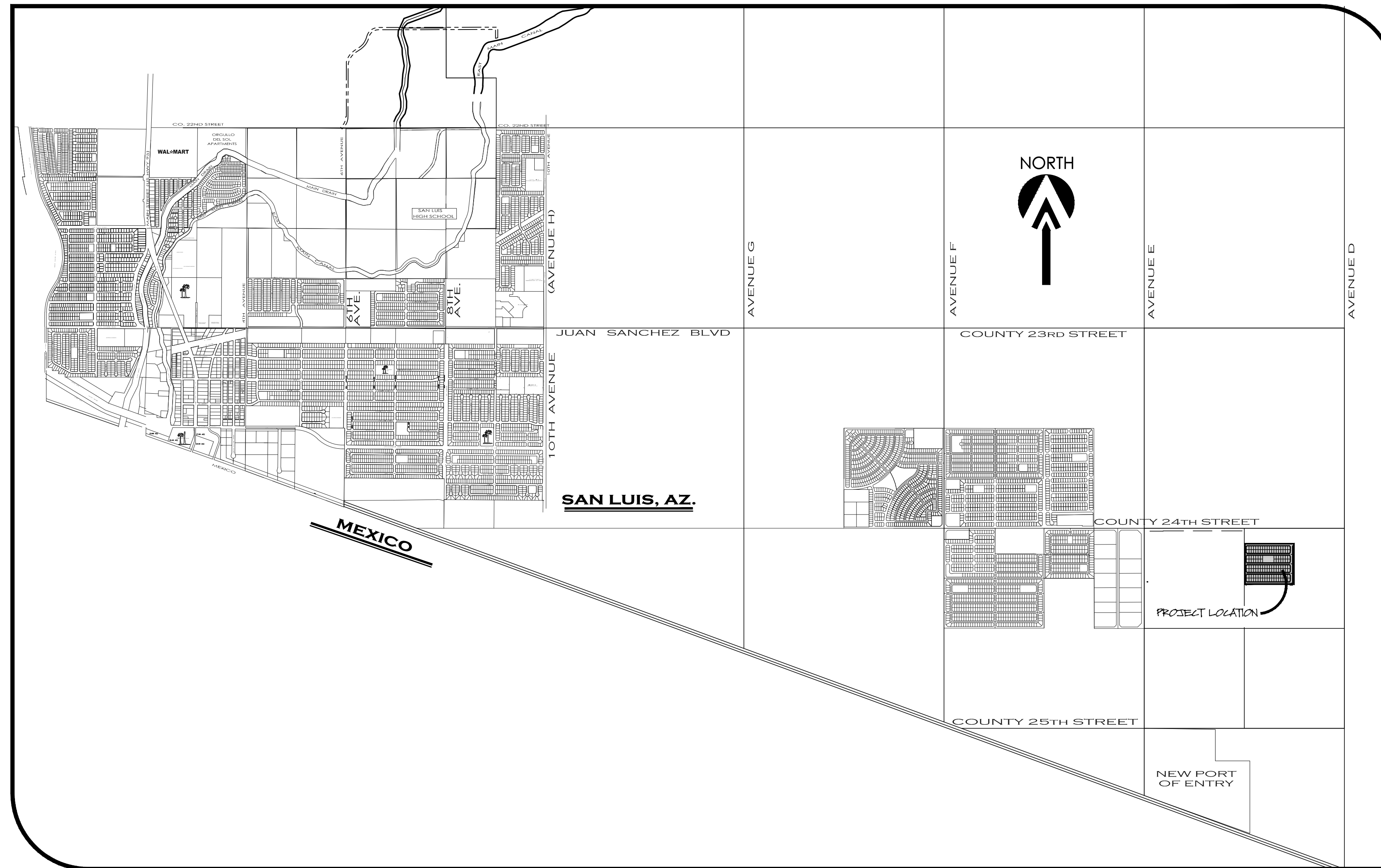


ORCHIDEA PARK PHASE 1 SUBDIVISION

A SUBDIVISION OF A PORTION OF LOT 82 OF ORCHIDEA PARK TOWNHOMES PHASE 1 SUBDIVISION
 RECORDED IN BK. ___ OF PLATS, PG. ___, YUMA COUNTY RECORDERS OFFICE, YUMA COUNTY AZ.
 ALSO LOCATED IN A PORTION OF THE W¹/₂ OF THE NW¹/₄ OF SECTION 14, T11S, R24W, G.&S.R.B.&M., YUMA COUNTY, ARIZONA.
 AUGUST OF 2025 ACREAGE: 29.42 AC

