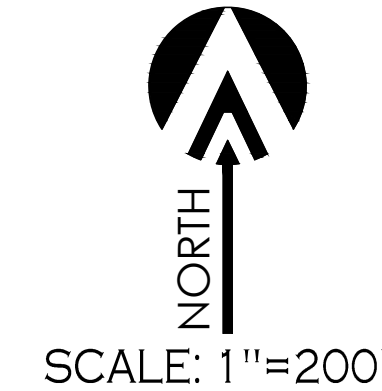
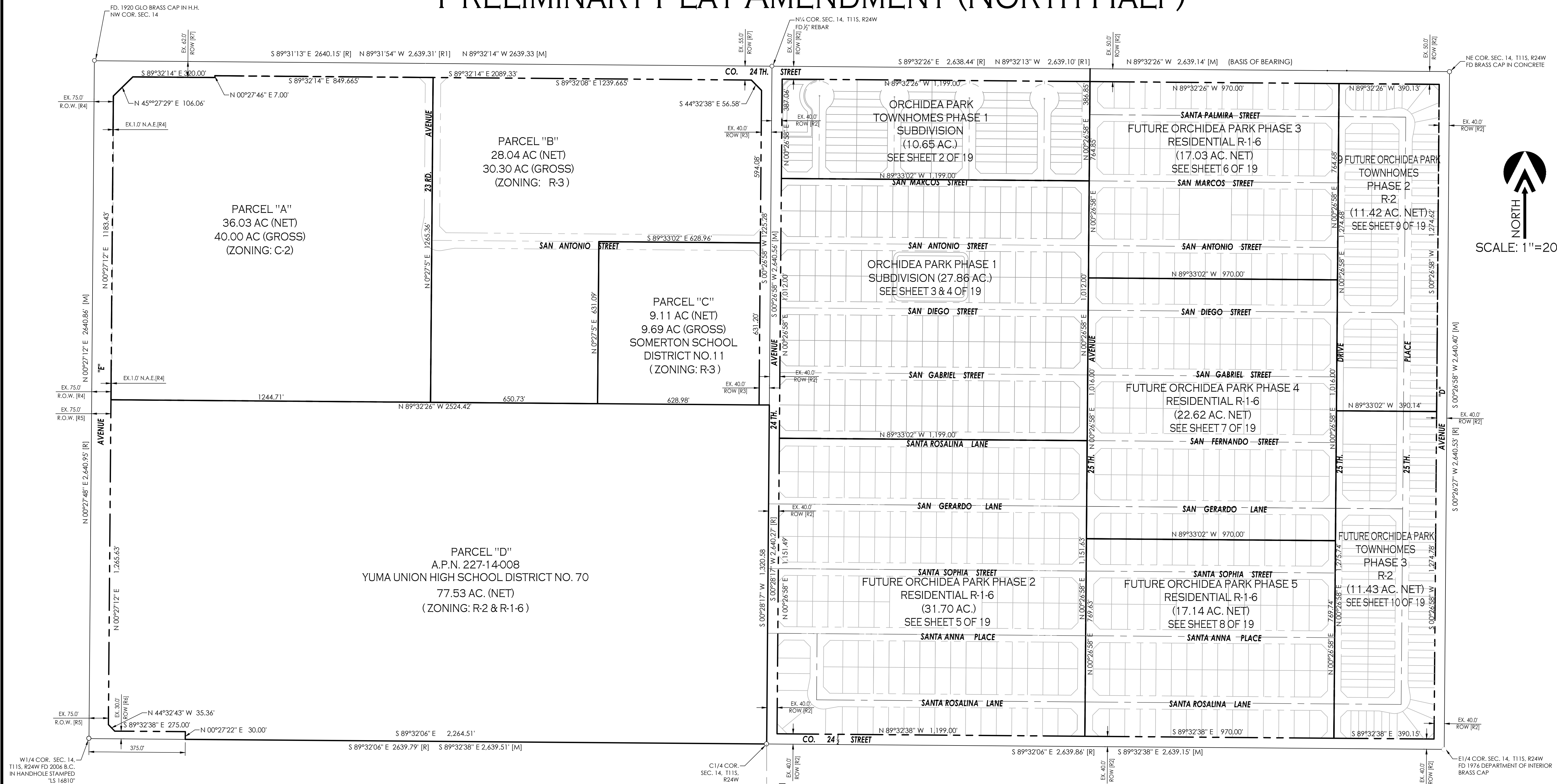


ORCHIDEA PARK SUBDIVISION

A SUBDIVISION OF A PORTION THE N¹/₂ OF SECTION 14, T11S, R24W, G.&S.R.B.&M., YUMA COUNTY, ARIZONA.

MAY OF 2024 ACREAGE: 320.00 AC.

PRELIMINARY PLAT AMENDMENT (NORTH HALF)



LEGEND

---	INDICATES BOUNDARY LINE	[R2]	DATA REFERS TO WARRANTY DEED WITH FEE#2012-29216, AS RECORDED IN YUMA COUNTY RECORDERS OFFICE, YUMA COUNTY, ARIZONA.
---	INDICATES CENTERLINE		
---	INDICATES EASEMENT LINE		
11	NEW LOT NUMBER	[R3]	DATA REFERS TO WARRANTY DEED WITH FEE#2012-29214, AS RECORDED IN YUMA COUNTY RECORDERS OFFICE, YUMA COUNTY, ARIZONA.
■	NEW YUMA COUNTY STD. DETAIL NO. 4-080 STREET MONUMENT		
●	NEW SUBDIVISION BOUNDARY MONUMENT AS PER CITY OF YUMA STD. #4-015	[R4]	DATA REFERS TO DOCKET 674, PAGE 339 WITH FEE # 1971-21162 AND WARRANTY DEED WITH FEE# 2006-11520, BOTH AS RECORDED IN YUMA COUNTY RECORDERS OFFICE, YUMA COUNTY, ARIZONA.
○	EXISTING MONUMENT (TYPE AS SHOWN)		
B.C.	INDICATES BRASS CAP		
Y.C.R.	INDICATES YUMA COUNTY RECORDERS		
G.L.O.	INDICATES GENERAL LAND OFFICE	[R5]	DATA REFERS TO DOCKET 674, PAGE 339 WITH FEE # 1971-21162 AND WARRANTY DEED WITH FEE# 2006-11520, BOTH AS RECORDED IN YUMA COUNTY RECORDERS OFFICE, YUMA COUNTY, ARIZONA.
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 G1A & SALT RIVER MERIDIAN, ARIZONA, FILED MARCH 12, 1922 IN THE U.S. SURVEYOR GENERAL'S OFFICE	[R6]	DATA REFERS TO WARRANTY DEED WITH FEE# 2006-11520, AS RECORDED IN YUMA COUNTY RECORDERS OFFICE, YUMA COUNTY, ARIZONA.
[R1]	DATA REFERS TO LOS MEZQUITES TOWNHOMES AS RECORDED IN BOOK 35 OF PLATS, PAGE 54, YUMA COUNTY RECORDERS OFFICE, YUMA COUNTY, ARIZONA.	[R7]	DATA REFERS TO VON VERDE PARTNERS, LLC-SOMERTON SCHOOL DISTRICT #11-LOT SPLIT/TIE, AS RECORDED IN BOOK ___ OF PLATS, PAGE ___, YUMA COUNTY RECORDERS OFFICE, YUMA COUNTY, ARIZONA.

OWNER OF RECORD:

VON VERDE PARTNERS, LLC
10602 S. CAMINO DEL SOL
YUMA, AZ 85367

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

NOTES:

* THIS PROJECT IS LOCATED IN FLOOD ZONE "X" AS DETERMINED BY THE FIRM MAPS
* ZONING: AS SHOWN IN EACH PARCEL

PREPARED BY:

VnV23-600

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

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 CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION DURING MARCH 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
16528
ENGLISH II
05/20/24
Surveyor
ARIZONA, U.S.A.

R.L.S. No. 16528

Preliminary Plat Amendment
 A PORTION OF THE N¹/₂ OF SEC. 14, T11S, R24W,
 G.&S.R.B.&M., YUMA COUNTY, ARIZONA.
ORCHIDEA PARK SUBDIVISION

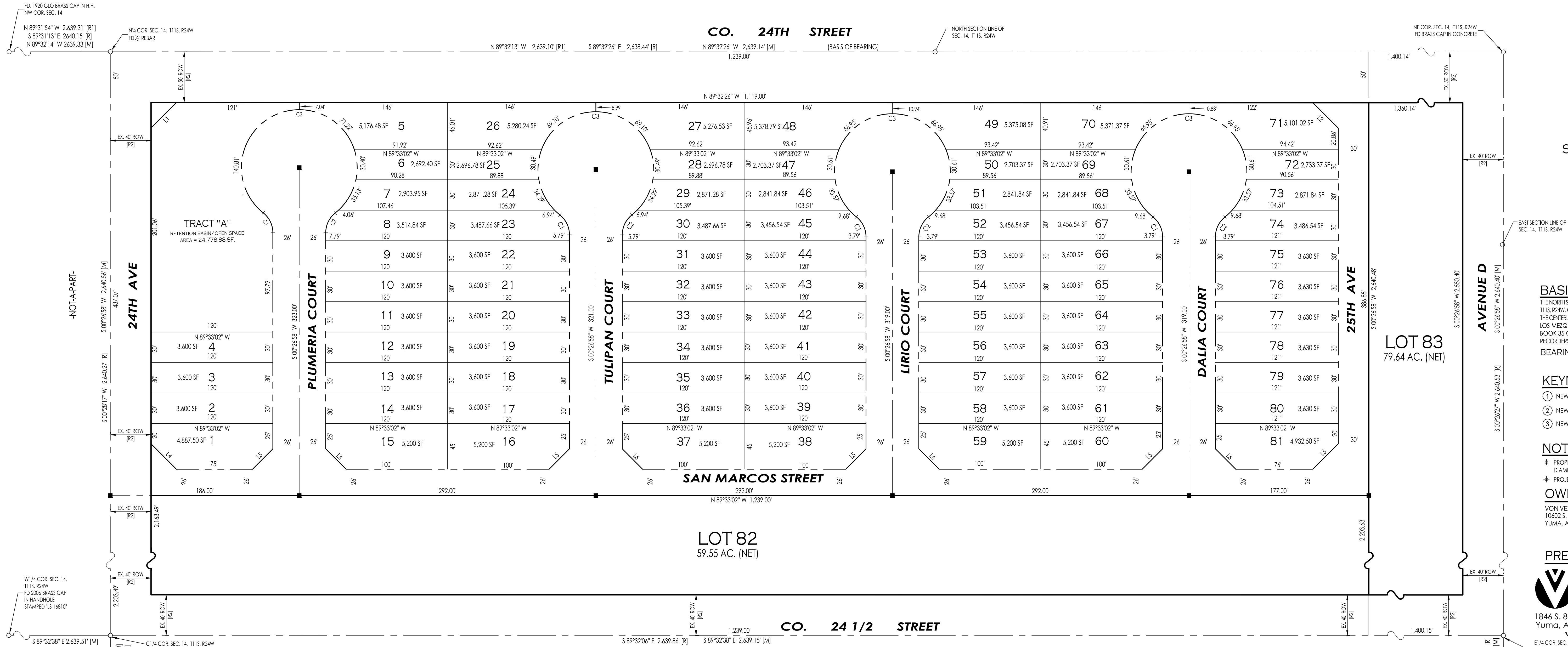
Notes:

Scale:	N.T.S.	Date:	MAY 2024
Drawn:	Staff	Job #:	VnV23-600
Checked:	Vna		
Sheet	1		
of	19		

VEGA & VEGA
ENGINEERS, PLLC
2619 S. AVE. 2 1/2 E. STE#3
YUMA, AZ. 85364
928-329-0000 TEL
928-247-6232 FAX
VnV@veganvega.com

ORCHIDEA PARK TOWNHOMES SUBDIVISION PHASE 1

A SUBDIVISION OF THE NE 1/4 OF SECTION 14, T11S, R24W,
G.&S.R.B.&M., YUMA COUNTY, ARIZONA.
MAY OF 2024 ACREAGE: 10.56 AC (NET)
PRELIMINARY PLAT



BASIS OF BEARING
THE NORTH SECTION LINE OF THE NE 1/4 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

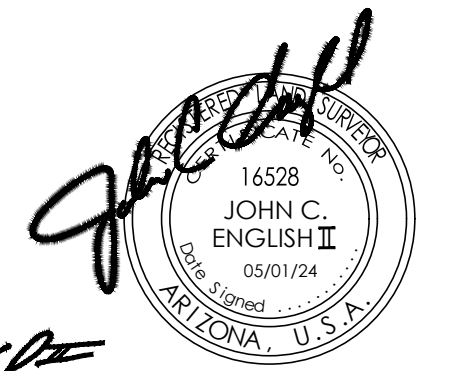
- KEYNOTES**
- ① NEW 8' UTILITY EASEMENT
 - ② NEW 1' NON-ACCESS EASEMENT
 - ③ NEW 10' DRAINAGE EASEMENT

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

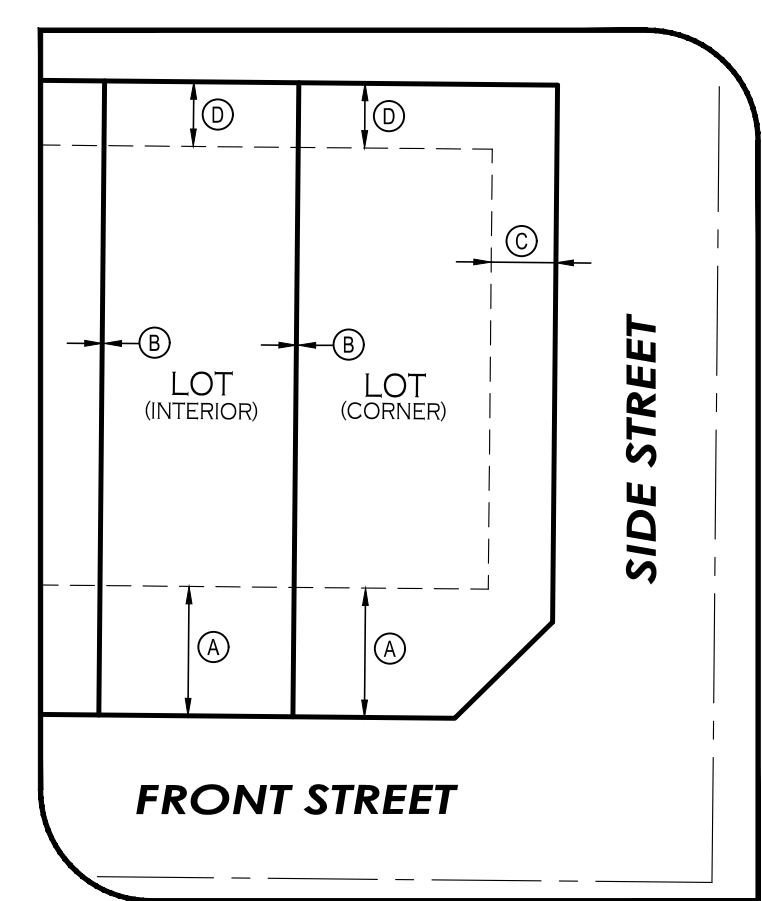
PREPARED BY:
vinv 23-600
VEGA & VEGA
ENGINEERING, P.L.L.C.
1846 S. 8th Avenue 928-329-0000 Tel
Yuma, Az, 85364 928-247-6232 Fax
www.vegaengineers.com

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 DURING APRIL 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

TYP. LOT BUILDING SETBACK LAYOUT



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

LINE DATA

LINE NUMBER	BEARING	LENGTH (FEET)
L1	S 45°27'16" W	35.35'
L2	N 44°32'44" W	35.36'
L3	S 45°26'58" W	35.36'
L4	N 44°33'02" W	35.36'
L5	S 45°26'58" W	28.28'
L6	N 44°33'02" W	28.28'

