

RETENTION BASIN LOT SPLIT

A PORTION OF THE NORTHWEST QUARTER, NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 9 SOUTH,
RANGE 23 WEST, GILA & SALT RIVER BASE & MERIDIAN, CITY OF YUMA, YUMA COUNTY, STATE OF ARIZONA

BASIS OF BEARING

ALONG THE NORTH-SOUTH SECTION LINE OF SECTION 13, T9S,
R23W, HAVING A GEODETIC BEARING OF NORTH 00°32'58"
EAST.

CURRENT ZONING

L-1 = LIGHT INDUSTRIAL & WITHIN 70 DECIBEL
AIRPORT OVERLAY NOISE CONTOUR

PARCEL AREA

PARCEL 1 - 35,998.00 SQUARE FEET OR 0.826 OF AN ACRE
PARCEL 2 - 43,997.00 SQUARE FEET OR 1.010 ACRES

TOTAL = 79,995.00 SQUARE FEET OR 1.836 OF AN ACRE

FLOOD ZONE DESIGNATION

FEMA FLOOD ZONE DESIGNATION IS ZONE X AS PER FEMA
FLOOD INSURANCE RATE MAP DATED SEPTEMBER 26, 2008.

SURVEY DATA

CALIBRATION

AS RECORDED AT FEE#2004-34805 ON SEPTEMBER 23, 2004,
AS PER THE CITY OF YUMA'S, GPS MAIN GEODETIC CONTROL
NETWORK RECORDED IN BOOK 3 PAGE 97-100 OF SURVEY'S,
AT FEE# 2003-43635 ON NOVEMBER 28, 2003.

