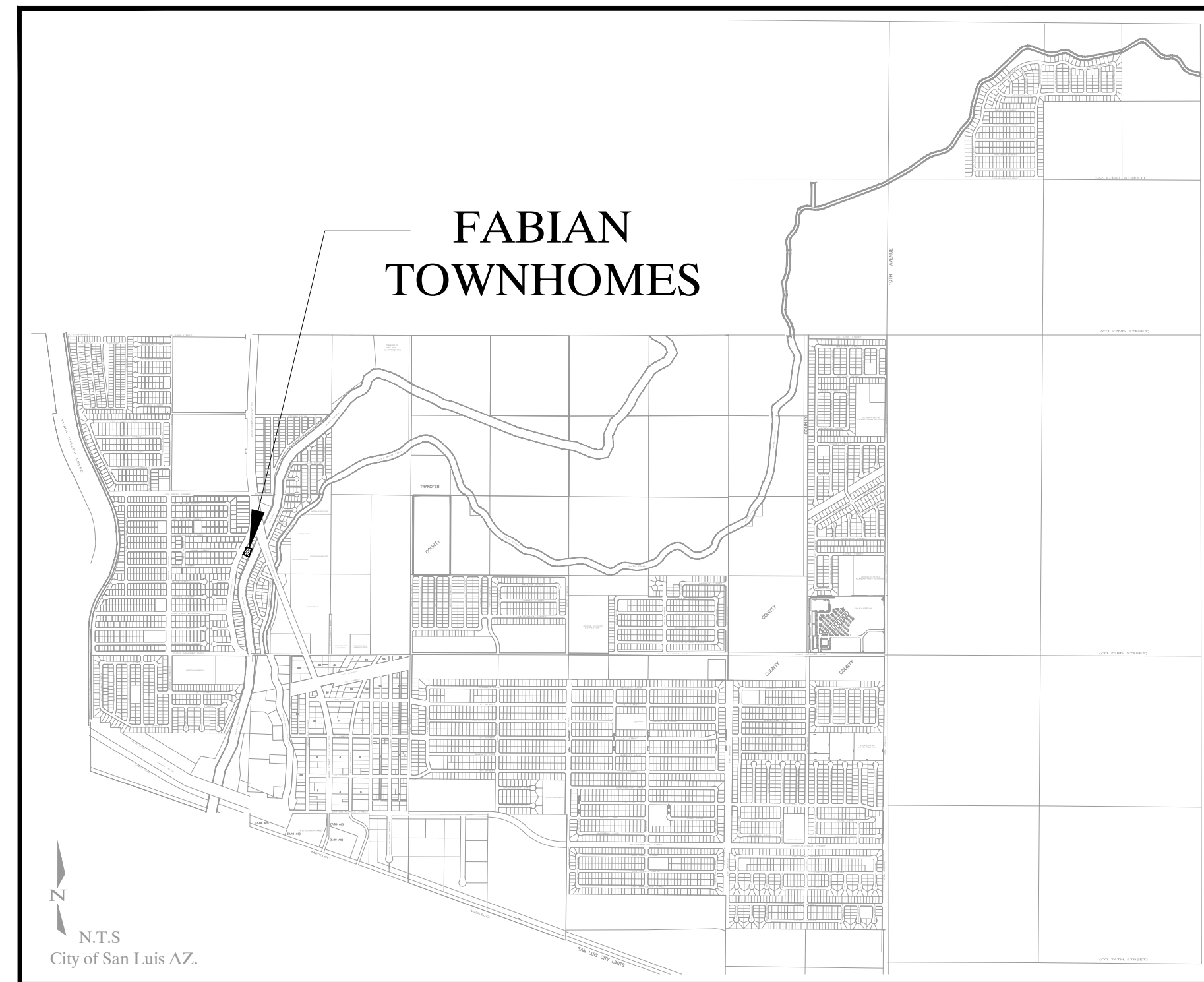


PRELIMINARY PLAT FABIAN TOWNHOMES

A SUBDIVISION OF A PORTION OF THE NW¹/₄ CORNER OF SW1/4 SECTION 1, TOWNSHIP 11 SOUTH, RANGE 25 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, YUMA COUNTY, ARIZONA
DATE OF PREPARATION: MARCH 2025 NUMBER OF LOTS: 5 ACREAGE: 0.4364 ACRES



