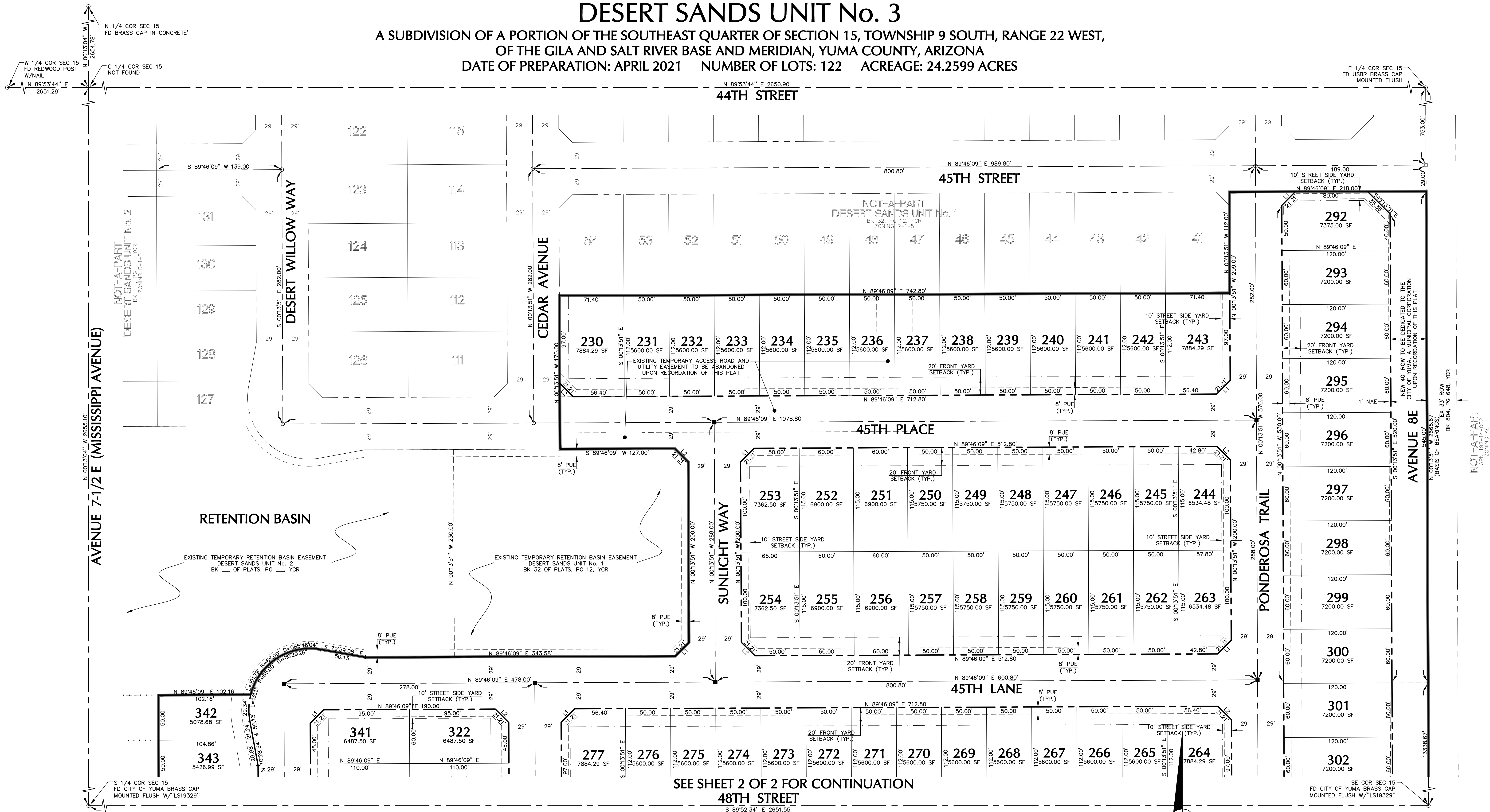


DESERT SANDS UNIT No. 3

A SUBDIVISION OF A PORTION OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 9 SOUTH, RANGE 22 WEST,
OF THE GILA AND SALT RIVER BASE AND MERIDIAN, YUMA COUNTY, ARIZONA
DATE OF PREPARATION: APRIL 2021 NUMBER OF LOTS: 122 ACREAGE: 24.2599 ACRES



