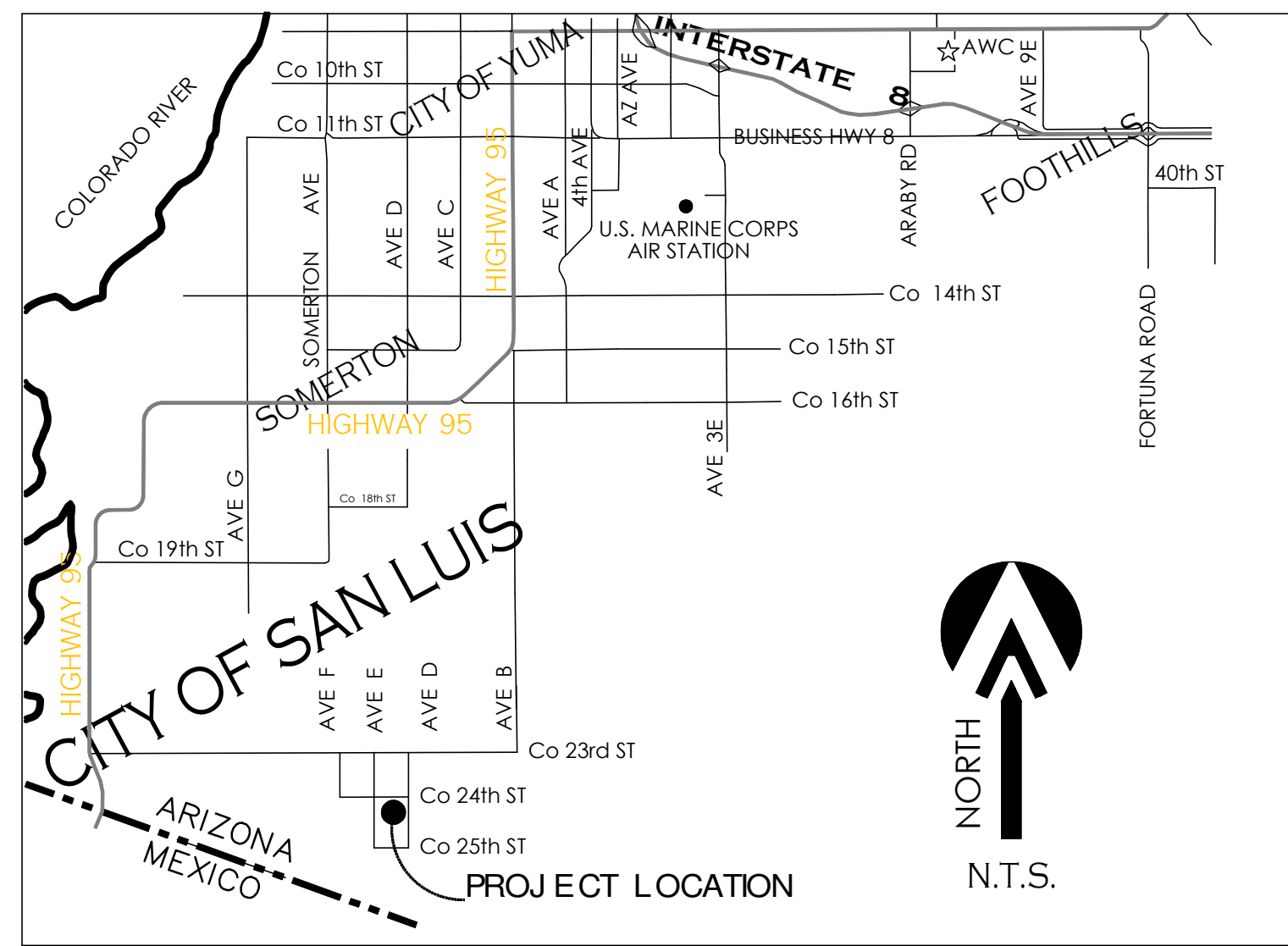


PRELIMINARY PLAT ORCHIDEA PARK SUBDIVISION - PHASE I

A RE-SUBDIVISION OF PORTIONS OF SECTION 14
TOWNSHIP 11 SOUTH, RANGE 24 WEST, G. & S.R.B. & M., CITY OF SAN LUIS, YUMA COUNTY, ARIZONA.

LOCATION:



INDEX:

- PRELIMINARY PLAT; (DESERT SURVEYING & ENGINEERING PLAT DATED 06-10-23)
- SHEET 1 - VICINITY MAP, OWNER/SUBDIVIDER, LEGAL DESCRIPTION, RECORD EASEMENTS, GENERAL CONSTRUCTION NOTES AND SURVEYOR'S NOTE
- SHEET 2 - SUBDIVISION BOUNDARY, EXISTING PARCELS WITH ASSESSOR'S TAX ID NUMBERS, ADJACENT OWNERS AND RECORD EASEMENTS.
- SHEET 3 - SUBDIVISION KEY SHEET
- SHEET 4 - BLOCKS 1-7 & BLOCK 16 & PORTION BLOCK 17
- SHEET 5 - BLOCKS 8-10 & PORTION OF BLOCK 13 & BLOCKS 14-15
- SHEET 6 - BLOCK 11 & PORTION OF BLOCK 11 & BLOCK 14
- SHEET 7 - BLOCK 12 & PORTION OF BLOCK 13 & BLOCK 18
- SHEET 8 - BLOCKS 20 & 21
- PRELIMINARY GRADING AND UTILITY PLAN; (LG ENGINEERING CONSULTANTS, INC. PLANS)
- SHEET 1 - KEY MAP
- SHEET 2 - PRELIMINARY PAVING, GRADING PLAN & UTILITY PLAN
- SHEET 3 - PRELIMINARY PAVING, GRADING PLAN & UTILITY PLAN
- SHEET 4 - PRELIMINARY PAVING, GRADING PLAN & UTILITY PLAN
- SHEET 5 - PRELIMINARY PAVING, GRADING PLAN & UTILITY PLAN

FLOOD ZONE:

ACCORDING TO FLOOD INSURANCE RATE MAP - PANEL 04027G2155E DATED 08-28-2008 THE PROJECT SITE FALLS IN ZONE "X" WHICH IS DEFINED AS AN AREA OF 0.2% ANNUAL CHANCE FLOOD HAZARD. REFERENCE IS MADE TO SAID PANEL FOR FULL DETAILS.

GROSS SUBDIVISION AREA:

GROSS AREA OF EXISTING PARCELS 1 THRU 7 INCLUDED IN SUBDIVISION = 552.52 ACRES +/-
GROSS AREA TO BE SUBDIVIDED = 549.50 ACRES +/- (INCLUDES EXISTING R/W'S TO BE ABANDONED ON SHEET 2)

LOT COUNT AND PROPOSED USE:

- BLOCK 1 = 36 SINGLE FAMILY LOTS
- BLOCK 2 = 36 SINGLE FAMILY LOTS
- BLOCK 3 = 36 SINGLE FAMILY LOTS
- BLOCK 4 = 30 SINGLE FAMILY LOTS
- BLOCK 5 = 30 SINGLE FAMILY LOTS
- BLOCK 6 = 36 SINGLE FAMILY LOTS
- BLOCK 7 = 36 SINGLE FAMILY LOTS
- BLOCK 8 = 30 SINGLE FAMILY LOTS
- BLOCK 9 = 36 SINGLE FAMILY LOTS
- BLOCK 10 = 36 SINGLE FAMILY LOTS
- BLOCK 11 = LOT "A" OPEN SPACE/RETENTION (TO BE DEDICATED TO CITY)
- BLOCK 12 = LOT "B" UNDIVIDED - SINGLE FAMILY/MEDIUM DENSITY
- BLOCK 13 = LOT "A" OPEN SPACE/RETENTION (TO BE DEDICATED TO CITY)
- BLOCK 14 = UNDIVIDED - COMMERCIAL
- BLOCK 15 = LOT "A" OPEN SPACE/RETENTION (TO BE DEDICATED TO CITY)
- BLOCK 16 = UNDIVIDED - MEDIUM DENSITY
- BLOCK 17 = UNDIVIDED - SINGLE FAMILY/MEDIUM DENSITY
- BLOCK 18 = UNDIVIDED - SINGLE FAMILY/MEDIUM DENSITY
- BLOCK 19 = UNDIVIDED - SINGLE FAMILY/MEDIUM DENSITY
- BLOCK 20 = UNDIVIDED
- BLOCK 21 = UNDIVIDED

TOTAL SINGLE FAMILY LOTS = 356
TOTAL LOT "A" OPEN SPACE/RETENTION LOTS (TO BE DEDICATED TO CITY) = 6
TOTAL LOT "B" UNDIVIDED - SINGLE FAMILY/MEDIUM DENSITY LOTS (TO BE MAINTAINED AND OPERATED BY LAND OWNER) = 1
TOTAL LOT "C" SCHOOL LOTS = 1
TOTAL LOT "D" OPEN SPACE/RETENTION LOTS (TO BE DEDICATED TO CITY) = 1
TOTAL UNDIVIDED BLOCKS = 6

OWNER/SUBDIVIDER:

THE FOLLOWING ARE THE OWNERS OF THE PARCELS AND THEIR RESPECTIVE INTERESTS FOR THE PARCEL PROPOSED FOR SUBDIVISION AND ARE THOSE PARCELS LISTED IN THE PRELIMINARY MEMORANDUM REPORT - CONDITION OF TITLE" TO AS FILE NO. 1547468 FOR STEAKT TITLE DATED 4-08-2022.

