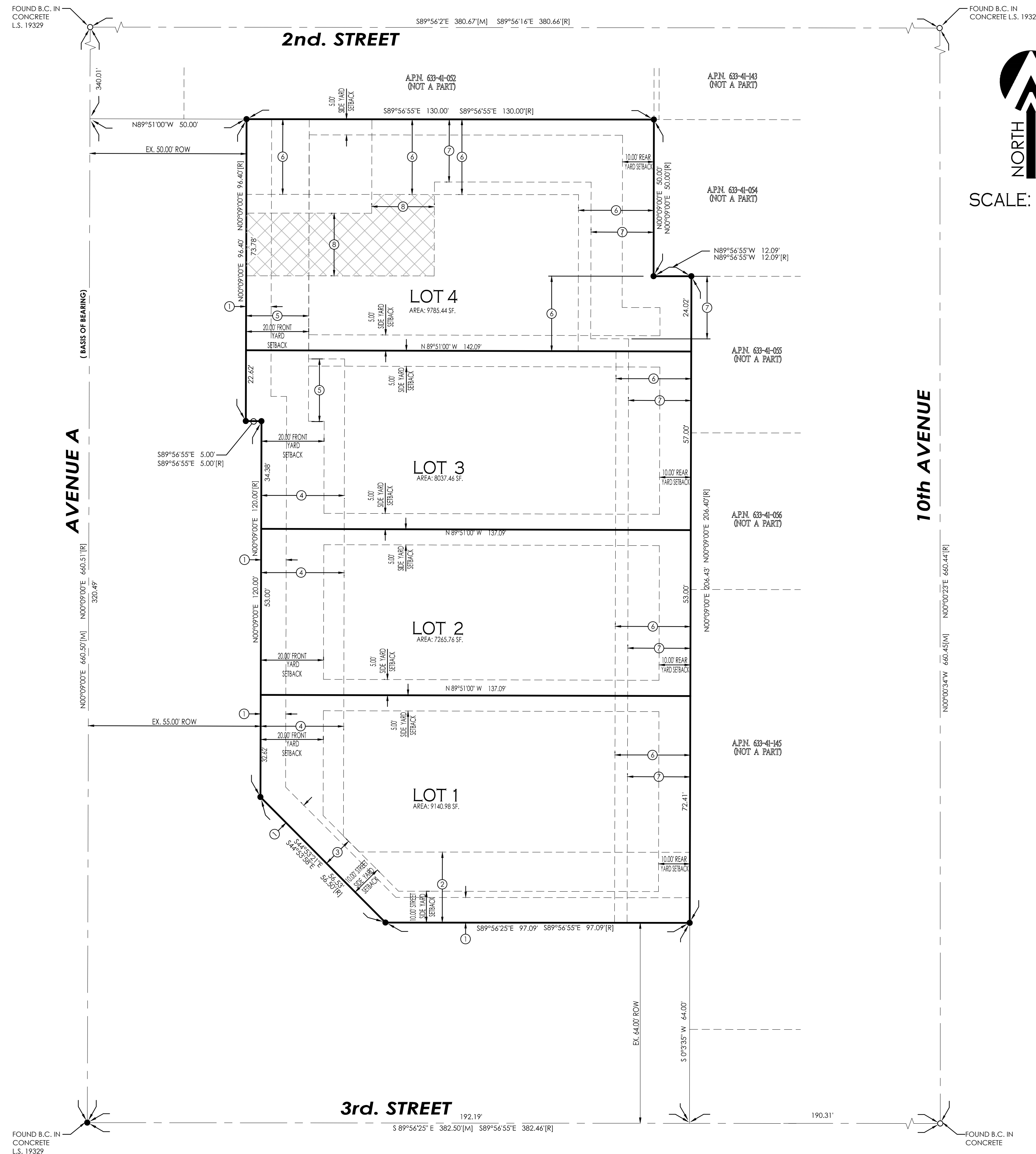


# RIVERVIEW TERRACE SUBDIVISION

A SUBDIVISION OF PARCEL "A" OF 3RD. STREET LAUNDRY LOT SPLIT, AS RECORDED IN BOOK 25 OF PLATS, PAGES 7 & 8, YUMA COUNTY RECORDERS OFFICE, YUMA COUNTY, AZ ALSO BEING A PORTION OF THE NE 1/4 OF THE NE 1/4 OF SECTION 21, TOWNSHIP 08 SOUTH, RANGE 23 WEST, G.&S.R.B.&M., YUMA COUNTY, AZ,

