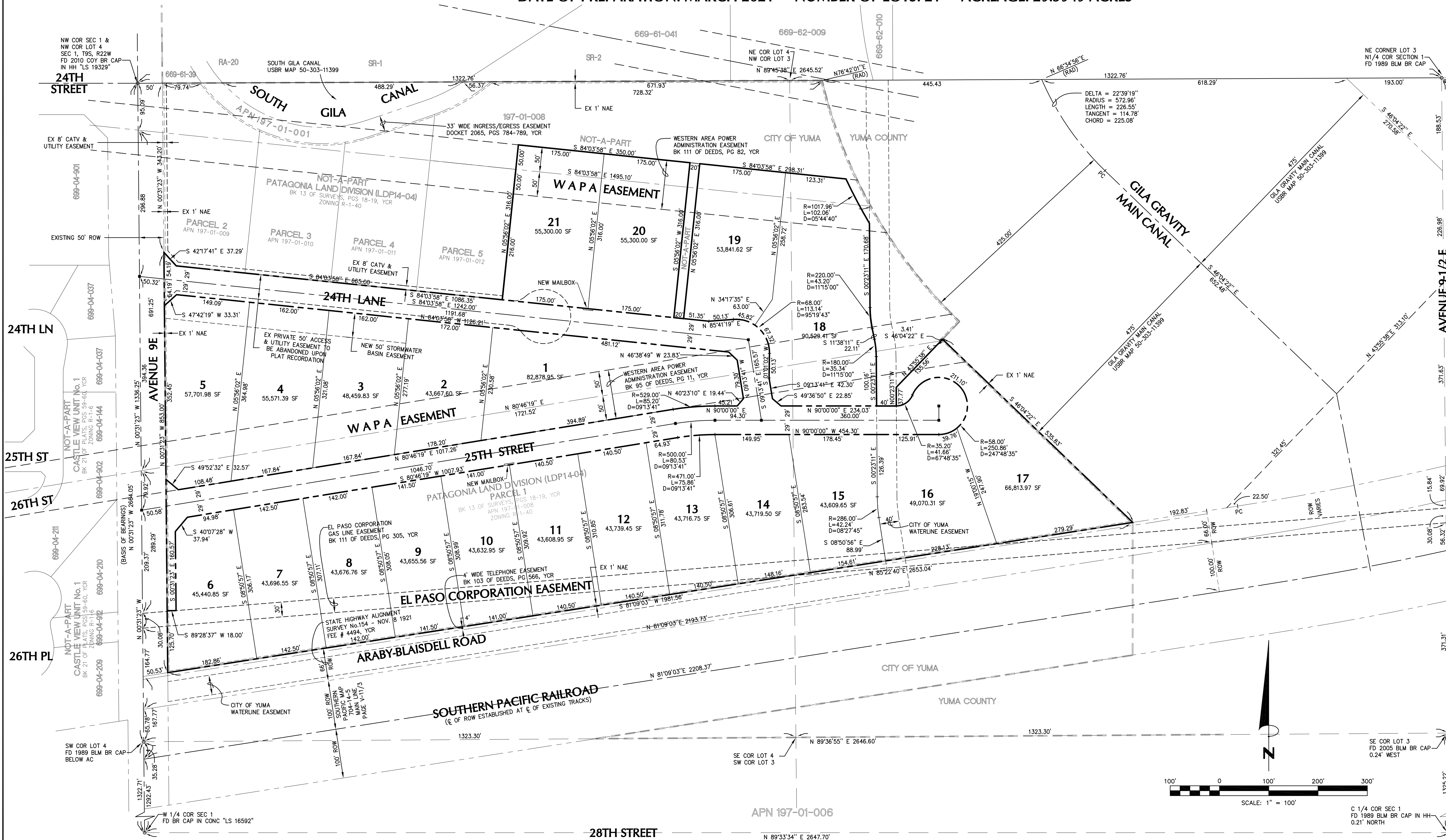


PATAGONIA SUBDIVISION

A SUBDIVISION OF A PORTION OF PARCEL 1 OF THE PATAGONIA SUBDIVISION (LDP14-04) AS RECORDED IN BOOK 13 OF SURVEYS, PAGE 18-19, YUMA COUNTY RECORDS, BEING A PART OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 9 SOUTH, RANGE 22 WEST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, YUMA COUNTY, ARIZONA
DATE OF PREPARATION: MARCH 2021 NUMBER OF LOTS: 21 ACREAGE: 29.3949 ACRES