1. THE ESTATE OR INTEREST IN THE LAND DESCRIBED IN THIS REPORT IS: FEE/EASEMENT
2. TITLE TO SAID ESTATE OR INTEREST IN SAID LAND IS AT THE EFFECTIVE DATE HEREOF VESTED IN: MOY FARMING COMPANY, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, AS TO PARCEL NO. 1 AND PARCEL NO. 5 AND ELIZABETH CARPENTER, AN UNMARRIED WOMAN, AS TO PARCEL NO. 2 AND VON VERDE DEVELOPMENT, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, AS TO PARCEL NO. 3 AND PARCEL NO. 4 AND PARCEL NO. 8 AND DAVID LOO, A SINGLE MAN, AS TO PARCEL NO. 6 AND SOMERTON SCHOOL DISTRICT NO. 11, AS TO PARCEL NO. 7
3. THE LAND REFERRED TO IN THIS REPORT IS SITUATED IN THE STATE OF ARIZONA, COUNTY OF YUMA AND IS DESCRIBED AS FOLLOWS: SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

MAILING ADDRESS: SAM GROUP INVESTMENT CO. LIMITED PARTNERSHIP
10802 S. CAMINO DEL SOL
YUMA, AZ, 85561

EXHIBIT "A" - LEGAL DESCRIPTIONS:

THE FOLLOWING ARE THE PARCELS PROPOSED FOR RE-SUBDIVISION AND ARE THOSE PARCELS LISTED IN THE PRELIMINARY MEMORANDUM REPORT - CONDITION OF TITLE" TO AS FILE NO. 1547468 FOR STEAKT TITLE DATED 4-08-2022:

PARCEL NO. 1; (APN 227-14-006)
40 AC +/-

THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 11 SOUTH, RANGE 24 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, YUMA COUNTY, ARIZONA BEING A PORTION OF PARCEL "A", EAST CITY OF SAN LUIS SAN LUIS PORT II - INDUSTRIAL PARK L.L.C., ACCORDING IN THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF YUMA COUNTY, ARIZONA RECORDED IN BOOK 26 OF PLATS, PAGE 4;

PARCEL NO. 2; (APN 227-14-007)
37.50 AC +/-

THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 11 SOUTH, RANGE 24 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, YUMA COUNTY, ARIZONA BEING A PORTION OF PARCEL "A", EAST CITY OF SAN LUIS SAN LUIS PORT II - INDUSTRIAL PARK L.L.C., ACCORDING IN THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF YUMA COUNTY, ARIZONA RECORDED IN BOOK 26 OF PLATS, PAGE 4;

EXCEPT THE WEST 33 FEET THEREOF DEEDED TO YUMA COUNTY IN DOCKET 674, PAGE 894, RECORDS OF YUMA COUNTY, ARIZONA;

AND EXCEPT THE EAST 42 FEET OF THE WEST 75 FEET THEREOF AND THAT STRIP OF LAND BEGINNING AT THE WEST QUARTER CORNER OF SAID SECTION 14; THENCE EAST ALONG THE MID-SECTION LINE, A DISTANCE OF 75 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING EAST, ALONG THE MID-SECTION LINE, A DISTANCE OF 300 FEET; THENCE SOUTH PARALLEL TO THE WEST SECTION LINE, A DISTANCE OF 30 FEET; THENCE WEST PARALLEL TO THE MID-SECTION LINE, A DISTANCE OF 275 FEET; THENCE SOUTHWEST TO A POINT 75 FEET EAST OF THE WEST SECTION LINE AND 55 FEET SOUTH OF THE MID-SECTION LINE; THENCE NORTH PARALLEL TO THE WEST SECTION LINE, A DISTANCE OF 55 FEET BACK TO THE POINT OF BEGINNING AS DEEDED TO THE COUNTY OF YUMA AT FEE NO. 2006-10664, RECORDS OF YUMA COUNTY, ARIZONA;

PARCEL NO. 3; (APN 227-14-008)
74.23 AC +/-

THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 11 SOUTH, RANGE 24 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, YUMA COUNTY, ARIZONA BEING A PORTION OF PARCEL "A", EAST CITY OF SAN LUIS SAN LUIS PORT II - INDUSTRIAL PARK L.L.C., ACCORDING IN THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF YUMA COUNTY, ARIZONA RECORDED IN BOOK 26 OF PLATS, PAGE 4;

EXCEPT THE EAST 42 FEET OF THE WEST 75 FEET THEREOF AND THAT STRIP OF LAND BEGINNING AT THE WEST QUARTER CORNER OF SAID SECTION 14; THENCE EAST ALONG THE MID-SECTION LINE, A DISTANCE OF 75 FEET TO THE POINT OF BEGINNING; THENCE NORTH PARALLEL TO THE WEST SECTION LINE, A DISTANCE OF 55 FEET; THENCE SOUTHEAST TO A POINT 30 FEET NORTH OF THE MID-SECTION LINE AND 100 FEET EAST OF THE WEST SECTION LINE; THENCE EAST PARALLEL TO THE MID-SECTION LINE, A DISTANCE OF 275 FEET; THENCE SOUTH PARALLEL TO THE WEST SECTION LINE, A DISTANCE OF 50 FEET; THENCE WEST ALONG THE MID-SECTION LINE, A DISTANCE OF 300 FEET BACK TO THE POINT OF BEGINNING AS DEEDED TO THE COUNTY OF YUMA AT FEE NO. 2006-11520, RECORDS OF YUMA COUNTY, ARIZONA;

PARCEL NO. 4; (APN 227-14-002)
149.81 AC +/-

NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 11 SOUTH, RANGE 24 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, YUMA COUNTY, ARIZONA; PARCEL "B", EAST CITY OF SAN LUIS SAN LUIS PORT II - INDUSTRIAL PARK L.L.C., ACCORDING IN THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF YUMA COUNTY, ARIZONA RECORDED IN BOOK 26 OF PLATS, PAGE 4;

EXCEPT THE NORTH 50 FEET, THE SOUTH 40.00 FEET, THE EAST 40 FEET AND THE WEST 40.00 FEET THEREOF AS CONVEYED IN WARRANTY DEED RECORDED AT FEE NO. 2012-29216, RECORDS OF YUMA COUNTY, ARIZONA;

PARCEL NO. 5; (APN 227-14-011)
152.18 AC +/-

PARCEL "G1", A/S LOT SPLIT, ACCORDING IN THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF YUMA COUNTY, ARIZONA RECORDED AS FEE NO. 2022-35548

PARCEL NO. 6; (APN 227-14-009)
64.42 ACRES +/-

THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 11 SOUTH, RANGE 24 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, YUMA COUNTY, ARIZONA; EXCEPT THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER, AND EXCEPT THE EAST 42 FEET OF THE WEST 75 FEET NORTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION 14 AS CONVEYED IN WARRANTY DEED RECORDED AT FEE NO. 2006-11525, RECORDS OF YUMA COUNTY, ARIZONA;

EXCEPT THE NORTH 35 FEET THEREOF AS CONVEYED IN WARRANTY DEED RECORDED AT FEE NO. 2006-11525, RECORDS OF YUMA COUNTY, ARIZONA; AND

EXCEPT A STRIP OF LAND BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 14; THENCE EAST ALONG THE NORTH SECTION LINE, A DISTANCE OF 75 FEET; THENCE SOUTH PARALLEL TO THE WEST SECTION LINE, A DISTANCE OF 33 FEET TO THE POINT OF BEGINNING; THENCE EAST PARALLEL TO THE NORTH SECTION LINE, A DISTANCE OF 300 FEET; THENCE SOUTH PARALLEL TO THE WEST SECTION LINE, A DISTANCE OF 1 FEET; THENCE WEST PARALLEL TO THE NORTH SECTION LINE, A DISTANCE OF 275 FEET; THENCE SOUTHWEST TO A POINT 75 FEET EAST OF THE WEST SECTION LINE AND 65 FEET SOUTH OF THE NORTH SECTION LINE; THENCE NORTH PARALLEL TO THE WEST SECTION LINE, A DISTANCE OF 52 FEET BACK TO THE POINT OF BEGINNING AS CONVEYED IN WARRANTY DEED RECORDED AT FEE NO. 2006-11525, RECORDS OF YUMA COUNTY, ARIZONA; AND

EXCEPT THE NORTH 50 AND THE EAST 40 FEET, THEREOF AS CONVEYED IN WARRANTY DEED RECORDED AT FEE NO. 2012-29214, RECORDS OF YUMA COUNTY, ARIZONA;

PARCEL NO. 7; (APN 227-14-010)
8.88 AC +/-

THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 11 SOUTH, RANGE 24 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, YUMA COUNTY, ARIZONA;

EXCEPT THE NORTH 50 AND THE EAST 40 FEET, THEREOF AS CONVEYED IN WARRANTY DEED RECORDED AT FEE NO. 2012-29214, RECORDS OF YUMA COUNTY, ARIZONA; AND

RECORDED EASEMENTS:

THE FOLLOWING ARE EASEMENTS REPORTED TO AFFECT THE PARCELS PROPOSED FOR SUBDIVISION AS LISTED IN THE PRELIMINARY MEMORANDUM REPORT - CONDITION OF TITLE" TO AS FILE NO. 1547468 FOR STEAKT TITLE DATED 4-08-2022:

