

CIELO VERDE UNIT 6 PHASE II

A SUBDIVISION OF A PORTION OF PARCEL 11a, CIELO VERDE RETENTION BASIN LOT SPLIT/ LOT TIE AS RECORDED ON BOOK 27 OF PLATS, PAGE 100 OF THE YUMA COUNTY RECORDER'S OFFICE LOCATED IN PORTION OF SECTION 11, TOWNSHIP 9 SOUTH, RANGE 22 WEST, GILA & SALT RIVER BASE & MERIDIAN, YUMA COUNTY, ARIZONA

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT STEWART TITLE & TRUST OF PHOENIX, INC., A DELAWARE CORPORATION, AS TRUSTEE, UNDER TRUST No. 2007-100, HAS THIS DAY _____ OF _____, 2024, CAUSED A PORTION OF PARCEL 11a, CIELO VERDE RETENTION BASIN LOT SPLIT / LOT TIE AS RECORDED ON BOOK 27 OF PLATS, PAGE 100 AT THE YUMA COUNTY RECORDERS OFFICE, AS PLATTED HEREON TO BE SUBDIVIDED INTO LOTS, STREETS AND TRACTS UNDER THE NAME OF CIELO VERDE UNIT 6 PHASE II, AND HEREBY DECLARES THAT THE ACCOMPANYING PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF SAID LOTS, STREETS AND TRACTS CONSTITUTING SAID CIELO VERDE UNIT 6 PHASE II, AND THAT THE LOTS SHALL BE KNOWN BY THE NUMBER, THE STREETS BY THE NAME AND THE TRACTS BY THE LETTER GIVEN EACH RESPECTIVELY ON SAID PLAT, AND THAT STEWART TITLE & TRUST OF PHOENIX, INC., A DELAWARE CORPORATION, AS TRUSTEE, UNDER TRUST No. 2007-100, HEREBY DEDICATES TO THE CITY OF YUMA FOR ITS USE AND BENEFIT THE STREETS, TRACTS "B" AND "C" ARE DEDICATED TO THE CITY OF YUMA FOR LANDSCAPE AND STORM WATER SEWER SYSTEM, WALKWAYS & UTILITIES PURPOSES, AND THE EASEMENTS ARE DEDICATED TO THE USE SHOWN FOR ITS USE DEFINED ON SAID PLAT AND AS SET FORTH IN THE DECLARATION OF RESERVATIONS, COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED CONCURRENTLY HEREWITH.

IN WITNESS WHEREOF, STEWART TITLE & TRUST OF PHOENIX, INC., AS TRUSTEE, UNDER TRUST No. 2007-100, HAS CAUSED ITS CORPORATE NAME TO BE AFFIXED AS ATTESTED BY THE SIGNATURE OF ITS ASSISTANT SECRETARY, THEREUNTO DULY AUTHORIZED.

STEWART TITLE & TRUST OF PHOENIX, INC., AS TRUSTEE

TAMMY J. LEWIS, ASSISTANT SECRETARY

ACKNOWLEDGEMENT

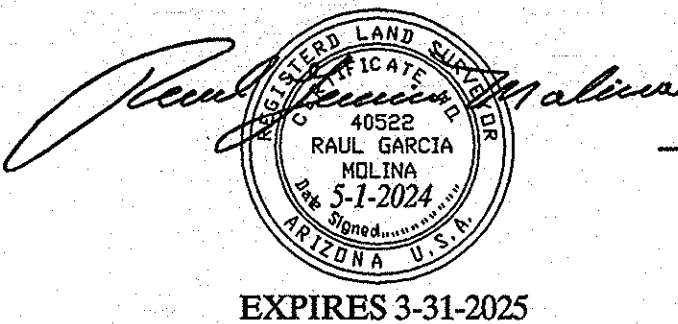
STATE OF ARIZONA } ss
COUNTY OF YUMA
ON THIS _____ DAY OF _____, 2024, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED TAMMY J. LEWIS WHO ACKNOWLEDGED HERSELF TO BE ASSISTANT SECRETARY OF STEWART TITLE & TRUST OF PHOENIX, INC., A DELAWARE CORPORATION, AND THAT SHE AS SUCH OFFICER, BEING AUTHORIZED SO TO DO, EXECUTED THE FOREGOING INSTRUMENTS FOR THE PURPOSES THEREIN CONTAINED, BY SIGNING THE NAME OF THE CORPORATION, BY HERSELF, AS ASSISTANT SECRETARY. IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES _____
DATE

NOTARY PUBLIC

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 TWO (2) SHEETS CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION DURING OCTOBER, 2019; 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. 40522
RAUL GARCIA MOLINA

APPROVALS

STATE OF ARIZONA } ss
COUNTY OF YUMA } ss
THIS SUBDIVISION AS SHOWN HEREON HAS BEEN APPROVED BY THE MAYOR AND THE CITY COUNCIL OF THE CITY OF YUMA, ARIZONA ON THIS _____ DAY OF _____ 2024.