OCTOBER 2023 ACREAGE: 0.7858 AC

## FINAL PLAT



SCALE: 1"=20'

### OWNER OF RECORD:

SAUL C. & LUZ I. ALBOR  
271 S. AVE A  
YUMA, AZ. 85364

### DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT SAUL C. ALBOR & LUZ I. ALBOR AS OWNERS, HAVE THIS DAY OF \_\_\_\_\_ 20\_\_\_\_ CAUSED THE FOLLOWING DESCRIBED PROPERTY, A SUBDIVISION OF PARCEL "A" OF 3RD. STREET LAUNDRY LOT SPLIT, AS RECORDED IN BOOK 25 OF PLATS, PAGES 7 & 8, YUMA COUNTY RECORDERS OFFICE, YUMA COUNTY, AZ, ALSO BEING A PORTION OF THE NE 1/4 OF THE NE 1/4 OF SECTION 21, TOWNSHIP 08 SOUTH, RANGE 23 WEST, G.&S.R.B.&M., YUMA COUNTY, AZ, AS PLATTED HEREON, TO BE SUBDIVIDED INTO LOTS UNDER THE NAME OF "ALBOR CROSSING SUBDIVISION" AND HEREBY DECLARES THAT THE ACCOMPANYING PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS CONSTITUTING SAID "RIVERVIEW TERRACE SUBDIVISION" THAT EACH LOT SHALL BE KNOWN BY THE NUMBER GIVEN EACH RESPECTIVELY ON SAID PLAT; AND SAUL C. ALBOR & LUZ I. ALBOR HEREBY DEDICATES THE EASEMENTS FOR THE USES SHOWN AND DEFINED ON SAID PLAT AND AS SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED CONCURRENTLY HEREWITH

SAUL C. ALBOR, OWNER DATE \_\_\_\_\_

LUZ I. ALBOR, OWNER DATE \_\_\_\_\_

### ACKNOWLEDGMENT

STATE OF ARIZONA }  
COUNTY OF YUMA }

ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ BEFORE ME, THE UNDERSIGNED PERSONALLY APPEARED, SAUL C. ALBOR, WHO ACKNOWLEDGED HIMSELF TO BE THE OWNER, BY SIGNING HIS NAME.

NOTARY PUBLIC

MY COMMISSION WILL EXPIRE \_\_\_\_\_

### ACKNOWLEDGMENT

STATE OF ARIZONA }  
COUNTY OF YUMA }

ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ BEFORE ME, THE UNDERSIGNED PERSONALLY APPEARED, LUZ I. ALBOR, WHO ACKNOWLEDGED HERSELF TO BE THE OWNER, BY SIGNING HIS NAME.

NOTARY PUBLIC

MY COMMISSION WILL EXPIRE \_\_\_\_\_

### RESTRICTIVE COVENANTS

A DECLARATION OF PROTECTIVE COVENANTS ARE BEING FILED CONCURRENTLY WITH THIS SUBDIVISION AND ARE A PART THEREOF

### BASIS OF BEARING

THE CENTERLINE OF AVENUE "A" AS SHOWN ON 3RD. STREET LAUNDRY LOT SPLIT, AS RECORDED IN BOOK 25 OF PLATS, PAGES 7 & 8, YUMA COUNTY RECORDERS OFFICE. BEARING: N00°09'00"E

