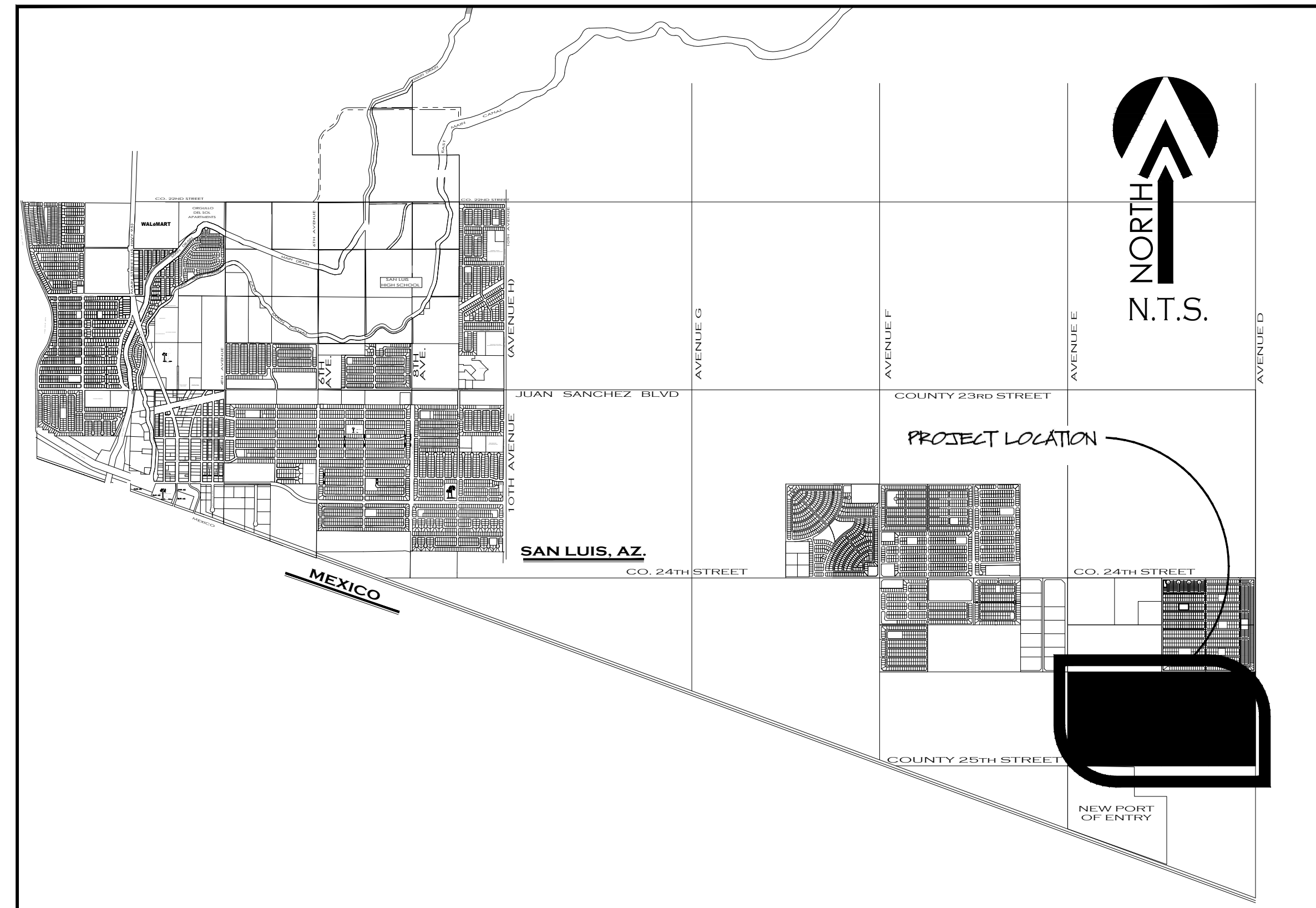


ORCHIDEA PARK SUBDIVISION

PRELIMINARY PLAT AMENDMENT (SOUTH HALF)



VICINITY MAP

N.T.S.

INDEX:

Cover Sheet	1
Orchidea Park Subdivision Preliminary Plat	2

OWNER:

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

BENCHMARK:

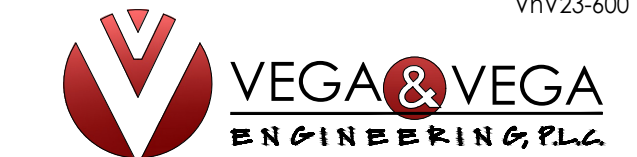
TOP OF 'S' BENCHMARK W/LS 22797 LOCATED AT THE
INTERSECTION OF 20TH AVENUE AND COUNTY 24TH STREET
ELEVATION: 159.25 FEET

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

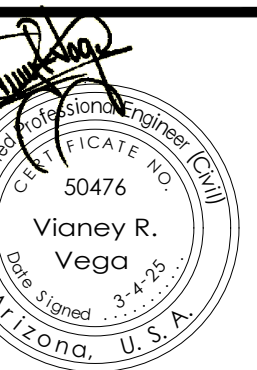
ENGINEER:

Vrv23-600



2619 S. AVE. 2 1/2 E, STE#3 928-329-0000 Tel
Yuma, Az. 85364 928-247-6232 Fax
www.vegaNvega.com

Preliminary Plat Amendment
A PORTION OF THE S 1/2 OF SEC. 14, T11S, R24W,
G.&S.R.B.&M., YUMA COUNTY, ARIZONA.



