



CURVE DATA

NUMBER	DELTA ANGLE	CHORD DIRECTION	CHORD LENGTH	TANGENT	RADIUS	ARC LENGTH
C1	90°25'24"	S1°01'21"W	35.49'	29.19'	25.00'	39.45'
C2	29°24'36"	N30°27'27"E	431.89'	223.27'	850.00'	436.67'
C3	13°20'30"	S43°47'57"W	197.48'	99.41'	850.00'	197.92'
C4	29°43'33"	S80°45'30"E	412.46'	211.27'	950.00'	415.78'

**LEGAL DESCRIPTION (R-3)
WEST PORTION A.P.N. 775-56-001**
A PORTION OF THE SE¼ OF SECTION 12, T11S, R25W, G. & S.R.B. & M. YUMA COUNTY, ARIZONA MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE E¼ OF SAID SECTION 12;
THENCE N89°58'05"W A DISTANCE OF 322.01' TO A POINT SAID POINT ALSO BEING THE **TRUE POINT OF BEGINNING**;
THENCE S0°35'57"W A DISTANCE OF 282.52' TO A POINT;
THENCE N89°24'03"W A DISTANCE OF 140.21' TO A POINT;
THENCE S30°27'27"W A DISTANCE OF 60.00' TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIAL BEARING OF N30°27'27"E;
THENCE ALONG SAID CURVE TO THE RIGHT OF RADIUS 850.00', THROUGH A CENTRAL ANGLE OF 13°20'30" AND ARC DISTANCE OF 197.92' TO THE TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIAL BEARING OF S43°46'50"W;
THENCE ALONG SAID CURVE TO THE LEFT OF RADIUS 950.00', THROUGH A CENTRAL ANGLE OF 29°43'33" AND ARC DISTANCE OF 415.78' TO A POINT;
THENCE S89°58'05"E A DISTANCE OF 683.69' TO THE **TRUE POINT OF BEGINNING**;
CONTAINING 2.86 AC. (NET) MORE OR LESS.

**LEGAL DESCRIPTION (R-2)
EAST PORTION A.P.N. 775-56-001**
A PORTION OF THE SE¼ OF SECTION 12, T11S, R25W, G. & S.R.B. & M. YUMA COUNTY, ARIZONA MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE E¼ OF SAID SECTION 12;
THENCE N89°58'05"W A DISTANCE OF 30.00' TO A POINT, SAID POINT ALSO BEING THE **TRUE POINT OF BEGINNING**;
THENCE S0°35'57"W A DISTANCE OF 425.05' TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIAL BEARING OF N89°24'03"E;
THENCE ALONG SAID CURVE TO THE RIGHT OF RADIUS 25.00', THROUGH A CENTRAL ANGLE OF 90°25'24" AND ARC DISTANCE OF 39.45' TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIAL BEARING OF N01°01'21"E;
THENCE ALONG SAID CURVE TO THE RIGHT OF RADIUS 850.00', THROUGH A CENTRAL ANGLE OF 29°26'36" AND ARC DISTANCE OF 436.67' TO A POINT;
THENCE N30°27'27"E A DISTANCE OF 60.00' TO A POINT;
THENCE S89°24'03"E A DISTANCE OF 140.21' TO A POINT;
THENCE N0°35'57"E A DISTANCE OF 282.52' TO A POINT;
THENCE S89°58'05"E A DISTANCE OF 272.01' TO A POINT, SAID POINT BEING THE **TRUE POINT OF BEGINNING**;
CONTAINING 3.07 AC. (NET) MORE OR LESS.

ZONING MAP
URBAN BORDER PHASE I TOWNHOMES &
URBAN BORDER PHASE II APARTMENTS
By COMTE

PRELIMINARY
NOT FOR
CONSTRUCTION

Notes:
Scale: as shown Date: JULY 2025
Drawn: Staff Job #: vrv25-500
Design: vna
Sheet