

Exhibit A

LEGAL DESCRIPTION

Villa Serena Unit No. 1

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, more particularly described as follows:

BEGINNING at the Southeast corner of said Section 17;

Thence North $00^{\circ}18'57''$ West along the East line of the Southeast quarter of said Section 17 a distance of 346.85 feet;

Thence South $89^{\circ}41'03''$ West a distance of 50.00 feet to the TRUE POINT OF BEGINNING;

Thence continuing South $89^{\circ}41'03''$ West a distance of 114.00 feet;

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

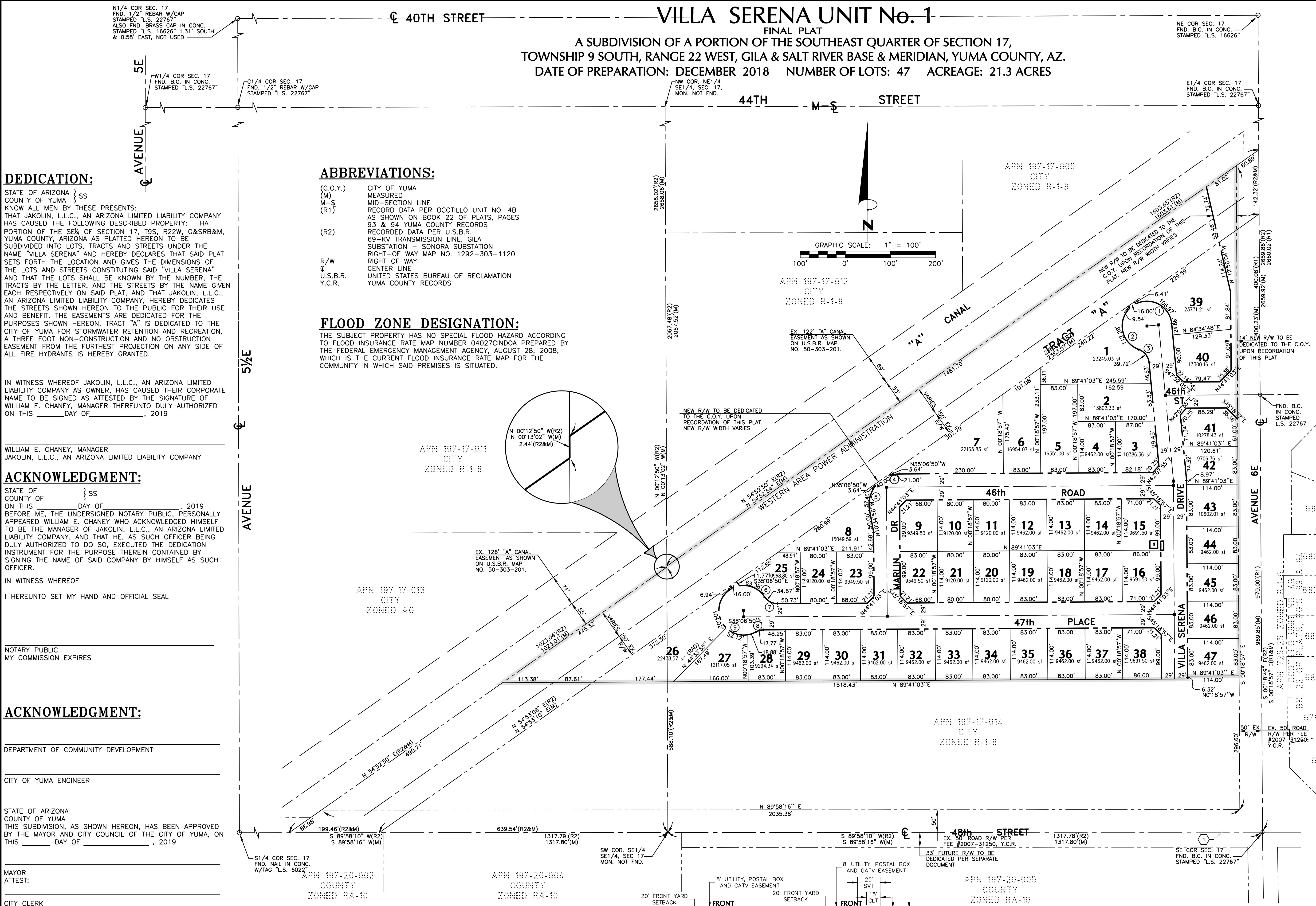
Thence South $89^{\circ}41'03''$ West a distance of 1518.43 feet to the southerly right-of-way of the U.S.B.R. 'A' Canal;