LEGEND

—	CENTERLINE / SECTION LINE
---	ALIQUOT LINE
---	SUBDIVISION BOUNDARY
---	RIGHT OF WAY LINE
---	SETBACK LINE
---	EASEMENT LINE (TYPE AS SHOWN)
10	NEW LOT NUMBER
55,300.00 SF	NEW LOT AREA
■	NEW STREET MONUMENT
○	SET 1/2" REBAR W/CAP "RLS 31018"
○	EXISTING MONUMENT (TYPE AS NOTED)
○	RIGHT OF WAY
○	NAE
○	NON ACCESS EASEMENT
○	PUE
○	PUBLIC UTILITY EASEMENT
○	APN
○	ASSESSOR'S PARCEL NUMBER
○	BK
○	PG
○	YCR
○	YUMA COUNTY RECORDS

OWNER/DEVELOPER

KDC OF YUMA, LLC
3801 S. KERLEY DRIVE
YUMA, AZ 85365

CURRENT ZONING

R-1-40 LOW DENSITY RESIDENTIAL

BASIS OF BEARINGS

THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 9 SOUTH, RANGE 22 WEST, GILA AND SALT RIVER BASE AND MERIDIAN, AS SHOWN ON THE PLAT OF CASTLE VIEW UNIT No. 1, RECORDED IN BOOK 21 OF PLATS, PAGES 59 AND 60, RECORDS OF YUMA COUNTY, NAMED "N 0031'23" E."

FLOOD ZONE DESIGNATION

THE SUBJECT PROPERTY IS LOCATED WITHIN AN AREA HAVING A FLOOD ZONE DESIGNATION (AREAS OF 0.2% ANNUAL CHANCE FLOOD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD), AS DETERMINED BY THE FEMA FEDERAL INSURANCE RATE MAPS

MAILBOX NOTES

TO BE DETERMINED BEFORE FINAL PLAT RECORDATION

RESTRICTIVE COVENANTS

TO BE RECORDED CONCURRENTLY AND WILL BE A PART OF THIS PLAT

SURVEYOR'S NOTE

1. ALL NEW PROPERTY CORNERS TO BE SET 1/2" REBAR WITH CAP STAMPED "LS 31018"

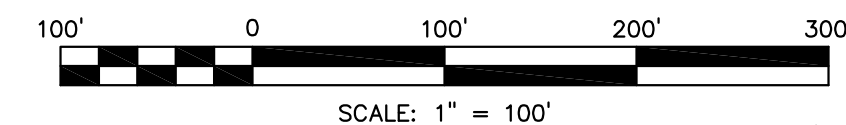
SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE SUBDIVISION SHOWN HEREON WAS MADE UNDER MY DIRECTION DURING MARCH 2021 AND THAT THIS SUBDIVISION CONFORMS TO ALL REGULATIONS AND REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE CITY OF YUMA, ARIZONA.



