

# PLAZA DEL ESTE UNIT No. 3

A SUBDIVISION OF THE EAST 200 FEET OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 9 SOUTH, RANGE 22 WEST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, YUMA COUNTY, ARIZONA, LYING SOUTH OF THE SOUTH RIGHT OF WAY LINE OF "B" CANAL, AND PARCEL B OF PLAZA DEL ESTE LOT SPLIT AS RECORDED IN BOOK 21 OF PLATS, PAGE 64, YUMA COUNTY RECORDS, EXCEPT ANY PORTION LYING WITHIN PLAZA DEL ESTE UNIT No. 1 & 2 AS RECORDED IN BOOK 23 OF PLATS, PAGES 34-36, YUMA COUNTY RECORDS, DATE OF PREPARATION: JANUARY 2025 NUMBER OF LOTS: 10 ACREAGE: 12.4848 ACRES

## DEDICATION

STATE OF ARIZONA }  
COUNTY OF YUMA }  
SS  
KNOW ALL MEN BY THESE PRESENTS:  
THAT TANECK 32ND PARTNERS, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, HAS CAUSED THE FOLLOWING DESCRIBED PROPERTY: THAT PORTION OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 9 SOUTH, RANGE 22 WEST, GILA & SALT RIVER BASE & MERIDIAN, YUMA COUNTY, ARIZONA AS PLATTED HEREON TO BE SUBDIVIDED INTO LOTS AND STREETS UNDER THE NAME OF "PLAZA DEL ESTE UNIT No. 3" AND HEREBY DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS AND STREETS CONSTITUTING SAID "PLAZA DEL ESTE UNIT No. 3" AND THAT THE LOTS SHALL BE KNOWN BY THE NUMBER AND THE STREETS BY THE NAME GIVEN EACH RESPECTIVELY ON SAID PLAT, AND THAT TANECK 32ND PARTNERS, LLC, A CALIFORNIA 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 TANECK 32ND PARTNERS, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, HAS CAUSED ITS COMPANY NAME TO BE SIGNED AND ITS COMPANY SEAL TO BE AFFIXED AS ATTESTED BY THE SIGNATURE OF KERRY VARNEY, ITS MEMBER, THEREUNTO DULY AUTHORIZED ON THIS DAY OF , 2025

KERRY VARNEY, MEMBER  
TANECK 32ND PARTNERS, LLC,  
A CALIFORNIA LIMITED LIABILITY COMPANY

## ACKNOWLEDGMENT

STATE OF ARIZONA }  
COUNTY OF YUMA }  
ON THIS DAY OF , 2025  
BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED KERRY VARNEY, WHO ACKNOWLEDGED HIMSELF TO BE A MEMBER OF TANECK 32ND PARTNERS, LLC, A CALIFORNIA 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	BK	BOOK
---	SUBDIVISION BOUNDARY	PG	PAGE
---	RIGHT OF WAY LINE	YCR	YUMA COUNTY RECORDS
---	EASEMENT LINE (TYPE AS SHOWN)	(M)	MEASURED INFORMATION
---	NEW LOT NUMBER	(R1)	RECORDED INFORMATION PER PLAZA DEL ESTE LOT SPLIT BK 21 OF PLATS, PG 64, YCR
---	NEW STREET MONUMENT	(R2)	RECORDED INFORMATION PER PLAZA DEL UNIT 1 & 2 BK 23 OF PLATS, PG 34-36, YCR
■	SET 1/2" REBAR W/CAP "RLS 31018"		
○	EXISTING MONUMENT (TYPE AS NOTED)		
ROW	RIGHT OF WAY		
NAE	NON ACCESS EASEMENT		
PUE	PUBLIC UTILITY EASEMENT		
APN	ASSESSOR'S PARCEL NUMBER		

## OWNER/DEVELOPER

TANECK 32ND STREET PARTNERS, LLC  
A CALIFORNIA LIMITED LIABILITY COMPANY  
P.O. BOX 4070  
SALINAS, CA 93912

## CURRENT ZONING

B-2 GENERAL COMMERCIAL DISTRICT

## 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

## DRAINAGE NOTE

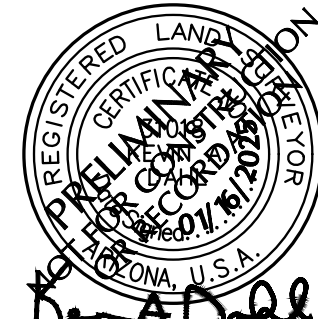
THE HYDROLOGIC DESIGN OF SUBDIVISION REQUIRES THAT EACH INDIVIDUAL LOT MAKE PROVISIONS TO RETAIN THE STORM WATER FALLING ON THAT LOT AND THE RUNOFF GENERATED FROM 1/2 OF THE ADJACENT STREET RIGHT-OF-WAY.

## SURVEYOR'S NOTE

1. ALL NEW PROPERTY CORNERS TO BE SET 1/2" REBAR WITH CAP "LS 31018"

## LAND SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE SUBDIVISION SHOWN HEREON WAS MADE UNDER MY DIRECTION DURING JANUARY 2025 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



SHEET 1 OF 1