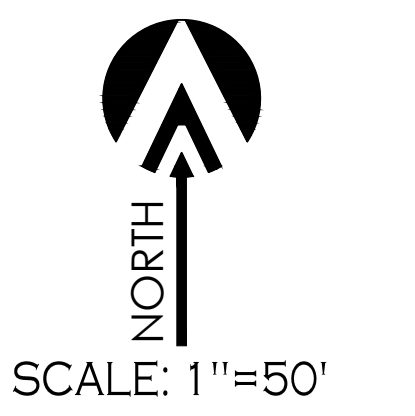
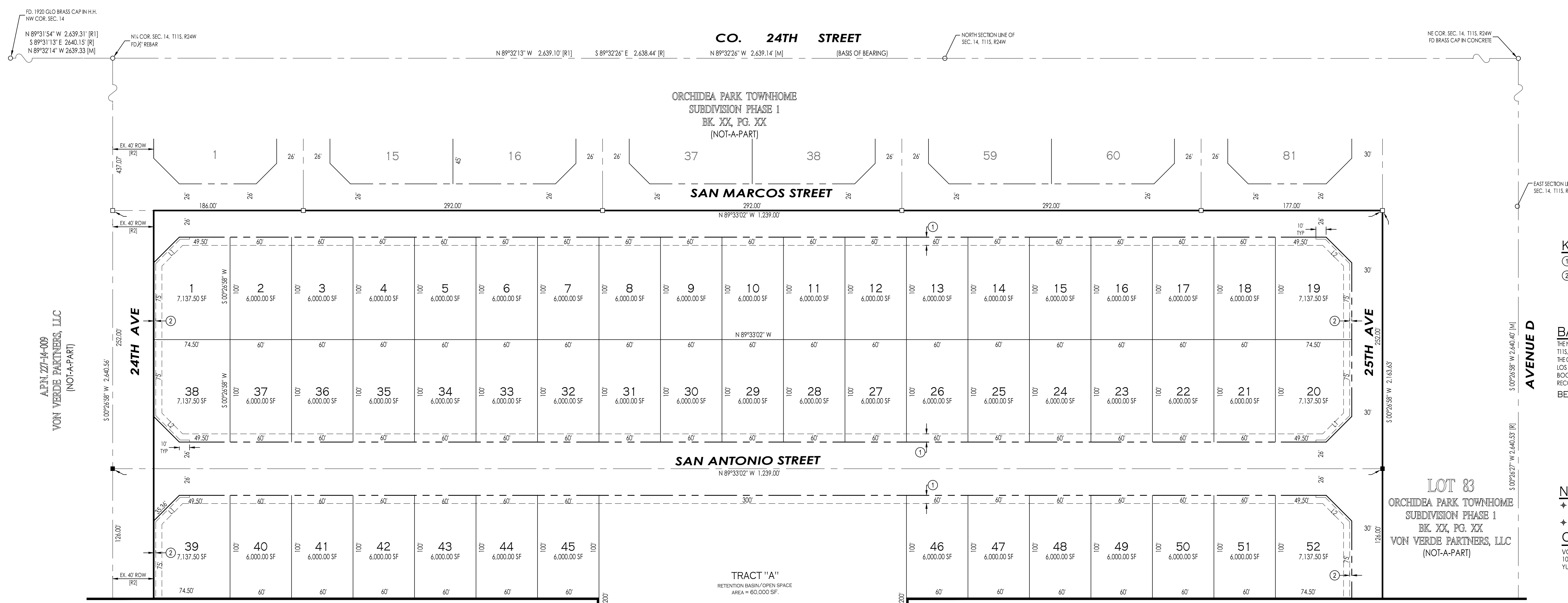
CURVE TABLE

NUMBER	DELTA ANGLE	CHORD LENGTH	TANGENT	RADIUS	ARC LENGTH
C1	51°32'28"	21.74	12.07	25.00'	22.49'
C2	51°32'28"	21.74	12.07	25.00'	22.49'
C3	283°04'57"	70.90	45.27	57.00'	281.42'

- LEGEND**
- INDICATES BOUNDARY LINE
 - - - INDICATES CENTERLINE
 - · - · - INDICATES EASEMENT LINE
 - 11 NEW LOT NUMBER
 - NEW YUMA COUNTY STD. DETAIL No. 4-080 STREET MONUMENT
 - NEW SUBDIVISION BOUNDARY MONUMENT AS PER CITY OF YUMA STD. #4-015
 - EXISTING MONUMENT (TYPE AS SHOWN)
 - 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.

ORCHIDEA PARK PHASE 1 SUBDIVISION

A SUBDIVISION OF A PORTION OF LOT 82 OF ORCHIDEA PARK TOWNHOMES SUBDIVISION PHASE 1
 RECORDED IN BK. XX OF PLATS, PG. XX, YUMA COUNTY RECORDERS OFFICE, YUMA COUNTY AZ.
 ALSO BEING A PORTION OF THE W¹/₂ OF THE NW¹/₄ OF SECTION 14, T11S, R24W, G.&S.R.B.&M., YUMA COUNTY, ARIZONA.
 MAY OF 2024 ACREAGE: 27.86 AC (GROSS)



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

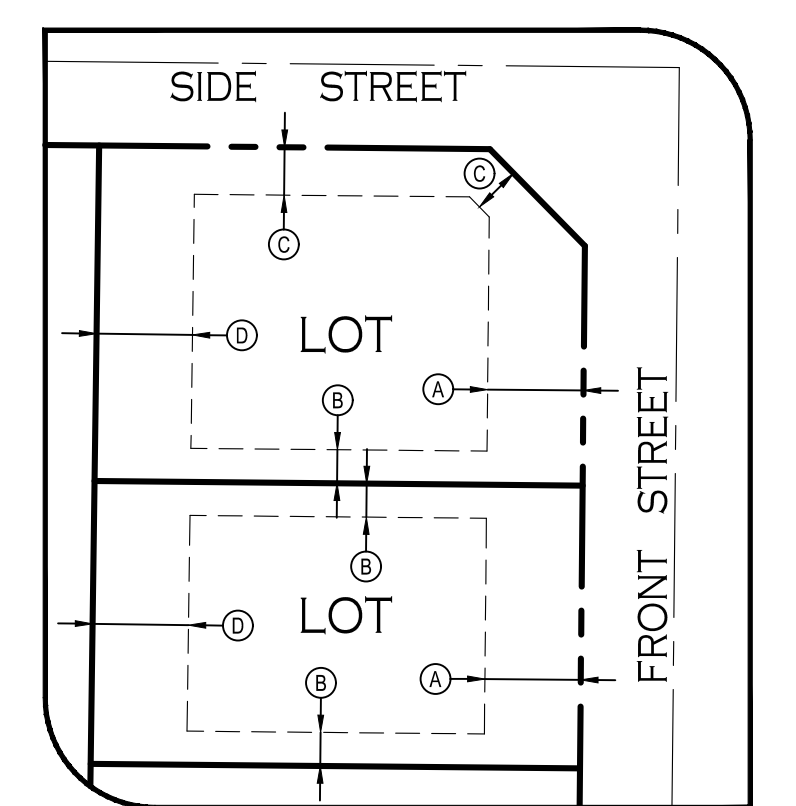
BASIS OF BEARING
 THE NORTH SECTION LINE OF THE NE¹/₄ OF SECTION 14, T11S, R24W, G.&S.R.B.&M., YUMA COUNTY, ARIZONA (BEING THE CENTERLINE OF COUNTY 24TH), AS SHOWN ON LOS MEZQUITES TOWNHOMES AS RECORDED IN BOOK 35 OF PLATS, PAGE 54, YUMA COUNTY RECORDERS OFFICE, YUMA COUNTY, ARIZONA.
 BEARING S 89°32'26"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

ALPN: 27-16-009
 VON VERDE PARTNERS, LLC
 (NOT-A-PART)

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

TYP. LOT BUILDING SETBACK LAYOUT



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

LINE DATA

LINE NUMBER	BEARING	LENGTH (FEET)
L1	S 45°26'58" W	35.38'
L2	N 44°33'02" W	35.38'

- LEGEND**
- INDICATES BOUNDARY LINE
 - - - INDICATES CENTERLINE
 - · - · - INDICATES EASEMENT LINE
 - 11 NEW LOT NUMBER
 - NEW YUMA COUNTY STD. DETAIL No. 4-080 STREET MONUMENT
 - 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 GENERALS 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 FEES#2012-29216, AS RECORDED IN YUMA COUNTY RECORDERS OFFICE, YUMA COUNTY, ARIZONA.

ELABORATED BY:
 Vnv 23-600

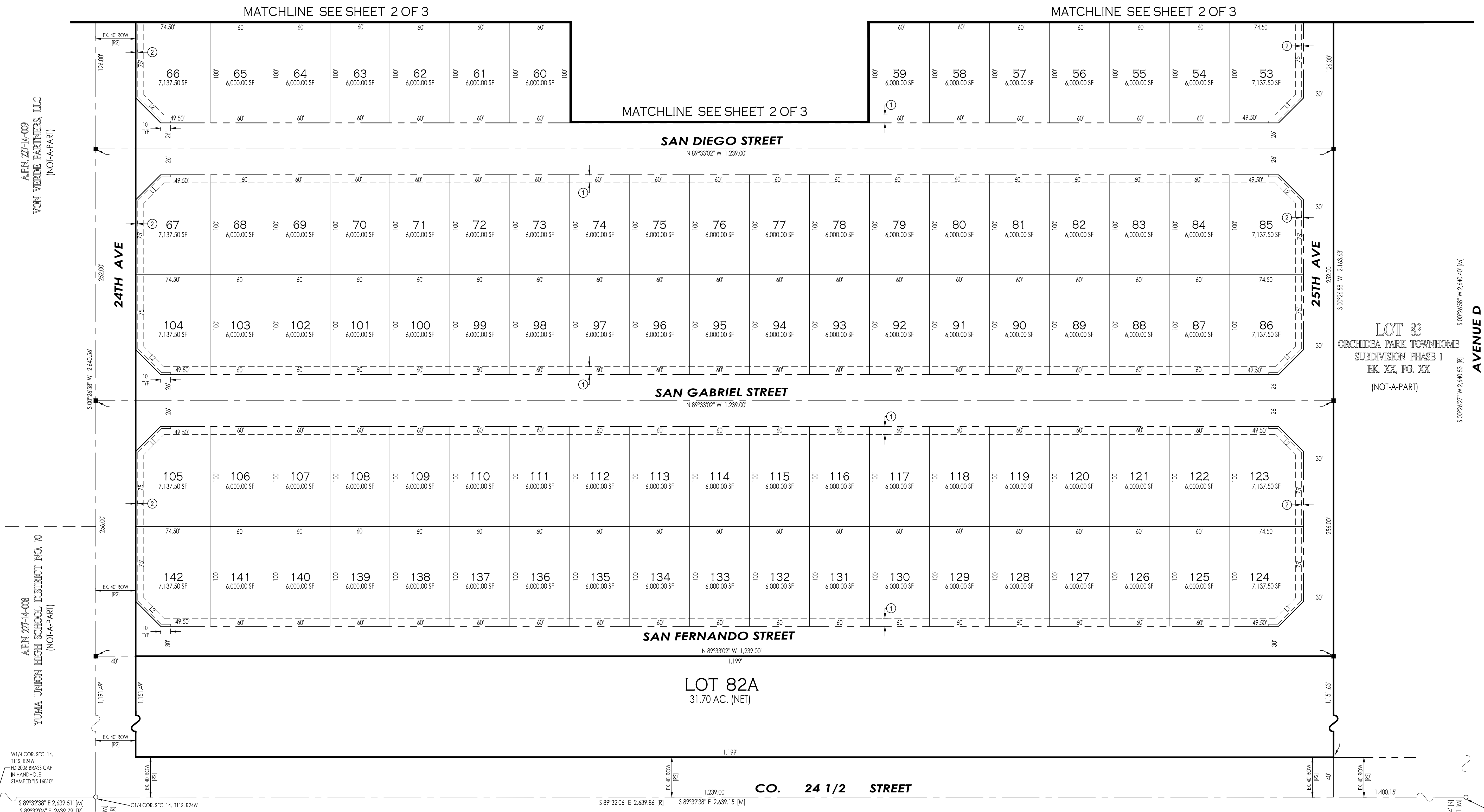
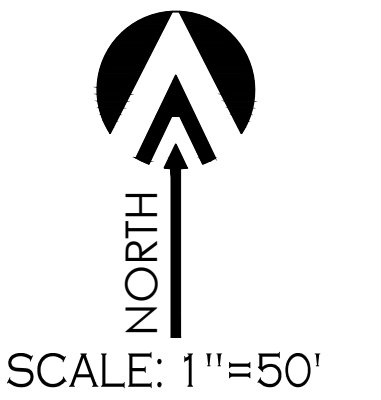
 2619 S. Ave. 21/2E, Ste 3 Yuma, Az. 85365
 928-329-0000 Tel 928-247-6232 Fax
 www.vegaandvega.com

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, 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 R.L.S. No. 16528

ORCHIDEA PARK PHASE 1 SUBDIVISION

A SUBDIVISION OF A PORTION OF LOT 82 OF ORCHIDEA PARK TOWNHOMES SUBDIVISION PHASE 1
 RECORDED IN BK. XX OF PLATS, PG. XX, YUMA COUNTY RECORDERS OFFICE, YUMA COUNTY AZ.
 ALSO BEING A PORTION OF THE W¹/₂ OF THE NW¹/₄ OF SECTION 14, T11S, R24W, G.&S.R.B.&M., YUMA COUNTY, ARIZONA.
 MAY OF 2024 ACREAGE: 27.86 AC (GROSS)



A.P.N. 271-14-008
VON VERDE PARTNERS, LLC
(NOT-A-PART)

A.P.N. 271-14-008
YUMA UNION HIGH SCHOOL DISTRICT NO. 70
(NOT-A-PART)

LOT 82
ORCHIDEA PARK TOWNHOME
SUBDIVISION PHASE 1
BK. XX, PG. XX
(NOT-A-PART)

AVENUE D

- 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 EASEMENT LINE [R1]
 - 11 NEW LOT NUMBER [R2]
 - NEW YUMA COUNTY STD. DETAIL No. 4-080 STREET MONUMENT
 - 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.I.O. INDICATES GENERAL LAND OFFICE
 - N.A.E. 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 GENERALS 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#2012-29216, AS RECORDED IN
 YUMA COUNTY RECORDERS OFFICE, YUMA COUNTY, ARIZONA.

LINE DATA

LINE NUMBER	BEARING	LENGTH (FEET)
L1	S 45°26'58" W	35.36'
L2	N 44°33'02" W	35.36'

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 THE MAP CONSISTING OF THREE (3) SHEETS CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION DURING APRIL, 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 DECIMAL PARTS.

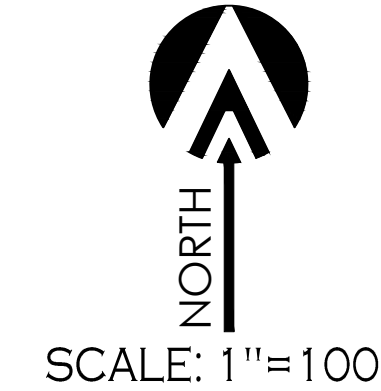


BY:
 JOHN C. ENGLISH II R.L.S. No. 16528

ORCHIDEA PARK PHASE 2 SUBDIVISION

A SUBDIVISION OF LOT 82A OF ORCHIDEA PARK PHASE 1 SUBDIVISION RECORDED IN BK. XX OF PLATS, PG. XX, YUMA COUNTY RECORDERS OFFICE, YUMA COUNTY AZ. ALSO BEING A PORTION OF THE W¹/₂ OF THE NW¹/₄ OF SECTION 14, T11S, R24W, G.&S.R.B.&M., YUMA COUNTY, ARIZONA
MAY OF 2024 ACREAGE: 31.70 AC (GROSS)

PRELIMINARY PLAT



LEGEND

- INDICATES BOUNDARY LINE
- - - INDICATES CENTERLINE
- - - INDICATES EASEMENT LINE
- 11 NEW LOT NUMBER
- NEW YUMA COUNTY STD. DETAIL No. 4-080 STREET MONUMENT
- 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 GENERALS 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.