Thence North $54^{\circ}52'50''$ East along the southerly right-of-way of the U.S.B.R. 'A' Canal a distance of 445.32 feet;

Thence North $00^{\circ}13'02''$ West along the southerly right-of-way of the U.S.B.R. 'A' Canal and the West line of the East half of the Southeast quarter of said Section 17 a distance of 2.44 feet;

Thence North $54^{\circ}52'54''$ East along the southerly right-of-way of the U.S.B.R. 'A' Canal a distance of 1542.72 feet;

Thence South $00^{\circ}18'57''$ East parallel with and 50.00 feet westerly of the East line of the Southeast quarter of said Section 17 a distance of 1130.80 feet;



DEDICATION:

STATE OF ARIZONA }
COUNTY OF YUMA } SS
KNOW ALL MEN BY THESE PRESENTS:
THAT JAKOLIN, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY
HAS CAUSED THE FOLLOWING DESCRIBED PROPERTY: THAT
PORTION OF THE SE ¼ OF SECTION 17, T9S, R22W, G&SRB&M,
YUMA COUNTY, ARIZONA AS PLATTED HEREON TO BE
SUBDIVIDED INTO LOTS, TRACTS AND STREETS UNDER THE
NAME "VILLA SERENA" AND HEREBY DECLARES THAT SAID PLAT
SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF
THE LOTS AND STREETS CONSTITUTING SAID "VILLA SERENA"
AND THAT THE LOTS SHALL BE KNOWN BY THE NUMBER, THE
TRACTS BY THE LETTER, AND THE STREETS BY THE NAME GIVEN
EACH RESPECTIVELY ON SAID PLAT, AND THAT JAKOLIN, L.L.C.,
AN ARIZONA LIMITED LIABILITY COMPANY, HEREBY DEDICATES
THE STREETS SHOWN HEREON TO THE PUBLIC FOR THEIR USE
AND BENEFIT. THE EASEMENTS ARE DEDICATED FOR THE
PURPOSES SHOWN HEREON. TRACT "A" IS DEDICATED TO THE
CITY OF YUMA FOR STORMWATER RETENTION AND RECREATION.
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 JAKOLIN, L.L.C., AN ARIZONA LIMITED
LIABILITY COMPANY AS OWNER, HAS CAUSED THEIR CORPORATE
NAME TO BE SIGNED AS ATTESTED BY THE SIGNATURE OF
WILLIAM E. CHANEY, MANAGER THEREUNTO DULY AUTHORIZED
ON THIS _____ DAY OF _____, 2019

WILLIAM E. CHANEY, MANAGER
JAKOLIN, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY

ACKNOWLEDGMENT:

STATE OF ARIZONA }
COUNTY OF YUMA } SS
ON THIS _____ DAY OF _____, 2019
BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY
APPEARED WILLIAM E. CHANEY WHO ACKNOWLEDGED HIMSELF
TO BE THE MANAGER OF JAKOLIN, 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 HEREUNTO SET MY HAND AND OFFICIAL SEAL

ACKNOWLEDGMENT:

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 _____, 2019

MAYOR
ATTEST:

CITY CLERK

ABBREVIATIONS:

(C.O.Y.) CITY OF YUMA
(M) MEASURED
(M-S) MID-SECTION LINE
(R1) RECORD DATA PER OCOTILLO UNIT NO. 4B
AS SHOWN ON BOOK 22 OF PLATS, PAGES
93 & 94 YUMA COUNTY RECORDS
(R2) RECORDED DATA PER U.S.B.R.
69-KV TRANSMISSION LINE, GILA
SUBSTATION - SONORA SUBSTATION
RIGHT-OF-WAY MAP NO. 1292-303-1120
RIGHT OF WAY
CENTER LINE
R/W U.S.B.R. UNITED STATES BUREAU OF RECLAMATION
Y.C.R. YUMA COUNTY RECORDS

FLOOD ZONE DESIGNATION:

THE SUBJECT PROPERTY HAS NO SPECIAL FLOOD HAZARD ACCORDING
TO FLOOD INSURANCE RATE MAP NUMBER 04027CINDOA PREPARED BY
THE FEDERAL EMERGENCY MANAGEMENT AGENCY, AUGUST 28, 2008,
WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE
COMMUNITY IN WHICH SAID PREMISES IS SITUATED.

APN 197-17-011
CITY
ZONED R-1-8

APN 197-17-013
CITY
ZONED AG

APN 197-17-014
CITY
ZONED R-1-8

APN 197-20-002
COUNTY
ZONED RA-10

APN 197-20-004
COUNTY
ZONED RA-10

OWNER/DEVELOPER:

JAKOLIN, L.L.C.
P.O. BOX 5810
YUMA, AZ. 85366

CURRENT ZONING:

R-1-8

RESTRICTIVE COVENANTS:

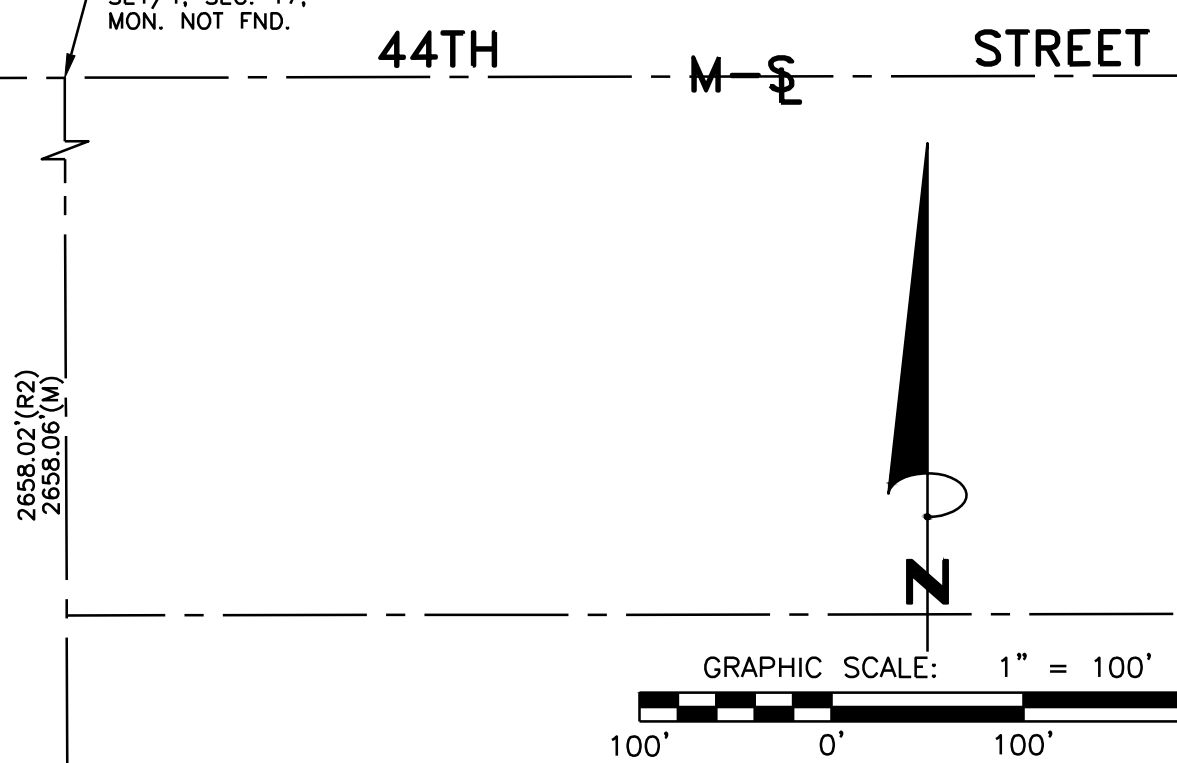
HAVE BEEN RECORDED CONCURRENTLY AND ARE A PART OF THIS PLAT.