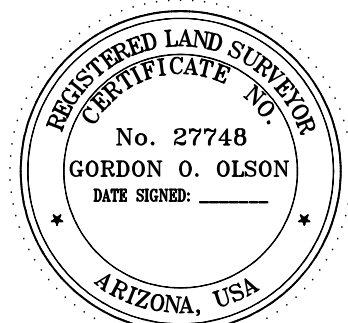
1. UTILITY EASEMENT FOR GAS LINES AND APPURTENANT FACILITIES AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT RECORDED IN DOCKET 854, PAGE 142 AND ASSIGNMENT OF NATURAL GAS UTILITY EASEMENTS IN YUMA COUNTY, ARIZONA RECORDED IN DOCKET 1407, PAGE 690. (REPORTED TO AFFECT PARCEL NO. 8 - NOT PLOTTED AS EASEMENT LIES OUTSIDE OF PROJECT BOUNDARY.)
2. RIGHTS OF WAY FOR DITCHES AND CANALS CONSTRUCTED BY THE AUTHORITY OF THE UNITED STATES AND RIGHTS INCIDENT THERETO AS RESERVED IN INSTRUMENT RECORDED IN DOCKET 809, PAGE 827. (REPORTED TO AFFECT PARCEL NO. 3, 4, 6 AND 7 - THE EXACT EXTENT AND LOCATION OF SAID RIGHT OF WAY IS NOT DISCLOSED IN THE RECORD, NOT PLOTTED)
3. EASEMENT FOR ROAD OR HIGHWAY AND PUBLIC UTILITY SERVICES AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT RECORDED IN DOCKET 649, PAGE 4. (REPORTED TO AFFECT PARCEL NO. 3 AND 6 - PLOTTED)
4. UTILITY EASEMENT FOR ELECTRICAL LINES AND APPURTENANT FACILITIES AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT RECORDED IN DOCKET 760, PAGE 260. (REPORTED TO AFFECT PARCEL NO. 8 - NOT PLOTTED AS EASEMENT LIES OUTSIDE OF PROJECT BOUNDARY.)
5. EASEMENT FOR UNDERGROUND ELECTRICAL LINES AND APPURTENANT FACILITIES AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT RECORDED IN DOCKET 1393, PAGE 703. (REPORTED TO AFFECT PARCEL NO. 1 AND 3 - NOT PLOTTED AS DOCUMENT NOT LEGIBLE)
6. EASEMENT FOR ROADWAY AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT RECORDED IN DOCKET 1438, PAGE 915. (REPORTED TO AFFECT PARCEL NO. 3 - PLOTTED)
7. UTILITY EASEMENT FOR ELECTRICAL LINES AND APPURTENANT FACILITIES AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT RECORDED IN DOCKET 1453, PAGE 783. (REPORTED TO AFFECT PARCEL NO. 8 - PLOTTED)
8. ONE FOOT NON-ACCESS EASEMENT AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT RECORDED AT FEE NO. 2006-10664 AND AT FEE NO. 2006-10665. (REPORTED TO AFFECT PARCEL NO. 2 - PLOTTED)
9. ONE FOOT NON-ACCESS EASEMENT AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT RECORDED AT FEE NO. 2006-11520 AND AT FEE NO. 2006-11521. (REPORTED TO AFFECT PARCEL NO. 3 - PLOTTED)
10. ONE FOOT NON-ACCESS EASEMENT AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT RECORDED AT FEE NO. 2006-11525 AND AT FEE NO. 2006-11526. (REPORTED TO AFFECT PARCEL NO. 6 - PLOTTED)
11. EASEMENT FOR NATURAL GAS PIPELINE OR PIPELINES AND APPURTENANCES AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT RECORDED AT FEE NO. 2008-15849. (PARCEL NO. 8 - THE EXACT EXTENT AND LOCATION OF SAID RIGHT OF WAY IS NOT DISCLOSED IN THE RECORD, NOT PLOTTED))
12. EASEMENTS, RESTRICTIONS, RESERVATIONS, CONDITIONS, SET-BACK LINES AND ALL OTHER MATTERS AS SET FORTH ON THE PLAT OF EAST CITY OF SAN LUIS SAN LUIS PORT II - INDUSTRIAL PARK L.L.C., RECORDED IN BOOK 26 OF PLATS, PAGE 4 AT FEE NO. 2011-10251 (PLOTTED HEREOF)
13. UTILITY EASEMENT FOR ELECTRICAL AND TELECOMMUNICATION LINES, FACILITIES AND FIXTURES AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT RECORDED AT FEE NO. 2016-02945. (REPORTED TO AFFECT PARCEL NO. 6 - PLOTTED)
14. UTILITY EASEMENT FOR ELECTRICAL AND TELECOMMUNICATION LINES, FACILITIES AND FIXTURES AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT RECORDED AT FEE NO. 2018-20162. (REPORTED TO AFFECT PARCEL NO. 8 - PLOTTED)

GENERAL CONSTRUCTION NOTES:

1. THE LOCATION OF UTILITIES IS APPROXIMATE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION. UTILITIES SHOWN HERE ARE FOR THE PURPOSE OF ASSISTING THE CONTRACTOR IN LOCATING SAID UTILITIES. THE CONTRACTOR IN ACCORDANCE WITH ARIZONA STATUTES SHALL CONTACT THE ARIZONA BLUE STAKE CENTER (1-800-782-5348) AT LEAST 48 HOURS MIN. PRIOR TO THE BEGINNING OF CONSTRUCTION AND OBTAIN ON-SITE UTILITIES LOCATIONS. CONFLICTS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER AND SHALL BE RESOLVED PRIOR TO PROCEEDING WITH CONSTRUCTION. ANY DAMAGED TO A UTILITY SHALL BE REPAIRED AT THE CONTRACTOR EXPENSE.
2. ALL CITY REQUIRED COMPACTION AND LABORATORY TESTS SHALL BE FURNISHED BY THE CONTRACTOR TO THE CITY PRIOR TO ACCEPTANCE OF THE PROJECT.
3. THE CONTRACTOR SHALL GUARANTEE ALL MATERIALS AND WORKMANSHIP FOR TWO YEARS AFTER THE FINAL ACCEPTANCE. ANY DEFECTIVE MATERIAL OR WORKMANSHIP SHALL BE REPLACED AND/OR REPAIRED PRIOR TO FINAL ACCEPTANCE.
4. ALL ROAD SURFACES, EASEMENTS OR RIGHT OF WAYS DISTURBED BY CONSTRUCTION OF ANY PART OF THESE IMPROVEMENTS ARE TO BE RESTORED COMPLETELY BY THE CONTRACTOR TO THE BEFORE CONSTRUCTION CONDITION OR BETTER.
5. DURING CONSTRUCTION, THE DEVELOPER/OWNER IS SOLELY RESPONSIBLE FOR INSURING THE PROPER FUNCTIONING OF THE EROSION AND SEDIMENT CONTROL MEASURES. THE DEVELOPER/OWNER SHALL TAKE WHATEVER MEASURES ARE REQUIRED TO INSURE THAT NO SEDIMENT LEAVES THE SITE.
6. SEE SUBDIVISION PLAT FOR ALL BOUNDARY INFORMATION AND DIMENSIONS.
7. ALL MATERIALS AND CONSTRUCTION SHALL CONFORM TO CITY OF SAN LUIS STANDARDS (CITY OF YUMA STANDARD DETAILS HAS SPECIFICATIONS, CITY OF SAN LUIS SUPPLEMENT), AS ADOPTED BY THE CITY OF SAN LUIS, STANDARD SPECIFICATIONS AND CONSTRUCTION STANDARDS UNLESS OTHERWISE SHOWN ON THE PLANS.
8. THE ENGINEER MAKES NO REPRESENTATION OR GUARANTEE REGARDING EARTHWORK QUANTITIES OR THAT THE EARTHWORK FOR THIS PROJECT WILL BALANCE DUE TO VARIOUS FIELD CONDITIONS, CHANGING SOIL TYPES, ALLOWABLE CONSTRUCTION TOLERANCES AND CONSTRUCTION METHODS THAT ARE BEYOND THE CONTROL OF THE ENGINEER.
9. NO STREET, WATER, SEWER AND IMPROVEMENTS TO BE ACCEPTED BY THE CITY OF SAN LUIS, FOR MAINTENANCE UNTIL "AS-BUILT", CERTIFIED, REPRODUCIBLE PLANS ARE FILED WITH AND ACCEPTED BY THE CITY OF SAN LUIS PUBLIC WORKS DEPARTMENT.
10. CONTRACTOR SHALL COMPLY WITH LOCAL, STATE, AND FEDERAL SWPPP REQUIREMENTS AND BMPs.
11. THE STREET NAMES PLACED ON THIS MAP ARE TEMPORARY PLACE HOLDERS ONLY. FINAL STREET NAMES ARE TO BE SUBMITTED BY THE OWNER TO THE CITY FOR APPROVAL PRIOR TO THE FILING OF ANY FINAL SUBDIVISION MAPS FOR THIS PROJECT.

SURVEYOR'S NOTE:

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 CONSISTS OF 8 SHEETS CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION DURING JANUARY, 2022, AT THE REQUEST OF SAM GROUP INVESTMENTS, LLC.

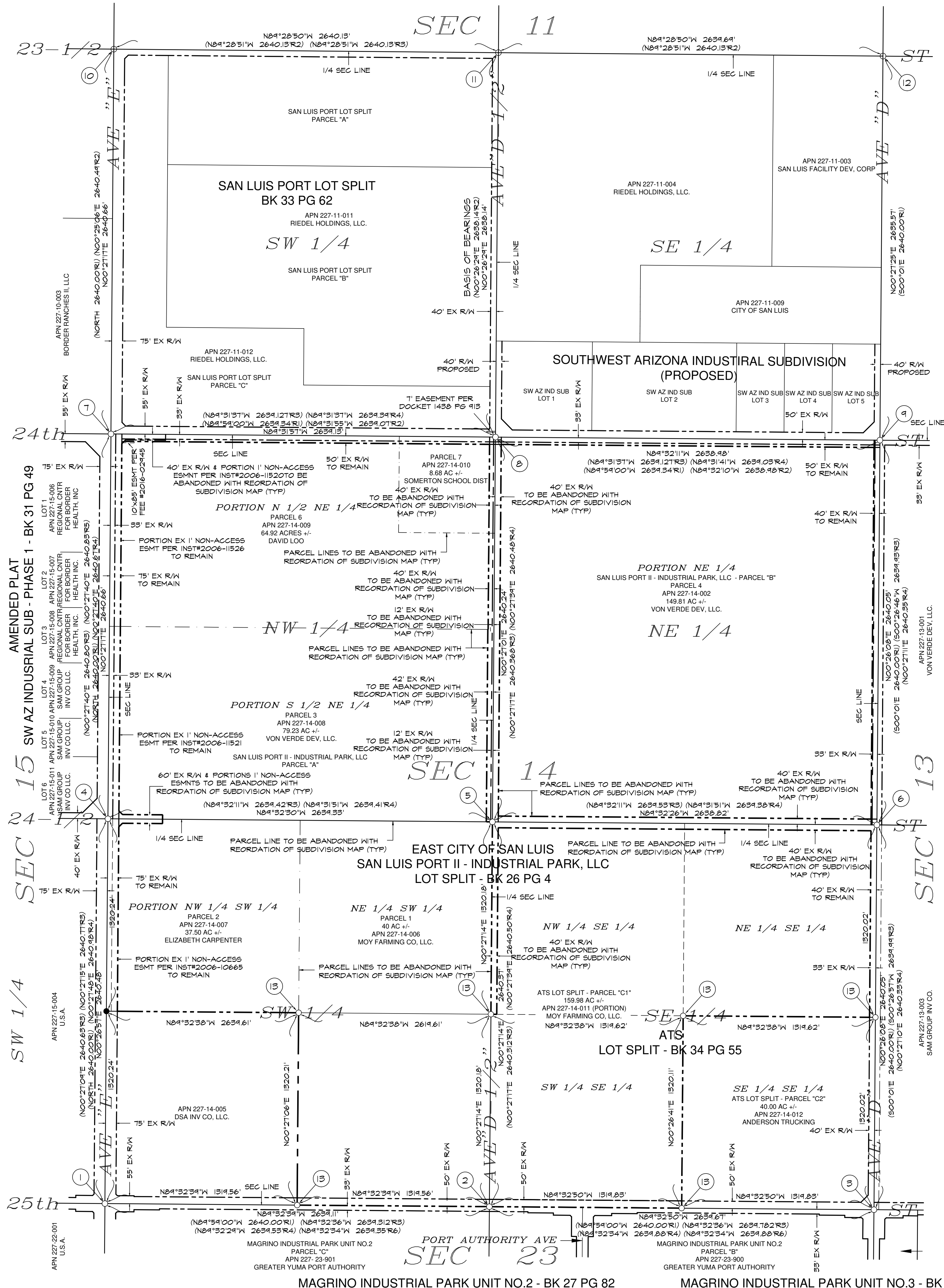


Gordon O. Olson 6-0-2022
GORDON O. OLSON, L.S. 27748
LICENSE EXPIRATION DATE: 5-31-2024

<p>Desert Surveying & Engineering Arizona, California and New Mexico Land Surveyors and Civil Engineers 670 East 32nd Street - Suite 81 - Yuma, AZ 85504 Email: DSE@dessertsurveying.com Yuma Phone: 928-518-2045</p>	<p>PRELIMINARY PLAT ORCHIDEA PARK SUBDIVISION PHASE I</p>	<p>SHEET 1 OF 8</p>
	<p>DATE: 06-10-2023 BY: G.O. FILE NAME: 220601PRP Revised - Unit 1 - Sht 1 (06-10-23).dwg JOB NUMBER: 22001G1</p>	

PRELIMINARY PLAT ORCHIDEA PARK SUBDIVISION - PHASE I

A RE-SUBDIVISION OF PORTIONS OF SECTION 14
TOWNSHIP II SOUTH, RANGE 24 WEST, G.&S.R.B.&M., CITY OF SAN LUIS, YUMA COUNTY, ARIZONA.

