

FINAL PLAT SANTANA UNIT 1

A SUBDIVISION OF A PORTION OF THE NE1/4 OF SECTION 10,
T.9S., R.22W., G.&S.R.B.&M., YUMA, ARIZONA

PREPARED BY: COLVIN ENGINEERING, INC.
6105 E. ALYSSA LANE
YUMA, ARIZONA 85365
PH. 928-580-1061

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:
THAT SANTANA 142 RE HOLDINGS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, HAS THIS _____ DAY OF _____, 2024, CAUSED A PORTION OF THE EAST 1/2 OF SECTION 10, T.9S., R.22W., G.&S.R.B.&M., YUMA COUNTY, ARIZONA, AS PLATTED HEREON TO BE SUBDIVIDED INTO LOTS, STREETS AND TRACT UNDER THE NAME OF "SANTANA UNIT 1" AND HEREBY DECLARES THAT THE ACCOMPANYING PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS AND STREETS, CONSTITUTING SAID "SANTANA UNIT 1" AND THAT THE LOTS SHALL BE KNOWN BY THE NUMBER, THE STREETS BY THE NAME, AND THE TRACT BY THE LETTER, GIVEN EACH RESPECTIVELY ON SAID PLAT, AND THAT SANTANA 142 RE HOLDINGS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, HEREBY DEDICATES TO THE CITY OF YUMA FOR ITS USE AND BENEFIT THE STREETS SHOWN HEREON, AND THE OTHER EASEMENTS ARE DEDICATED TO THE USE SHOWN, DEFINED ON SAID PLAT AND AS SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED CONCURRENTLY HEREWITH. TRACT A IS DEDICATED TO THE CITY OF YUMA FOR USE AS DRAINAGE AND STORM WATER RETENTION BASINS.

IN WITNESS WHEREOF, SANTANA 142 RE HOLDINGS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, HAS CAUSED ITS NAME TO BE SIGNED AND ITS SEAL TO BE AFFIXED AS ATTESTED BY THE SIGNATURE OF ITS OFFICER, THEREUNTO DULY AUTHORIZED.

SANTANA 142 RE HOLDINGS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY

ROBERTA L. COOPER
MANAGER

ACKNOWLEDGMENT

STATE OF ARIZONA)
COUNTY OF YUMA) SS
ON THIS _____ DAY OF _____, 2024 BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED ROBERTA L. COOPER WHO ACKNOWLEDGED HERSELF TO BE MANAGER OF SANTANA 142 RE HOLDINGS, AN ARIZONA LIMITED LIABILITY COMPANY, AND THAT SHE AS SUCH OFFICER, BEING AUTHORIZED TO DO SO, EXECUTED THE FOREGOING INSTRUMENTS FOR THE PURPOSES THEREIN CONTAINED BY SIGNING THE NAME OF THE CORPORATION BY HERSELF, AS SUCH OFFICER, IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES _____

NOTARY PUBLIC

APPROVALS

CITY OF YUMA PLANNING DIRECTOR

CITY OF YUMA ENGINEER

STATE OF ARIZONA)
COUNTY OF YUMA) SS
THIS SUBDIVISION, AS SHOWN HEREON, HAS BEEN APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF YUMA ON THE 3RD DAY OF NOVEMBER, 2021.

MAYOR

ATTEST:

CITY OF YUMA CLERK

RESTRICTIVE COVENANTS

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

LAND SURVEYOR 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 THIS MAP CONSISTING OF ONE (1) SHEET CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION DURING SEPTEMBER 2020; THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THEIR POSITIONS ARE CORRECTLY SHOWN, OR WILL BE IN PLACE WITHIN ONE YEAR FROM RECORDATION OF THIS MAP. THE MONUMENTS WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED. THE SURVEY IS TRUE AND COMPLETE AS SHOWN.