VILLA SERENA UNIT No. 1

FINAL PLAT

A SUBDIVISION OF A PORTION OF THE SOUTHEAST QUARTER OF SECTION 17,
TOWNSHIP 9 SOUTH, RANGE 22 WEST, GILA & SALT RIVER BASE & MERIDIAN, YUMA COUNTY, AZ.

DATE OF PREPARATION: DECEMBER 2018 NUMBER OF LOTS: 47 ACREAGE: 21.3 ACRES



NEW R/W TO BE DEDICATED
TO THE C.O.Y. UPON
RECORDATION OF THIS PLAT.
NEW R/W WIDTH VARIES

EX. 122' "A" CANAL
EASEMENT AS SHOWN
ON U.S.B.R. MAP
NO. 50-303-201.

EX. 126' "A" CANAL
EASEMENT AS SHOWN
ON U.S.B.R. MAP
NO. 50-303-201.

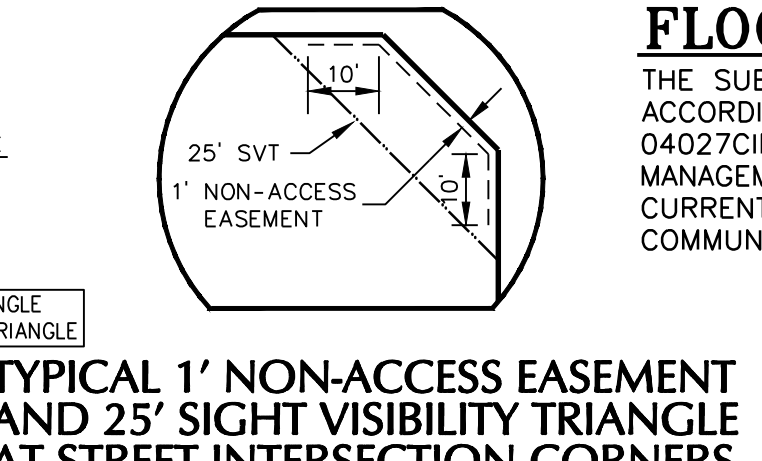
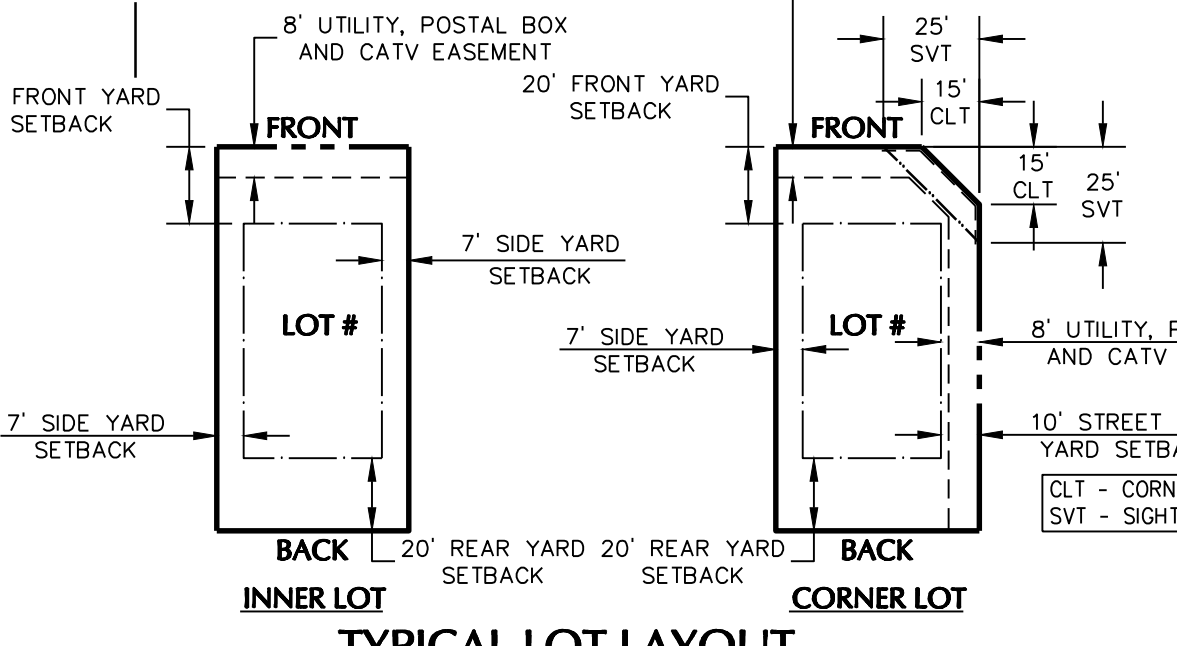
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APN 197-20-002
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FLOOD ZONE DESIGNATION:

THE SUBJECT PROPERTY HAS NO SPECIAL FLOOD HAZARD
ACCORDING TO FLOOD INSURANCE RATE MAP NUMBER
04027CINDOA PREPARED BY THE FEDERAL EMERGENCY
MANAGEMENT AGENCY, AUGUST 28, 2008, WHICH IS THE
CURRENT FLOOD INSURANCE RATE MAP FOR THE
COMMUNITY IN WHICH SAID PREMISES IS SITUATED.

BASIS OF BEARINGS:

THE EAST LINE OF THE SE ¼ OF SECTION 17,
AS RECORDED IN "OCOTILLO UNIT NO. 4B",
BOOK 22 OF PLATS, PAGES 93 & 94,
RECORDS OF YUMA COUNTY, ARIZONA,
NAMED N 00°18'57" W.

SURVEYOR'S NOTE:

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

MAIL BOX DATA:

1 SERVES LOTS 1-47

CURVE DATA:

No.	DELTA	RADIUS	LENGTH
1	111°26'05"	55.00'	106.97'
2	116°58'03"	55.00'	112.28'
3	65°01'30"	35.00'	39.72'
4	17°41'37"	68.00'	21.00'
5	48°21'49"	68.00'	57.40'
6	66°01'31"	55.00'	63.38'
7	56°44'57"	35.00'	34.67'
8	29°04'58"	35.00'	17.77'
9	177°40'14"	55.00'	170.55'

LEGEND:

SECTION/CENTER LINE

EX. RIGHT-OF-WAY LINE

BUILDING SETBACK LINE

EASEMENT LINE

NEW RIGHT-OF-WAY LINE

NEW LOT LINE

NEW SUBDIVISION BOUNDARY

EX. MONUMENT, TYPE AS SHOWN

NEW CITY OF YUMA ST'D.
BOUNDARY MON. NO. 4-030

NEW CITY OF YUMA ST'D.
ST. MON. NO. 4-080

APN 000-00-000

7

ASSESSOR'S PARCEL NUMBER

NEW SUBDIVISION LOT NUMBER

NEW GROUP MAIL BOX

LAND SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THE SUBDIVISION SHOWN
HEREON WAS MADE UNDER MY DIRECTION DURING
NOVEMBER 2018 AND THAT THIS SUBDIVISION CONFORMS
TO ALL REGULATIONS AND REQUIREMENTS OF THE
SUBDIVISION REGULATIONS OF THE CITY OF YUMA,
ARIZONA.

REGISTERED LAND SURVEYOR
31018
KEVIN A. DAHL
One Signed
ARIZONA U.S.A.

KEVIN A. DAHL

RLS No. 31018

LAND SURVEYOR

DAHL, ROBINS & ASSOCIATES, INC.

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Yuma, AZ 85364
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Fax: (928) 819-0826
www.dahlrobinson.com
DRA Job: 16255