### KEYNOTES

- ① NEW 8' UTILITY CABLE, TV AND COMMUNICATIONS EASEMENT
- ② NEW 22.50' DRAINAGE EASEMENT BENEFICIAL TO LOTS 1 THRU 4
- ③ NEW 10.00' DRAINAGE EASEMENT BENEFICIAL TO LOTS 1 THRU 4
- ④ NEW 26.50' DRAINAGE EASEMENT BENEFICIAL TO LOTS 1 THRU 4
- ⑤ NEW 20.00' DRAINAGE EASEMENT BENEFICIAL TO LOTS 1 THRU 4
- ⑥ NEW 24.00' INGRESS AND EGRESS EASEMENT BENEFICIAL TO LOTS 1 THRU 4 AND ADJACENT PROPERTIES TO THE EAST
- ⑦ EX. 20.00' INGRESS AND EGRESS EASEMENT BENEFICIAL ONLY TO ADJACENT PROPERTIES TO THE EAST [R1]
- ⑧ EX. 20.00' INGRESS AND EGRESS EASEMENT BENEFICIAL ONLY TO ADJACENT PROPERTIES TO THE EAST [R1] TO BE ABANDON AND TO BE REPLACED UPON RECORDED OF THIS PLAT. (CROSS AREA HATCH ONLY)

BOOK \_\_\_\_\_ OF PLATS

PAGE \_\_\_\_\_

### APPROVALS

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 \_\_\_\_\_, 20\_\_\_\_

MAYOR \_\_\_\_\_ DATE \_\_\_\_\_  
ATTEST: \_\_\_\_\_

CITY CLERK \_\_\_\_\_ DATE \_\_\_\_\_

DEPARTMENT OF COMMUNITY DEVELOPMENT \_\_\_\_\_ DATE \_\_\_\_\_

CITY OF YUMA ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_

### LEGEND

- INDICATES BOUNDARY LINE
- - - - - INDICATES CENTERLINE
- - - - - INDICATES EASEMENT LINE
- 13 NEW LOT NUMBER
- NEW CITY OF YUMA STD. DETAIL NO. 4-030 SUBDIVISION BOUNDARY MONUMENT
- NEW CITY OF YUMA STD. DETAIL NO. 4-080 STREET MONUMENT
- EXISTING MONUMENT (TYPE AS SHOWN)
- ⊙ B.C. INDICATES BRASS CAP
- Y.C.R.O. INDICATES YUMA COUNTY RECORDERS OFFICE
- G.L.O. INDICATES GENERAL LAND OFFICE
- N.A.E. INDICATES NON ACCESS EASEMENT
- [M] INDICATES MEASURED DATA
- [R] DATA REFERS TO 3RD STREET LAUNDRY LOT SPLIT, AS RECORDED IN BOOK 25 OF PLATS, PAGES 7 & 8, YUMA COUNTY RECORDERS OFFICE, YUMA COUNTY, AZ.

### FLOOD ZONE

\* THIS PROJECT IS LOCATED IN FLOOD ZONE AH, AS PER FIRM INDEX MAP NUMBER 04027C1510F  
\* ZONE AH - FLOOD DEPTHS OF 1 TO 3 FEET (USUALLY AREAS OF PONDING); BASE FLOOD ELEVATIONS DETERMINED (EL. 135)

### NOTES

- + PROPERTY CORNERS TO BE MARKED BY 1/2" DIAMETER REBAR TAGGED WITH CAP L.S. 16528
- + PROJECT ZONING: R-2
- + A PORTION SEC. 21, T08S, R24W CITY OF YUMA, YUMA COUNTY, AZ.

### ELABORATED BY:

vrv21-870

**VEGA & VEGA**  
ENGINEERING, P.L.C.  
2619 S. Ave. 2-1/2 E Yuma, Az. 85365  
928-329-0000 Tel  
928-247-6232 Fax  
www.vegaivega.com

### LAND SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT I AM A LAND SURVEYOR LISTED ON THE ROSTER OF ACTIVE REGISTRANTS BY THE STATE BOARD OF TECHNICAL REGISTRATION OF ARIZONA AND THAT THE MAP CONSISTING OF ONE (1) SHEET CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION DURING OCTOBER OF 2023 THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THEIR POSITIONS ARE CORRECTLY SHOWN, OR WILL BE IN PLACE WITHIN ONE YEAR FROM RECORDED OF THIS MAP. THE MONUMENTS WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED. THE SURVEY IS TRUE AND COMPLETE AS SHOWN. ALL DISTANCES ARE SHOWN IN FEET AND DECIMALS PARTS.

BY: *John C. English II* JOHN C. ENGLISH II R.L.S. No. 16528