VICINITY MAP

DEDICATION

STATE OF ARIZONA } SS
COUNTY OF YUMA }

KNOW ALL MEN BY THESE PRESENTS: THAT KNAM&D CONSTRUCTION, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, HAS CAUSED THE FOLLOWING DESCRIBED PROPERTY: THAT PORTION OF THE NW¹/₄ OF SW1/4 SECTION 1, TOWNSHIP 11 SOUTH, RANGE 25 WEST, GILA & SALT RIVER BASE & MERIDIAN, YUMA COUNTY, ARIZONA AS PLATTED HEREON TO BE SUBDIVIDED INTO LOTS, STREETS AND TRACTS UNDER THE NAME OF "FABIAN TOWNHOMES" AND HEREBY DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS, STREETS AND TRACTS CONSTITUTING SAID "FABIAN TOWNHOMES" 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 KNAM&D CONSTRUCTION, 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, 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 KNAM&D CONSTRUCTION, 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 FABIAN LOZANO LOZANO, ITS MEMBER, THEREUNTO DULY AUTHORIZED ON THIS _____ DAY OF _____, 2025

FABIAN LOZANO LOZANO, MEMBER
KNAM&D CONSTRUCTION, LLC AN ARIZONA LIMITED LIABILITY COMPANY

ACKNOWLEDGMENT

STATE OF ARIZONA } SS
COUNTY OF YUMA }

ON THIS _____ DAY OF _____, 2025 BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED FABIAN LOZANO LOZANO, WHO ACKNOWLEDGED HIMSELF TO BE MEMBER OF KNAM&D CONSTRUCTION, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AND THAT HE, 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 HIMSELF 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 SAN LUIS }

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 DEVELOPMENT SERVICES _____ DATE _____

CITY ENGINEER _____ DATE _____

CITY PUBLIC WORKS DIRECTOR _____ DATE _____

RESTRICTIVE COVENANTS

HAVE BEEN RECORDED CONCURRENTLY AND ARE A PART OF THIS PLAT

DEVELOPER / OWNER

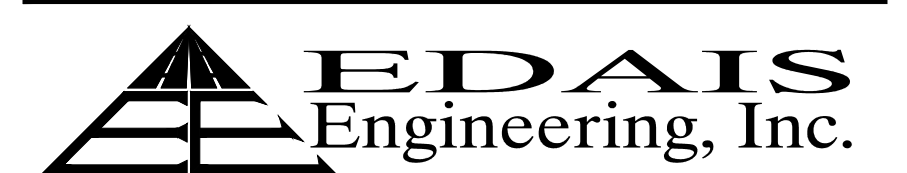
KNAM&D CONSTRUCTION, LLC
P.O. BOX 2865
SAN LUIS, AZ 85349
(928) 509-2007

LAND SURVEYORS 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) 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
REGISTERED LAND SURVEYOR No. 22767