FINAL PLAT



VICINITY MAP
 SCALE: NTS

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 LOT 82 OF ORCHIDEA PARK TOWNHOMES PHASE 1 SUBDIVISION RECORDED IN BK. ___ OF PLATS, PG. ___, YUMA COUNTY RECORDERS OFFICE, YUMA COUNTY AZ. ALSO LOCATED IN A PORTION OF THE W¹/₂ OF THE NW¹/₄ OF SECTION 14, T11S, R24W G.&S.R.B.&M., YUMA COUNTY, ARIZONA, AS PLATTED HEREON, TO BE SUBDIVIDED INTO LOTS, STREETS AND TRACT UNDER THE NAME OF "ORCHIDEA PARK 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 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, TRACT "A" IS DEDICATED TO THE CITY OF SAN LUIS FOR USE AS A STORMWATER RETENTION BASIN AND COMPATIBLE USES, 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: VON VERDE PARTNERS LLC, AN ARIZONA LIMITED LIABILITY COMPANY, HAS CAUSED ITS CORPORATE NAME TO BE SIGNED AND ITS CORPORATE SEAL TO BE AFFIXED 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 THE ____ 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

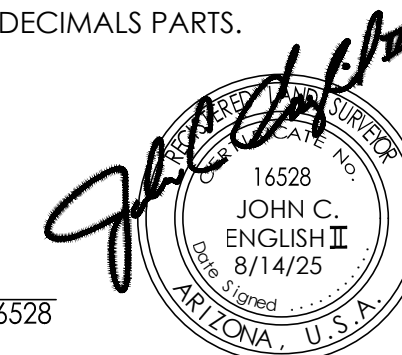
IN WITNESS WHEREOF, I HAVE SET MY HAND AND OFFICIAL SEAL.

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 THREE (3) 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