APPROVED _____
CITY OF YUMA PLANNING DIRECTOR DATE

MAYOR

APPROVED _____
CITY OF YUMA ENGINEER DATE

ATTEST _____
CITY OF YUMA CLERK

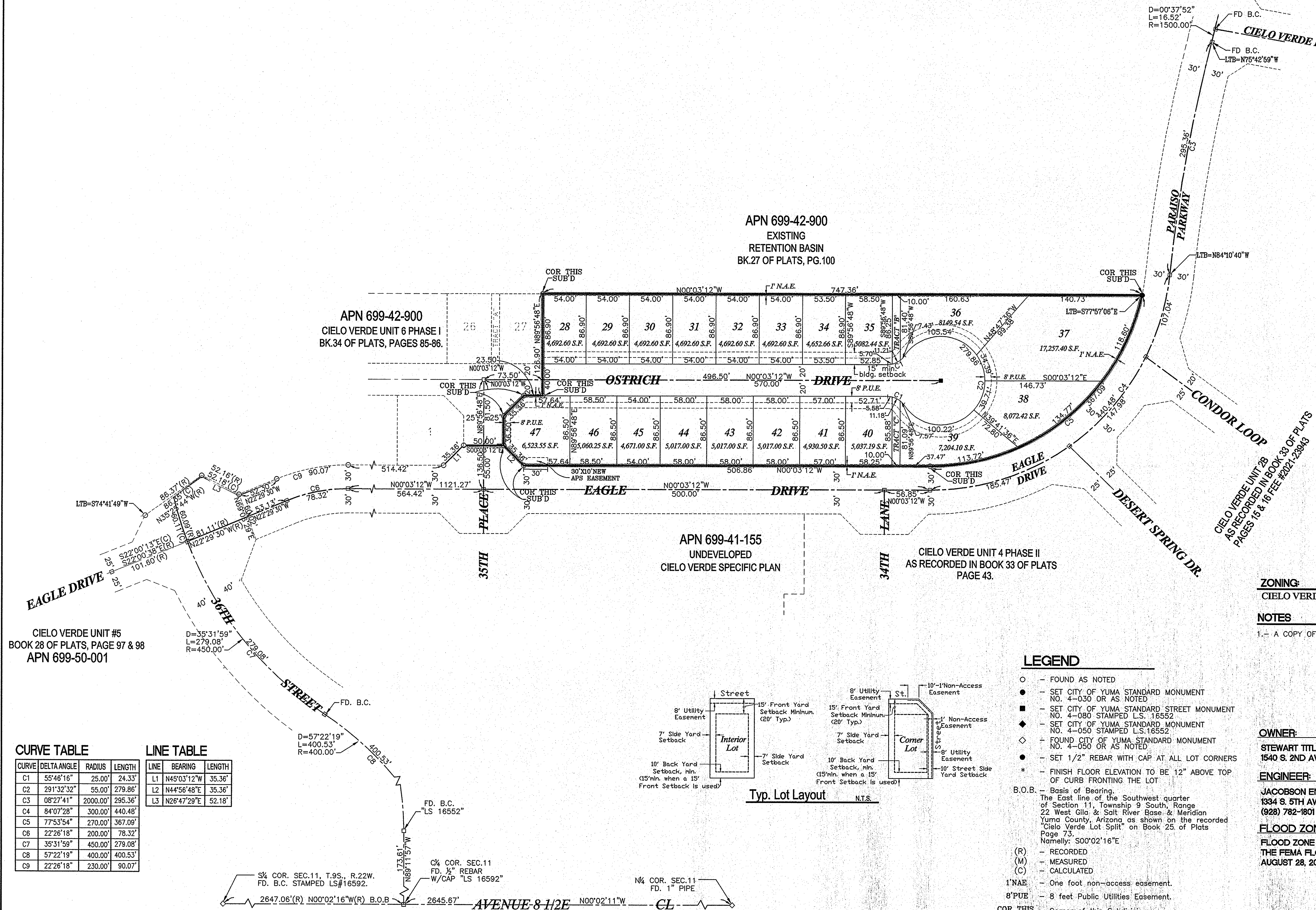
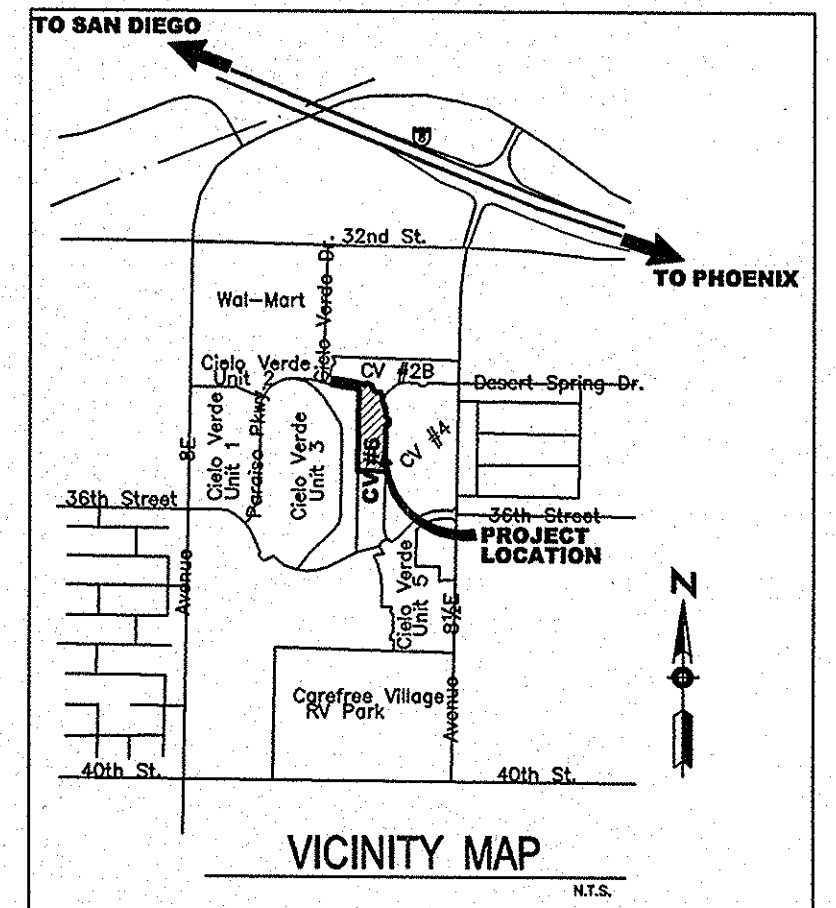
THE USE OF THE SUBDIVIDED PROPERTY IS SUBJECT TO THE COVENANTS, CONDITIONS AND RESTRICTIONS AS RECORDED CONCURRENTLY HEREWITH.

