



**LEGAL DESCRIPTION (NEIGHBORHOOD)  
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 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 37°55'54" W;  
 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.

A.P.N. 775-56-002  
OWNER:  
STATE OF ARIZONA

LAS CASITAS APARTMENTS AZ LLC  
A.P.N. 775-48-429

**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**

PRELIMINARY  
NOT FOR  
CONSTRUCTION

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

ATTACHMENT  
**"B"**