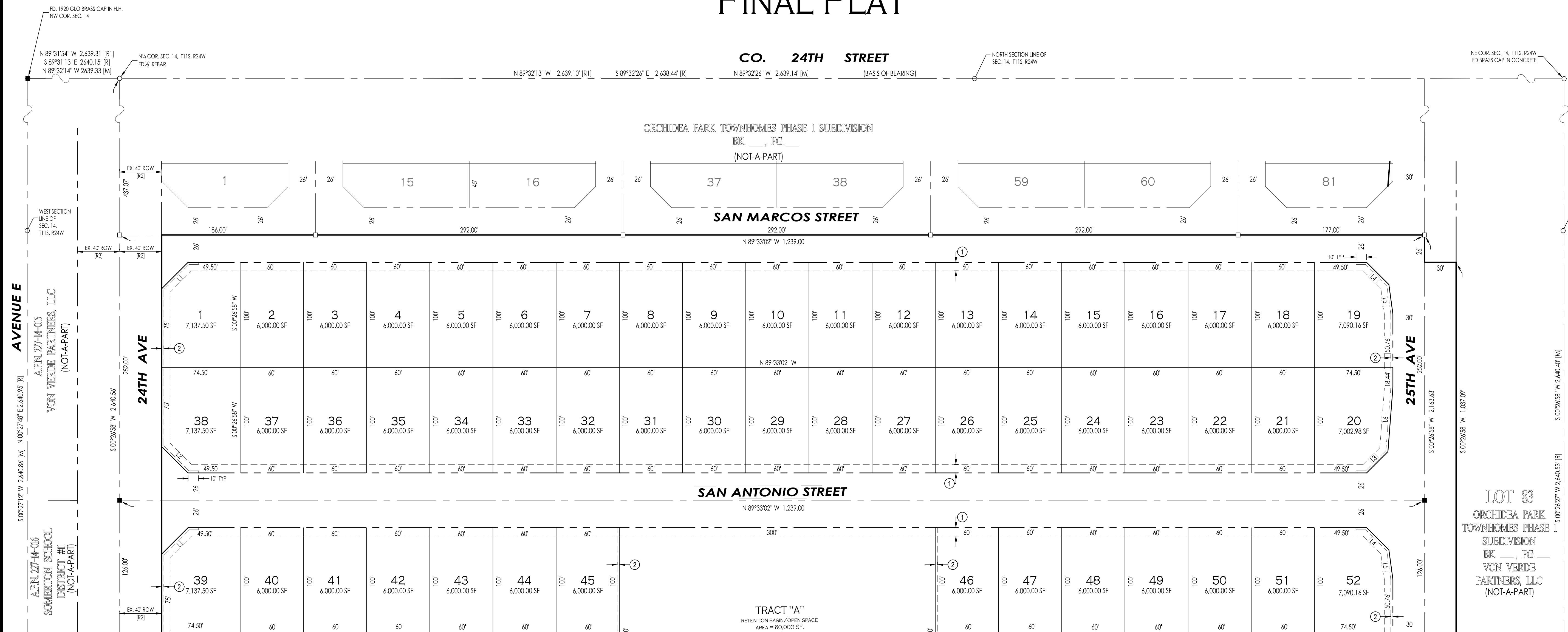
ELABORATED BY:
 Vnv 23-600



ORCHIDEA PARK PHASE 1 SUBDIVISION

A SUBDIVISION OF A PORTION OF LOT 82 OF ORCHIDEA PARK TOWNHOMES PHASE 1 SUBDIVISION
 RECORDED IN BK. ___ OF PLATS, PG. ___, YUMA COUNTY RECORDERS OFFICE, YUMA COUNTY AZ.
 ALSO LOCATED IN A PORTION OF THE W¹/₂ OF THE NW¹/₄ OF SECTION 14, T11S, R24W, G.&S.R.B.&M., YUMA COUNTY, ARIZONA.
 AUGUST OF 2025 ACREAGE: 29.42 AC

FINAL PLAT



- KEYNOTES**
- ① NEW 8" UTILITY EASEMENT
 - ② NEW 1' NON-ACCESS EASEMENT

BASIS OF BEARING
 THE NORTH SECTION LINE OF THE NE¹/₄ OF SECTION 14, T11S, R24W, G.&S.R.B.&M., YUMA COUNTY, ARIZONA (BEING THE CENTERLINE OF COUNTY 24TH), AS SHOWN ON LOS MEZQUITES TOWNHOMES AS RECORDED IN BOOK 35 OF PLATS, PAGE 54, YUMA COUNTY RECORDERS OFFICE, YUMA COUNTY, ARIZONA.
 BEARING S 89°32'26" E

NOTE

- ✦ PROPERTY CORNERS TO BE MARKED BY 1/2" DIAMETER REBAR TAGGED WITH CAP L.S. 16528
- ✦ PROJECT ZONING: R-1-6

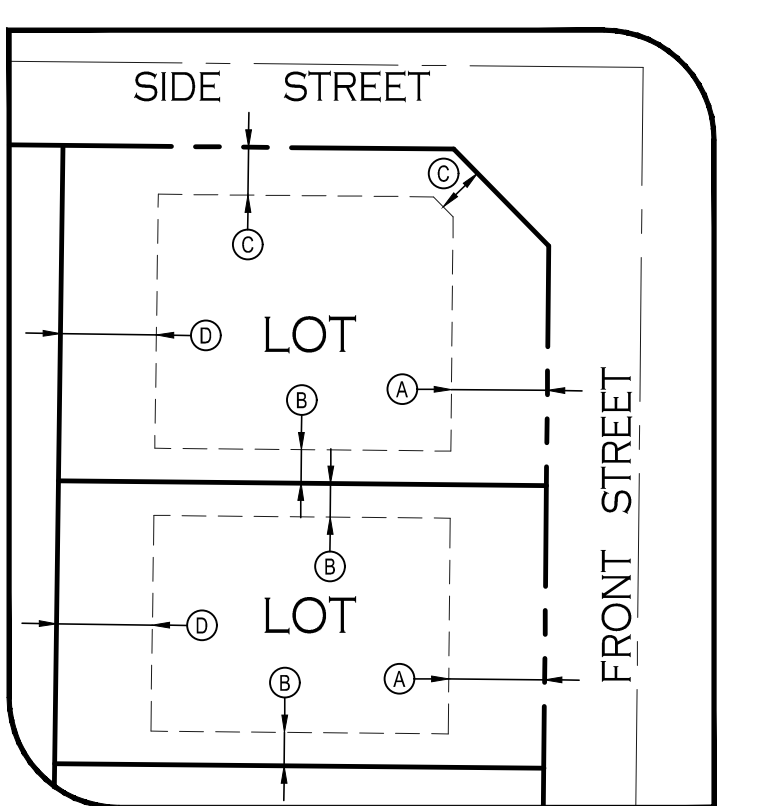
OWNER OF RECORD:
 VON VERDE PARTNERS, LLC
 10602 S. CAMINO DEL SOL
 YUMA, AZ 85367