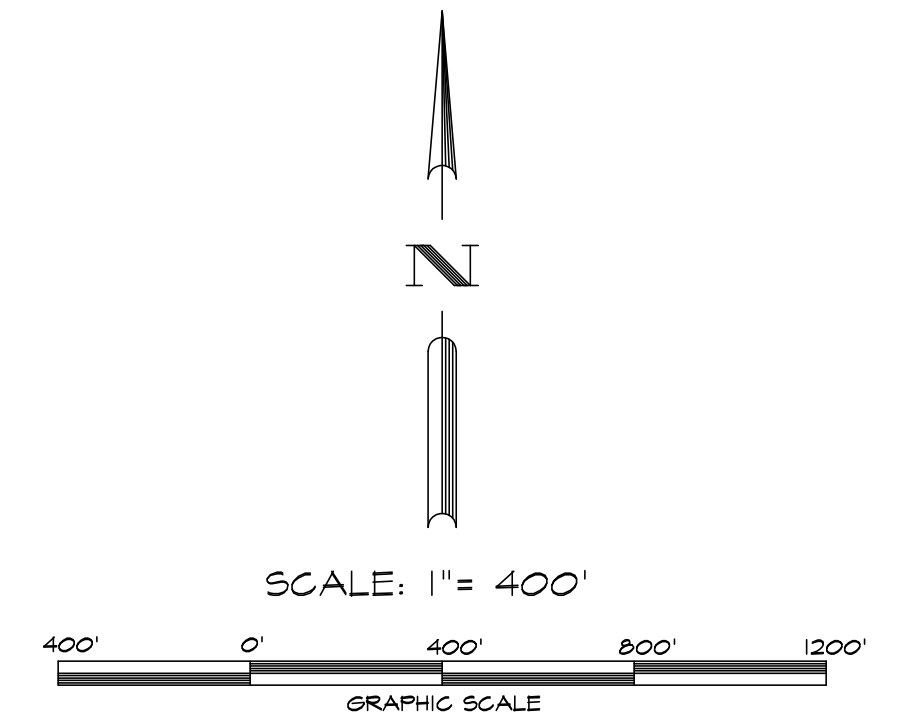


LEGEND

- (R1) USGLO PLAT OF TOWNSHIP II SOUTH, RANGE 24 WEST, G.S.R.B. & M., FILED MARCH 12, 1922, IN THE US SURVEYOR GENERAL'S OFFICE.
- (R2) RECORD DATA PER SAN LUIS PORT LOT SPLIT, BOOK 33 OF PLATS PAGE 62, Y.C.R.
- (R3) RECORD DATA PER EAST CITY OF SAN LUIS - SAN LUIS PORT II - INDUSTRIAL PARK, LLC, BK 26 OF PLATS PAGE 4, Y.C.R.
- (R4) RECORD DATA PER YUMA AREA SERVICE HIGHWAY RESULTS OF SURVEY, BOOK 3 OF SURVEY'S PAGE 44, Y.C.R.
- (R5) RECORD DATA PER AMENDED PLAT OF SOUTHWEST ARIZONA INDUSTRIAL SUBDIVISION - (PHASE I), BK 31 OF PLATS PAGE 49, Y.C.R.
- (R6) RECORD DATA PER LOT SPLIT/LOT TIE FOR MAGRINO INDUSTRIAL PARK UNIT NO.2, BOOK 27 OF PLATS PAGE 62, Y.C.R.
- (R7) RECORD DATA PER FEE# 2001-20580, Y.C.R.
- MONUMENT AS NOTED ON SHEET 2
- STANDARD YUMA COUNTY SUBDIVISION MONUMENT (4-030)
- STANDARD YUMA COUNTY STREET MONUMENT (4-020)
- Y.C.R. YUMA COUNTY RECORDS
- PARCELS INCLUDED IN SUBDIVISION
- - - - - RIGHT OF WAY LINE
- — — — — BLOCK LINE
- ⑨ SURVEYOR'S MONUMENTATION NOTE AS DEFINED ON SHEET 2

SURVEYOR'S MONUMENT NOTES:

- ① SW CORNER SECTION 14, T11S, R24W, G.S.R.B. & M., FOUND BRASS CAP, STAMPED "LS 16810 - 2006", IN HANDHOLE.
- ② S 1/4 CORNER SECTION 14, T11S, R24W, G.S.R.B. & M., FOUND BRASS CAP, STAMPED "LS 48674 - 2015", IN HANDHOLE.
- ③ SE CORNER SECTION 14, T11S, R24W, G.S.R.B. & M., FOUND BRASS CAP, STAMPED "LS 48674 - 2015", IN HANDHOLE.
- ④ E 1/4 CORNER SECTION 14, T11S, R24W, G.S.R.B. & M., FOUND BRASS CAP, STAMPED "LS 16810 - 2006", IN HANDHOLE.
- ⑤ CENTER CORNER SECTION 13, T11S, R24W, G.S.R.B. & M., FOUND 1/2" REBAR, WITH CAP STAMPED "LS 16528".
- ⑥ E 1/4 CORNER SECTION 14, T11S, R24W, G.S.R.B. & M., FOUND US DEPT. OF INTERIOR MONUMENT WITH BRASS CAP, STAMPED "1816".
- ⑦ NW CORNER SECTION 14, T11S, R24W, G.S.R.B. & M., FOUND GLO MONUMENT WITH BRASS CAP, IN HANDHOLE.
- ⑧ N 1/4 CORNER SECTION 14, T11S, R24W, G.S.R.B. & M., FOUND 1/2" REBAR, NO TAG, ACCEPTED AS MONUMENT FOR SAID CORNER PER BK 33 PG 62 OF PLATS, Y.C.R.
- ⑨ NE CORNER SECTION 14, T11S, R24W, G.S.R.B. & M., FOUND GLO MONUMENT WITH BRASS CAP, STAMPED "1920".
- ⑩ N 1/4 CORNER SECTION II, T11S, R24W, G.S.R.B. & M., FOUND GLO MONUMENT WITH BRASS CAP, IN HANDHOLE.
- ⑪ CENTER CORNER SECTION II, T11S, R24W, G.S.R.B. & M., FOUND 1/2" IRON PIPE, NO TAG, ACCEPTED AS MONUMENT FOR SAID CORNER PER BK 33 PG 62 OF PLATS, Y.C.R.
- ⑫ E 1/4 CORNER SECTION II, T11S, R24W, G.S.R.B. & M., FOUND 1" IRON PIPE, NO TAG, ACCEPTED AS MONUMENT FOR SAID CORNER PER BK 33 PG 62 OF PLATS, Y.C.R.
- ⑬ LOT CORNER PER AT'S LOT SPLIT ACCORDING IN THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF YUMA COUNTY, ARIZONA RECORDED AS FEE NO. 2022-35548