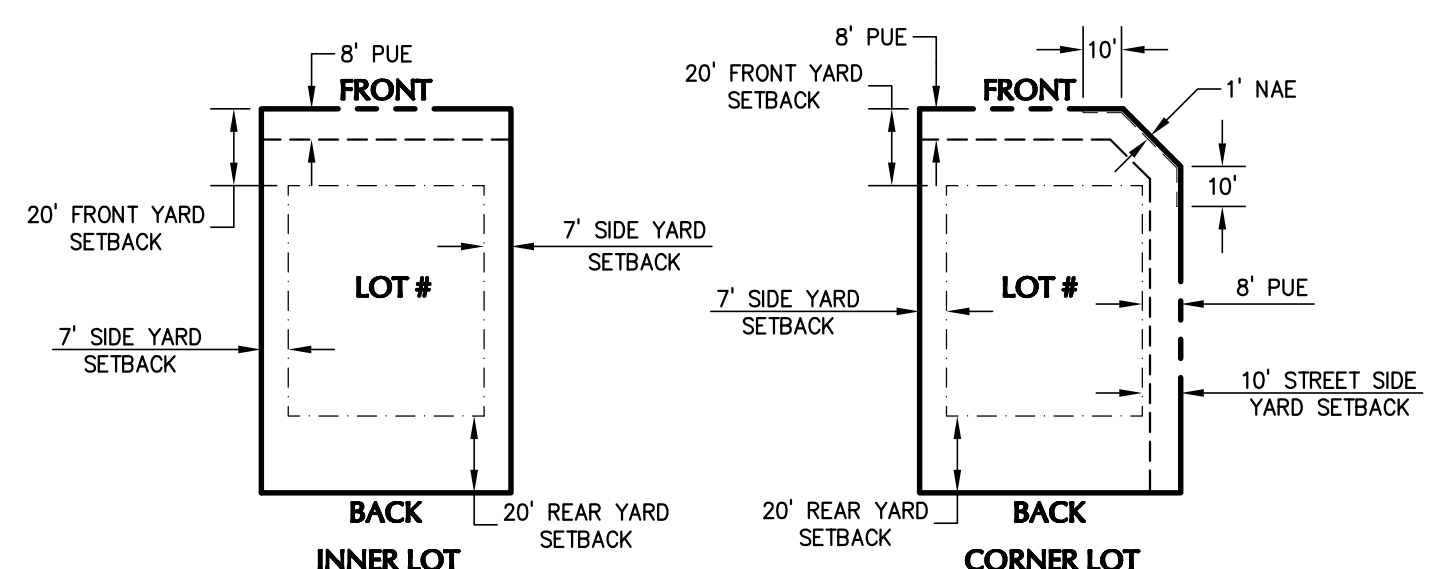
KEVIN A. DAHL

RLS No. 31018



SCALE: 1" = 100'

TYPICAL LOT LAYOUT R-1-40 LOW DENSITY RESIDENTIAL



LAND SURVEYOR



DEDICATION

STATE OF ARIZONA }
COUNTY OF YUMA } SS
KNOW ALL MEN BY THESE PRESENTS:
THAT KDC OF YUMA, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, HAS CAUSED THE FOLLOWING DESCRIBED PROPERTY, PARCEL 1 OF THE PATAGONIA LAND DIVISION (LDP14-04) RECORDED IN BOOK 13 OF SURVEYS, PAGE 18, YUMA COUNTY RECORDS, BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 9 SOUTH, RANGE 22 WEST, GILA & SALT RIVER BASE & MERIDIAN, YUMA COUNTY, ARIZONA AS PLATTED HEREON TO BE SUBDIVIDED INTO LOTS AND STREETS UNDER THE NAME OF "PATAGONIA SUBDIVISION" AND HEREBY DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS AND STREETS CONSTITUTING SAID "PATAGONIA SUBDIVISION" AND THAT THE LOTS SHALL BE KNOWN BY THE NUMBER AND THE STREETS BY THE NAME GIVEN EACH RESPECTIVELY ON SAID PLAT, AND THAT KDC OF YUMA, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, HEREBY DEDICATES THE STREETS SHOWN HEREON TO THE CITY OF YUMA FOR THEIR USE AND BENEFIT. THE EASEMENTS ARE DEDICATED TO THE CITY OF YUMA FOR THE PURPOSES SHOWN HEREON. A THREE FOOT NON-CONSTRUCTION AND NO OBSTRUCTION EASEMENT FROM THE FURTHEST PROJECTION ON ANY SIDE OF ALL FIRE HYDRANTS IS HEREBY GRANTED.

IN WITNESS WHEREOF KDC OF YUMA, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, HAS CAUSED ITS COMPANY NAME TO BE SIGNED AND ITS COMPANY SEAL TO BE AFFIXED AS ATTESTED BY THE SIGNATURE OF JAMES E. KERLEY, ITS MANAGER, THEREUNTO DULY AUTHORIZED ON THIS ____ DAY OF ____ 2021

JAMES E. KERLEY, MANAGER
KDC OF YUMA, LLC, AN ARIZONA LIMITED LIABILITY COMPANY

ACKNOWLEDGMENT

STATE OF ARIZONA }
COUNTY OF YUMA } SS
ON THIS ____ DAY OF ____ 2021 BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED JAMES E. KERLEY, WHO ACKNOWLEDGED HIMSELF TO BE A MANAGER OF KDC OF YUMA, LLC, AN ARIZONA LIMITED LIABILITY COMPANY AND THAT HE, AS SUCH OFFICER BEING DULY AUTHORIZED TO DO SO, EXECUTED THE DEDICATION INSTRUMENT FOR THE PURPOSE THEREIN CONTAINED BY SIGNING THE NAME OF SAID COMPANY BY HIMSELF AS SUCH OFFICER

IN WITNESS WHEREOF

I HEREUNTO SET MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC
MY COMMISSION EXPIRES

APPROVED

DEPARTMENT OF COMMUNITY DEVELOPMENT DATE

CITY OF YUMA ENGINEER DATE

STATE OF ARIZONA }
COUNTY OF YUMA } SS
THIS SUBDIVISION, AS SHOWN HEREON, HAS BEEN APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF YUMA, ON THIS ____ DAY OF ____ 2021

MAYOR

ATTEST:

CITY CLERK