LOT 83
 ORCHIDEA PARK TOWNHOMES PHASE 1 SUBDIVISION
 BK. ___, PG. ___, VON VERDE PARTNERS, LLC (NOT-A-PART)

MATCHLINE SEE SHEET 3 OF 3

MATCHLINE SEE SHEET 3 OF 3

TYP. LOT BUILDING SETBACK LAYOUT



- BUILDING SETBACKS KEYNOTES**
- (A) FRONT YARD SETBACK = 20 FEET
 - (B) REAR YARD SETBACK = 10 FEET
 - (C) SIDE STREET YARD SETBACK = 10 FEET
 - (D) SIDE YARD SETBACK = 7 FEET

LINE DATA

LINE NUMBER	BEARING	LENGTH (FEET)
L1	S 45°26'58" W	35.36'
L2	N 44°33'02" W	35.36'
L3	S 45°26'58" W	28.63'
L4	N 44°33'02" W	29.83'
L5	N 07°27'11" W	28.41'
L6	N 04°53'09" E	61.50'

- LEGEND**
- INDICATES BOUNDARY LINE
 - - - INDICATES CENTERLINE
 - - - INDICATES RIGHT OF WAY LINE
 - - - INDICATES EASEMENT LINE
 - 11 NEW LOT NUMBER
 - NEW SURVEY 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)
 - B.C. INDICATES BRASS CAP
 - Y.C.R. INDICATES YUMA COUNTY RECORDERS
 - G.L.O. INDICATES GENERAL LAND OFFICE
 - N.A.E. INDICATES NON ACCESS EASEMENT
 - [M] INDICATES MEASURED DATA
 - [R] 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
 - [R1] DATA REFERS TO LOS MEZQUITES TOWNHOMES AS RECORDED IN BOOK 35 OF PLATS, PAGE 54, YUMA COUNTY RECORDERS OFFICE, YUMA COUNTY, ARIZONA.
 - [R2] DATA REFERS TO WARRANTY DEED WITH FEE#2012-29216, AS RECORDED IN YUMA COUNTY RECORDERS OFFICE, YUMA COUNTY, ARIZONA.
 - [R3] DATA REFERS TO WARRANTY DEED WITH FEE#2012-29214, AS RECORDED IN YUMA COUNTY RECORDERS OFFICE, YUMA COUNTY, ARIZONA.

ELABORATED BY:
 Vnv 23-600

VEGA & VEGA ENGINEERING, P.L.L.C.
 2619 S. Ave. 21/2, Ste 3 928-329-0000 Tel
 Yuma, Az. 85365 928-247-6232 Fax
 www.vegaandvega.com