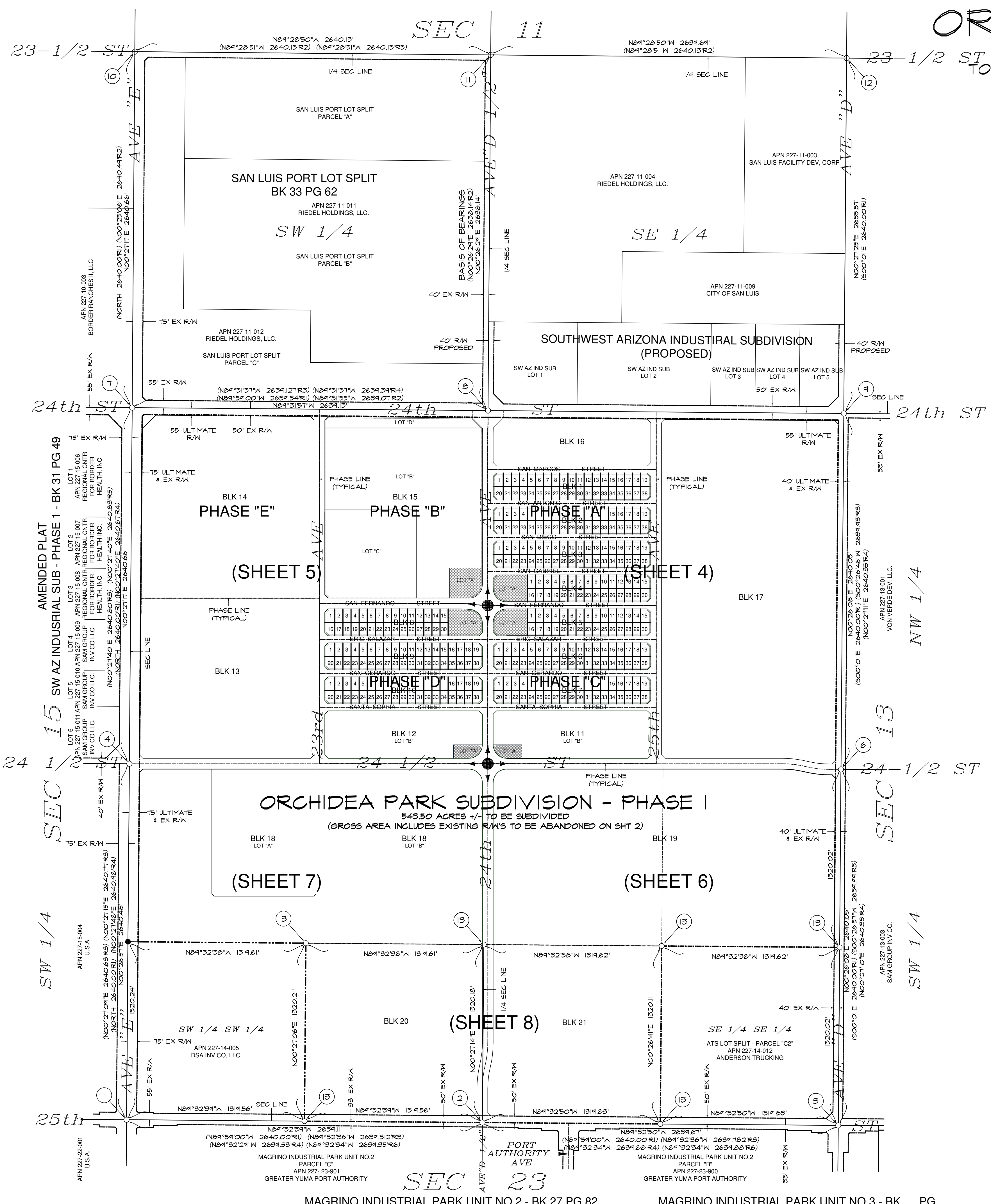


GORDON O. OLSON, L.S. 27748
LICENSE EXPIRATION DATE: 3-31-2024

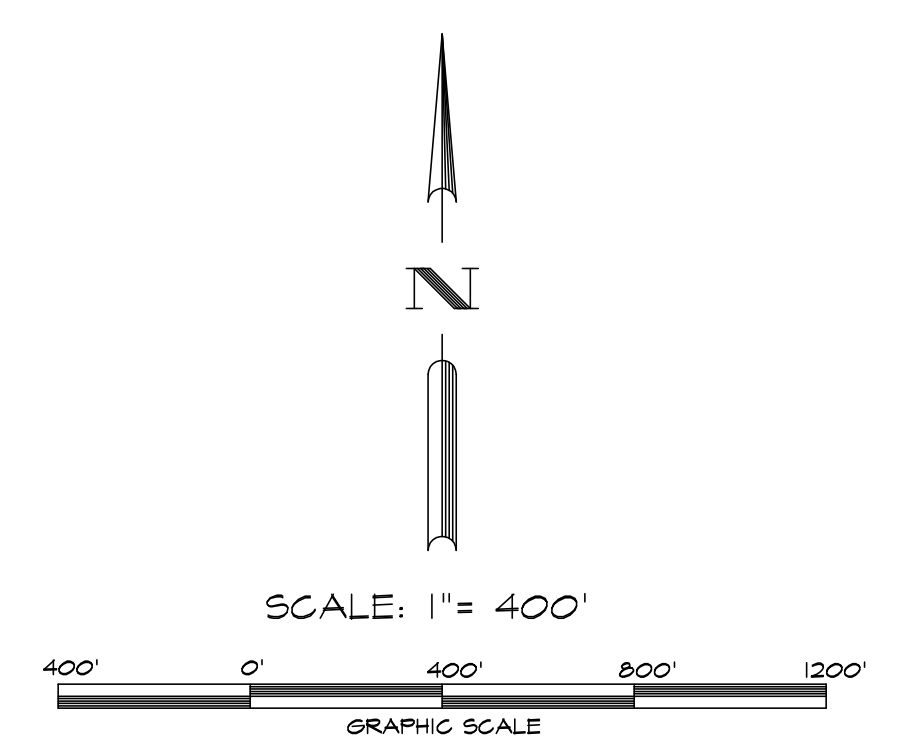
PRELIMINARY PLAT		SHEET
ORCHIDEA PARK SUBDIVISION		2
PHASE I		B
DATE: SAN LUIS, AZ	FILE NAME: 22001ORPP Revised - Unit 1 - Sht 2 (06-10-23).dwg	DATE PLOTTED: 02-25-2023
DRAWN BY: SAM GROUP INV. CO.	SCALE: 1"=400'	BY: G.O.
		DATE PLOTTED: 02-25-2023

PRELIMINARY PLAT ORCHIDEA PARK SUBDIVISION - PHASE I

A RE-SUBDIVISION OF PORTIONS OF SECTION 14
TOWNSHIP II SOUTH, RANGE 24 WEST, G.&S.R.B.&M., CITY OF SAN LUIS, YUMA COUNTY, ARIZONA.



- LEGEND**
- (R1) USGLO PLAT OF TOWNSHIP II SOUTH, RANGE 24 WEST, G.S.R.B. & M., FILED MARCH 12, 1922, IN THE US SURVEYOR GENERAL'S OFFICE.
 - (R2) RECORD DATA PER SAN LUIS PORT LOT SPLIT, BOOK 33 OF PLATS PAGE 62, Y.C.R.
 - (R3) RECORD DATA PER EAST CITY OF SAN LUIS - SAN LUIS PORT II - INDUSTRIAL PARK, LLC, BK 26 OF PLATS PAGE 4, Y.C.R.
 - (R4) RECORD DATA PER YUMA AREA SERVICE HIGHWAY RESULTS OF SURVEY, BOOK 3 OF SURVEYS PAGE 44, Y.C.R.
 - (R5) RECORD DATA PER AMENDED PLAT OF SOUTHWEST ARIZONA INDUSTRIAL SUBDIVISION - (PHASE I), BK 31 OF PLATS PAGE 49, Y.C.R.
 - (R6) RECORD DATA PER LOT SPLIT/LOT TIE FOR MAGRINO INDUSTRIAL PARK UNIT NO.2, BOOK 21 OF PLATS PAGE 82, Y.C.R.
 - (R7) RECORD DATA PER FEE# 2001-20580, Y.C.R.
 - MONUMENT AS NOTED ON SHEET 2
 - STANDARD YUMA COUNTY SUBDIVISION MONUMENT (4-080)
 - STANDARD YUMA COUNTY STREET MONUMENT (4-080)
 - Y.C.R. YUMA COUNTY RECORDS
 - SUBDIVISION BOUNDARY
 - RIGHT OF WAY LINE
 - BLOCK LINE
 - LOT LINE
 - ⑨ SURVEYOR'S MONUMENTATION NOTE AS DEFINED ON SHEET 2



Gordon O. Olson, L.S. 27748
LICENSE EXPIRATION DATE: 3-31-2024

PRELIMINARY PLAT		SHEET
ORCHIDEA PARK SUBDIVISION		3
PHASE I		B
DATE: SAN LUIS, AZ	FILE NAME: 02-25-2023	BY: G.O.
DRAWN: SAM GROUP INV. CO.	122001(PPP) Revised - Unit 1 - Sht 3 (06-10-23).dwg	DATE PLOTTED: 12/22/2023

AMENDED PLAT
15 SW AZ INDUSTRIAL SUB - PHASE 1 - BK 31 PG 49

LOT 1 APN 227-15-008 FOR BORDER HEALTH INC
LOT 2 APN 227-15-007 FOR BORDER HEALTH INC
LOT 3 APN 227-15-008 INV COLL. INV COLL.
LOT 4 APN 227-15-009 INV COLL. INV COLL.
LOT 5 APN 227-15-010 INV COLL. INV COLL.
LOT 6 APN 227-15-011 INV COLL. INV COLL.

SW 1/4 APN 227-15-004 U.S.A.
SW 1/4 SW 1/4 (N00°21'06"E 2640.00R) (N00°21'06"E 2640.00R) (N00°21'06"E 2640.00R) (N00°21'06"E 2640.00R)

SEC 11

23-1/2 ST

24th ST

24-1/2 ST

25th ST

AVE 'D'

AVE 'E'

SEC 13

SW 1/4

NW 1/4

SEC 14

AVE 'D'

AVE 'E'