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-16

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

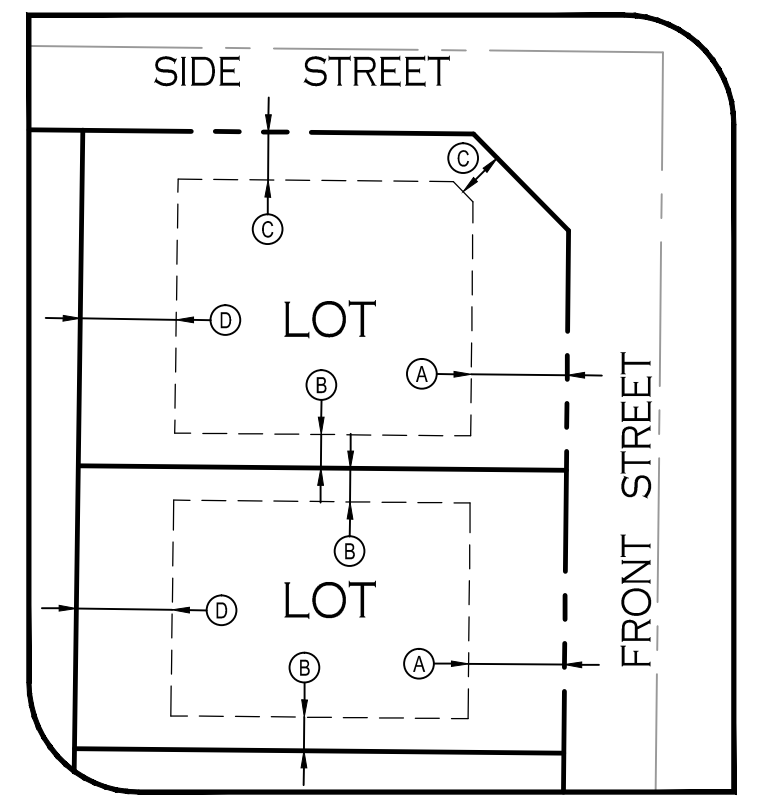
OWNER OF RECORD:
VON VERDE PARTNERS, LLC
10602 S. CAMINO DEL SOL
YUMA, AZ 85367

PREPARED BY:
VnV 23-600
VEGA & VEGA ENGINEERING, P.L.L.C.
2619 S. Ave. 2-1/2 E Ste. 3 928-329-0000 Tel
Yuma, Az. 85345 928-247-6232 Fax
www.vegaNvega.com

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 CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION DURING MARCH 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
16528
ENGLISH II
05/02/24
ARIZONA, U.S.A.
R.L.S. No. 16528

TYP. LOT BUILDING SETBACK LAYOUT



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

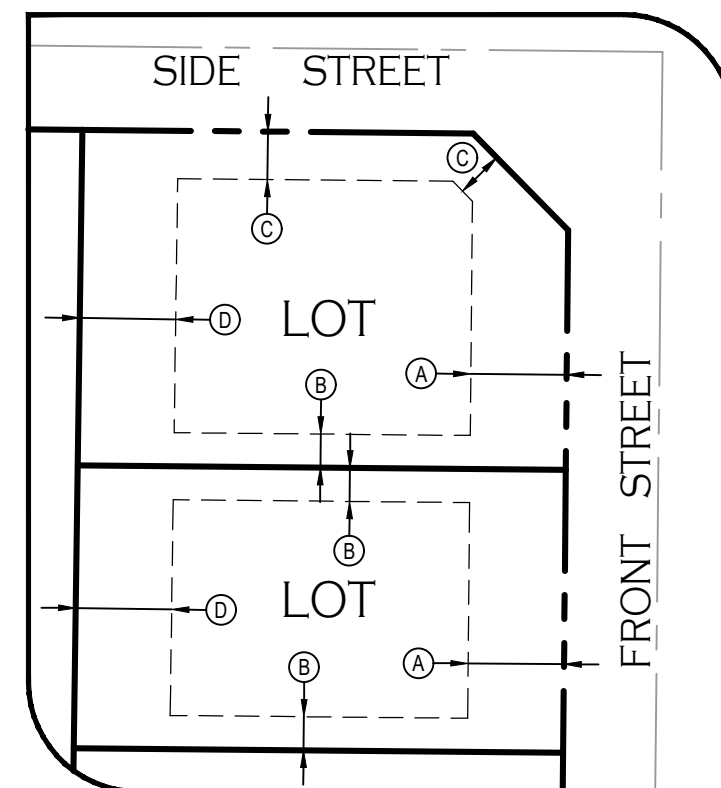
ORCHIDEA PARK PHASE 3 SUBDIVISION

A SUBDIVISION OF A PORTION OF LOT 83 OF ORCHIDEA PARK TOWNHOME SUBDIVISION PHASE 1 AS RECORDED IN BK. XX OF PLATS, PG. XX, YUMA COUNTY RECORDERS OFFICE, YUMA COUNTY AZ. ALSO BEING A PORTION OF THE E 1/2 OF THE NW 1/4 OF SECTION 14, T11S, R24W,

G.&S.R.B.&M., YUMA COUNTY, ARIZONA
MAY OF 2024 ACREAGE: 17.03 AC (GROSS)

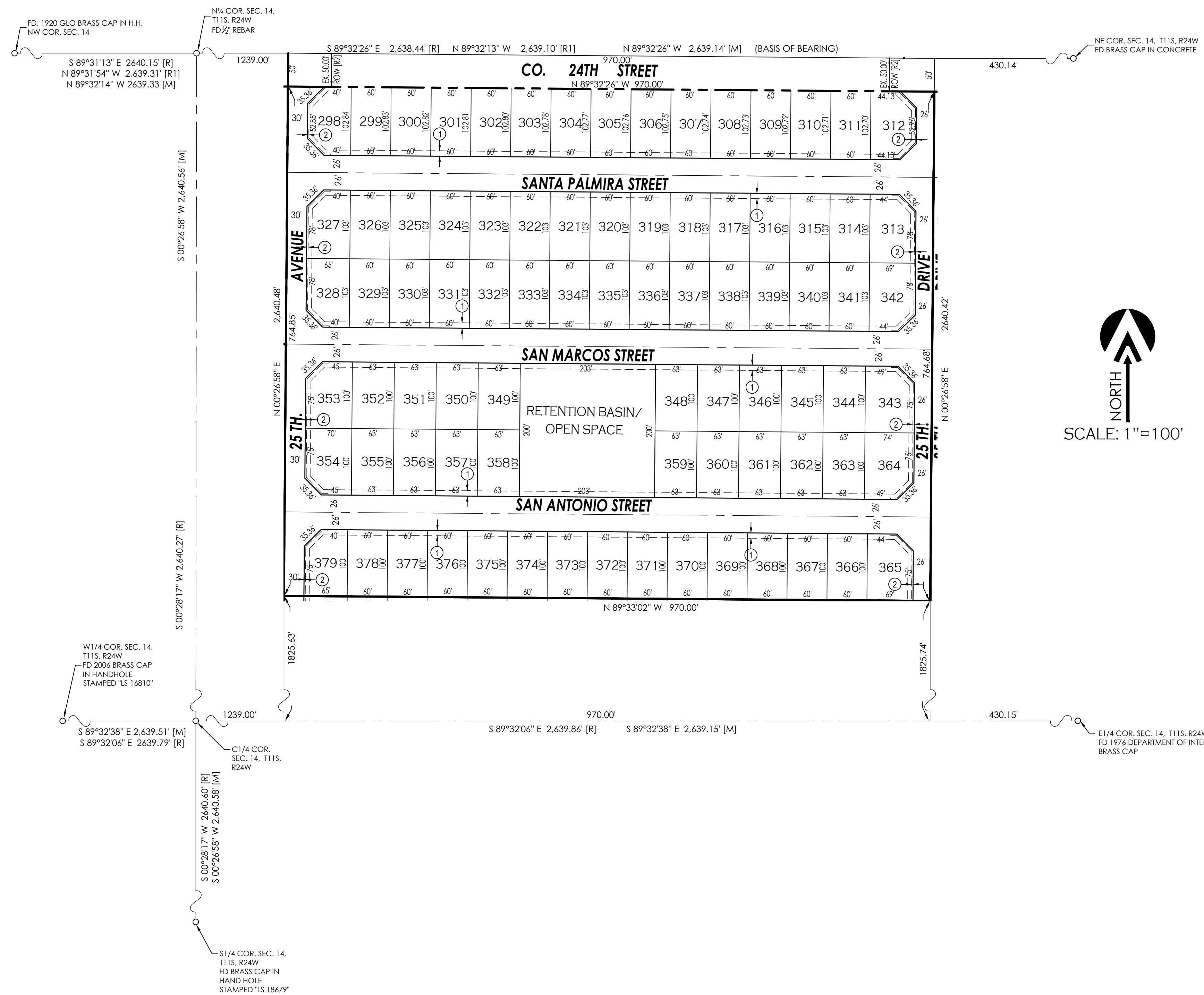
PRELIMINARY PLAT

TYP. LOT BUILDING SETBACK LAYOUT



BUILDING SETBACKS KEYNOTES

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



LEGEND

- INDICATES BOUNDARY LINE
- INDICATES CENTERLINE
- INDICATES EASEMENT LINE
- 11 NEW LOT NUMBER
- NEW YUMA COUNTY STD. DETAIL No. 4-080 STREET MONUMENT
- 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.

BASIS OF BEARING

THE NORTH SECTION LINE OF THE NE 1/4 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 LS. 16528
- ✦ PROJECT ZONING: R-1-6

KEYNOTES

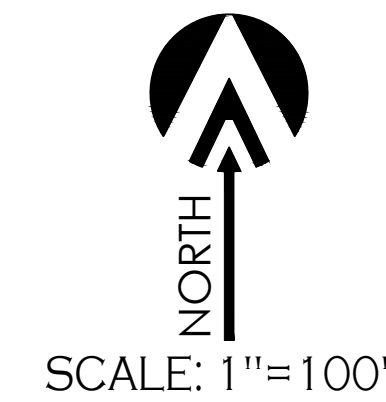
- ① NEW 8' UTILITY EASEMENT
- ② NEW 1' NON-ACCESS EASEMENT

OWNER OF RECORD:

VON VERDE PARTNERS, LLC
10602 S. CAMINO DEL SOL
YUMA, AZ 85367

PREPARED BY:

VnV 23-600
VEGA & VEGA
ENGINEERING, P.L.L.C.
2619 S. Ave. 2-1/2 E Ste. 3 928-329-0000 Tel
Yuma, Az. 85365 928-247-6232 Fax
www.vegaNvega.com



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 CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION DURING MARCH 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 DECIMAL PARTS.

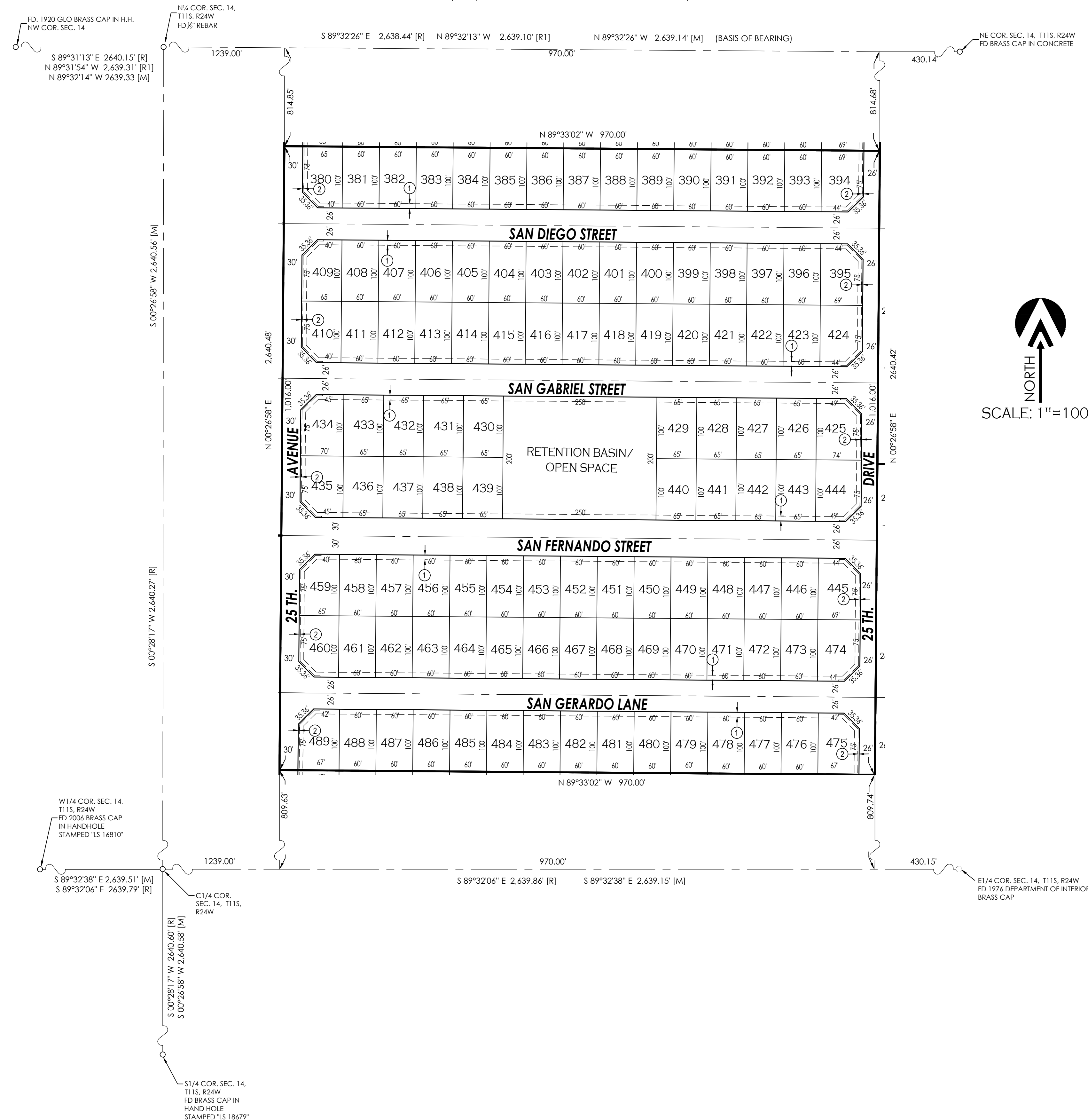
BY: *John C. English II*
JOHN C. ENGLISH II
R.L.S. No. 16528

ORCHIDEA PARK PHASE 4 SUBDIVISION

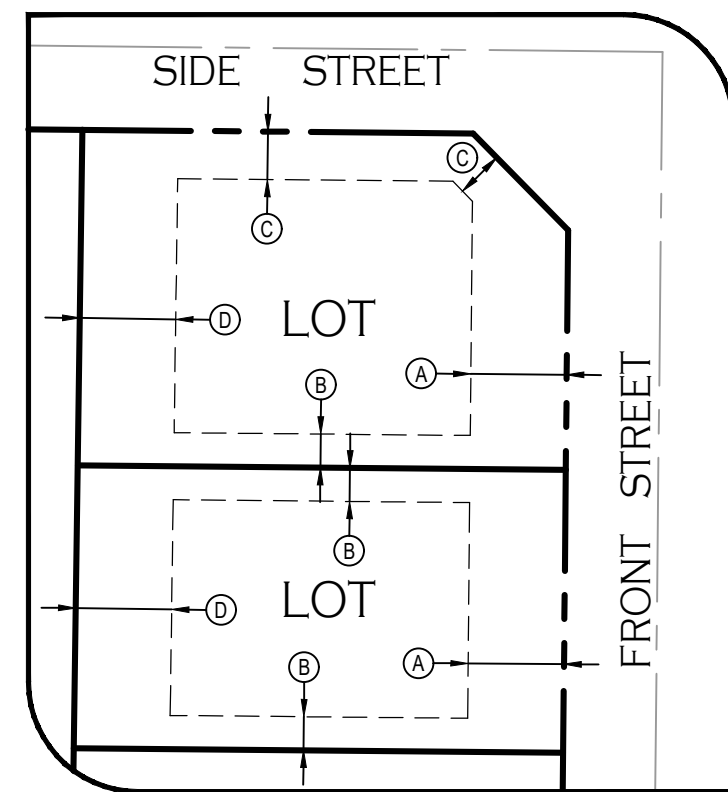
A SUBDIVISION OF A PORTION OF LOT 83A OF ORCHIDEA PARK PHASE 3 SUBDIVISION AS RECORDED IN BK. XX OF PLATS, PG. XX, YUMA COUNTY RECORDERS OFFICE, YUMA COUNTY AZ. ALSO BEING A PORTION OF THE E 1/2 OF THE NW 1/4 OF SECTION 14, T11S, R24W, G.&S.R.B.&M., YUMA COUNTY, ARIZONA

MAY OF 2024 ACREAGE: 22.62 AC (GROSS)

PRELIMINARY PLAT



TYP. LOT BUILDING SETBACK LAYOUT

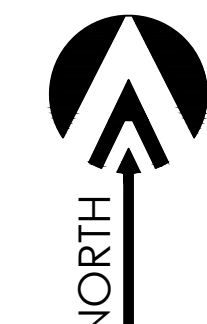


BUILDING SETBACKS KEYNOTES

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

LEGEND

- INDICATES BOUNDARY LINE
- - - INDICATES CENTERLINE
- - - INDICATES EASEMENT LINE
- 11 NEW LOT NUMBER
- NEW YUMA COUNTY STD. DETAIL No. 4-080 STREET MONUMENT
- 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 GENERALS OFFICE
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- [R2] DATA REFERS TO WARRANTY DEED WITH FEE#2012-29216, AS RECORDED IN YUMA COUNTY RECORDERS OFFICE, YUMA COUNTY, ARIZONA.