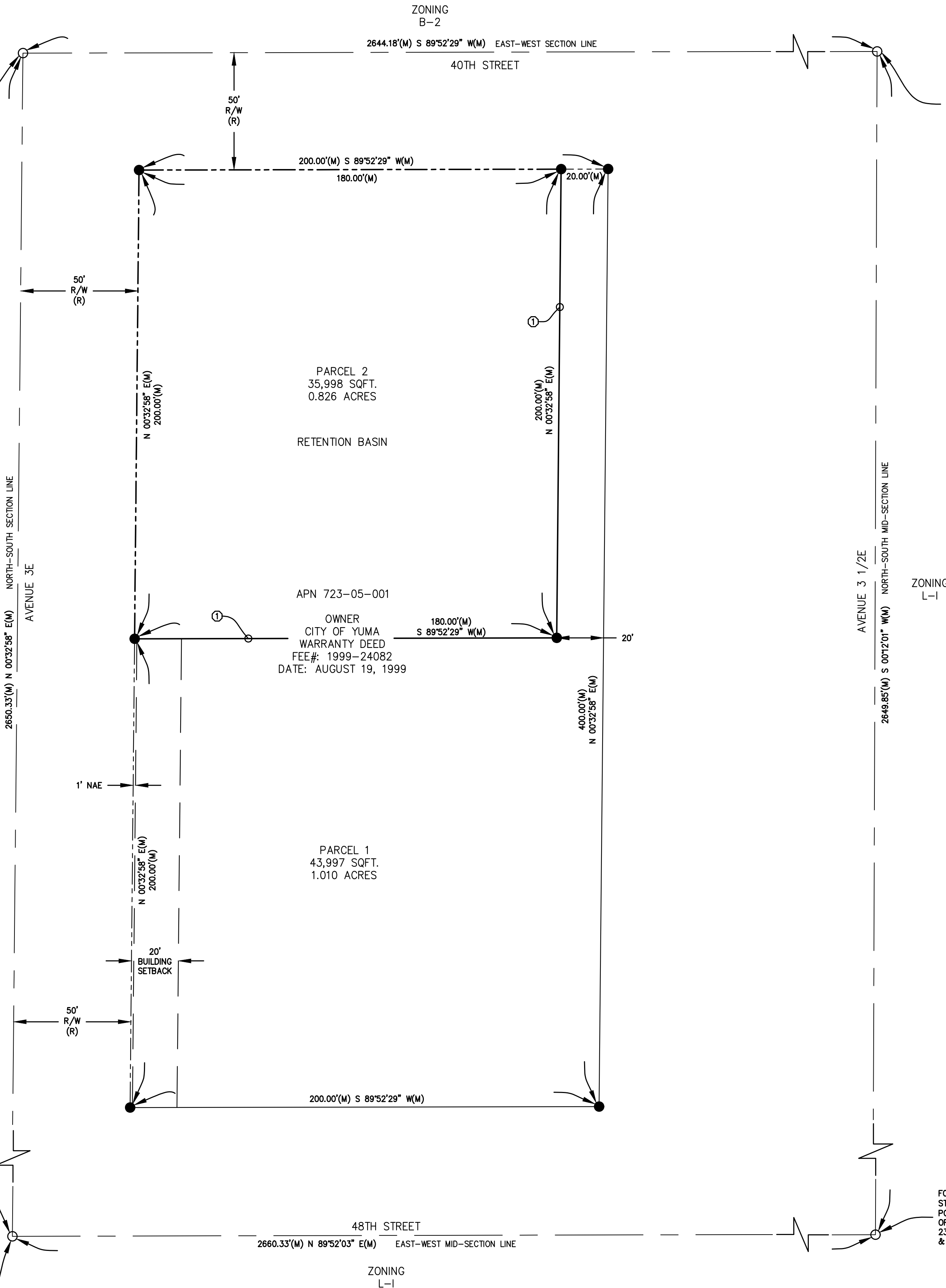
GEOD: 2003
NGS

LEGEND

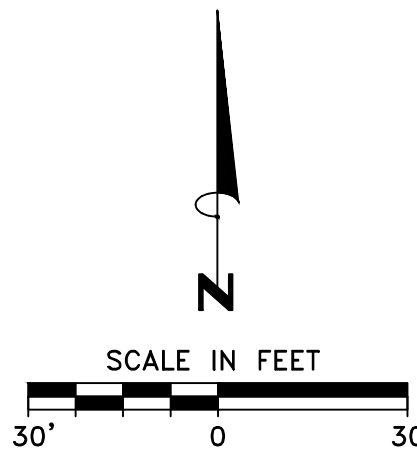
- NEW RIGHT OF WAY
- EXISTING RIGHT OF WAY
- NEW PROPERTY LINES
- EXISTING PROPERTY LINES
- CENTERLINE
- SET 5/8-INCH DIAMETER REBAR WITH PLASTIC CAP STAMPED "CITY OF YUMA, LS 58428" OR AS OTHERWISE NOTED
- FOUND MONUMENT AS NOTED
- RECORDED DATA IN THE YUMA COUNTY RECORDERS OFFICE, DOCKET 1572, PAGE 730 & 731, DATED JANUARY 23, 1988
- MEASURED DATA
- NON-ACCESS EASEMENT EXCEPT AT A DRIVEWAY WHICH WILL BE A RIGHT-IN, RIGHT-OUT, TO BE DETERMINED AT TIME OF DEVELOPMENT
- NEW PROPERTY LINE UPON RECORDDATION OF THIS PLAT

FOUND 2 1/2-INCH DIAMETER ALUMINUM
CAP STAMPED, "YUMA COUNTY HIGHWAY
DEPARTMENT" WITH CENTER PUNCH MARK
IN HAND HOLE. POINT BEING THE WEST
QUARTER CORNER OF SECTION 13,
TOWNSHIP 9 SOUTH, RANGE 23 WEST OF
THE GILA & SALT RIVER BASE &
MERIDIAN

ZONING
MR



FOUND 3-INCH DIAMETER BRASS CAP
STAMPED, "CITY OF YUMA, LS19329, 2011".
POINT BEING THE NORTH QUARTER CORNER
OF SECTION 13, TOWNSHIP 9 SOUTH, RANGE
23 WEST OF THE GILA & SALT RIVER BASE
& MERIDIAN



ZONING
L-1

FOUND 3-INCH DIAMETER BRASS CAP
STAMPED, "CITY OF YUMA, LS19329, 2007".
POINT BEING THE CENTER QUARTER CORNER
OF SECTION 13, TOWNSHIP 9 SOUTH, RANGE
23 WEST OF THE GILA & SALT RIVER BASE
& MERIDIAN

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE LOT TIE AS SHOWN HEREON WAS
MADE UNDER MY DIRECTION DURING JANUARY 2018 AND IS
BEING RECORDED AS PER ARIZONA REVISED STATUTE 33-105.