DEDICATION

STATE OF ARIZONA }
COUNTY OF YUMA }
KNOW ALL MEN BY THESE PRESENTS:
THAT YUMA DESERT SANDS DEVELOPMENT, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, HAS CAUSED THE FOLLOWING DESCRIBED PROPERTY; THAT PORTION OF THE SOUTHEAST QUARTER OF SECTION 15, 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 "DESERT SANDS UNIT No. 3" AND HEREBY DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS AND STREETS CONSTITUTING SAID "DESERT SANDS UNIT No. 3" AND THAT THE LOTS SHALL BE KNOWN BY THE NUMBER AND THE STREETS BY THE NAME GIVEN EACH RESPECTIVELY ON SAID PLAT, AND THAT YUMA DESERT SANDS DEVELOPMENT, L.L.C., 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 YUMA DESERT SANDS DEVELOPMENT, L.L.C., 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 BRIAN L. HALL, ITS MANAGER, THEREUNTO DULY AUTHORIZED ON THIS _____ DAY OF _____, 2021

BRIAN L. HALL, MANAGER
YUMA DESERT SANDS DEVELOPMENT, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY

ACKNOWLEDGMENT

STATE OF ARIZONA }
COUNTY OF YUMA }
ON THIS _____ DAY OF _____, 2021
BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED BRIAN L. HALL, WHO ACKNOWLEDGED HIMSELF TO BE THE MANAGER OF YUMA DESERT SANDS DEVELOPMENT, L.L.C., 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 HERETO SET MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC
MY COMMISSION EXPIRES

APPROVED

DEPARTMENT OF COMMUNITY DEVELOPMENT

CITY OF YUMA ENGINEER

STATE OF ARIZONA }
COUNTY OF YUMA }
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

LEGEND

- CENTERLINE / SECTION LINE
 - SUBDIVISION BOUNDARY
 - RIGHT OF WAY LINE
 - SETBACK LINE
 - EASEMENT LINE (TYPE AS SHOWN)
 - NEW LOT NUMBER
 - NEW LOT AREA
 - NEW STREET MONUMENT
 - SET 1/2" REBAR W/CAP "RLS 31018"
 - EXISTING MONUMENT (TYPE AS NOTED)
 - RIGHT OF WAY
 - NON ACCESS EASEMENT
 - PUBLIC UTILITY EASEMENT
 - ASSESSOR'S PARCEL NUMBER
 - BOOK
 - PAGE
 - YUMA COUNTY RECORDS
 - UNITED STATES BUREAU OF RECLAMATION
- 300
6000.00 SF
- ROW
 - NAE
 - PUE
 - APN
 - BK
 - PG
 - YCR
 - USBR

OWNER/DEVELOPER

YUMA DESERT SANDS DEVELOPMENT, L.L.C.
3064 SOUTH AVENUE B,
YUMA, AZ 85364

CURRENT ZONING

R-1-5 LOW DENSITY SINGLE-FAMILY RESIDENTIAL

BASIS OF BEARINGS

THE EAST LINE LINE OF THE SOUTHEAST QUARTER OF SECTION 15, T9S, R22W, G&SR&M AS SHOWN ON "DESERT SANDS UNIT No. 1", RECORDED BK 32 OF PLATS, PG 12, YCR, NAMELY N 001351° W

MAILBOX NOTES

4 - 16" SLOT CBU'S ON PONDEROSA TRAIL, NEXT TO LOTS 244 & 263
4 - 16" SLOT CBU'S ON 45TH ROAD NEXT TO RETENTION BASIN, ACROSS THE STREET FROM LOTS 322 & 341

FLOOD ZONE DESIGNATION

THE SUBJECT PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE X 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)

LINE DATA

NUMBER	BEARING	DISTANCE
L1	N 44°46'09" E	21.21'
L2	N 45°13'51" W	21.21'

RESTRICTIVE COVENANTS

HAVE BEEN RECORDED CONCURRENTLY AND ARE A PART OF THIS PLAT

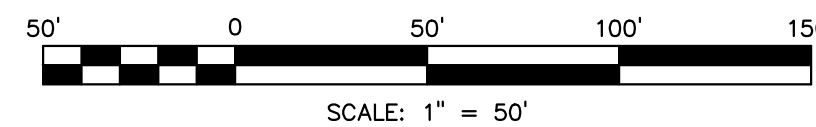
SURVEYOR'S NOTE

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

LAND SURVEYOR

DAHL, ROBINS & ASSOCIATES, INC.