SEC 15

SW 1/4

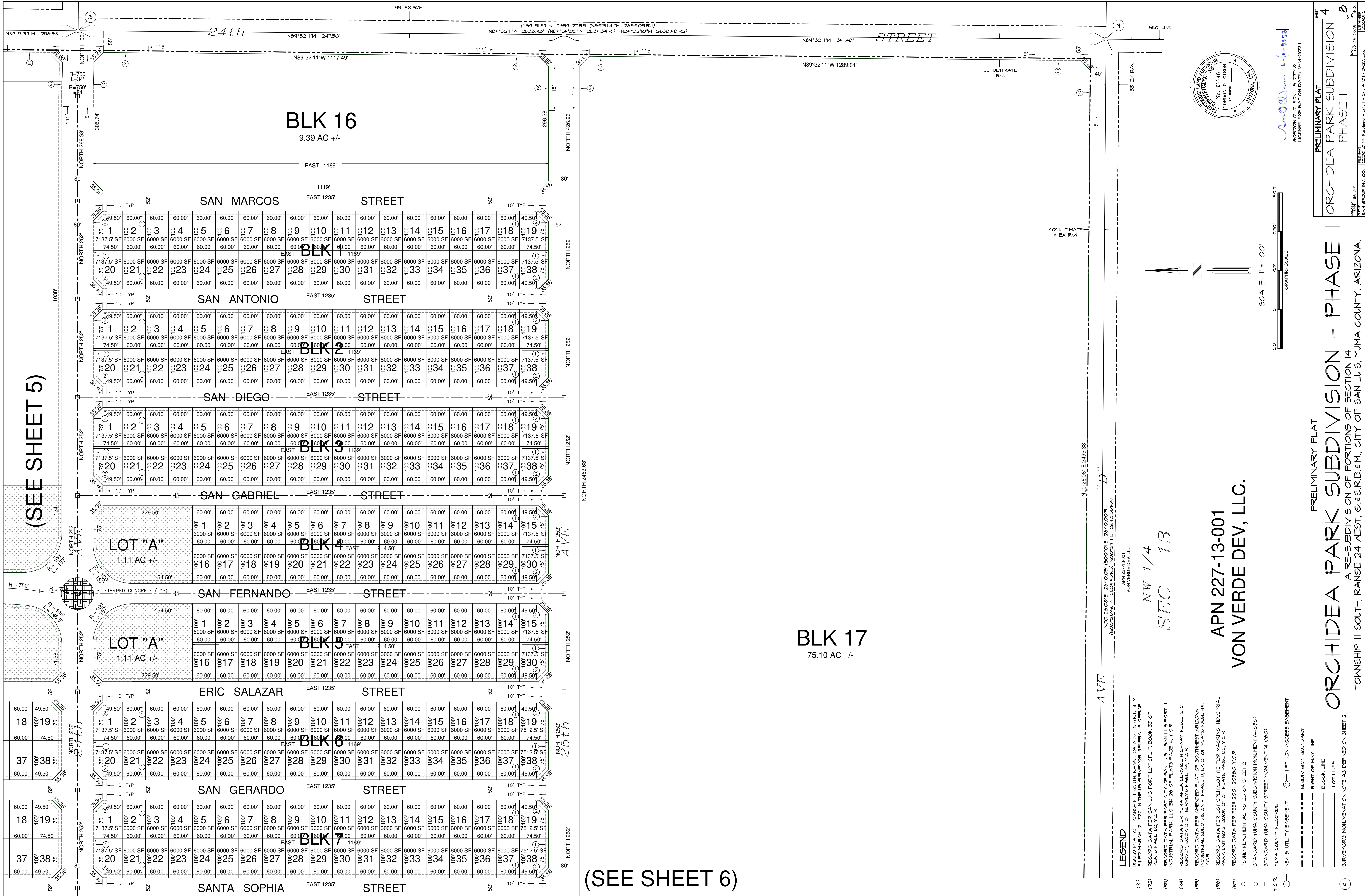
SW 1/4 SW 1/4

SE 1/4 SE 1/4

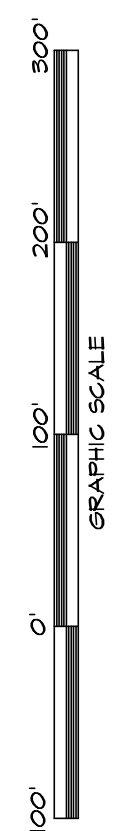
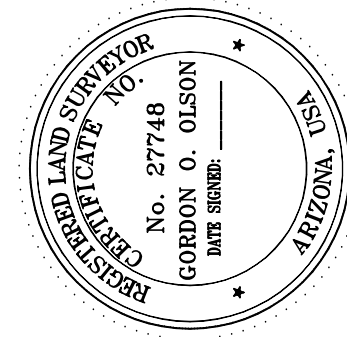
PORT AUTHORITY AVE

SEC 23

(SEE SHEET 5)



(SEE SHEET 6)



- LEGEND**
- (R1) USGLO PLAT OF TOWNSHIP II SOUTH, RANGE 24 WEST, G.S.R.B. & M. FILED MARCH 12, 1922, IN THE US SURVEYOR GENERAL'S OFFICE.
 - (R2) RECORD DATA PER SAN LUIS PORT LOT SPLIT; BOOK 25 OF PLATS PAGE 62, Y.C.R.
 - (R3) RECORD DATA PER EAST CITY OF SAN LUIS - SAN LUIS PORT II - INDUSTRIAL PARK, LLC; BK. 26 OF PLATS PAGE 4, Y.C.R.
 - (R4) RECORD DATA PER YUMA AREA SERVICE HIGHWAY RESULTS OF SURVEY; BOOK 5 OF SURVEYS PAGE 44, Y.C.R.
 - (R5) RECORD DATA PER AMENDED PLAT OF SOUTHWEST ARIZONA INDUSTRIAL SUBDIVISION - (PHASE I); BK. 31 OF PLATS PAGE 44, Y.C.R.
 - (R6) RECORD DATA PER LOT SPLIT LOT 16 FOR MARIANO INDUSTRIAL PARK UNIT NO. 2, BOOK 21 OF PLATS PAGE 62, Y.C.R.
 - (R7) RECORD DATA PER FEE# 2001-20580, Y.C.R.
 - FOUND MONUMENT AS NOTED ON SHEET 2
 - STANDARD YUMA COUNTY SUBDIVISION MONUMENT (4-030)
 - STANDARD YUMA COUNTY STREET MONUMENT (4-026)
 - Y.C.R. YUMA COUNTY RECORDS
 - ① NEW 8' UTILITY EASEMENT
 - ② 1 FT. NON-ACCESS EASEMENT
 - SUBDIVISION BOUNDARY
 - RIGHT OF WAY LINE
 - BLOCK LINE
 - LOT LINES

PRELIMINARY PLAT
ORCHIDEA PARK SUBDIVISION - PHASE I
 A RE-SUBDIVISION OF PORTIONS OF SECTION 14
 TOWNSHIP II SOUTH, RANGE 24 WEST, G. & S.R.B. & M., CITY OF SAN LUIS, YUMA COUNTY, ARIZONA.

PRELIMINARY PLAT
ORCHIDEA PARK SUBDIVISION - PHASE I
 A RE-SUBDIVISION OF PORTIONS OF SECTION 14
 TOWNSHIP II SOUTH, RANGE 24 WEST, G. & S.R.B. & M., CITY OF SAN LUIS, YUMA COUNTY, ARIZONA.

APN 227-13-001
 VON VERDE DEV, LLC
 NW 1/4
SEC 13

APN 227-13-001
 VON VERDE DEV, LLC

APN 227-13-001
 VON VERDE DEV, LLC

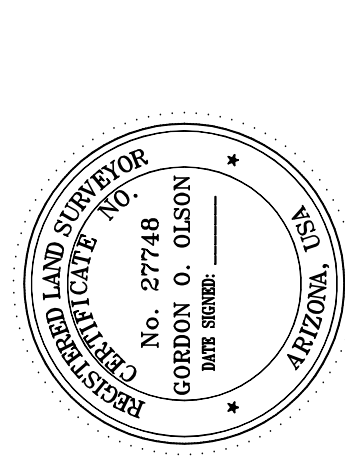
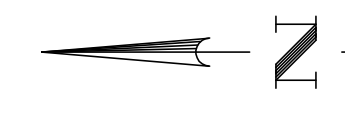
SCALE: 1" = 100'
 GRAPHIC SCALE

PRELIMINARY PLAT ORCHIDEA PARK SUBDIVISION PHASE I

A RE-SUBDIVISION OF PORTIONS OF SECTION 14
TOWNSHIP 11 SOUTH, RANGE 24 WEST, G&SRB&M, CITY OF SAN LUIS,
YUMA COUNTY, ARIZONA.

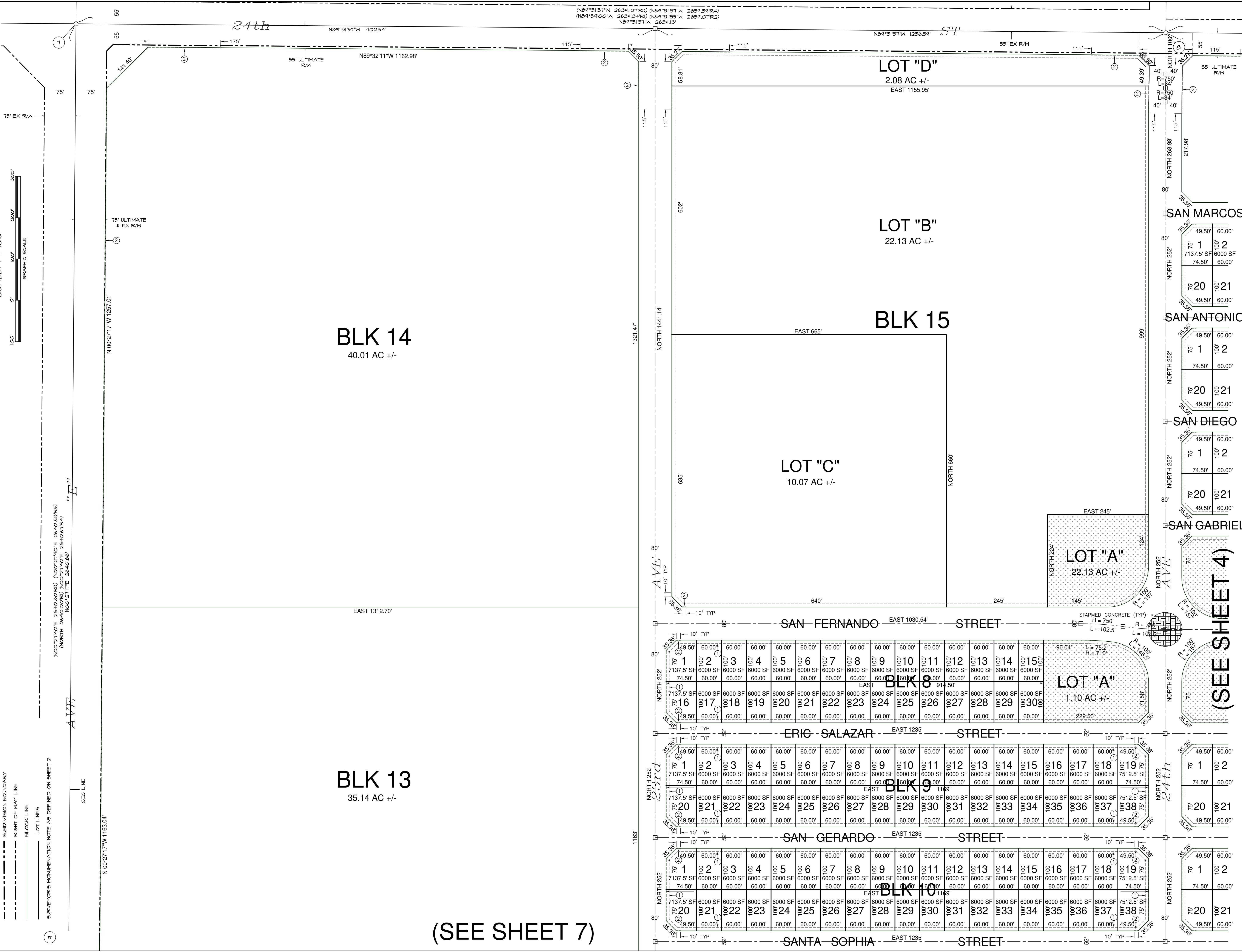
PRELIMINARY PLAT
ORCHIDEA PARK SUBDIVISION
PHASE I

- LEGEND**
- (R1) USGLO PLAT OF TOWNSHIP 11 SOUTH, RANGE 24 WEST, G&SRB&M, FILED MARCH 12, 1922, IN THE US SURVEYOR GENERAL'S OFFICE, PLATS PAGE 62, Y.C.R.
 - (R2) RECORD DATA PER SAN LUIS PORT LOT SPLIT, BOOK 85 OF PLATS PAGE 62, Y.C.R.
 - (R3) RECORD DATA PER EAST CITY OF SAN LUIS - SAN LUIS PORT II - INDUSTRIAL PARK, LLC, BK 26 OF PLATS PAGE 4, Y.C.R.
 - (R4) RECORD DATA PER YUMA AREA SERVICE HIGHWAY RESULTS OF SURVEY, BOOK 5 OF SURVEYS PAGE 44, Y.C.R.
 - (R5) RECORD DATA PER AMENDED PLAT OF SOUTHWEST ARIZONA INDUSTRIAL SUBDIVISION - (PHASE I), BK 31 OF PLATS PAGE 44, Y.C.R.
 - (R6) RECORD DATA PER LOT SPLIT/LOT TIE FOR MAGRINO INDUSTRIAL PARK UNIT NO.2, BOOK 21 OF PLATS PAGE 82, Y.C.R.
 - (R7) RECORD DATA PER FEE# 2001-20260, Y.C.R.
 - FOUND MONUMENT AS NOTED ON SHEET 2
 - STANDARD YUMA COUNTY SUBDIVISION MONUMENT (4-030)
 - STANDARD YUMA COUNTY STREET MONUMENT (4-080)
 - Y.C.R. YUMA COUNTY RECORDS
 - ① NEW 8' UTILITY EASEMENT
 - ② 1 FT. NON-ACCESS EASEMENT
 - SUBDIVISION BOUNDARY
 - - - RIGHT OF WAY LINE
 - _____ BLOCK LINE
 - _____ LOT LINES
 - ⑨ SURVEYOR'S MONUMENTATION NOTE AS DEFINED ON SHEET 2



