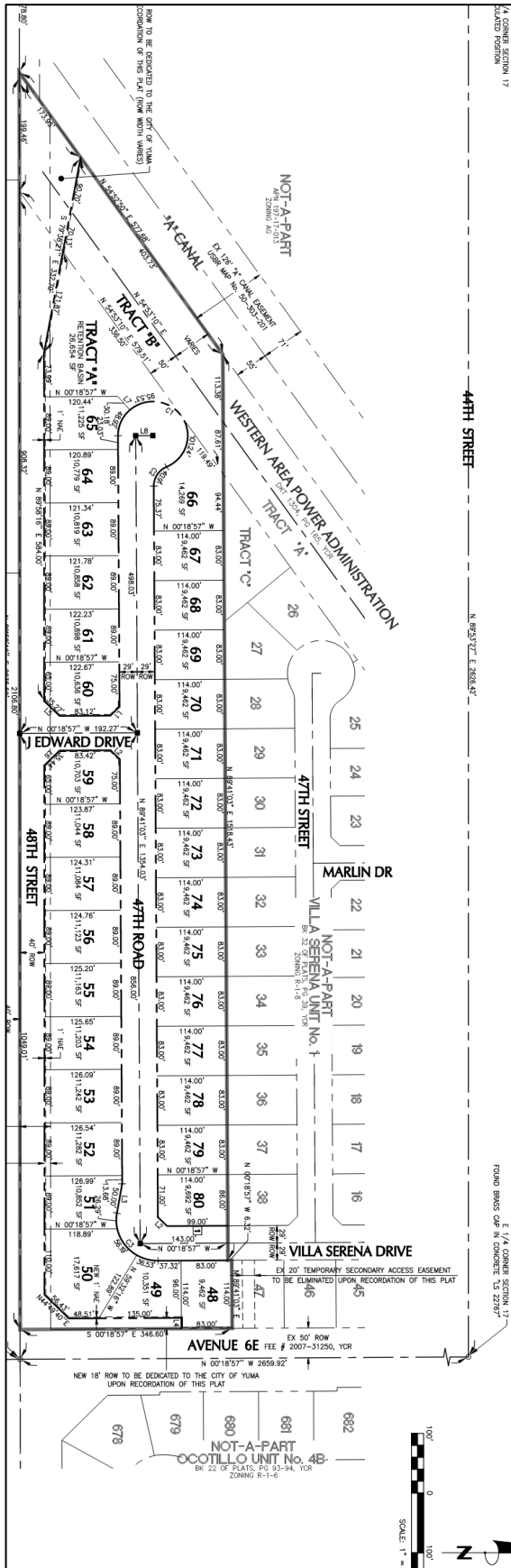


CORNER SECTION 17
1/2" REBAR W/CAP "LS 22767"
GRASS CAP IN CONCRETE "LS 16626"
JTH & 0.58' EAST

A SUBDIVISION OF A PORTION OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 9 SOUTH, RANGE 22 WEST,
OF THE GILA AND SALT RIVER BASE AND MERIDIAN, YUMA COUNTY, ARIZONA
DATE OF PREPARATION: FEBRUARY 2025 NUMBER OF LOTS: 33 ACREAGE: 14.4234 ACRES



Villa Serena Unit No. 2
LEGAL DESCRIPTION

That portion of the Southeast Quarter of Section 17, Township 9 South, Range 22 West of the Gila and Salt River Base and Meridian, Yuma County, Arizona, lying Southeasterly of the southerly Right of Way line of the "A" Canal, more particularly described as follows:

BEGINNING at the Southeast corner of said Section 17;

Thence South $89^{\circ}58'16''$ West along the South line of the Southeast quarter of said Section 17 a distance of 2156.80 feet to a point on the southerly right-of-way of the USBR "A" Canal;

Thence North $54^{\circ}52'50''$ East along the southerly right-of-way line of the USBR "A" Canal a distance of 577.68 feet;

Thence North $89^{\circ}41'03''$ East a distance of 1518.43 feet;

Thence North $00^{\circ}18'57''$ West a distance of 6.32 feet;

Thence North $89^{\circ}41'03''$ East a distance of 164.00 feet to a point on the East line of the Southeast quarter of said Section 17;

Thence South $00^{\circ}18'57''$ East along the East line of the Southeast quarter of said Section 17 a distance of 346.85 feet to the point of BEGINNING.