1560 S. 9th Avenue
Yuma, AZ 85364
Phone: (928) 819-0825
Fax: (928) 819-0826
www.dahlrobs.com
ORA Job: 20270



LAND SURVEYOR'S CERTIFICATE

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

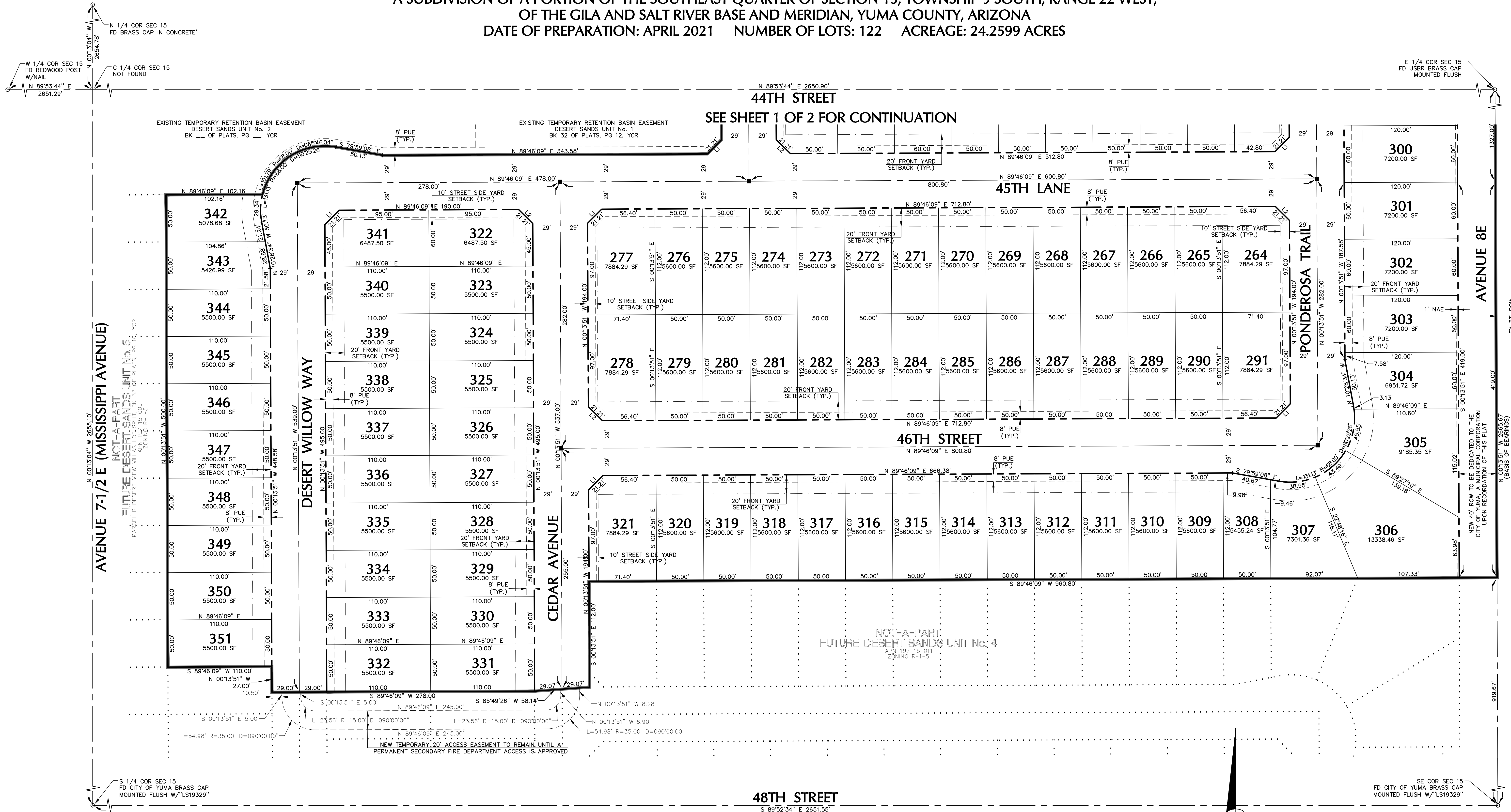