SCALE: 1" = 100'

BASIS OF BEARING

THE NORTH SECTION LINE OF THE NE 1/4 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

KEYNOTES

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

OWNER OF RECORD:

VON VERDE PARTNERS, LLC
10602 S. CAMINO DEL SOL
YUMA, AZ 85367

PREPARED BY:

VnV 23-600
VEGA & VEGA
ENGINEERING, P.L.L.C.
2619 S. Ave. 2-1/2 E Ste. 3 928-329-0000 Tel
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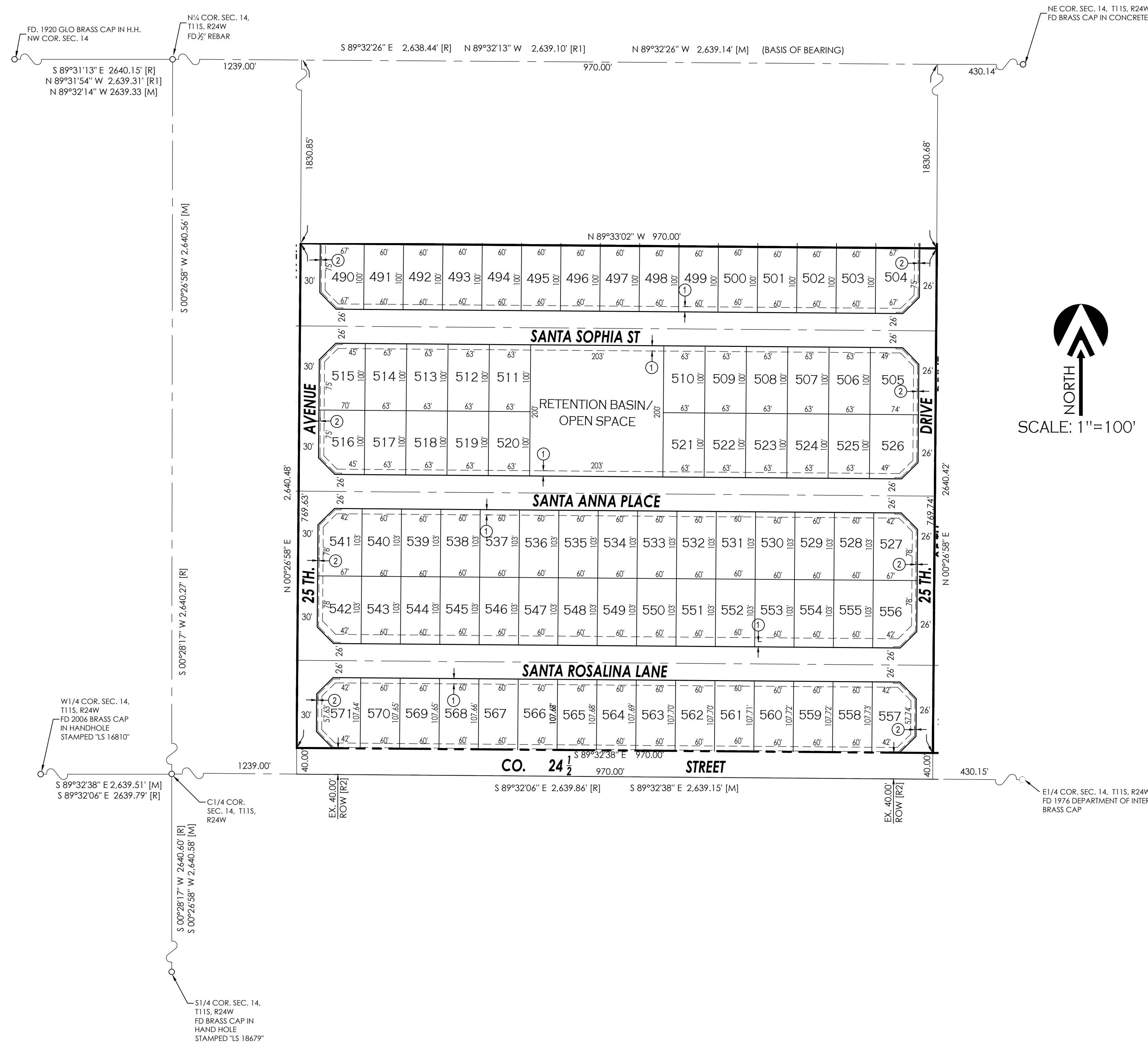
BY: *John C. English II*
JOHN C. ENGLISH II R.L.S. No. 16528

ORCHIDEA PARK PHASE 5 SUBDIVISION

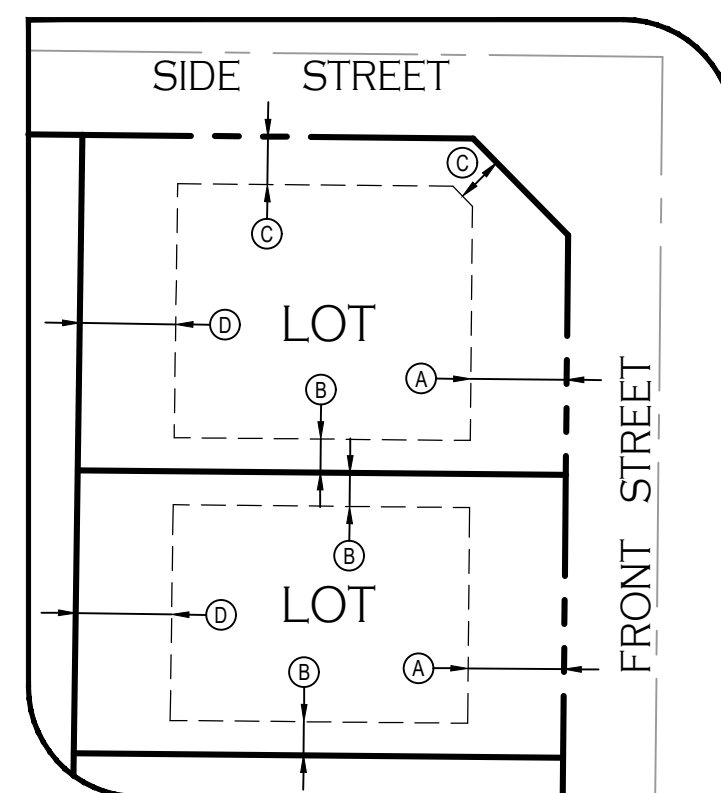
A SUBDIVISION OF A PORTION OF LOT 83B OF ORCHIDEA PARK PHASE 1 SUBDIVISION MAY OF 2024 ACREAGE: 27.86 AC (GROSS) FINAL PLAT
 RECORDED IN BK. XX OF PLATS, PG. XX, YUMA COUNTY RECORDERS OFFICE, YUMA COUNTY AZ. ALSO BEING A PORTION OF THE W¹/₂ OF THE
 NW¹/₄ OF SECTION 14, T11S, R24W, G.&S.R.B.&M., YUMA COUNTY, ARIZONA

MAY OF 2024 ACREAGE: 17.14 AC (GROSS)

PRELIMINARY PLAT



TYP. LOT BUILDING
 SETBACK LAYOUT



BUILDING SETBACKS KEYNOTES

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

LEGEND

- INDICATES BOUNDARY LINE
- - - INDICATES CENTERLINE
- - - - - INDICATES EASEMENT LINE
- 11 NEW LOT NUMBER
- NEW YUMA COUNTY STD. DETAIL NO. 4-080 STREET MONUMENT
- 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
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- 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 GENERALS OFFICE
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- [R2] DATA REFERS TO WARRANTY DEED WITH FEE#2012-29216, AS RECORDED IN YUMA COUNTY RECORDERS OFFICE, YUMA COUNTY, ARIZONA.

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

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- ◆ PROJECT ZONING: R-1-6

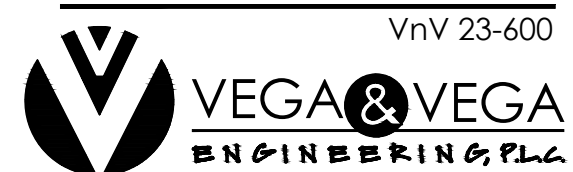
KEYNOTES

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

OWNER OF RECORD:

VON VERDE PARTNERS, LLC
 10602 S. CAMINO DEL SOL
 YUMA, AZ 85367

PREPARED BY:



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

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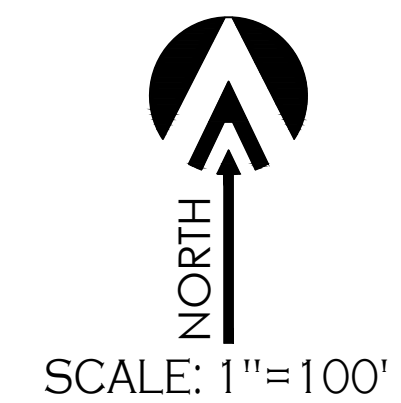
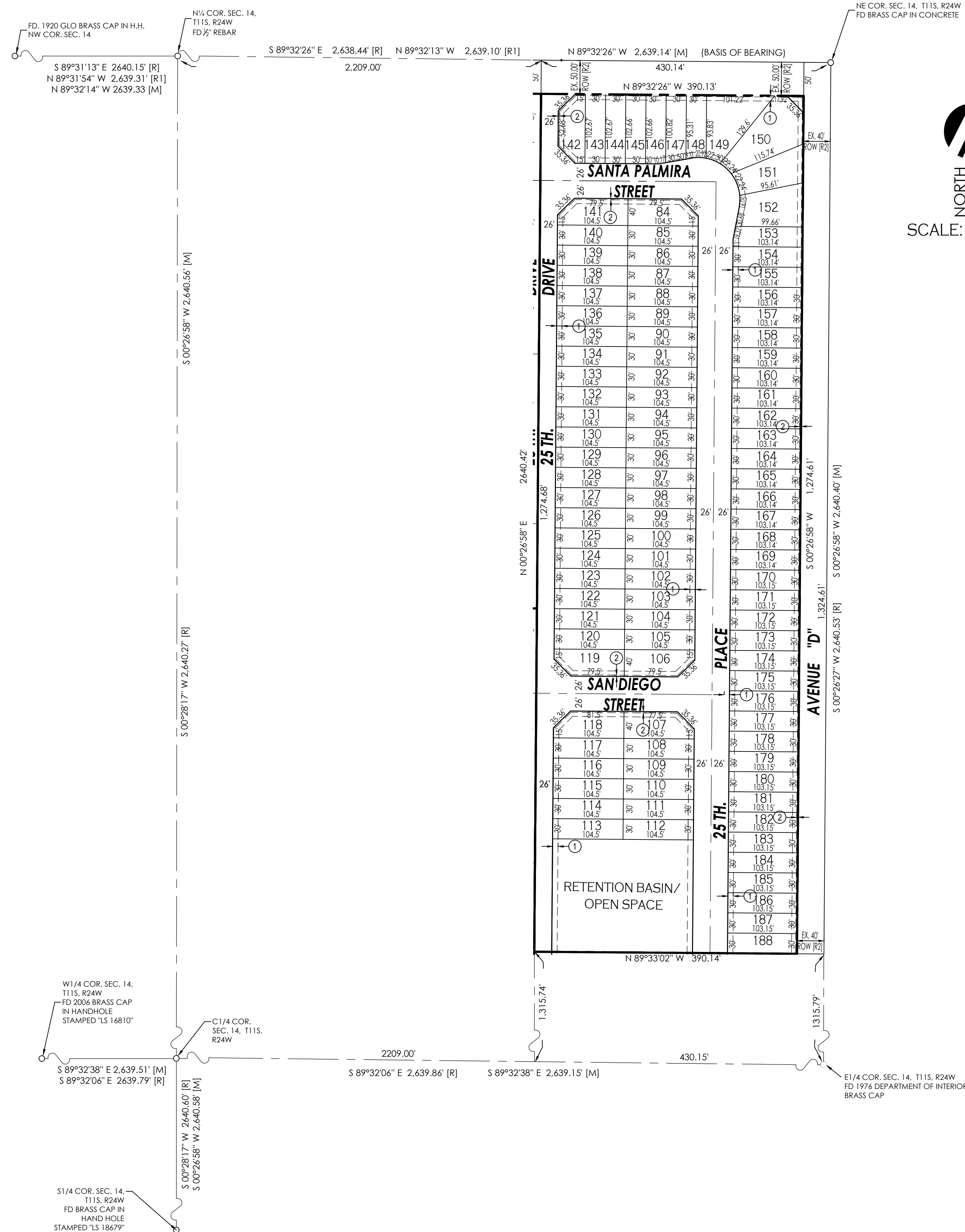
BY: *John C. English II* R.L.S. No. 16528

ORCHIDEA PARK TOWNHOMES SUBDIVISION PHASE 2

A SUBDIVISION OF A PORTION OF LOT 83C OF ORCHIDEA PARK PHASE 1 SUBDIVISION MAY OF 2024 ACREAGE: 27.86 AC (GROSS) FINAL PLAT RECORDED IN BK. XX OF PLATS, PG. XX, YUMA COUNTY RECORDERS OFFICE, YUMA COUNTY AZ. ALSO BEING A PORTION OF THE W 1/2 OF THE NW 1/4 OF SECTION 14, T11S, R24W, G.&S.R.B.&M., YUMA COUNTY, ARIZONA

MAY OF 2024 ACREAGE: 11.42 AC (GROSS)

PRELIMINARY PLAT



LEGEND

- INDICATES BOUNDARY LINE
- - - INDICATES CENTERLINE
- - - INDICATES EASEMENT LINE
- 11 NEW LOT NUMBER
- NEW YUMA COUNTY STD. DETAIL No. 4-080 STREET MONUMENT
- 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
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- N.A.E. INDICATES NON ACCESS EASEMENT
- [M] INDICATES MEASURED DATA
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BASIS OF BEARING

THE NORTH SECTION LINE OF THE NE 1/4 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