Notes:

Scale: N.T.S. Date: MAR 2025
Drawn: staff Job #: vrv23-600
Checked: vna

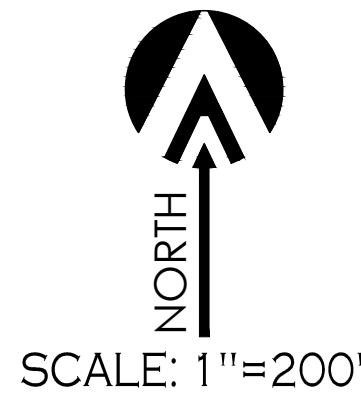
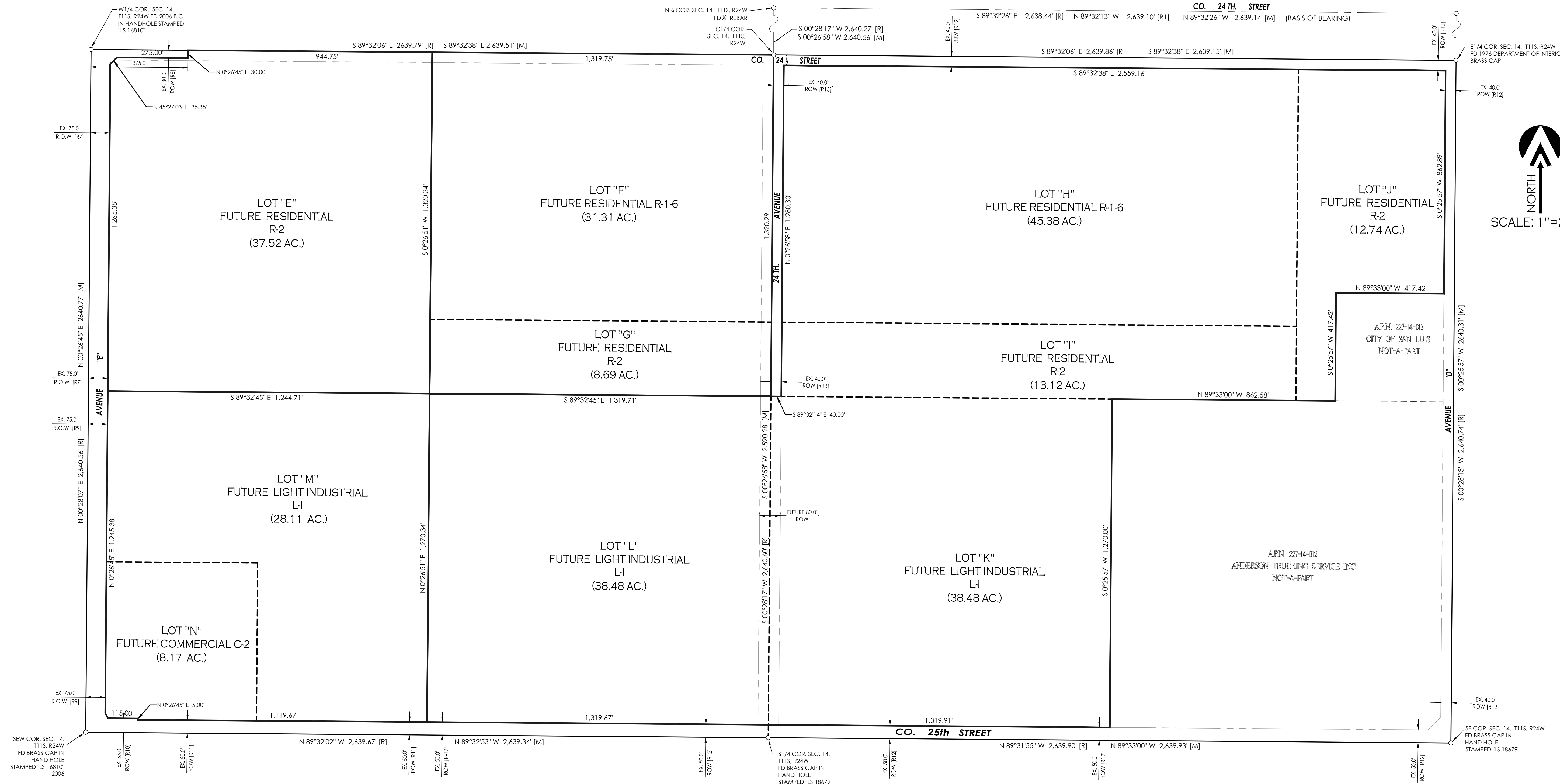


ORCHIDEA PARK SUBDIVISION

A SUBDIVISION OF A PORTION THE S¹/₂ OF SECTION 14, T11S, R24W, G.&S.R.B.&M., YUMA COUNTY, ARIZONA.