KEVIN A. DAHL

RLS No. 31018

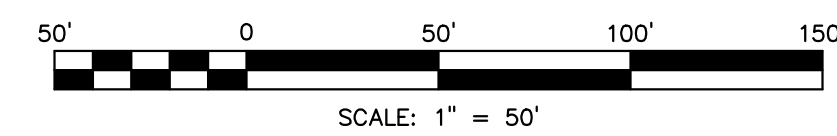
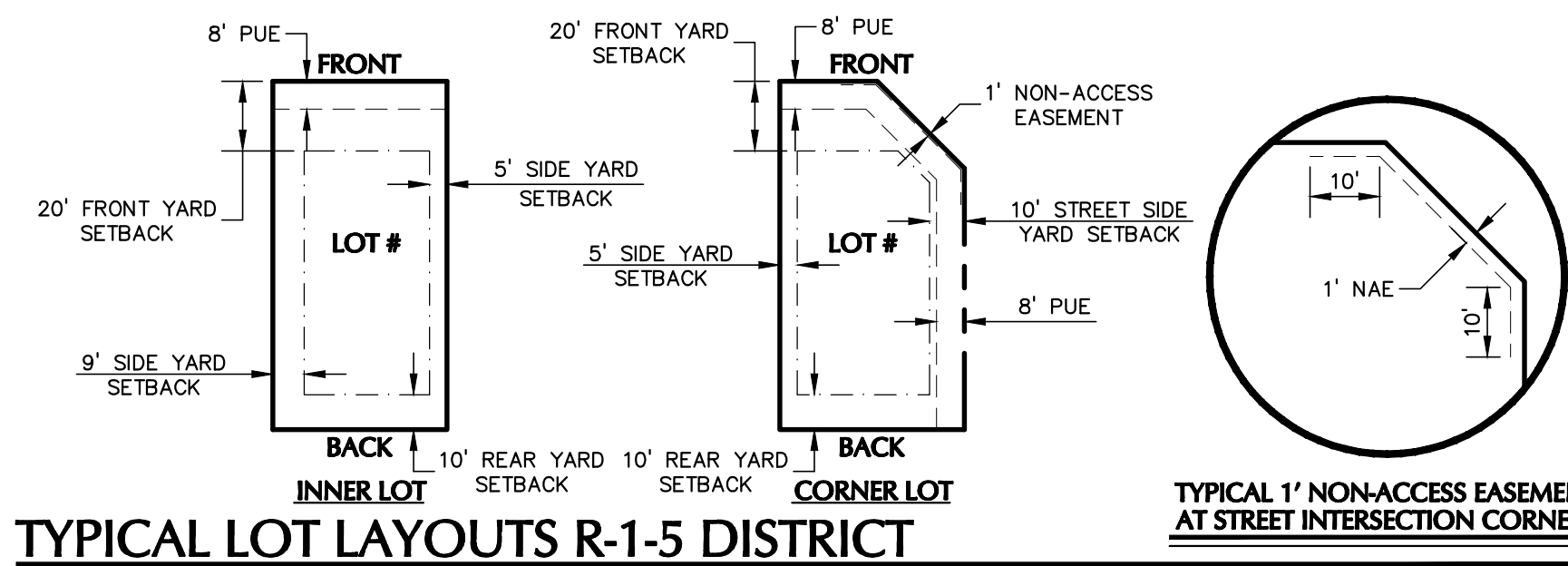
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KEVIN A. DAHL

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LAND SURVEYOR

