

# SAGUARO UNIT No. 6

A SUBDIVISION OF A PORTION OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 9 SOUTH, RANGE 22 WEST, GILA AND SALT RIVER BASE AND MERIDIAN, YUMA COUNTY, ARIZONA  
DATE OF PREPARATION: AUGUST 2024 NUMBER OF LOTS: 124 ACREAGE: 33.1043 ACRES

## DEDICATION

STATE OF ARIZONA }  
COUNTY OF YUMA }  
KNOW ALL MEN BY THESE PRESENTS, THAT SD DEVELOPMENT YUMA, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, HAS CAUSED THE FOLLOWING DESCRIBED PROPERTY, THAT PORTION OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 9 SOUTH, RANGE 22 WEST, GILA & SALT RIVER BASE AND MERIDIAN, YUMA COUNTY, ARIZONA AS PLATTED HEREON TO BE SUBDIVIDED INTO LOTS AND STREETS UNDER THE NAME OF "SAGUARO UNIT No. 6" AND HEREBY DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS AND STREETS CONSTITUTING SAID "SAGUARO UNIT No. 6" AND THAT THE LOTS SHALL BE KNOWN BY THE NUMBER AND THE STREETS BY THE NAME GIVEN EACH RESPECTIVELY ON SAID PLAT, AND THAT SD DEVELOPMENT 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 SD DEVELOPMENT 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 BRIAN L. HALL, ITS MANAGER, THEREUNTO DULY AUTHORIZED ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024

## ACKNOWLEDGMENT

STATE OF ARIZONA }  
COUNTY OF YUMA }  
ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED BRIAN L. HALL, WHO ACKNOWLEDGED HIMSELF TO BE THE MANAGER OF SD DEVELOPMENT 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 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 \_\_\_\_\_, 2024

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
- EXISTING MONUMENT (TYPE AS NOTED)
- RIGHT OF WAY
- NON ACCESS EASEMENT
- PUBLIC UTILITY EASEMENT
- ASSessor'S PARCEL NUMBER
- BOOK
- PAGE
- YUMA COUNTY RECORDS

## OWNER/DEVELOPER

SD DEVELOPMENT YUMA, LLC  
3064 S. AVENUE B, YUMA, AZ 85364  
(928) 782-3072

## CURRENT ZONING

R-1-6 LOW DENSITY RESIDENTIAL

## BASIS OF BEARINGS

1983 US STATE PLANE COORDINATE SYSTEM (ARIZONA WEST) AS MEASURED BY KINEMATIC GPS OBSERVATIONS

## 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). COMMUNITY PANEL NUMBER 04027C1545E DATED AUGUST 28, 2008, WHICH IS THE FLOOD INSURANCE RATE MAP (PANEL NOT PRINTED) FOR THE COMMUNITY IN WHICH THIS PROJECT IS SITUATED.

## MAILBOX NOTES

- 4 - 16 SLOT CBU'S TO BE LOCATED ON SAGUARO WAY BETWEEN LOTS 567 AND 592 (ADD TO EXISTING LOCATION)
- 4 - 16 SLOT CBU'S TO BE LOCATED ON SAGUARO WAY BETWEEN LOTS 623 AND 648 (ADD TO EXISTING LOCATION)

## LINE DATA

NUMBER	BEARING	DISTANCE
L1	N 44°58'00" E	35.26'
L2	N 45°02'00" W	35.45'
L3	N 10°08'42" W	50.00'
L4	S 79°36'44" E	50.00'
L5	N 45°07'17" E	21.21'
L6	S 44°52'43" E	21.21'
L7	N 89°53'51" E	18.00'

## CURVE DATA

No.	LENGTH	RADIUS	DELTA
C1	131.18'	68.00'	110°31'58"

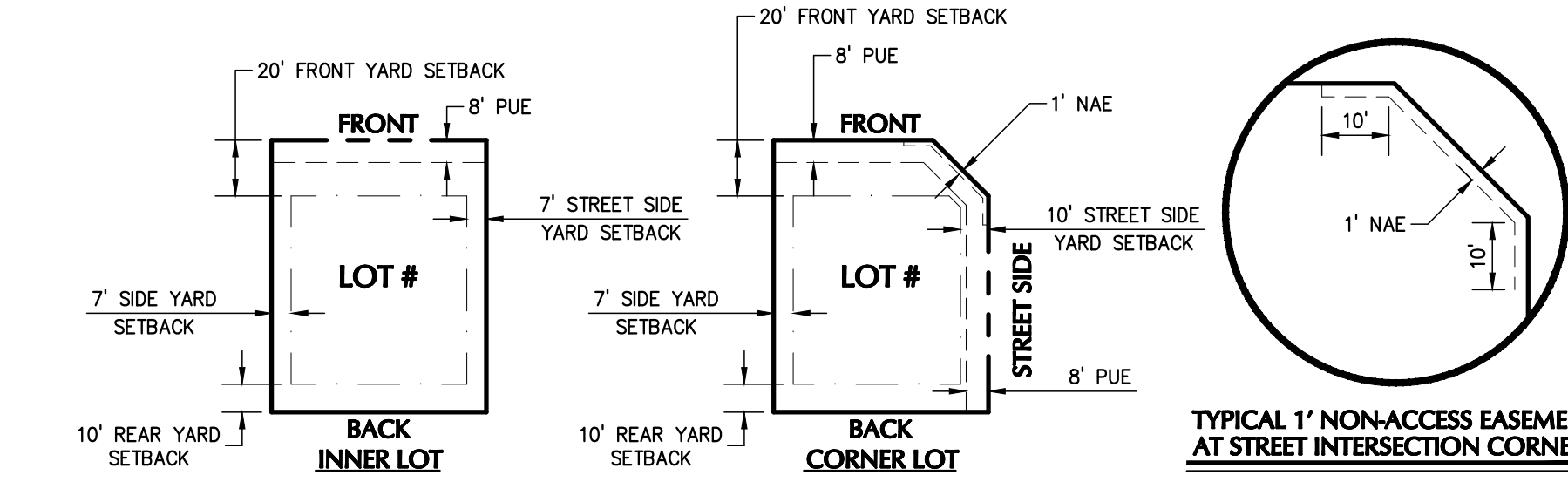
## RESTRICTIVE COVENANTS

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"

## 48TH STREET



## LAND SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE SUBDIVISION SHOWN HEREON WAS MADE UNDER MY DIRECTION DURING AUGUST 2024 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

**LAND SURVEYOR**  
**DAHL, ROBINS & ASSOCIATES, INC.**  
1500 S. 9th Avenue  
Yuma, AZ 85364  
Phone: (928) 819-0825  
Fax: (928) 819-0826  
www.dahlrobs.com  
DRA Job. 24189