MARCH OF 2025 ACREAGE: 278.71 AC.

PRELIMINARY PLAT AMENDMENT (SOUTH HALF)



VEGA & VEGA
 ENGINEERING, PLLC
 2619 S. AVE. 2 1/2 E. STE#3
 YUMA, AZ. 85364
 Tel: 928-329-0000
 Fax: 928-247-6232
 Email: V@vegaengine.com

Preliminary Plat Amendment
 A PORTION OF THE S¹/₂ OF SEC. 14, T11S, R24W,
 G.&S.R.B.&M., YUMA COUNTY, ARIZONA.
ORCHIDEA PARK SUBDIVISION

LEGEND

<p>— INDICATES BOUNDARY LINE</p> <p>- - - INDICATES CENTERLINE</p> <p>- - - INDICATES EASEMENT LINE</p> <p>11 NEW LOT NUMBER</p> <p>■ NEW YUMA COUNTY STD. DETAIL No. 4-080 STREET MONUMENT</p> <p>○ NEW SUBDIVISION BOUNDARY MONUMENT AS PER CITY OF YUMA STD. #4-015 EXISTING MONUMENT (TYPE AS SHOWN)</p> <p>● B.C. INDICATES BRASS CAP</p> <p>○ Y.C.R. INDICATES YUMA COUNTY RECORDERS</p> <p>○ G.L.O. INDICATES GENERAL LAND OFFICE</p> <p>○ N.A.E. INDICATES NON ACCESS EASEMENT</p> <p>[M] INDICATES MEASURED DATA</p> <p>[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</p> <p>[R1] DATA REFERS TO LOS MEZQUITES TOWNHOMES AS RECORDED IN BOOK 35 OF PLATS, PAGE 54, YUMA COUNTY RECORDERS OFFICE, YUMA COUNTY, ARIZONA.</p> <p>[R2] DATA REFERS TO WARRANTY DEED WITH FEE# 2012-29216, AS RECORDED IN YUMA COUNTY RECORDERS OFFICE, YUMA COUNTY, ARIZONA.</p> <p>[R3] DATA REFERS TO WARRANTY DEED WITH FEE# 2012-29214, AS RECORDED IN YUMA COUNTY RECORDERS OFFICE, YUMA COUNTY, ARIZONA.</p>	<p>[R4] DATA REFERS TO DOCKET 674, PAGE 339 WITH FEE # 1971-21162 AND WARRANTY DEED WITH FEE# 2006-11525, BOTH AS RECORDED IN YUMA COUNTY RECORDERS OFFICE, YUMA COUNTY, ARIZONA.</p> <p>[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.</p> <p>[R6] DATA REFERS TO WARRANTY DEED WITH FEE# 2006-11520, AS RECORDED IN YUMA COUNTY RECORDERS OFFICE, YUMA COUNTY, ARIZONA.</p> <p>[R7] DATA REFERS TO DOCKET 674, PAGE 339 WITH FEE # 1971-21162 AND WARRANTY DEED WITH FEE# 2006-10664, BOTH AS RECORDED IN YUMA COUNTY RECORDERS OFFICE, YUMA COUNTY, ARIZONA.</p> <p>[R8] DATA REFERS TO WARRANTY DEED WITH FEE# 2006-10664, AS RECORDED IN YUMA COUNTY RECORDERS OFFICE, YUMA COUNTY, ARIZONA.</p> <p>[R9] DATA REFERS TO DOCKET 674, PAGE 339 WITH FEE # 1971-21162 AND WARRANTY DEED WITH FEE# 2006-11523, BOTH AS RECORDED IN YUMA COUNTY RECORDERS OFFICE, YUMA COUNTY, ARIZONA.</p> <p>[R10] DATA REFERS TO WARRANTY DEED WITH FEE# 2006-11523, AS RECORDED IN YUMA COUNTY RECORDERS OFFICE, YUMA COUNTY, ARIZONA.</p>	<p>[R11] DATA REFERS TO WARRANTY DEED WITH FEE# 2012-29213, AS RECORDED IN YUMA COUNTY RECORDERS OFFICE, YUMA COUNTY, ARIZONA.</p> <p>[R12] DATA REFERS TO WARRANTY DEED WITH FEE# 2012-29215, AS RECORDED IN YUMA COUNTY RECORDERS OFFICE, YUMA COUNTY, ARIZONA.</p> <p>[R13] DATA REFERS TO A/S LOT SPLIT WITH FEE# 2022-35598, AS RECORDED IN YUMA COUNTY RECORDERS OFFICE, YUMA COUNTY, ARIZONA.</p>
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OWNER OF RECORD:
 VON VERDE PARTNERS, LLC
 10602 S. CAMINO DEL SOL
 YUMA, AZ 85367

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

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. 3 928-329-0000 Tel
 Yuma, Az. 85365 928-247-6232 Fax
 www.vegaengine.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 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
 3/4/25
 R.L.S. No. 16528

Notes:

Scale: N.T.S. [Date: MAR 2025]
 Drawn: Staff [Job #: vnv23-600]
 Checked: Vna
 Sheet

2