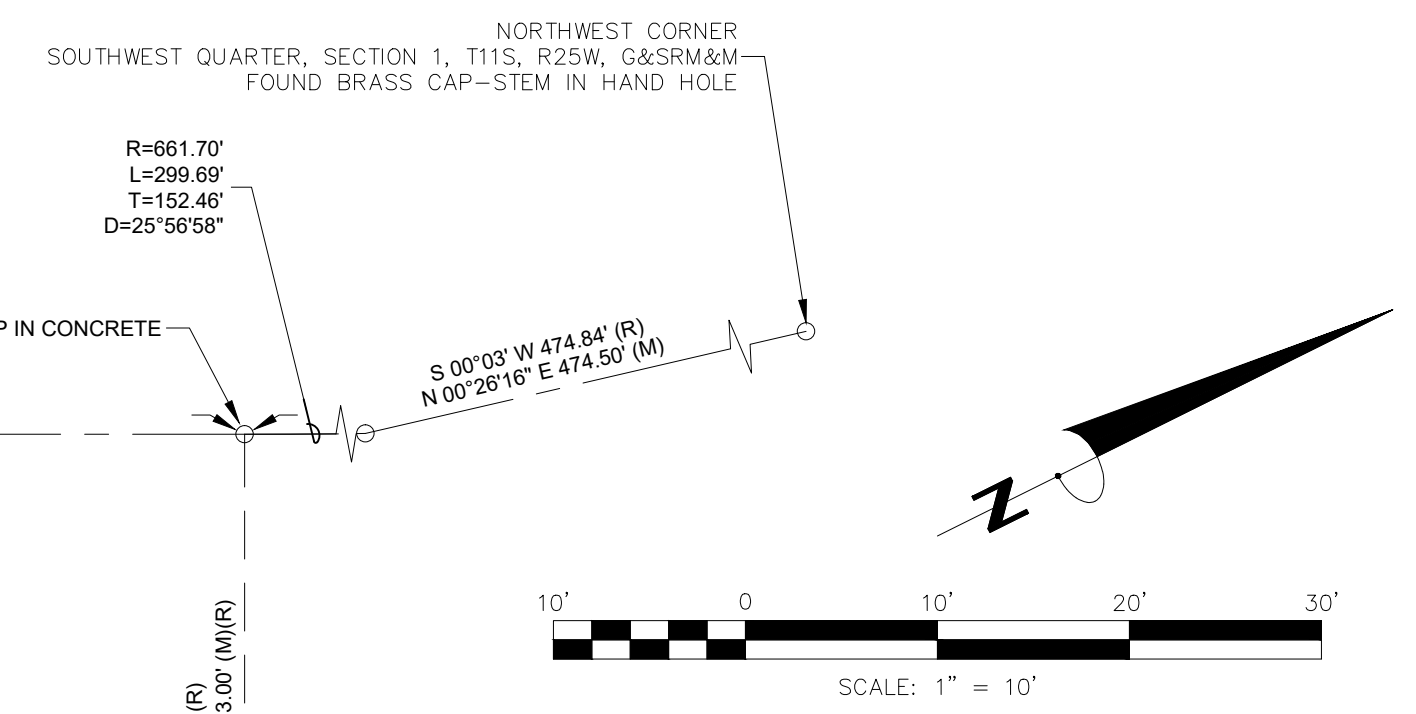
PREPARED BY :



3075 S. Ave. 4E Yuma, Arizona 85365
(928) 344-3566 FAX (928) 341-1075
EMAIL: najeh@Edaisgroup.com

PRELIMINARY PLAT FABIAN TOWNHOMES

A SUBDIVISION OF A PORTION OF THE NW¹/₄ CORNER OF SW1/4 SECTION 1, TOWNSHIP 11 SOUTH, RANGE
25 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, YUMA COUNTY, ARIZONA
DATE OF PREPARATION: MARCH 2025 NUMBER OF LOTS: 5 ACREAGE: 0.4364 ACRES



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
1983 US STATE PLANE COORDINATE SYSTEM (ARIZONA WEST)
AS MEASURED BY KINEMATIC GPS OBSERVATIONS

ZONING
MEDIUM HIGH DENSITY RESIDENTIAL (R-2)

KEYNOTE

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

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I AM A LAND SURVEYOR LISTED ON THE REGISTER 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 R.L.S. No. 22767

PREPARED BY:

EDAIS
Engineering, Inc.

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SHEET 2 OF 2