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- ◆ PROJECT ZONING: R-1-6

KEYNOTES

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

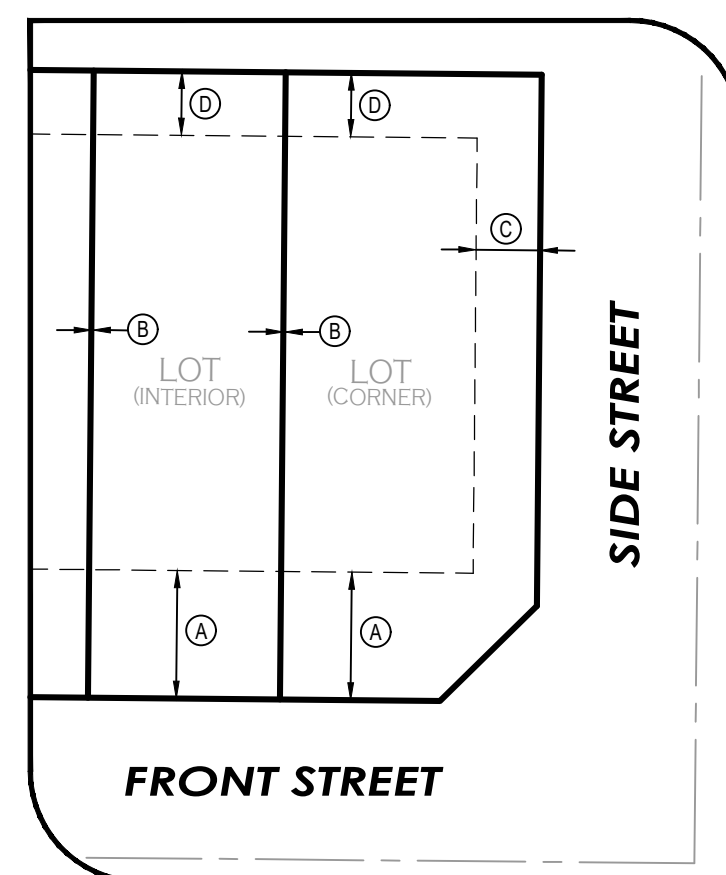
OWNER OF RECORD:

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10602 S. CAMINO DEL SOL
YUMA, AZ 85367

PREPARED BY:

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

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

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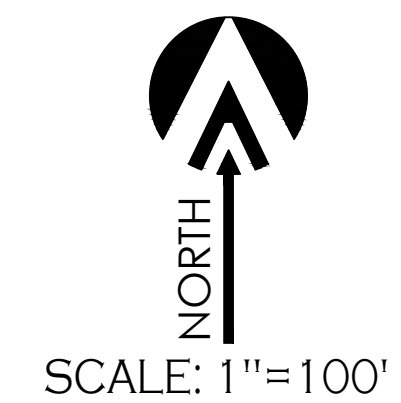
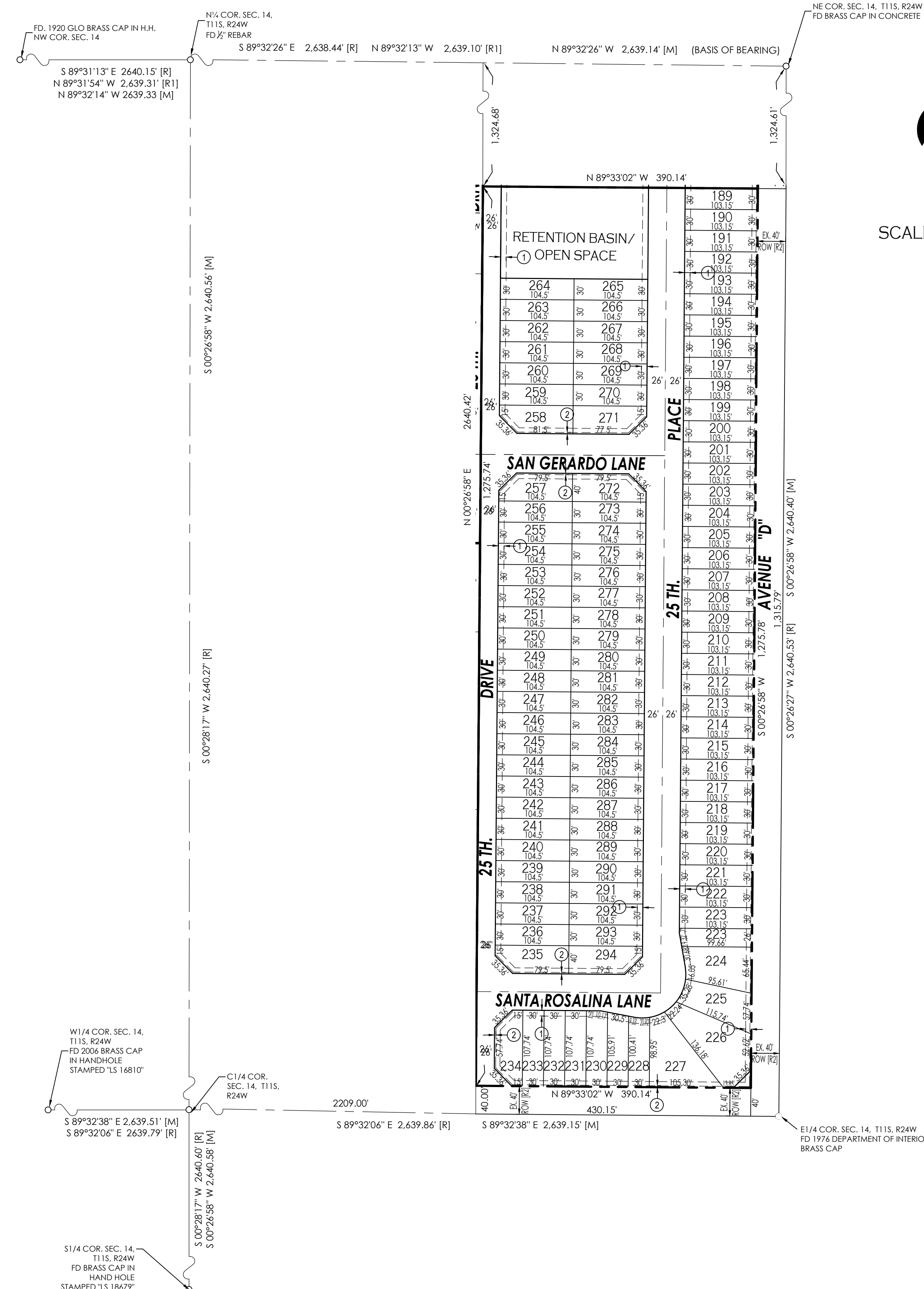
BY: *John C. English II*
JOHN C. ENGLISH II R.L.S. No. 16528

ORCHIDEA PARK TOWNHOMES SUBDIVISION PHASE 3

A SUBDIVISION OF A PORTION OF LOT 83 OF ORCHIDEA PARK PHASE 1 SUBDIVISION MAY OF 2024 ACREAGE: 27.86 AC (GROSS) FINAL PLAT RECORDED IN BK. XX OF PLATS, PG. XX, YUMA COUNTY RECORDERS OFFICE, YUMA COUNTY AZ. ALSO BEING A PORTION OF THE W 1/2 OF THE NW 1/4 OF SECTION 14, T11S, R24W, G.&S.R.B.&M., YUMA COUNTY, ARIZONA

MAY OF 2024 ACREAGE: 11.43 AC (GROSS)

PRELIMINARY PLAT



LEGEND

- INDICATES BOUNDARY LINE
- - - INDICATES CENTERLINE
- - - - - INDICATES EASEMENT LINE
- 11 NEW LOT NUMBER
- NEW YUMA COUNTY STD. DETAIL No. 4-080 STREET MONUMENT
- 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
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BASIS OF BEARING

THE NORTH SECTION LINE OF THE NE 1/4 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

KEYNOTES

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

OWNER OF RECORD:

VON VERDE PARTNERS, LLC
10602 S. CAMINO DEL SOL
YUMA, AZ 85367

PREPARED BY:

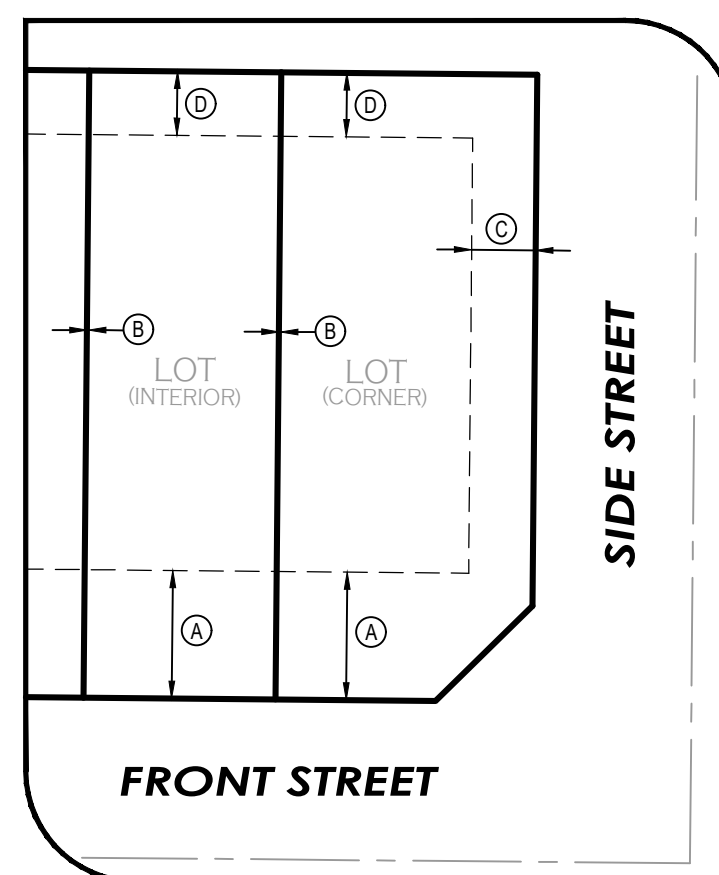
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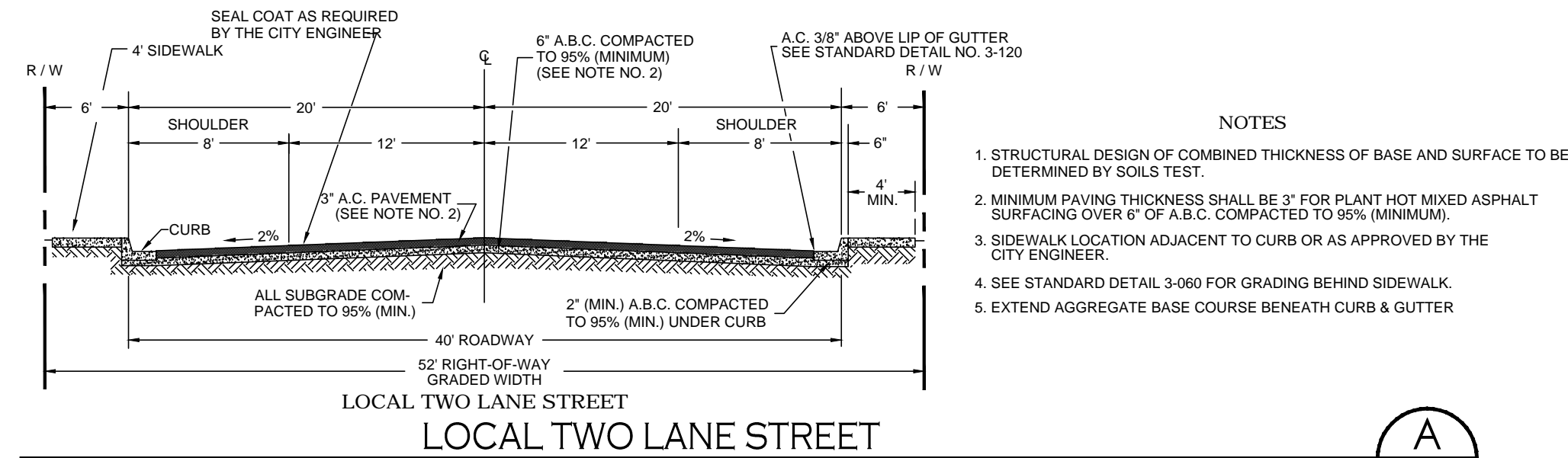
BY: *John C. English II*
JOHN C. ENGLISH II R.L.S. No. 16528
ARIZONA, U.S.A.

TYP. LOT BUILDING SETBACK LAYOUT



BUILDING SETBACKS KEYNOTES

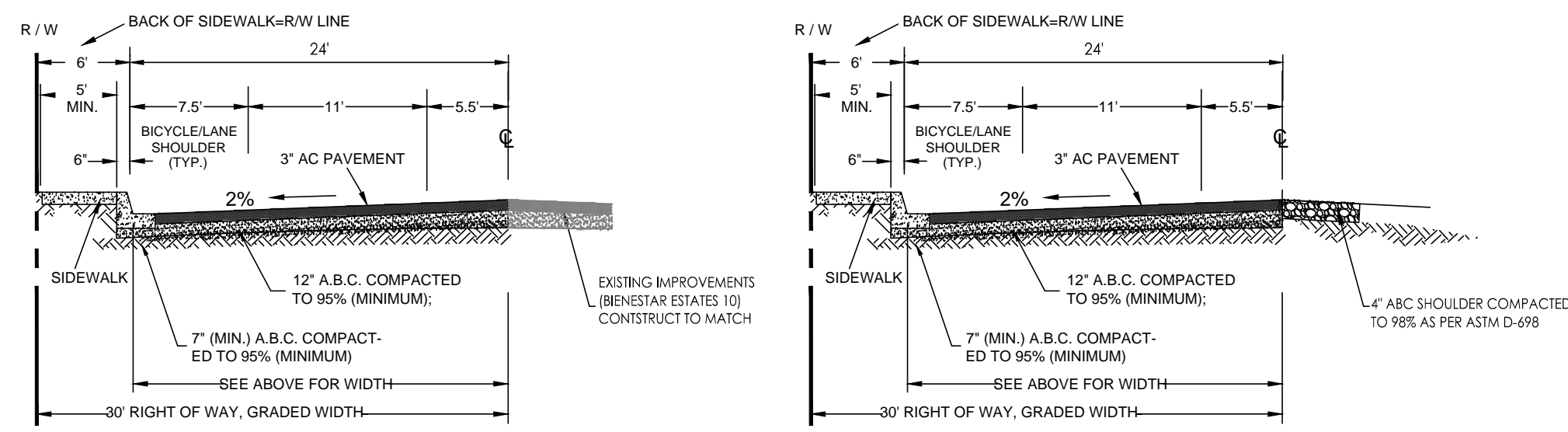
- A FRONT YARD SETBACK = 20 FEET
- B SIDE YARD SETBACK = 0 FEET
- C SIDE STREET YARD SETBACK = 10 FEET
- D REAR YARD SETBACK = 10 FEET



- NOTES
1. STRUCTURAL DESIGN OF COMBINED THICKNESS OF BASE AND SURFACE TO BE DETERMINED BY SOILS TEST.
 2. MINIMUM PAVING THICKNESS SHALL BE 3" FOR PLANT HOT MIX ASPHALT SURFACING OVER 6" OF A.B.C. COMPACTED TO 95% (MINIMUM).
 3. SIDEWALK LOCATION ADJACENT TO CURB OR AS APPROVED BY THE CITY ENGINEER.
 4. SEE STANDARD DETAIL 3-060 FOR GRADING BEHIND SIDEWALK.
 5. EXTEND AGGREGATE BASE COURSE BENEATH CURB & GUTTER.

