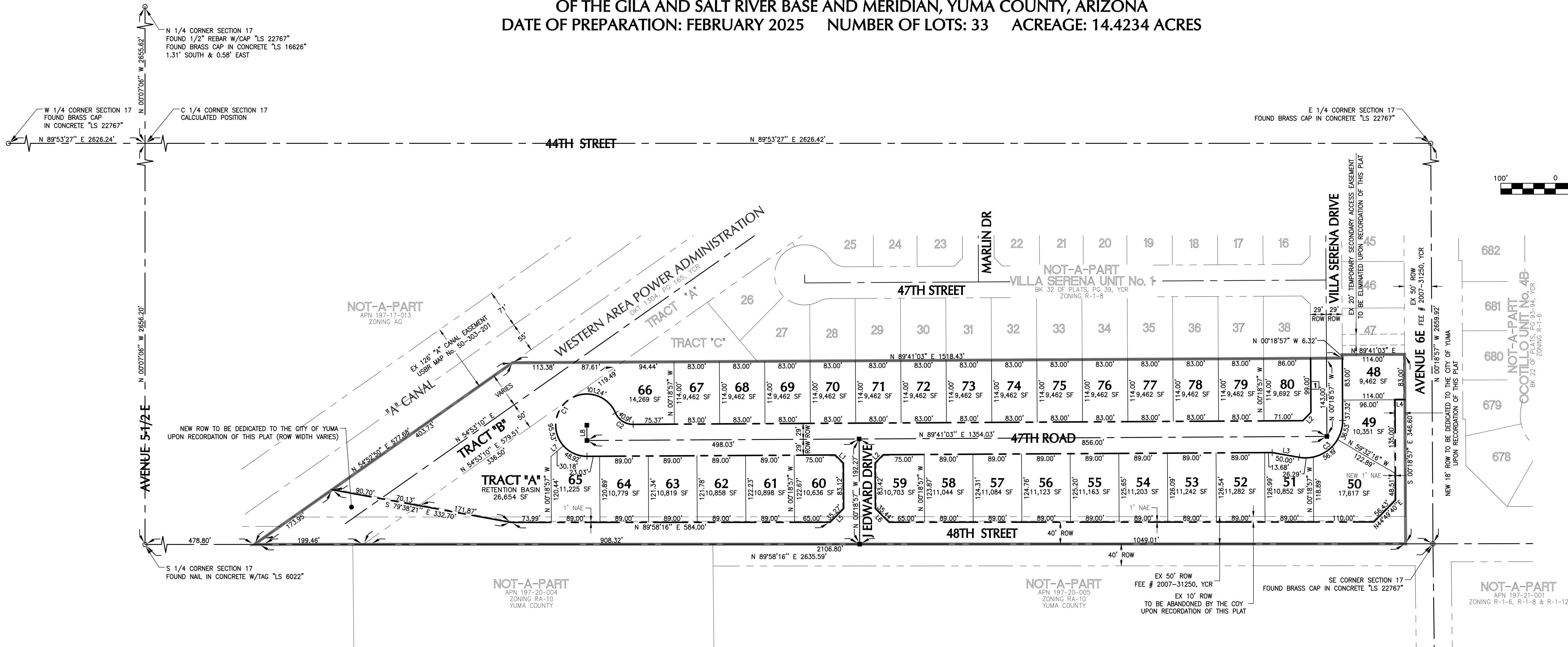


VILLA SERENA UNIT No. 2

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



DEDICATION

STATE OF ARIZONA }
COUNTY OF YUMA }
KNOW ALL MEN BY THESE PRESENTS:
THAT KERLEY INVESTMENTS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, HAS CAUSED THE FOLLOWING DESCRIBED PROPERTY, THAT PORTION OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 9 SOUTH, RANGE 22 WEST, GILA & SALT RIVER BASE & MERIDIAN, YUMA COUNTY, ARIZONA AS PLATTED HEREON TO BE SUBDIVIDED INTO LOTS, TRACTS AND STREETS UNDER THE NAME OF "VILLA SERENA UNIT No. 2" AND HEREBY DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS, TRACTS AND STREETS CONSTITUTING SAID "VILLA SERENA UNIT No. 2" 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 KERLEY INVESTMENTS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, HEREBY DEDICATES THE STREETS SHOWN HEREON TO THE CITY OF YUMA FOR THEIR USE AND BENEFIT. TRACT "A" IS DEDICATED TO THE CITY OF YUMA FOR STORMWATER RETENTION. TRACT "B" IS DEDICATED 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 KERLEY INVESTMENTS, 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 SEAN E. KERLEY, ITS MEMBER, THEREUNTO DULY AUTHORIZED ON THIS ____ DAY OF ____, 2025

SEAN E. KERLEY, MEMBER
KERLEY INVESTMENTS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY

ACKNOWLEDGMENT

STATE OF ARIZONA }
COUNTY OF YUMA }
ON THIS ____ DAY OF ____, 2025 BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED SEAN E. KERLEY, WHO ACKNOWLEDGED HIMSELF TO BE THE MEMBER OF KERLEY INVESTMENTS, 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 HEREUNTO 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 ____, 2025

MAYOR
ATTEST:

CITY CLERK

LEGEND

---	CENTERLINE / SECTION LINE
---	SUBDIVISION BOUNDARY
---	RIGHT OF WAY LINE
---	LOT LINE
---	SETBACK LINE
---	EASEMENT LINE (TYPE AS SHOWN)
50	NEW LOT NUMBER
10,000 SF	NEW LOT AREA
■	NEW STREET MONUMENT
○	SET 1/2" REBAR W/CAP "LS 22767"
ROW	EXISTING MONUMENT (TYPE AS NOTED)
NAE	RIGHT OF WAY
PUE	NON ACCESS EASEMENT
APN	PUBLIC UTILITY EASEMENT
BK	ASSESSOR'S PARCEL NUMBER
DKT	BOOK
PG	DOCKET
YCR	PAGE
	YUMA COUNTY RECORDS

CURRENT ZONING

R-1-8 LOW DENSITY RESIDENTIAL

BASIS OF BEARINGS

THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 17, AS RECORDED IN "OCOTILLO UNIT No. 48", BOOK 22 OF PLATS, PAGES 93 & 94, RECORDS OF YUMA COUNTY, ARIZONA, NAMELY N 00°18'57" W.

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

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 22767"

LINE DATA

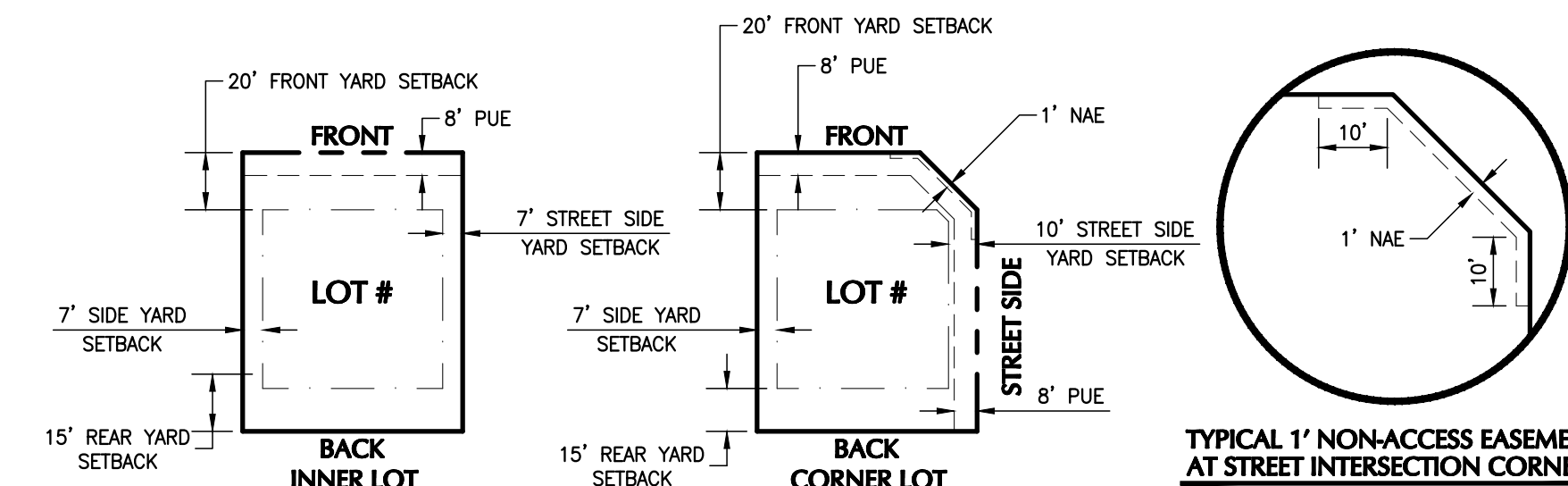
NUMBER	BEARING	DISTANCE
L1	S 45°18'57" E	21.21'
L2	N 44°41'03" E	21.21'
L3	S 80°02'58" E	50.00'
L4	N 89°41'03" E	18.00'
L5	N 44°49'40" E	35.37'
L6	S 45°10'20" E	35.37'
L7	N 48°51'21" E	30.18'
L8	N 00°18'57" W	28.00'

CURVE DATA

No.	LENGTH	RADIUS	DELTA
C1	245.69'	57.00'	246°57'52"
C2	40.91'	35.00'	66°57'52"
C3	119.00'	68.00'	100°15'19"

MAILBOX NOTES

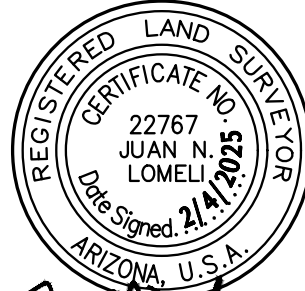
[1] NEW CLUSTER MAILBOXES TO SERVE LOTS 48 THRU 80



TYPICAL LOT LAYOUTS R-1-8

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE SUBDIVISION SHOWN HEREON WAS MADE UNDER MY DIRECTION DURING FEBRUARY 2025 AND THAT THIS SUBDIVISION CONFORMS TO ALL REGULATIONS AND REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE CITY OF YUMA, ARIZONA.



JUAN N. LOMELI

RLS No. 22767

LAND SURVEYOR