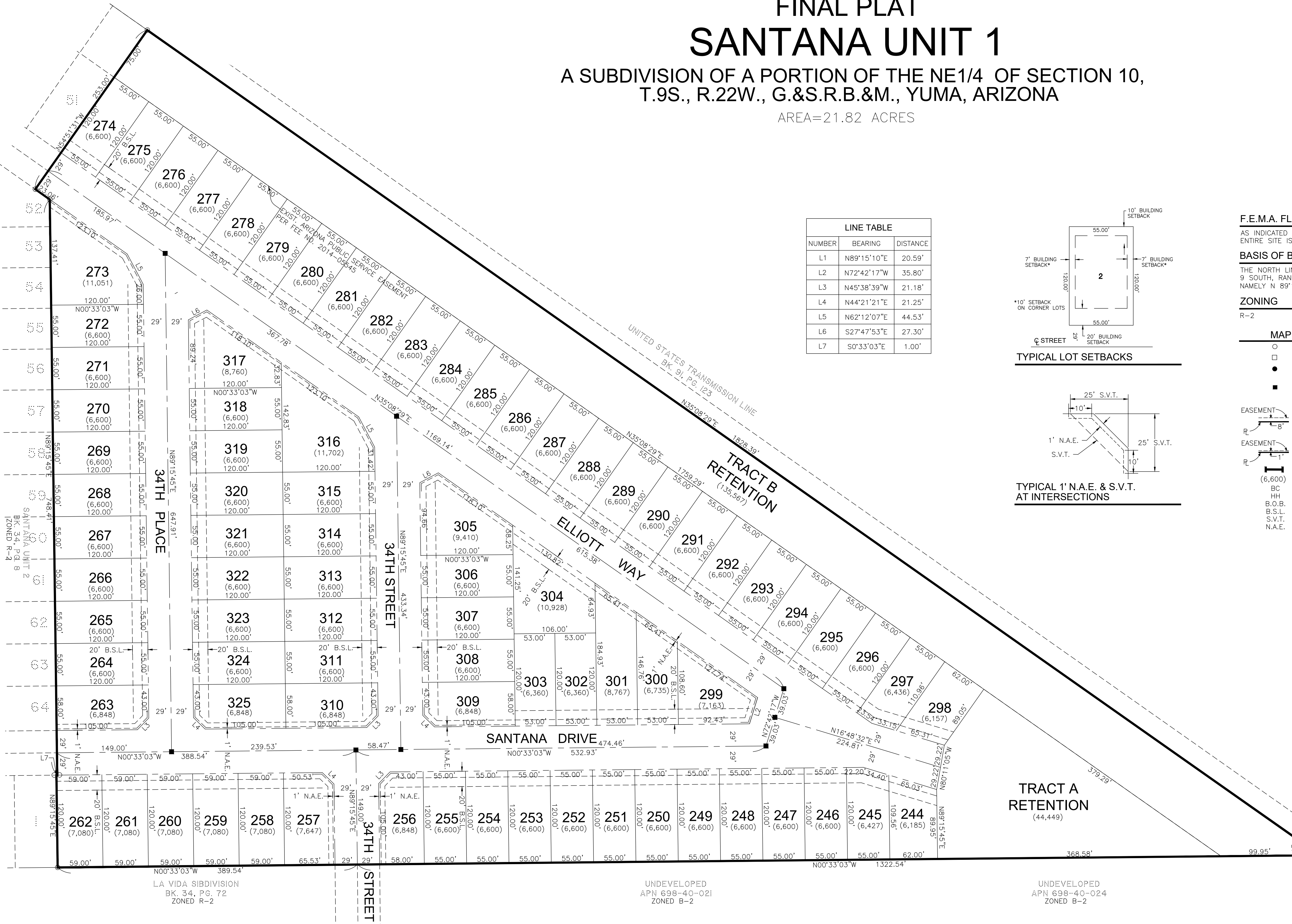
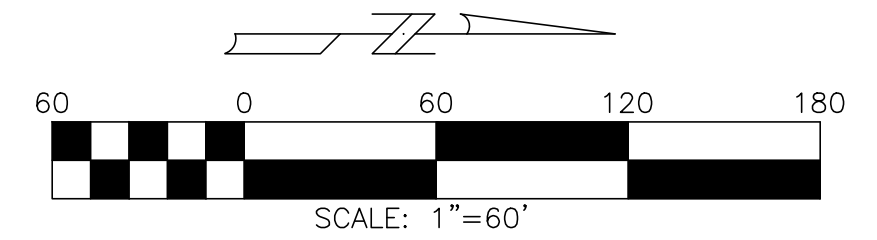
REGISTERED LAND SURVEYOR NO. 25069
CRAIG R. COLVIN