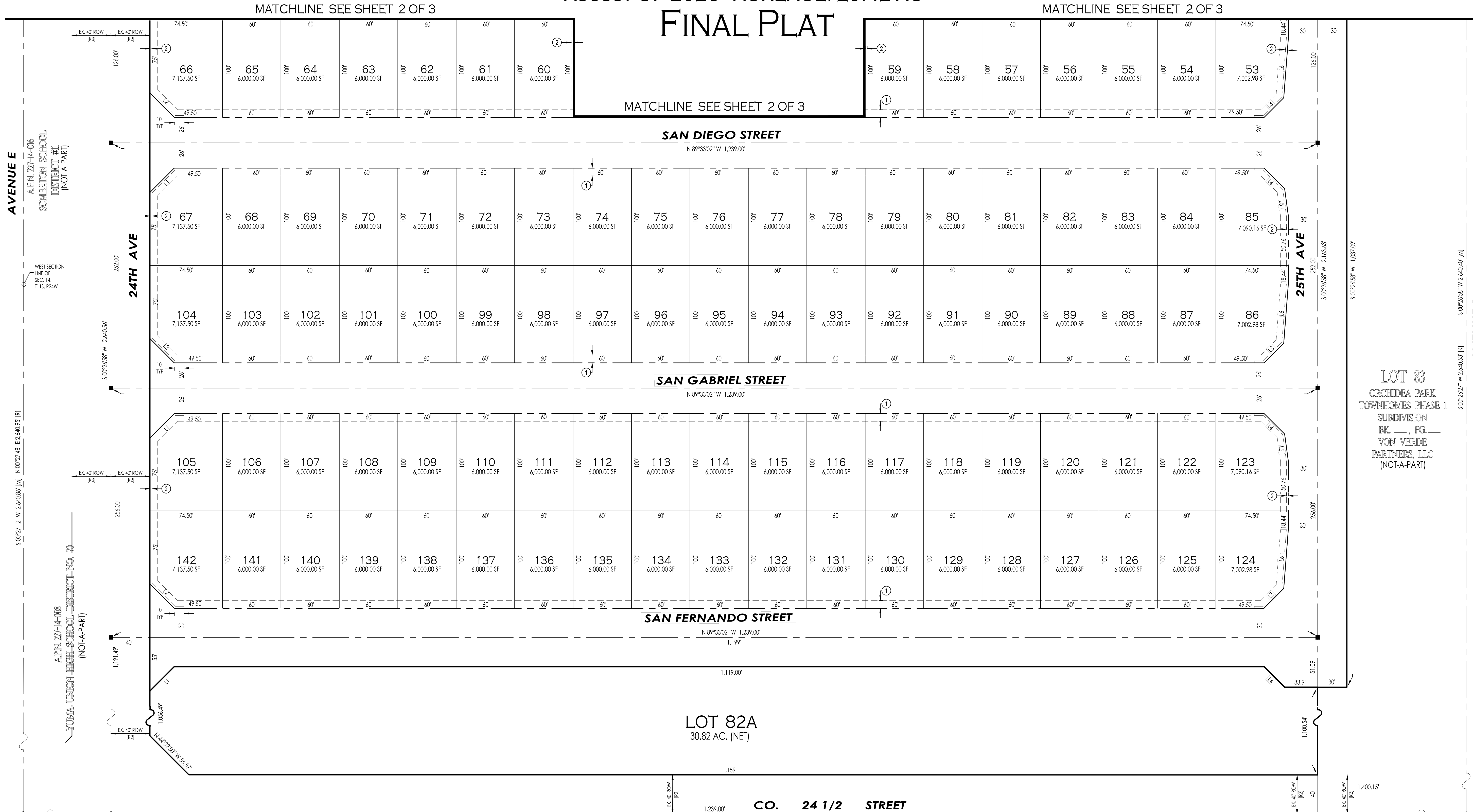
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BY: *John C. English II*
 JOHN C. ENGLISH II R.L.S. No. 16528

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FINAL PLAT



LOT 83
 ORCHIDEA PARK
 TOWNHOMES PHASE 1
 SUBDIVISION
 BK. ___, PG. ___,
 VON VERDE
 PARTNERS, LLC
 (NOT-A-PART)

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

ELABORATED BY:
 Vnrv 23-600

 2619 S. Ave. 2 1/2 E, Ste 3 928-329-0000 Tel
 Yuma, Az. 85365 928-247-6232 Fax
 www.veganvega.com

- LEGEND**
- INDICATES BOUNDARY LINE [M]
 - INDICATES CENTERLINE [R]
 - - - - - INDICATES RIGHT OF WAY LINE [R1]
 - - - - - INDICATES EASEMENT LINE [R2]
 - 11 NEW LOT NUMBER [R2]
 - NEW SURVEY MONUMENT AS PER CITY OF YUMA STD. #4-030 [R3]
 - NEW SUBDIVISION BOUNDARY MONUMENT AS PER CITY OF YUMA STD. #4-015 [R3]
 - EXISTING MONUMENT (TYPE AS SHOWN) Y.C.R. [R3]
 - B.C. INDICATES BRASS CAP G.L.O. [R3]
 - INDICATES NON ACCESS EASEMENT N.A.E. [R3]

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