Gordon O. Olson, L.S. 27748
LICENSE EXPIRATION DATE: 9-9-2024

SHEET 5 OF 8



(SEE SHEET 7)

(SEE SHEET 4)

SAN MARGOS

SAN ANTONIO

SAN DIEGO

SAN GABRIEL

24th

24th

24th

PRELIMINARY PLAT
ORCHIDEA PARK SUBDIVISION
PHASE I

PRELIMINARY PLAT
ORCHIDEA PARK SUBDIVISION
PHASE I

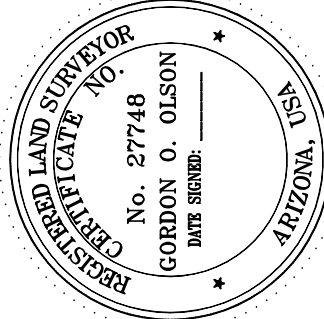
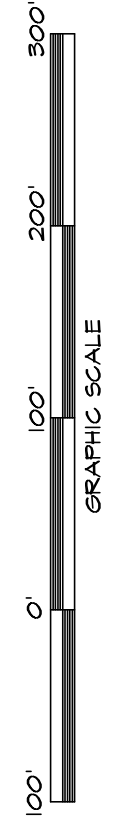
A RE-SUBDIVISION OF PORTIONS OF SECTION 14
 TOWNSHIP II SOUTH, RANGE 24 WEST, G&SRB&M, CITY OF SAN LUIS,
 YUMA COUNTY, ARIZONA.

SEC 15
 NE 1/4
 SE 1/4

LEGEND

- (R1) USGLO PLAT OF TOWNSHIP II SOUTH, RANGE 24 WEST, G&SRB & M, FILED MARCH 12, 1922, IN THE US SURVEYOR GENERAL'S OFFICE.
- (R2) RECORD DATA FOR SAN LUIS PORT LOT SPLIT, BOOK 83 OF PLATS PAGE 62, Y.C.R.
- (R3) RECORD DATA FOR EAST CITY OF SAN LUIS - SAN LUIS PORT II - INDUSTRIAL PARK, LLC, BK. 26 OF PLATS PAGE 4, Y.C.R.
- (R4) RECORD DATA FOR YUMA AREA SERVICE HIGHWAY RESULTS OF SURVEY, BOOK 9 OF SURVEYS PAGE 44, Y.C.R.
- (R5) RECORD DATA FOR AMENDED PLAT OF SOUTHWEST ARIZONA INDUSTRIAL SUBDIVISION - (PHASE I), BK 31 OF PLATS PAGE 44, Y.C.R.
- (R6) RECORD DATA FOR LOT SPLIT/TIE FOR MAGRINO INDUSTRIAL PARK UNIT NO.2, BOOK 21 OF PLATS PAGE 82, Y.C.R.
- (R7) RECORD DATA FOR FEE# 2001-202802, Y.C.R.
- (R8) FOUND MONUMENT AS NOTED ON SHEET 2
- (R9) STANDARD YUMA COUNTY SUBDIVISION MONUMENT (4-030)
- (R10) STANDARD YUMA COUNTY STREET MONUMENT (4-090)
- Y.C.R. YUMA COUNTY RECORDS
- ① - 1 FT NON-ACCESS EASEMENT
- SUBDIVISION BOUNDARY
- - - RIGHT OF WAY LINE
- BLOCK LINE
- LOT LINES
- ② SURVEYOR'S MONUMENTATION NOTE AS DEFINED ON SHEET 2

SCALE: 1" = 100'



AMENDED PLAT
 SW AZ INDUSTRIAL SUB - PHASE 1 - BK 31 PG 49
 LOT 5
 APN 227-15-004
 SANM GROUP
 INV CO LLC.

APN 227-15-004
 U.S.A.

115' EX R/W

115' EX R/W

115' EX R/W

115' EX R/W

115' EX R/W

115' EX R/W

115' EX R/W

115' EX R/W

115' EX R/W

BLK 13
 35.14 AC +/-

BLK 18
 LOT "A"
 16.73 AC +/-

BLK 12
 LOT "B"
 8.94 AC +/-

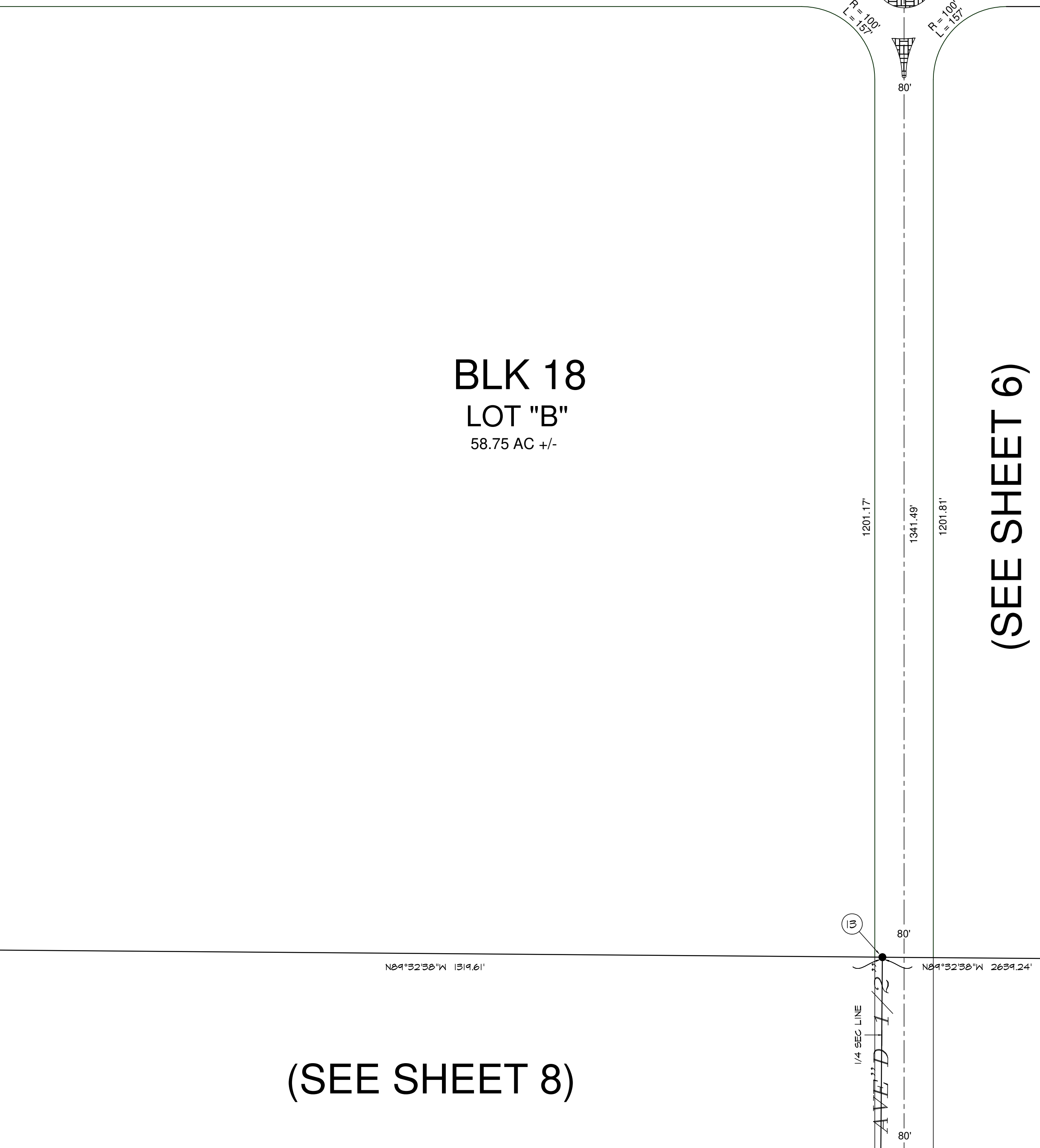
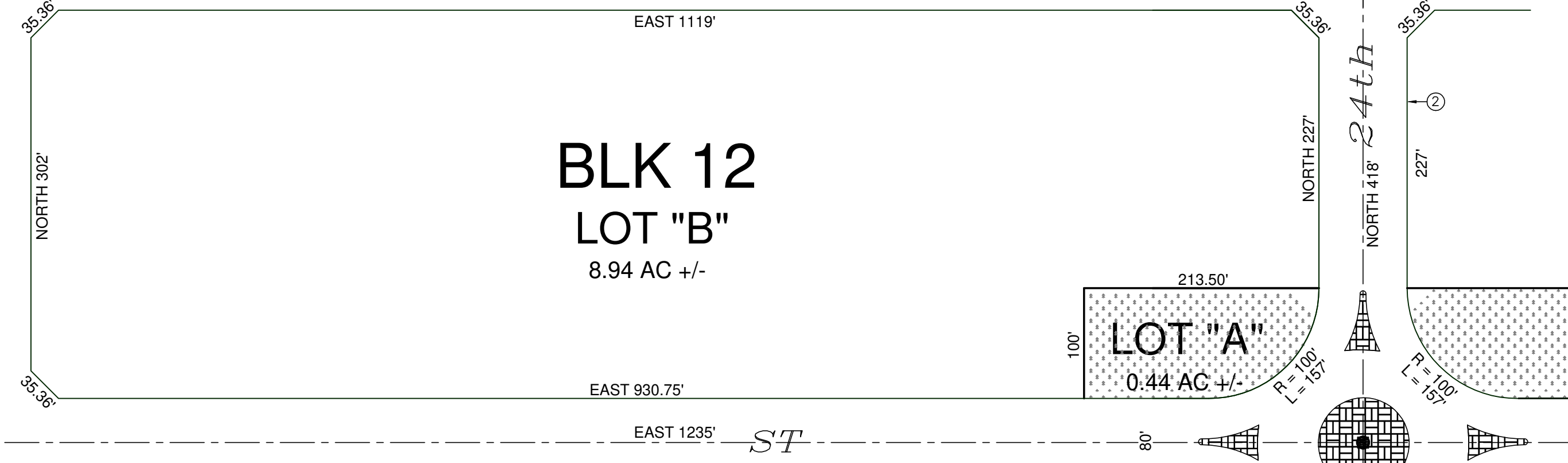
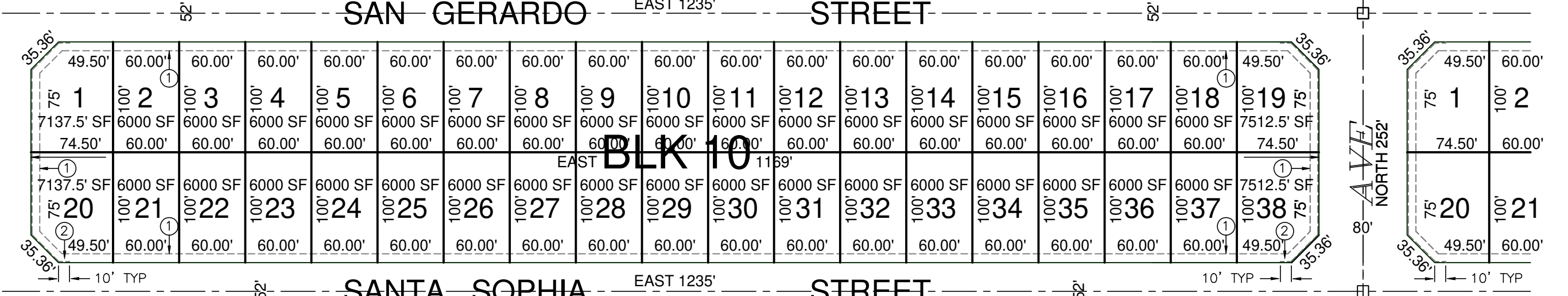
BLK 18
 LOT "B"
 58.75 AC +/-