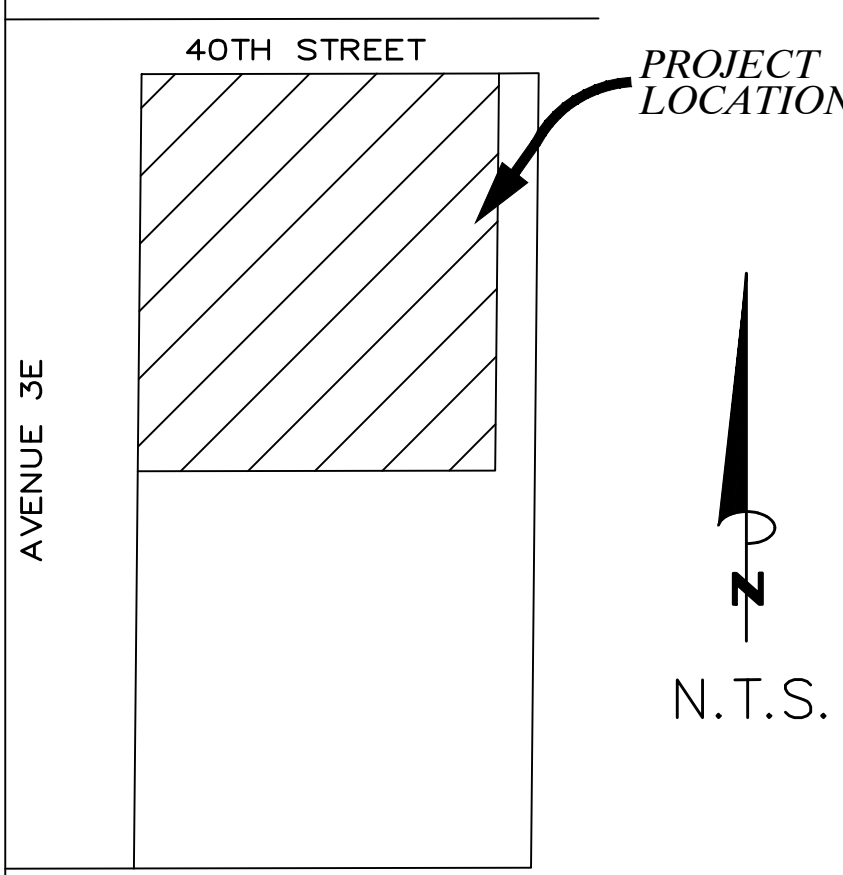
CRAIG A. GRANQUIST L.S. NO. 58428

RECORDER'S CERTIFICATE

STATE OF ARIZONA SS
COUNTY OF YUMA

I HEREBY CERTIFY THAT THE WITHIN INSTRUMENT
WAS FILED AND RECORDED

IN BOOK _____ OF PLATS
ON PAGE _____



LOCATION MAP

APPROVED

FOR THE CITY OF YUMA, ARIZONA. A MUNICIPAL CORPORATION OF THE STATE
OF ARIZONA, AS OWNER OF CERTAIN REAL PROPERTIES, AS IDENTIFIED ON
THIS PLAT.

HEREBY DEDICATING TO THE CITY OF YUMA, ARIZONA, AS RIGHT OF WAY FOR
ROADWAYS AND OTHER PURPOSES RELATED THERETO, THOSE SPECIFIC PARCELS
AS SHOWN UPON THIS PLAT, EFFECTIVE UPON RECORDDATION OF THIS PLAT, AS
ALLOWED AND IN ACCORDANCE WITH ARS 33-401.

BY: GREGORY K. WILKINSON, CITY OF YUMA ADMINISTRATOR DATE

STATE OF ARIZONA
COUNTY OF YUMA

THE ABOVE OWNER OF RECORD ACKNOWLEDGED THIS
INSTRUMENT BEFORE ME ON THE DATE SHOWN ABOVE.

NOTARY PUBLIC
LINDA L. BUSHONG, CITY CLERK DATE

MY COMMISSION EXPIRES

REVIEWED BY:

CITY OF YUMA ENGINEER DATE

CITY OF YUMA PLANNING DIRECTOR DATE



CITY OF YUMA

ENGINEERING DEPARTMENT

SCALE: AS NOTED	APPROVED BY: CRAIG A. GRANQUIST, RLS.	DRAWN BY: L.R.
CITY OF YUMA RETENTION BASIN LOT SPLIT		
CREATING PARCELS 1 & 2		SHEET NUMBER 1