FINAL PLAT FOR
CIELO VERDE UNIT 6 PHASE II

A SUBDIVISION OF A PORTION OF PARCEL 11a, OF CIELO VERDE RETENTION BASIN LOT SPLIT/ LOT TIE AS RECORDED
ON BOOK 27 OF PLATS, PAGE 100 OF THE YUMA COUNTY RECORDER'S OFFICE LOCATED IN PORTION OF
SECTION 11, TOWNSHIP 9 SOUTH, RANGE 22 WEST, GILA & SALT RIVER BASE & MERIDIAN, YUMA COUNTY, ARIZONA



 SCALE: 1"=60'
 0 60 120
Area=3.4161 Acres





 40522
 RAUL GARCIA
 MOLINA
 5-1-2024
 Pre-Signed _____
 ARIZONA U.S.A.

EXPIRES 3-31-2025

ZONING:
CIELO VERDE SPECIFIC PLAN - RESIDENTIAL

NOTES

1.- A COPY OF THE CC&Rs WILL BE RECORDED CONCURRENTLY WITH THIS PLAT.

LEGEND

- - FOUND AS NOTED
 - - SET CITY OF YUMA STANDARD MONUMENT NO. 4-030 OR AS NOTED
 - - SET CITY OF YUMA STANDARD STREET MONUMENT NO. 4-080 STAMPED L.S. 16552
 - ◆ - SET CITY OF YUMA STANDARD MONUMENT NO. 4-050 STAMPED L.S.16552
 - ◇ - FOUND CITY OF YUMA STANDARD MONUMENT NO. 4-050 OR AS NOTED
 - - SET 1/2" REBAR WITH CAP AT ALL LOT CORNERS
 - * - FINISH FLOOR ELEVATION TO BE 12" ABOVE TOP OF CURB FRONTING THE LOT
- B.O.B. - Basis of Bearing.
- The East line of the Southwest quarter of Section 11, Township 9 South, Range 22 West Gila & Salt River Base & Meridian Yuma County, Arizona as shown on the recorded "Cielo Verde Lot Split" on Book 25 of Plats Page 73.
- Namely: S00°02'16"E
- (R) - RECORDED
 - (M) - MEASURED
 - (C) - CALCULATED
- 1'N/AE - One foot non-access easement.
- 8'PUE - 8 feet Public Utilities Easement.
- COR THIS - Corner of this Subdivision.

OWNER:

STEWART TITLE & TRUST OF PHOENIX, Inc., as Trustee, under Trust No. 2007-100
1540 S. 2ND AVENUE YUMA, ARIZONA 85364

ENGINEER:

JACOBSON ENGINEERING
1334 S. 5TH AVENUE YUMA, ARIZONA 85364
(928) 782-1801

FLOOD ZONE:

FLOOD ZONE FOR PROJECT LOCATION IN ZONE "X" AS SHOWN ON
THE FEMA FLOOD INSURANCE RATE MAP NUMBER 04027C1565E DATED
AUGUST 28, 2008.

DATE: 3/24

DB No: 2960

PREPARED BY:



JACOBSON ENGINEERING
CIVIL ENGINEERS/PLANNERS/SURVEYORS
1334 S. 5TH AVENUE, YUMA, ARIZONA 85364