LOT "A"
 0.44 AC +/-

(SEE SHEET 5)

(SEE SHEET 8)

(SEE SHEET 6)



(SEE SHEET 7)

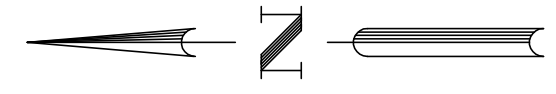
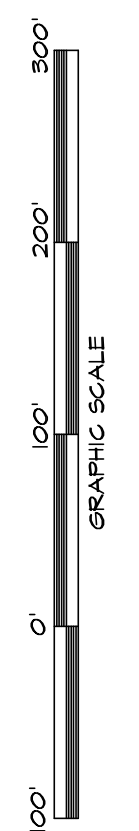
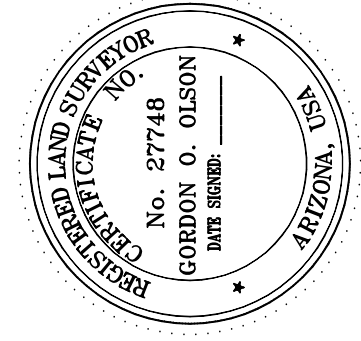
BLK 18
LOT "B"
58.75 AC +/-

(SEE SHEET 6)

BLK 19
76.04 AC +/-

BLK 20
37.97 AC +/-

BLK 21
36.64 AC +/-



SCALE: 1" = 100'

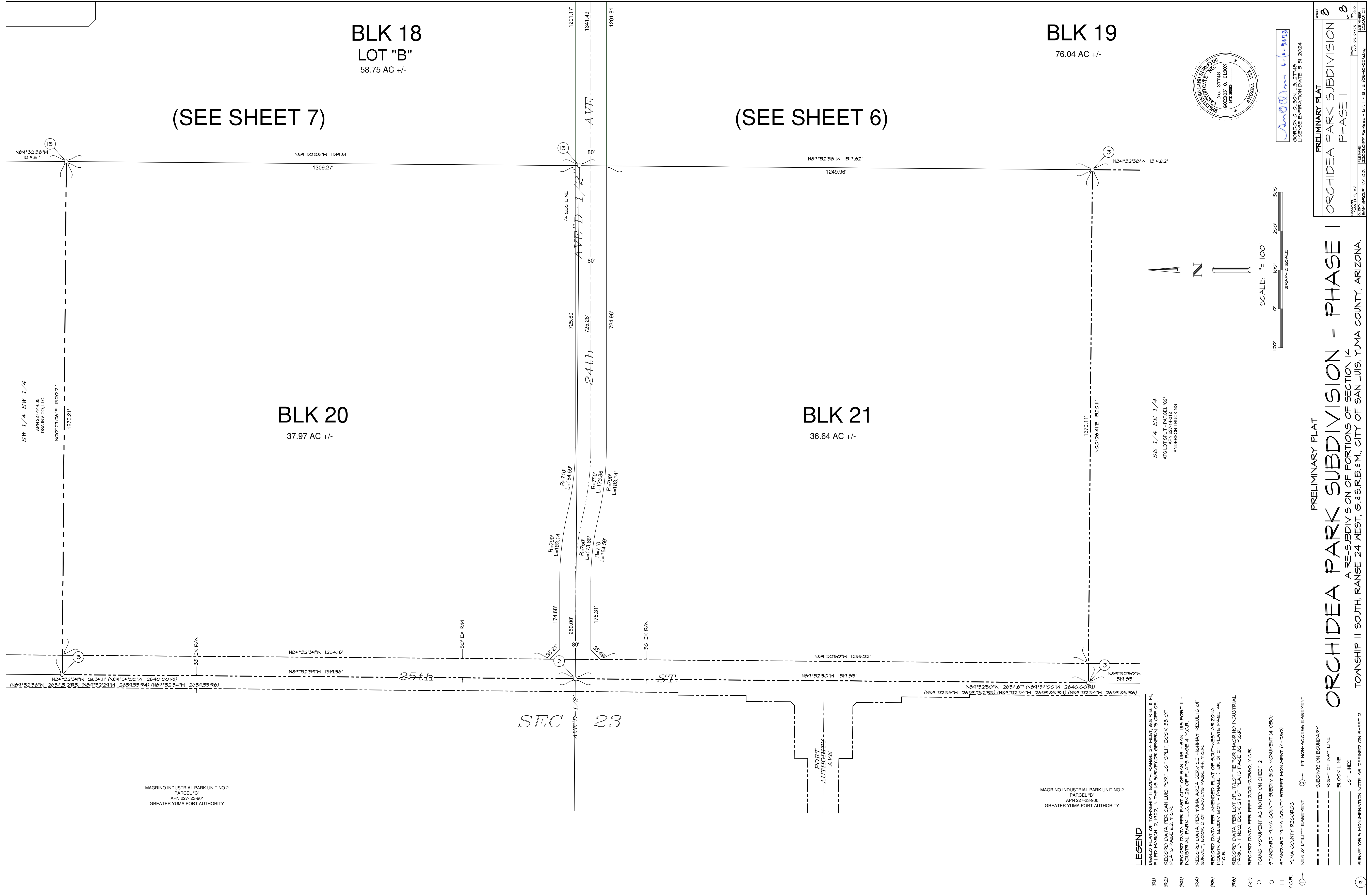
PRELIMINARY PLAT

ORCHIDEA PARK SUBDIVISION - PHASE I

A RE-SUBDIVISION OF PORTIONS OF SECTION 14
TOWNSHIP II SOUTH, RANGE 24 WEST, G. & S.R.B.#M, CITY OF SAN LUIS, YUMA COUNTY, ARIZONA.

PRELIMINARY PLAT
ORCHIDEA PARK SUBDIVISION
PHASE I

APN 227-23-001
GORDON O. OLSON, L.S. 27748
LICENSE EXPIRATION DATE: 5-31-2024



SW 1/4 SW 1/4
APN 227-14-005
DSA IN CO. LLC.

MAGRINO INDUSTRIAL PARK UNIT NO.2
PARCEL "C"
APN 227-23-901
GREATER YUMA PORT AUTHORITY

MAGRINO INDUSTRIAL PARK UNIT NO.2
PARCEL "B"
APN 227-23-900
GREATER YUMA PORT AUTHORITY

- LEGEND**
- (R) UNCLE PLAT OF TOWNSHIP II SOUTH, RANGE 24 WEST, G.S.R.B. #M, FILED MARCH 12, 1922, IN THE US SURVEYOR GENERAL'S OFFICE.
 - (R2) RECORD DATA PER SAN LUIS PORT LOT SPLIT, BOOK 95 OF PLATS PAGE 62, Y.C.R.
 - (R3) RECORD DATA PER EAST CITY OF SAN LUIS - SAN LUIS PORT II - INDUSTRIAL PARK, LLC, BK. 28 OF PLATS PAGE 4, Y.C.R.
 - (R4) RECORD DATA PER YUMA AREA SERVICE HIGHWAY RESULTS OF SURVEY, BOOK 5 OF SURVEYS PAGE 44, Y.C.R.
 - (R5) RECORD DATA PER ANCHORED PLAT OF SOUTHWEST ARIZONA INDUSTRIAL SUBDIVISION - (PHASE I), BK 31 OF PLATS PAGE 44, Y.C.R.
 - (R6) RECORD DATA PER LOT SPLIT/TIE FOR MAGRINO INDUSTRIAL PARK UNIT NO.2, BOOK 21 OF PLATS PAGE 82, Y.C.R.
 - (R7) RECORD DATA PER FEE# 2001-20260, Y.C.R.
 - FOUND MONUMENT AS NOTED ON SHEET 2
 - STANDARD YUMA COUNTY SUBDIVISION MONUMENT (4-030)
 - STANDARD YUMA COUNTY STREET MONUMENT (4-030)
 - Y.C.R. YUMA COUNTY RECORDS
 - ① NEW & UTILITY EASEMENT
 - ② 1 FT. NON-ACCESS EASEMENT
 - SUBDIVISION BOUNDARY
 - - - - - RIGHT OF WAY LINE
 - _____ BLOCK LINE
 - _____ LOT LINES

9 SURVEYOR'S MONUMENTATION NOTE AS DEFINED ON SHEET 2