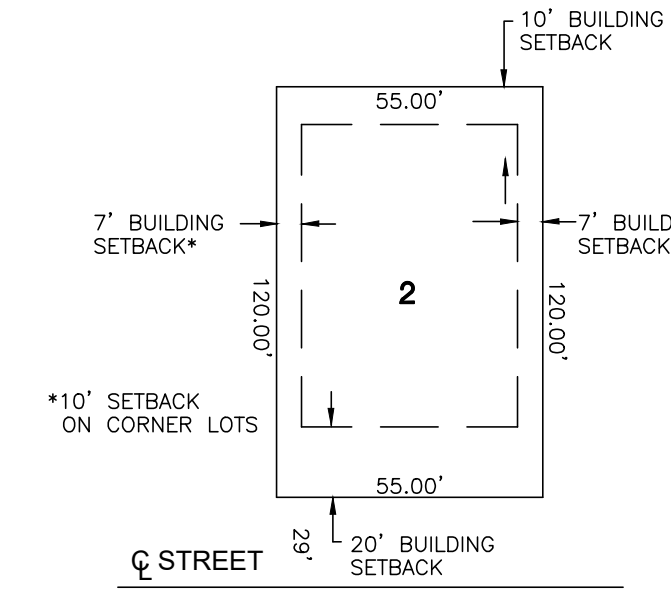
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T.9S., R.22W., G.&S.R.B.&M., YUMA, ARIZONA

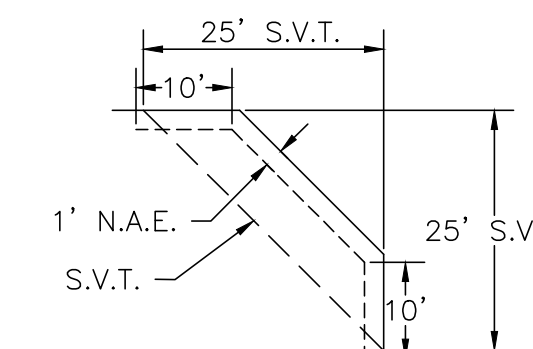
AREA=21.82 ACRES



LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	N89°15'10"E	20.59'
L2	N72°42'17"W	35.80'
L3	N45°38'39"W	21.18'
L4	N44°21'21"E	21.25'
L5	N62°12'07"E	44.53'
L6	S27°47'53"E	27.30'
L7	S0°33'03"E	1.00'



TYPICAL LOT SETBACKS



TYPICAL 1' N.A.E. & S.V.T. AT INTERSECTIONS

F.E.M.A. FLOOD DESIGNATION

AS INDICATED ON THE FIRM COMMUNITY PANEL NO. 04027C1545E, THE ENTIRE SITE IS DESIGNATED AS NO SPECIAL FLOOD HAZARD AREAS.

BASIS OF BEARINGS

THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 9 SOUTH, RANGE 22 WEST, GILA AND SALT RIVER BASE AND MERIDIAN NAMED N 89°15'10" E

ZONING

R-2

MAP NOTES

- FOUND CITY OF YUMA BOUNDARY MONUMENT NO. 4-015
 - FD. CITY OF YUMA STD. NO. 4-030
 - SET CITY OF YUMA BOUNDARY MONUMENT NO. 4-015, CORNER THIS SUBDIVISION
 - SET CITY OF YUMA STANDARD STREET MONUMENT NO. 4-030 STAMPED L.S. 25069
 - SET 1/2" REBAR CAPPED 25069 AT ALL LOT CORNERS
 - 8' PUBLIC UTILITY EASEMENT (TYPICAL)
- EASEMENT
-
- EASEMENT
-
- (6,600) POST OFFICE CLUSTER BOX LOCATIONS
 - BC GROSS LOT AREA IN SQUARE FEET
 - HH BRASS CAP
 - B.O.B. HAND HOLE
 - B.S.L. BASIS OF BEARINGS
 - S.V.T. BUILDING SETBACK LINE
 - S.V.T. SIGHT VISIBILITY TRIANGLE
 - N.A.E. NON-ACCESS EASEMENT

NOTES

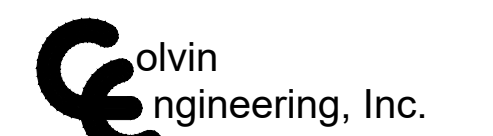
1. THIS SUBDIVISION INCLUDES A VARIANCE TO ALLOW MAXIMUM LOT COVERAGE OF UP TO 42%.
2. LOT SPLITS WILL NOT BE PERMITTED WITHIN THIS SUBDIVISION.

OWNER & DEVELOPER:

SANTANA 142 RE HOLDINGS, LLC
AN ARIZONA LIMITED LIABILITY COMPANY
6255 E. 26TH STREET, SUITE D
YUMA, AZ 85365
(928)317-9701



PREPARED BY:



6105 E. ALYSSA LANE YUMA, ARIZONA 85365
PH. 928-580-1061

NE COR. SEC. 10
FD. BC IN HH