LOCAL TWO LANE STREET

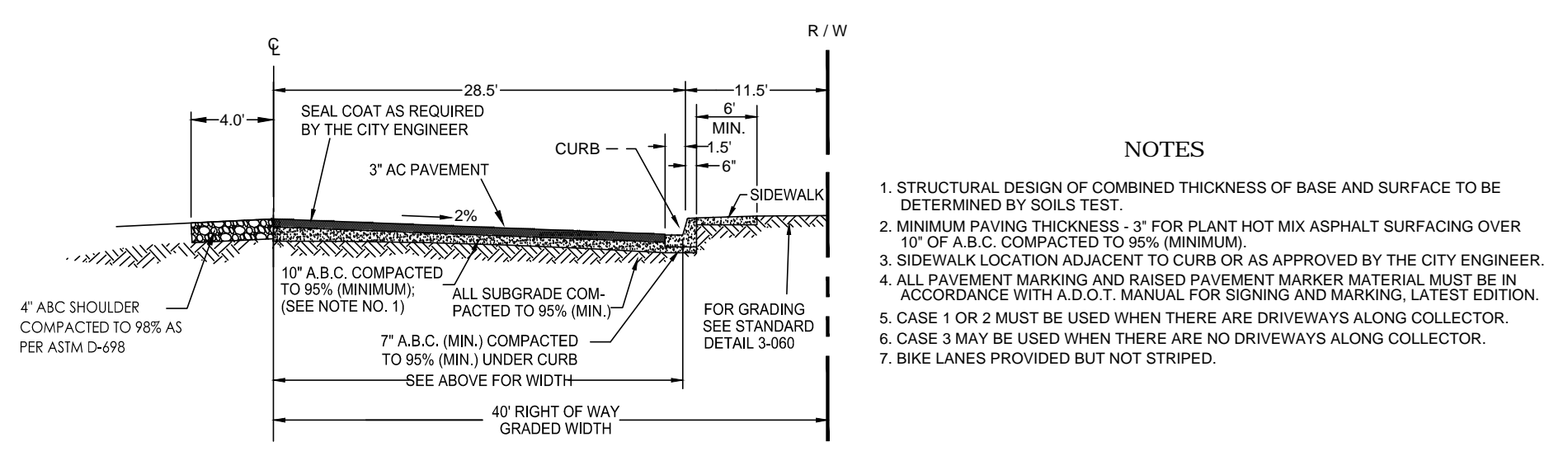
CITY OF YUMA STD. 2-050 (MODIFIED) NTS A
11



- NOTES
1. STRUCTURAL DESIGN OF COMBINED THICKNESS OF BASE AND SURFACE TO BE DETERMINED BY SOILS TEST.
 2. MINIMUM PAVING THICKNESS - 3" FOR PLANT HOT MIX ASPHALT SURFACING OVER 10" OF A.B.C. COMPACTED TO 95% (MINIMUM).
 3. SIDEWALK LOCATION ADJACENT TO CURB OR AS APPROVED BY THE CITY ENGINEER.
 4. ALL PAVEMENT MARKING AND RAISED PAVEMENT MARKER MATERIAL MUST BE IN ACCORDANCE WITH A D.O.T. MANUAL FOR SIGNING AND MARKING, LATEST EDITION.
 5. FOR STREET RECONSTRUCTION PROJECTS ONLY WHEN DESIGNATED BY THE CITY ENGINEER.

30' RIGHT OF WAY STREET

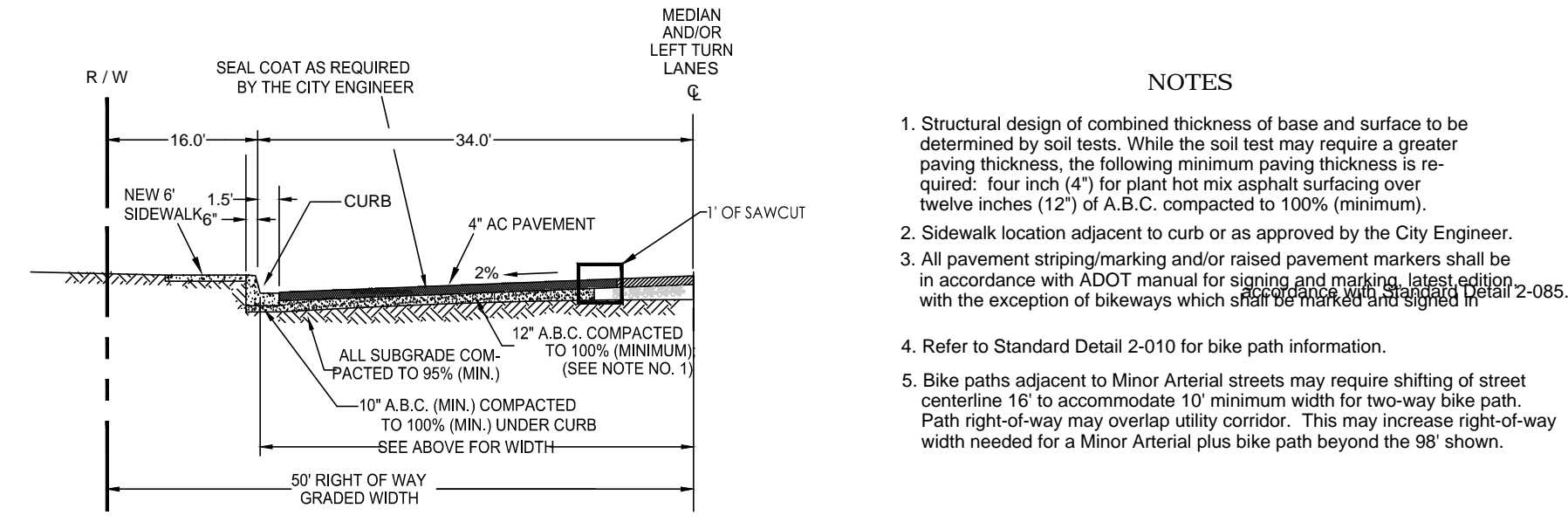
CITY OF YUMA STD. 2-031 (MODIFIED) NTS B
11



- NOTES
1. STRUCTURAL DESIGN OF COMBINED THICKNESS OF BASE AND SURFACE TO BE DETERMINED BY SOILS TEST.
 2. MINIMUM PAVING THICKNESS - 3" FOR PLANT HOT MIX ASPHALT SURFACING OVER 10" OF A.B.C. COMPACTED TO 95% (MINIMUM).
 3. SIDEWALK LOCATION ADJACENT TO CURB OR AS APPROVED BY THE CITY ENGINEER.
 4. ALL PAVEMENT MARKING AND RAISED PAVEMENT MARKER MATERIAL MUST BE IN ACCORDANCE WITH A D.O.T. MANUAL FOR SIGNING AND MARKING, LATEST EDITION.
 5. CASE 1 OR 2 MUST BE USED WHEN THERE ARE DRIVEWAYS ALONG COLLECTOR.
 6. CASE 3 MAY BE USED WHEN THERE ARE NO DRIVEWAYS ALONG COLLECTOR.
 7. BIKE LANES PROVIDED BUT NOT STRIPED.

40' RIGHT OF WAY STREET

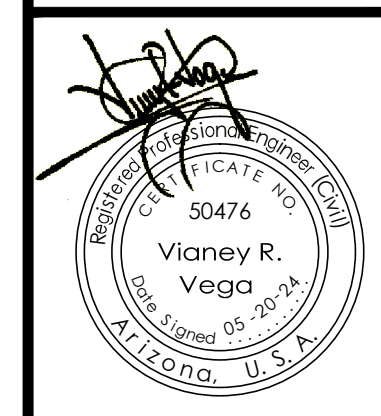
YUMA COUNTY STD-2-030 - (MODIFIED) NTS C
11



- NOTES
1. Structural design of combined thickness of base and surface to be determined by soil tests. While the soil test may require a greater paving thickness, the following minimum paving thickness is required: four inch (4") for plant hot mix asphalt surfacing over twelve inches (12") of A.B.C. compacted to 100% (minimum).
 2. Sidewalk location adjacent to curb or as approved by the City Engineer.
 3. All pavement striping/markings and/or raised pavement markers shall be in accordance with ACDOT manual for signing and marking, latest edition, with the exception of bikeways which shall conform to Standard Detail 2-085.
 4. Refer to Standard Detail 2-010 for bike path information.
 5. Bike paths adjacent to Minor Arterial streets may require shifting of street centerline 15' to accommodate 10' minimum width for two-way bike path. Path right-of-way may overlap utility corridor. This may increase right-of-way width needed for a Minor Arterial plus bike path beyond the 98' shown.

50' RIGHT OF WAY STREET

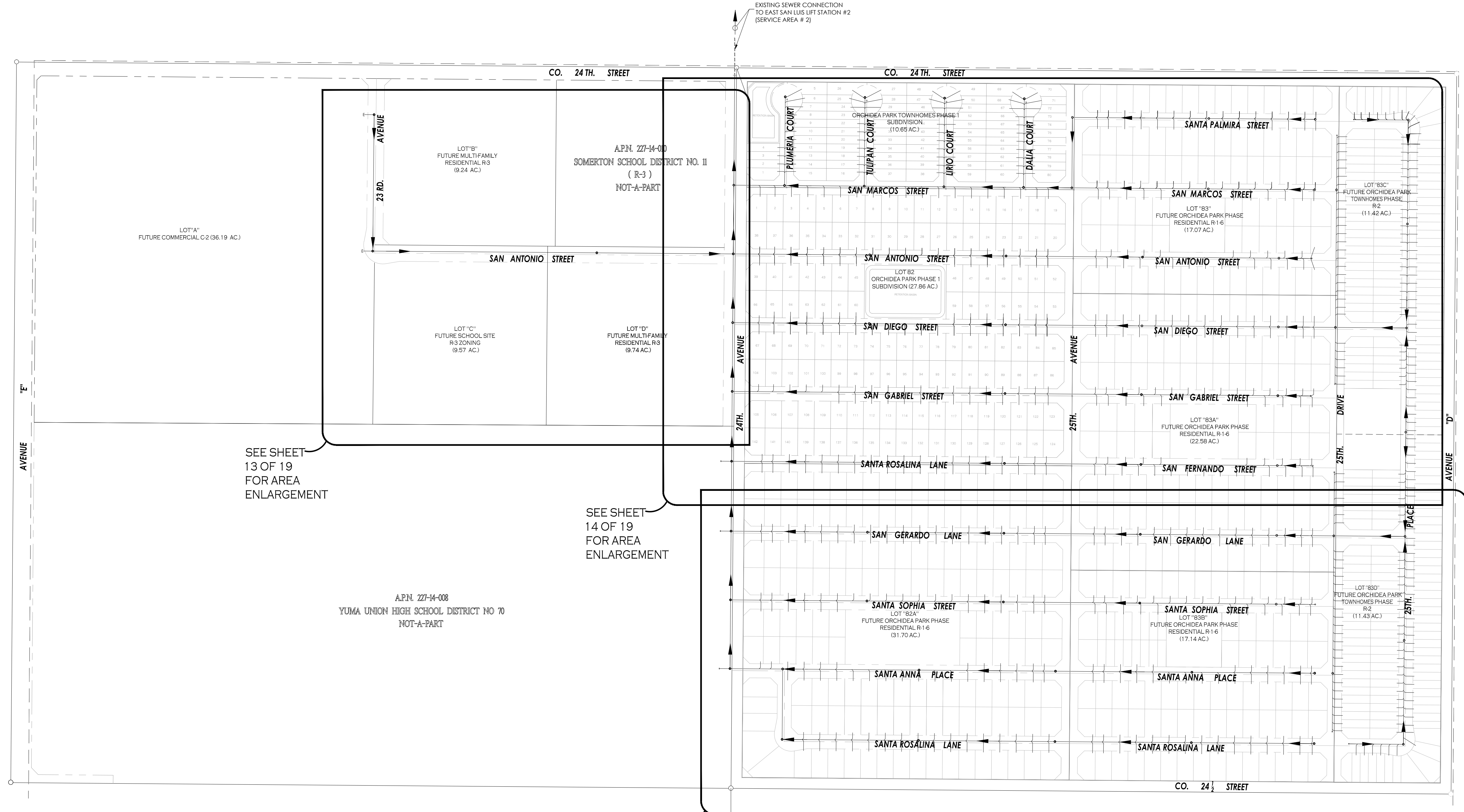
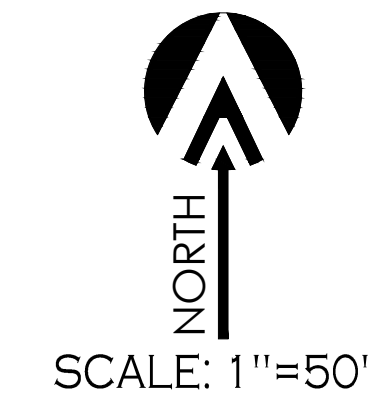
YUMA COUNTY STD-2-020 - (MODIFIED) NTS D
11



Notes:

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SEE SHEET
13 OF 19
FOR AREA
ENLARGEMENT

SEE SHEET
14 OF 19
FOR AREA
ENLARGEMENT

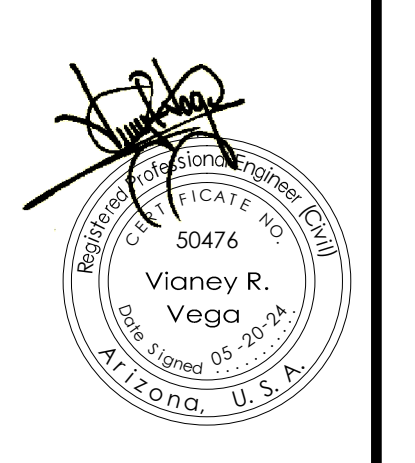
SEE SHEET
15 OF 19
FOR AREA
ENLARGEMENT

LEGEND

- INDICATES BOUNDARY LINE
- - - INDICATES CENTERLINE
- - - INDICATES EASEMENT LINE
- 11 NEW LOT NUMBER
- NEW YUMA COUNTY STD. DETAIL No. 4-080 STREET MONUMENT
- 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, GLA & 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#2012-29214, AS RECORDED IN YUMA COUNTY RECORDERS OFFICE, YUMA COUNTY, ARIZONA.
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- [R6] DATA REFERS TO WARRANTY DEED WITH FEE# 2006-11520, BOTH AS RECORDED IN YUMA COUNTY RECORDERS OFFICE, YUMA COUNTY, ARIZONA.

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Sewer Master Plan for
 A PORTION OF THE N₂ OF SEC. 14, T11S, R24W,
 G.&S.R.B.&M., YUMA COUNTY, ARIZONA.
ORCHIDEA PARK SUBDIVISION

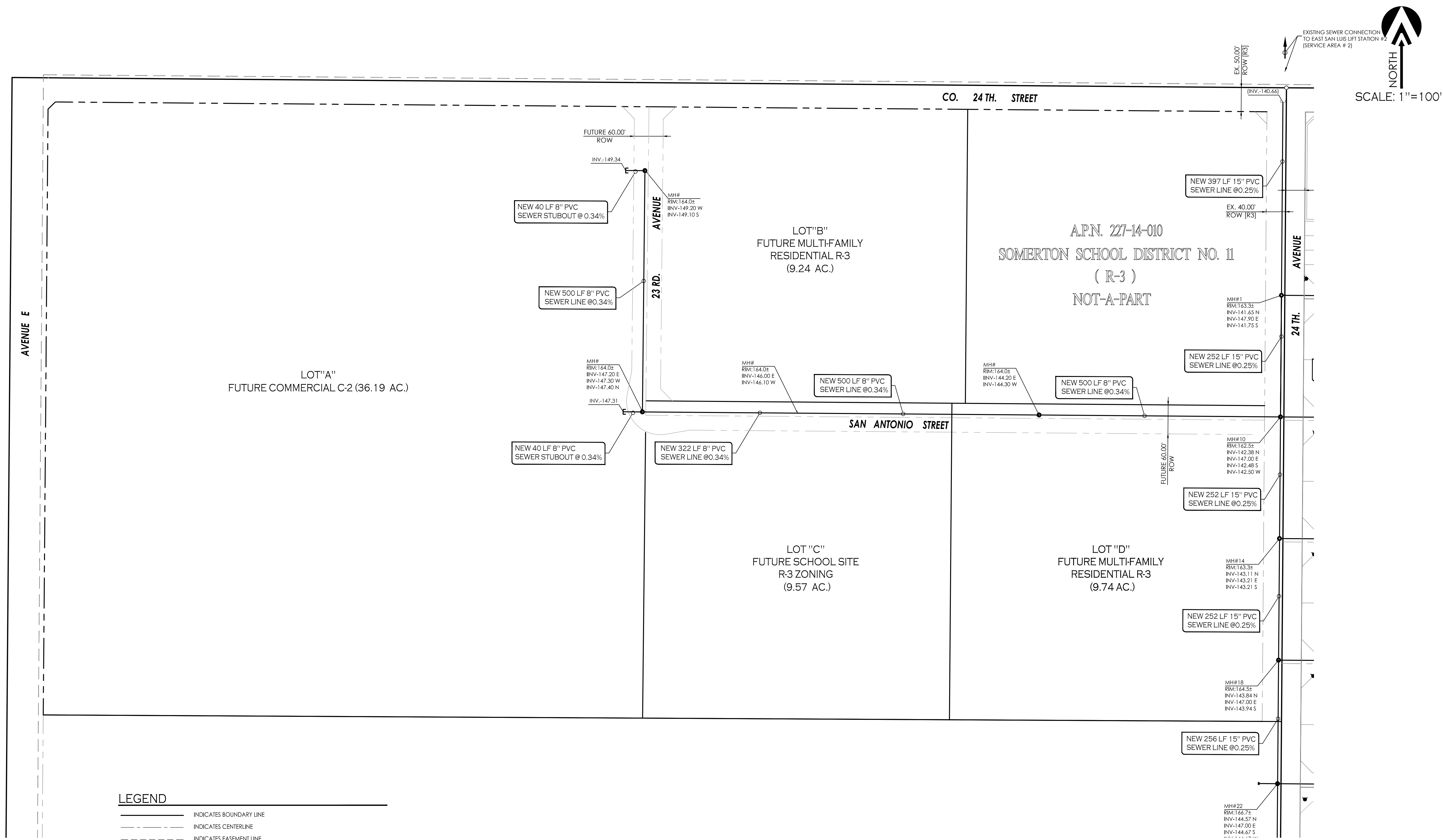


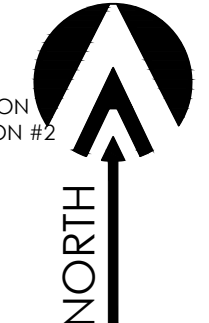
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Sheet 12
Of 19

