



**LEGAL DESCRIPTION (R - 2)**  
**WEST PORTION A.P.N. 775-56-001**

A PORTION OF THE SE¼ OF SECTION 12, T11S, R25W, G. & S.R.8. & M. YUMA COUNTY, ARIZONA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE E¼ OF SAID SECTION 12;  
**THENCE** N 89°58'05" W A DISTANCE OF 50.00' TO A POINT SAID POINT ALSO BEING THE **TRUE POINT OF BEGINNING**;  
**THENCE** S 00°35'57" W A DISTANCE OF 40.94' TO A POINT;  
**THENCE** N 89°24'03" W A DISTANCE OF 42.16' TO THE BEGINNING OF THE CURVE TO THE LEFT HAVING A RADIAL BEARING OF W 00°35'57" E;  
**THENCE** ALONG SAID CURVE TO THE LEFT OF RADIUS 200.00', THROUGH A CENTRAL ANGLE OF 39°08'16" AND ARC DISTANCE OF 136.62' TO THE BEGINNING OF THE CURVE TO THE RIGHT HAVING A RADIAL BEARING OF S 38°32'19" W;  
**THENCE** ALONG SAID CURVE TO THE RIGHT OF RADIUS 200.00', THROUGH A CENTRAL ANGLE OF 39°08'16" AND ARC DISTANCE OF 136.62' TO A POINT;  
**THENCE** N 89°24'03" W A DISTANCE OF 44.66' TO A POINT;  
**THENCE** S 00°35'57" W A DISTANCE OF 126.00' TO A POINT;  
**THENCE** N 89°24'03" W A DISTANCE OF 194.10' TO THE BEGINNING OF THE CURVE TO THE RIGHT HAVING A RADIAL BEARING OF S 3°10'55" E;  
**THENCE** ALONG SAID CURVE TO THE RIGHT OF RADIUS 850.00', THROUGH A CENTRAL ANGLE OF 05°55'51" AND ARC DISTANCE OF 87.98' TO THE BEGINNING HAVING A RADIAL BEARING OF N 43°46'46" E TO THE BEGINNING OF THE CURVE OF THE LEFT  
**THENCE** ALONG SAID CURVE TO THE LEFT OF RADIUS 750.00', THROUGH A CENTRAL ANGLE OF 25°05'42" AND ARC DISTANCE OF 412.77' TO A POINT;  
**THENCE** S 89°58'05" E A DISTANCE OF 955.70' TO THE **TRUE POINT OF BEGINNING**;

CONTAINING 3.13 AC. (NET) MORE OR LESS.

**LEGAL DESCRIPTION (R - 3)**  
**EAST PORTION A.P.N. 775-56-001**

A PORTION OF THE SE¼ OF SECTION 12, T11S, R25W, G. & S.R.8. & M. YUMA COUNTY, ARIZONA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE E¼ OF SAID SECTION 12;  
**THENCE** N 89°58'05" W A DISTANCE OF 50.00' TO A POINT;  
**THENCE** S 00°35'57" W A DISTANCE OF 40.94' TO A POINT SAID POINT ALSO BEING THE **TRUE POINT OF BEGINNING**;  
**THENCE** S 00°35'57" W A DISTANCE OF 364.12' TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIAL BEARING OF N 89°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 35.49' TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIAL BEARING OF S 01°10'21" W;  
**THENCE** ALONG SAID CURVE TO THE RIGHT OF RADIUS 850.00', THROUGH A CENTRAL ANGLE OF 36°49'33" AND ARC DISTANCE OF 536.97' TO A POINT;  
**THENCE** S 89°24'03" E A DISTANCE OF 194.10' TO A POINT;  
**THENCE** N 00°35'57" E A DISTANCE OF 126.00' TO A POINT;  
**THENCE** S 89°24'03" E A DISTANCE OF 44.66' TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIAL BEARING OF S 00°35'57" W;  
**THENCE** ALONG SAID CURVE TO THE LEFT OF RADIUS 200.00', THROUGH A CENTRAL ANGLE OF 39°08'16" AND ARC DISTANCE OF 136.62' TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIAL BEARING OF N 38°32'19" W;  
**THENCE** ALONG SAID CURVE TO THE RIGHT OF RADIUS 200.00', THROUGH A CENTRAL ANGLE OF 39°08'16" AND ARC DISTANCE OF 136.62' TO A POINT;  
**THENCE** S 89°24'03" E A DISTANCE OF 42.16' TO A POINT SAID POINT BEING THE **TRUE POINT OF BEGINNING**;

CONTAINING 2.80 AC. (NET) MORE OR LESS.

**CURVE DATA**

NUMBER	DELTA ANGLE	CHORD LENGTH	TANGENT	RADIUS	ARC LENGTH
C1	90°25'24"	35.49'	25.19'	25.00'	39.45'
C2	36°49'33"	536.97'	282.97'	850.00'	546.32'
C3	5°55'51"	87.95'	44.03'	850.00'	87.98'
C4	25°05'42"	412.77'	211.44'	950.00'	416.09'
C5	39°08'16"	133.98'	71.09'	200.00'	136.62'
C6	39°08'16"	133.98'	71.09'	200.00'	136.62'

GENERAL PLAN/MAP MINOR AMENDMENT  
**URBAN BORDER TOWNHOMES PHASE I**  
**URBAN BORDER APARTMENTS PHASE II**

PRELIMINARY  
 NOT FOR  
 CONSTRUCTION

Notes:  
 Scale: as shown Date: OCT 2025  
 Drawn: staff Job #: vrv25-500  
 Design: vna

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 of **1**

**VEGA & VEGA**  
 ENGINEERING & PLANNING  
 2619 S. AVE. 2½ E. STE#3  
 YUMA, AZ. 85364  
 TEL 928-329-0000  
 FAX 928-247-6232  
 V@veganvega.com