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 2619 S. AVE. 2 1/2 E. STE#3
 YUMA, AZ. 85364
 TEL 928-329-0000
 FAX 928-247-6232
 VaY@vega-engineers.com





 NORTH

 SCALE: 1" = 100'

LEGEND

—	INDICATES BOUNDARY LINE
- - - -	INDICATES CENTERLINE
- · - · -	INDICATES EASEMENT LINE
11	NEW LOT NUMBER
■	NEW YUMA COUNTY STD. DETAIL No. 4-080 STREET MONUMENT
○	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 GLA & SALT RIVER MERIDIAN, ARIZONA. FILED MARCH 12, 1922 IN THE U.S. SURVEYOR GENERALS OFFICE
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 928-329-0000 TEL

 928-247-6232 FAX

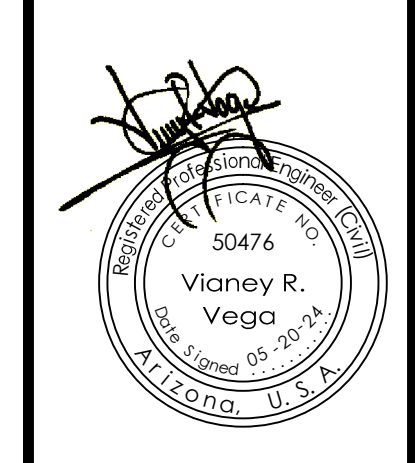
 Va Y@vega-nvsg.com

Sewer Master Plan for

 A PORTION OF THE N¹/₂ OF SEC. 14, T11S, R24W,

 G.S.R.B.&M., YUMA COUNTY, ARIZONA.

ORCHIDEA PARK SUBDIVISION



Notes:

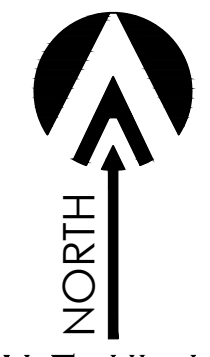
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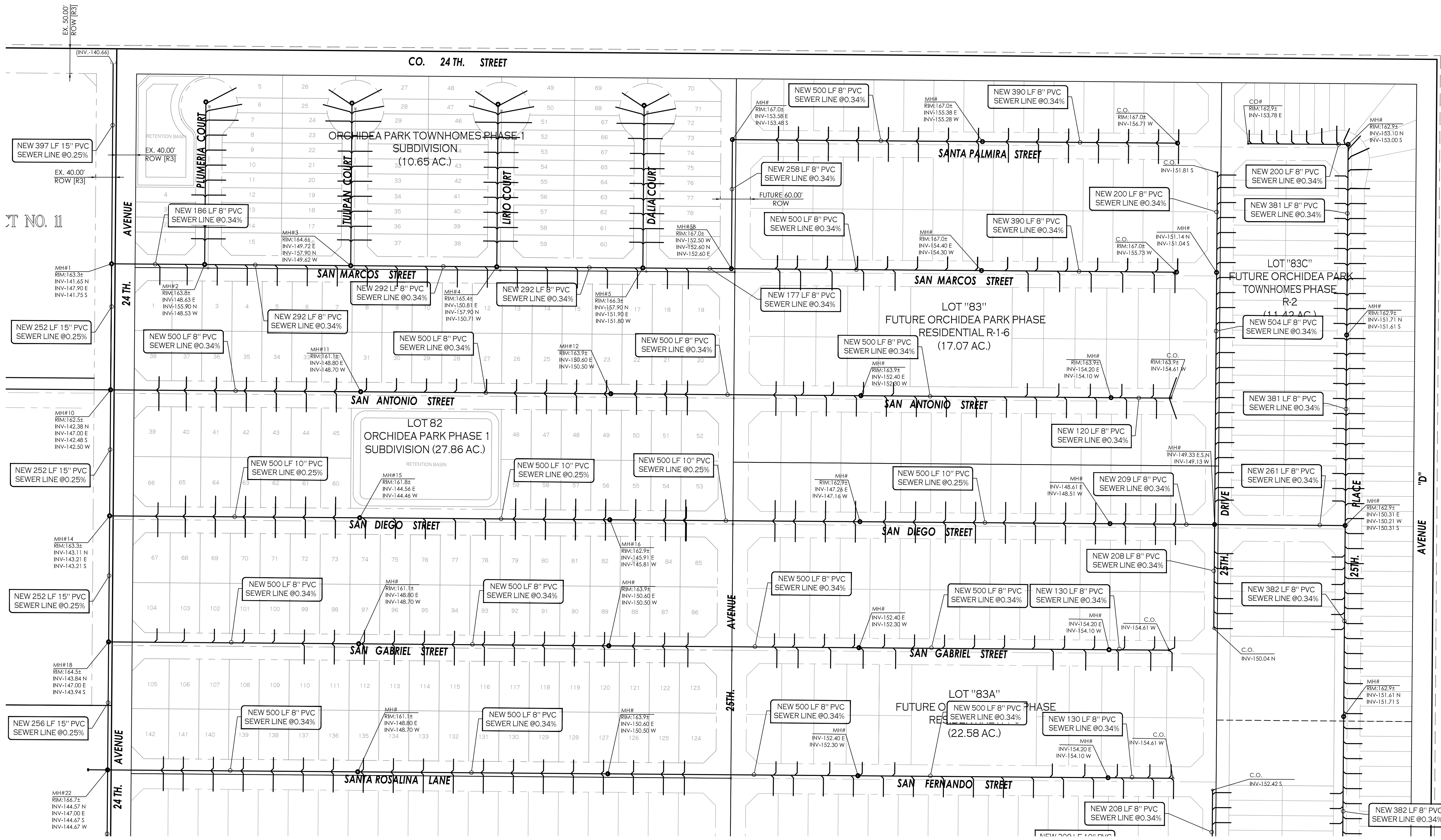
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Sheet 13

 Of 19



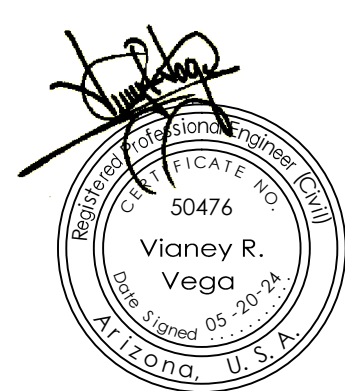
SCALE: 1"=100'



T NO. 11

Sewer Master Plan for
 A PORTION OF THE N₁/₂ OF SEC. 14, T11S, R24W,
 G.S.R.B.&M., YUMA COUNTY, ARIZONA.
ORCHIDEA PARK SUBDIVISION

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 ENGINEERS, PLLC
 2619 S. AVE. 2 1/2 E. STE#3
 YUMA, AZ 85364
 928-329-0000 TEL
 928-247-6232 FAX
 V@vega-engineers.com

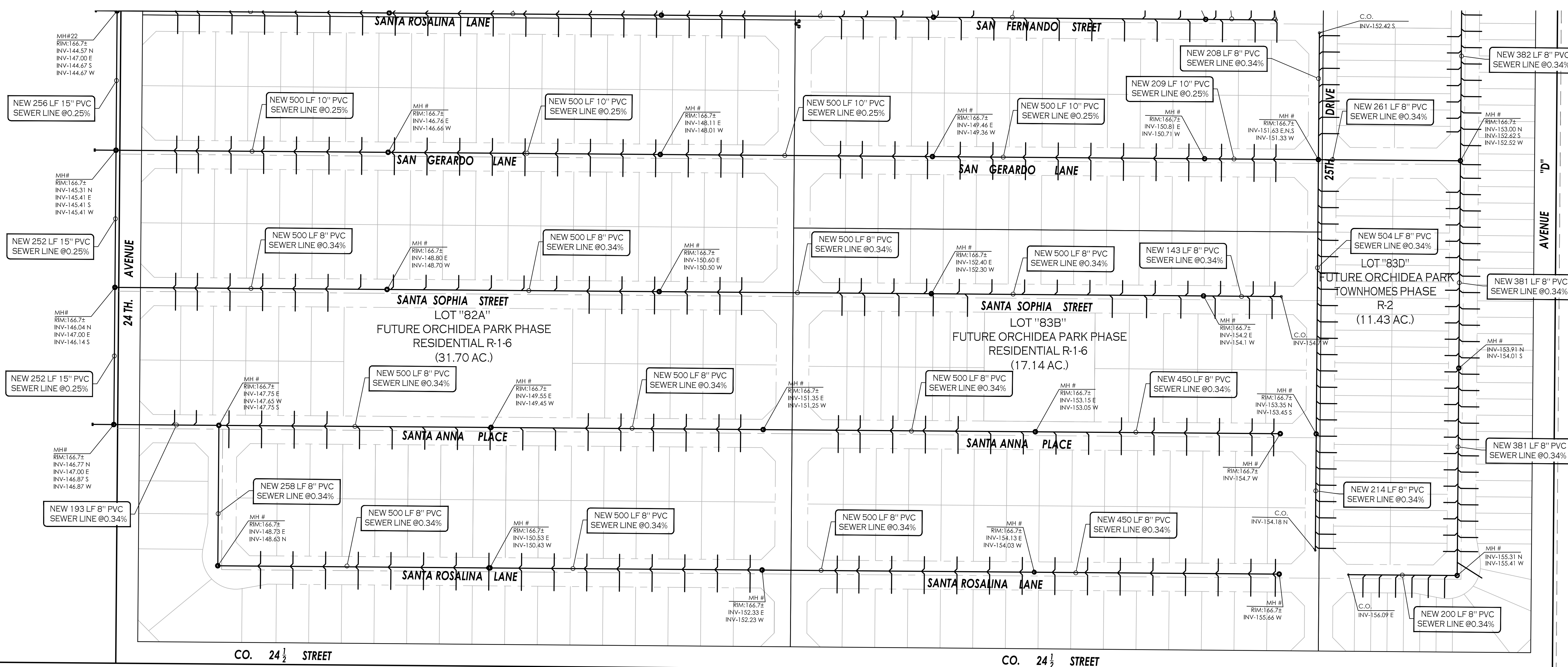
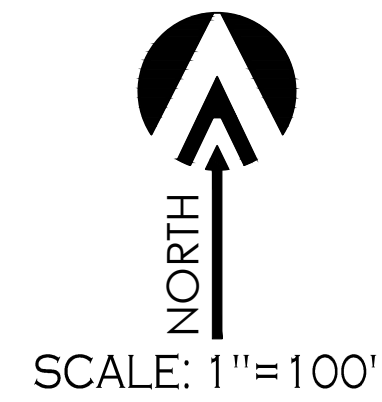


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Sheet 14
 Of 19

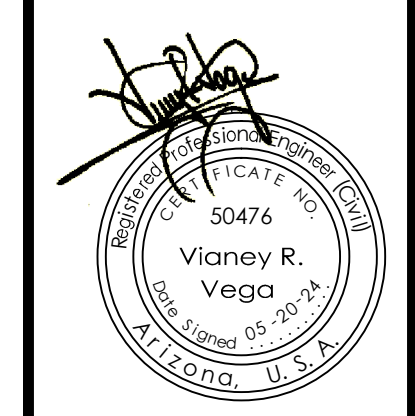
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LEGEND

- INDICATES BOUNDARY LINE
- - - INDICATES CENTERLINE
- - - INDICATES EASEMENT LINE
- 11 NEW LOT NUMBER
- NEW YUMA COUNTY STD. DETAIL No. 4-080 STREET MONUMENT
- NEW SUBDIVISION BOUNDARY MONUMENT AS PER CITY OF YUMA STD. #4-015
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Sewer Master Plan for
 A PORTION OF THE N₂ OF SEC. 14, T11S, R24W,
 G.S.R.B.&M., YUMA COUNTY, ARIZONA.
ORCHIDEA PARK SUBDIVISION



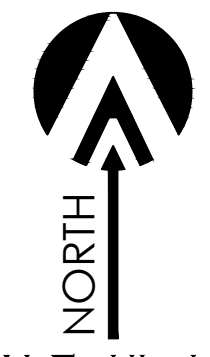
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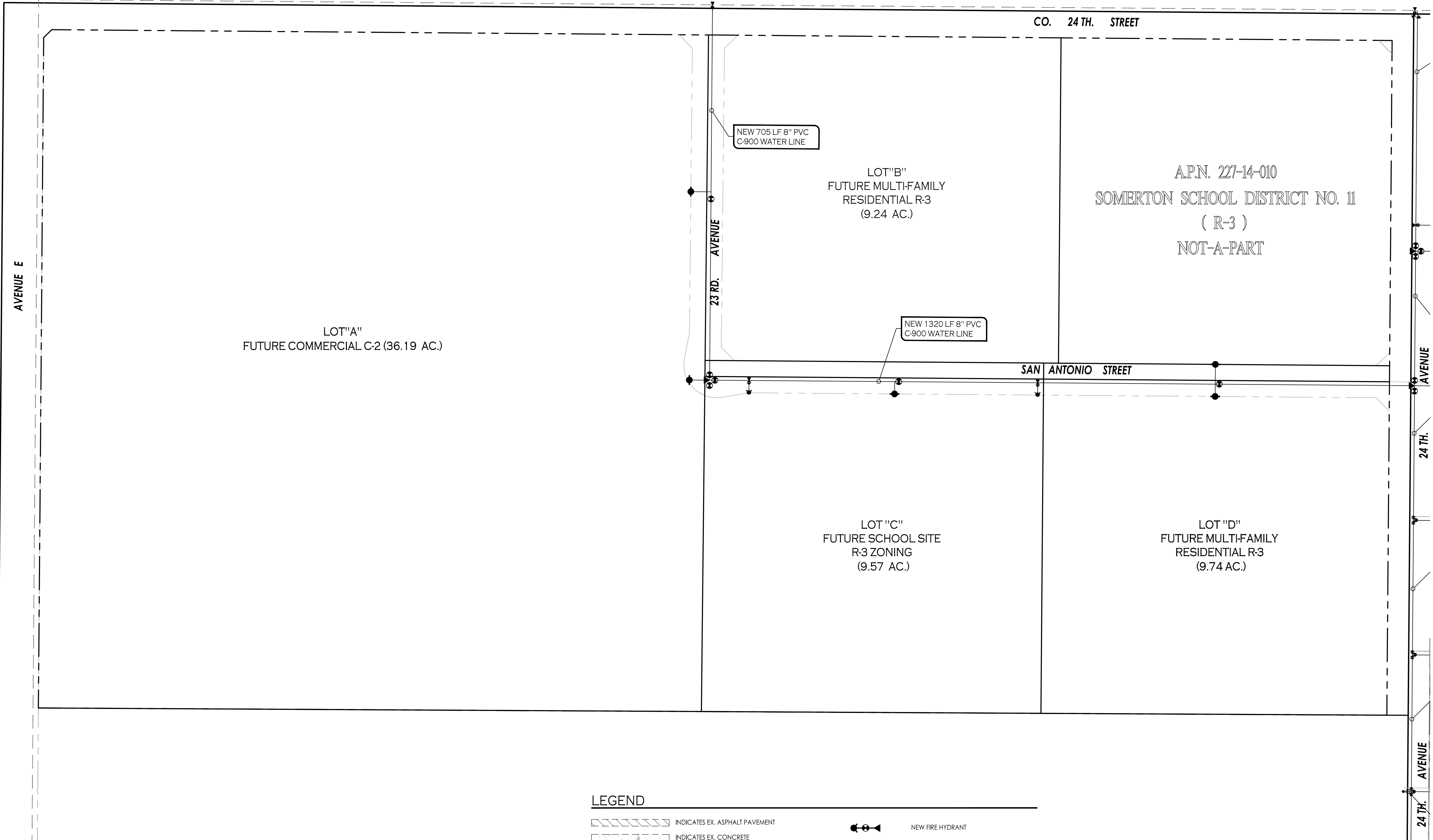
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 928-247-4232 FAX
 V@vega.nvgs.com



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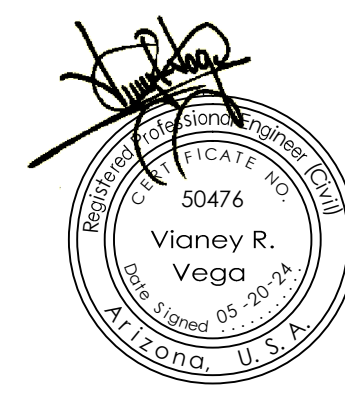


LEGEND

	INDICATES EX. ASPHALT PAVEMENT		NEW FIRE HYDRANT
	INDICATES EX. CONCRETE BOUNDARY LINE		NEW TEMPORARY BLOWOFF VALVE
	INDICATES CENTERLINE		INDICATES LOT NUMBERS
	INDICATES RIGHT-OF-WAY LINE		NEW YUMA COUNTY STD. DETAIL No. 4-040 SUB'D BOUNDARY MONUMENT
	INDICATES EX. CMU WALL		NEW YUMA COUNTY STD. DETAIL No. 4-080 STREET MONUMENT
	INDICATES EX. WATER LINE		EXISTING MONUMENT (TYPE AS SHOWN)
	INDICATES EX. SEWER LINE		B.C. INDICATES BRASS CAP
	INDICATES NEW ASPHALT PAVEMENT		Y.C.R. INDICATES YUMA COUNTY RECORDERS
	INDICATES NEW CONCRETE		PP INDICATES EXISTING POWER POLE
	INDICATES NEW CMU WALL		[C] INDICATES CALCULATED DATA
	INDICATES EX. CONTOURS ELEVATION		[M] INDICATES MEASURED DATA
	-NEW -PVC -S-		[E] INDICATES EXISTING ELECTRICAL BOX
	NEW SEWER STUB		⊗GP INDICATES EXISTING GAS PADDLE
	NEW SEWER MANHOLE		○ MH INDICATES EXISTING MANHOLE
	INDICATES NEW WATER LINE		⊕ FH INDICATES EXISTING FIRE HYDRANT
	NEW SINGLE WATER SERVICE		⊕ WM INDICATES EXISTING WATER METER
	FIRE LINE W/ END PLUG AND THRUST BLOCK		⊕ WV INDICATES EXISTING WATER VALVE
	NEW WATER VALVE		

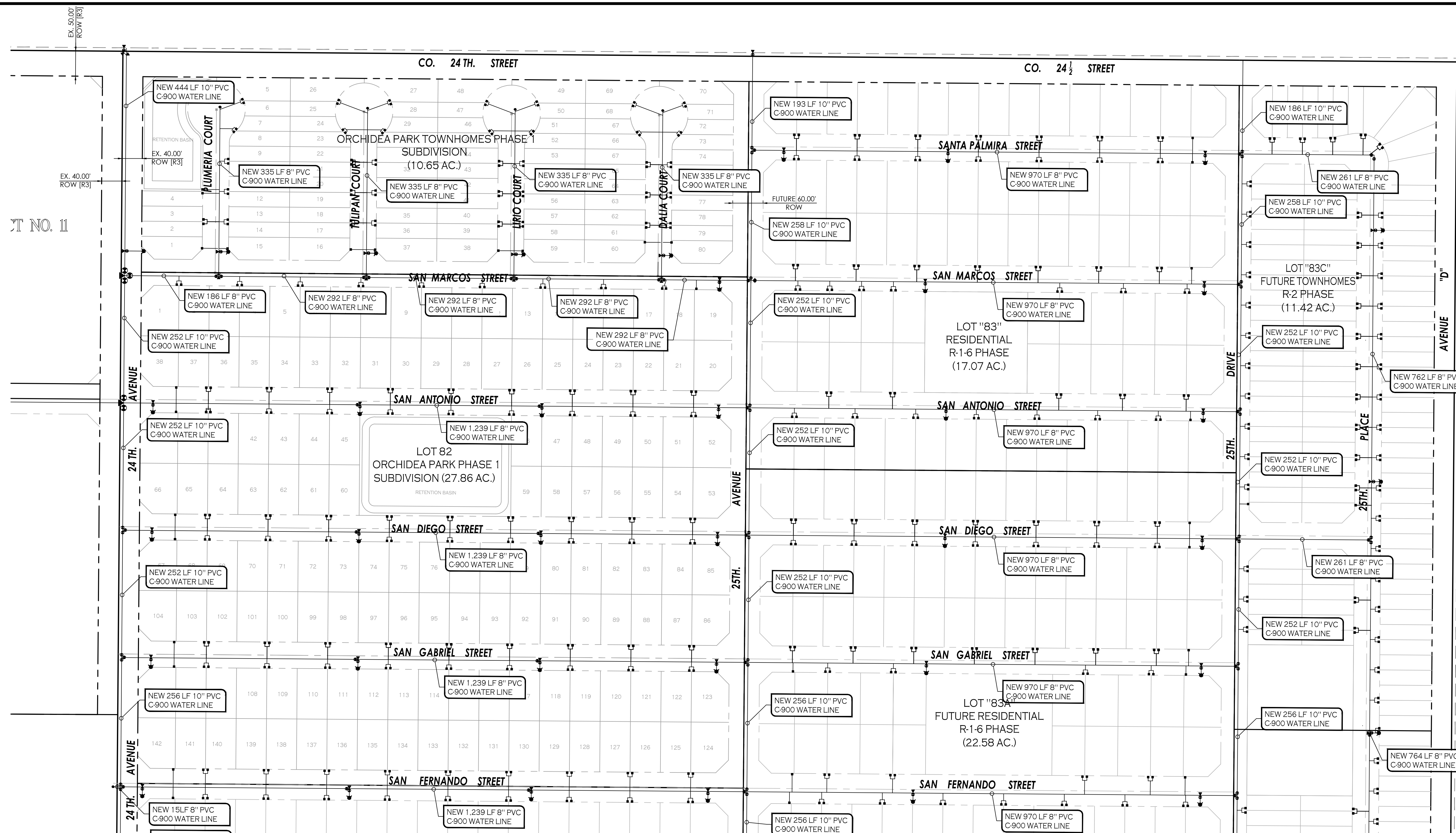
VEGA & VEGA
ENGINEERS ARCHITECTS
2619 S. AVE. 2 1/2 E. STE#3
YUMA, AZ. 85364
928-329-0000 TEL
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VaY@vega.nvsga.com

Water Master Plan for
NORTH HALF OF SEC. 14, T11S, R24W
ORCHIDEA PARK SUBDIVISION

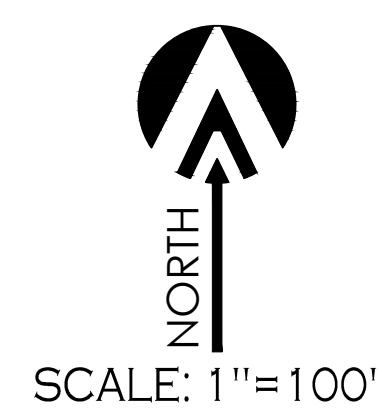


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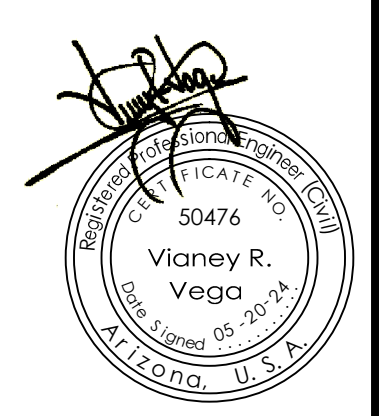


LEGEND

- | | | | |
|--|---|--|---|
| | INDICATES EX. ASPHALT PAVEMENT | | NEW FIRE HYDRANT |
| | INDICATES EX. CONCRETE | | NEW TEMPORARY BLOWOFF VALVE |
| | INDICATES BOUNDARY LINE | | INDICATES LOT NUMBERS |
| | INDICATES CENTERLINE | | NEW YUMA COUNTY STD. DETAIL No. 4-040 SUB'D BOUNDARY MONUMENT |
| | INDICATES RIGHT-OF-WAY LINE | | NEW YUMA COUNTY STD. DETAIL No. 4-080 STREET MONUMENT |
| | INDICATES EX. CMU WALL | | EXISTING MONUMENT (TYPE AS SHOWN) |
| | | | |
| | | | |
| | INDICATES NEW ASPHALT PAVEMENT | | B.C. INDICATES BRASS CAP |
| | INDICATES NEW CONCRETE | | Y.C.R. INDICATES YUMA COUNTY RECORDERS |
| | INDICATES NEW CMU WALL | | PP INDICATES EXISTING POWER POLE |
| | INDICATES EX. CONTOURS ELEVATION | | [C] INDICATES CALCULATED DATA |
| | -NEW -PVC -S- INDICATES NEW SANITARY SEWER LINE | | [M] INDICATES MEASURED DATA |
| | NEW SEWER STUB | | [E] INDICATES EXISTING ELECTRICAL BOX |
| | NEW SEWER MANHOLE | | [GP] INDICATES EXISTING GAS PADDLE |
| | | | |
| | -NEW -PVC -W- INDICATES NEW WATER LINE | | [MH] INDICATES EXISTING MANHOLE |
| | NEW SINGLE WATER SERVICE | | [FH] INDICATES EXISTING FIRE HYDRANT |
| | FIRE LINE W/ END PLUG AND THRUST BLOCK | | [WM] INDICATES EXISTING WATER METER |
| | NEW WATER VALVE | | [WV] INDICATES EXISTING WATER VALVE |

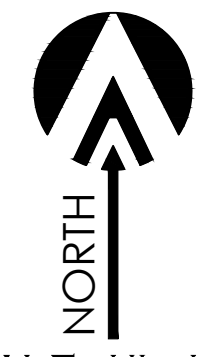
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928-247-4232 FAX
V@vega.nv98a.com

Water Master Plan for
NORTH HALF OF SEC. 14, T11S, R24W
ORCHIDEA PARK SUBDIVISION

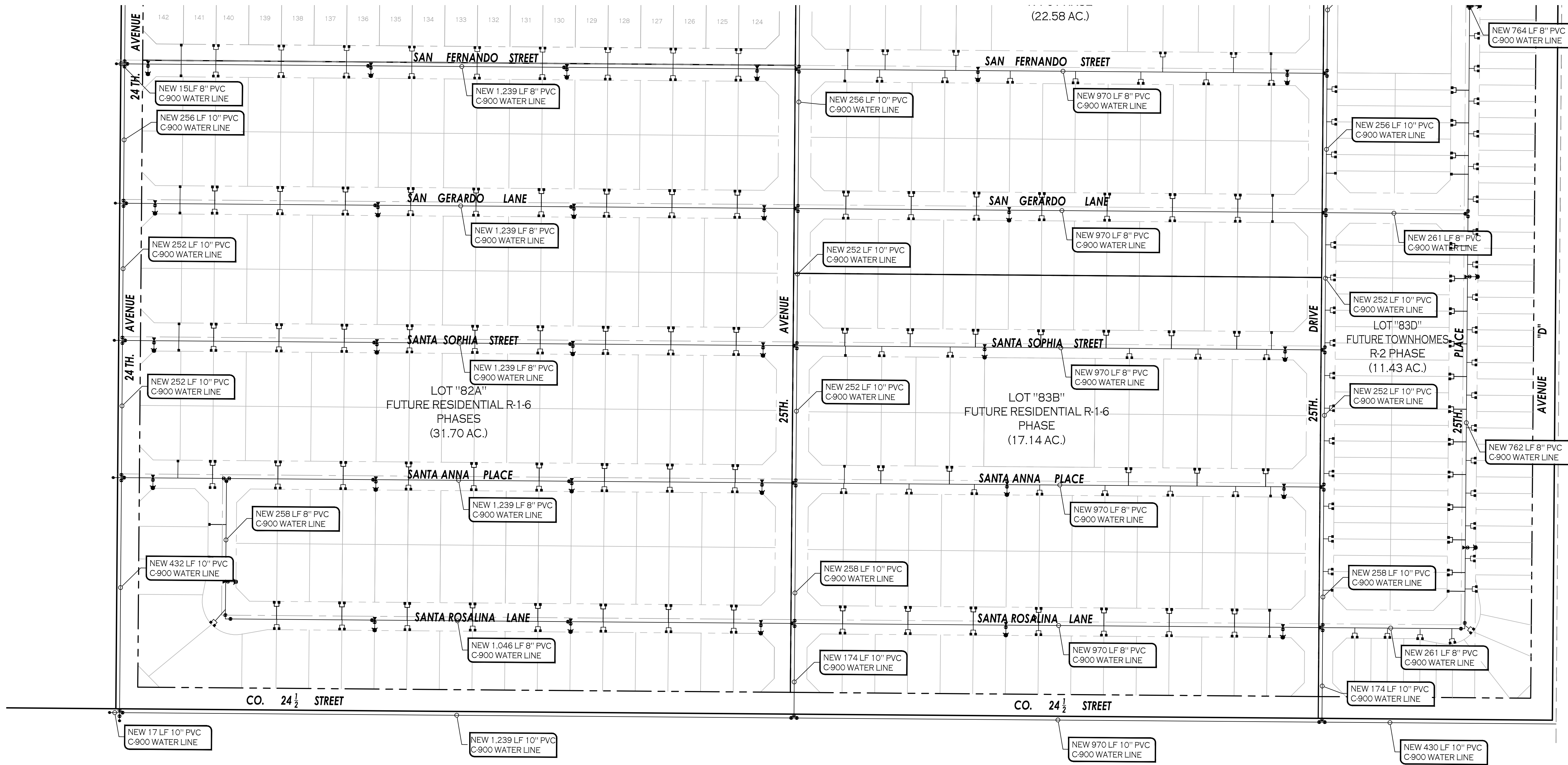


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FAX: 928-247-4232
V@vega.nvg8a.com

Water Master Plan for
NORTH HALF OF SEC. 14, T11S, R24W
ORCHIDEA PARK SUBDIVISION

LEGEND

- | | |
|---|---|
| INDICATES EX. ASPHALT PAVEMENT | NEW FIRE HYDRANT |
| INDICATES EX. CONCRETE | NEW TEMPORARY BLOWOFF VALVE |
| INDICATES BOUNDARY LINE | INDICATES LOT NUMBERS |
| INDICATES CENTERLINE | NEW YUMA COUNTY STD. DETAIL No. 4-040 SUB'D BOUNDARY MONUMENT |
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| INDICATES NEW CONCRETE | [C] INDICATES CALCULATED DATA |
| INDICATES NEW CMU WALL | [M] INDICATES MEASURED DATA |
| INDICATES EX. CONTOURS ELEVATION | [E] INDICATES EXISTING ELECTRICAL BOX |
| -NEW—PVC—S— INDICATES NEW SANITARY SEWER LINE | [Gp] INDICATES EXISTING GAS PADDLE |
| NEW SEWER STUB | [MH] INDICATES EXISTING MANHOLE |
| NEW SEWER MANHOLE | [FH] INDICATES EXISTING FIRE HYDRANT |
| NEW 4" PVC SEWER SERVICE | [WM] INDICATES EXISTING WATER METER |
| -NEW—PVC—W— INDICATES NEW WATER LINE | [WV] INDICATES EXISTING WATER VALVE |
| NEW SINGLE WATER SERVICE | |
| FIRE LINE W/ END PLUG AND THRUST BLOCK | |
| NEW WATER VALVE | |



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