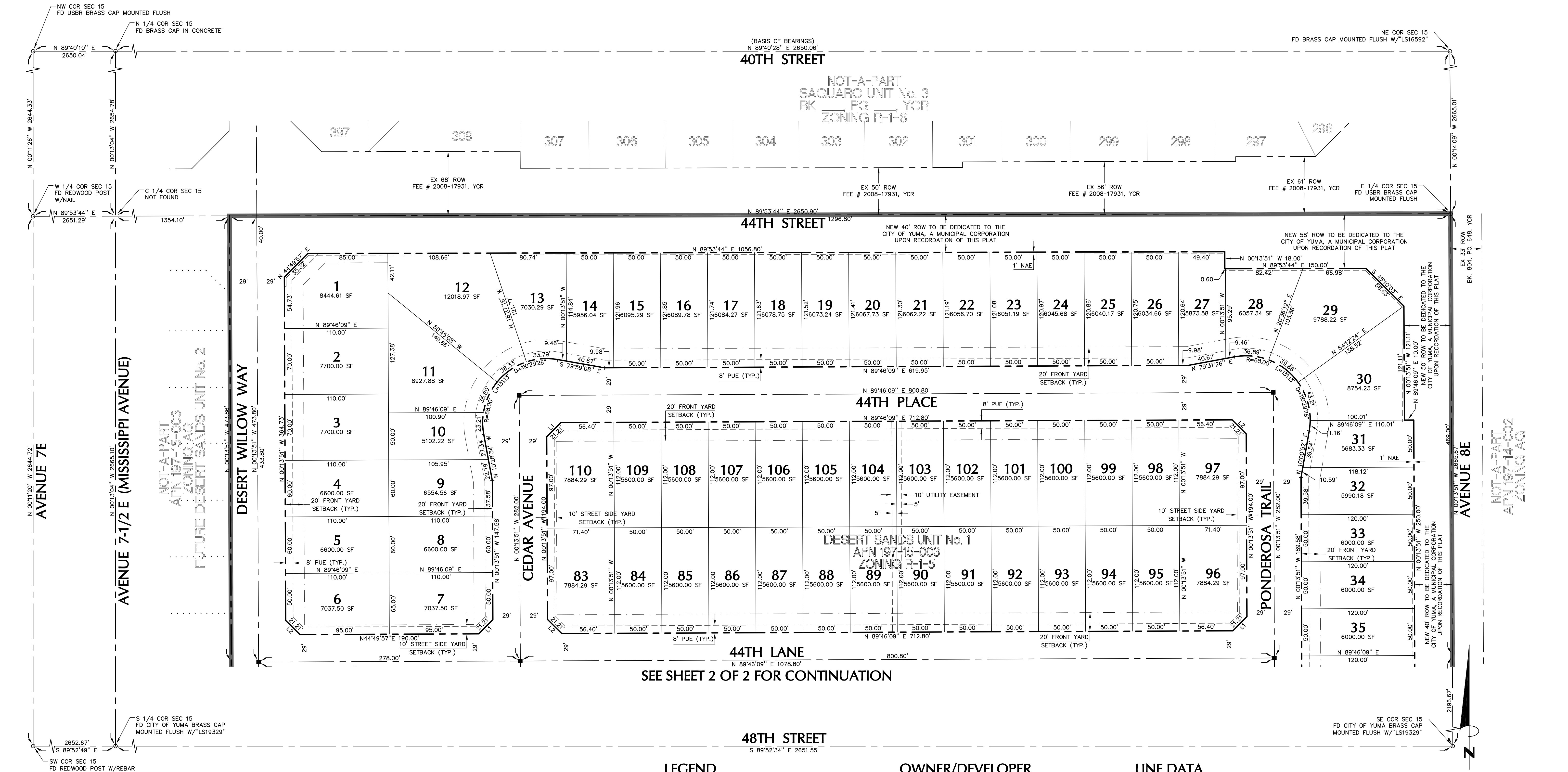


DESERT SANDS UNIT No. 1

A SUBDIVISION OF A PORTION OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 9 SOUTH, RANGE 22 WEST,
OF THE GILA AND SALT RIVER BASE AND MERIDIAN, YUMA COUNTY, ARIZONA
DATE OF PREPARATION: APRIL 2019 NUMBER OF LOTS: 132 ACREAGE: 28.3711 ACRES



DEDICATION

STATE OF ARIZONA }
COUNTY OF YUMA }
KNOW ALL MEN BY THESE PRESENTS:
THAT DESERT SANDS DEVELOPMENT, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, HAS CAUSED THE
FOLLOWING DESCRIBED PROPERTY: THAT PORTION OF THE SOUTHEAST QUARTER OF SECTION 15,
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 "DESERT
SANDS UNIT No. 1" AND HEREBY DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND
GIVES THE DIMENSIONS OF THE LOTS AND STREETS CONSTITUTING SAID "DESERT SANDS UNIT No. 1"
AND THAT THE LOTS SHALL BE KNOWN BY THE NUMBER AND THE STREETS BY THE NAME GIVEN EACH
RESPECTIVELY ON SAID PLAT, AND THAT DESERT SANDS DEVELOPMENT, L.L.C., AN ARIZONA 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 DESERT SANDS DEVELOPMENT, L.L.C., 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 BRIAN L. HALL, ITS MANAGER, THEREUNTO DULY AUTHORIZED ON THIS
DAY OF _____, 2019

BRIAN L. HALL, MANAGER
DESERT SANDS DEVELOPMENT, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY

ACKNOWLEDGMENT

STATE OF ARIZONA }
COUNTY OF YUMA }
ON THIS _____ DAY OF _____
2019 BEFORE ME, THE UNDERSIGNED NOTARY
PUBLIC, PERSONALLY APPEARED BRIAN L. HALL,
WHO ACKNOWLEDGED HIMSELF TO BE THE
MANAGER OF DESERT SANDS DEVELOPMENT,
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
DAY OF _____, 2019

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 _____, 2019

MAYOR
ATTEST:
CITY CLERK

LEGEND

—	CENTERLINE / SECTION LINE
---	SUBDIVISION BOUNDARY
- - -	RIGHT OF WAY LINE
---	SETBACK LINE
---	EASEMENT LINE (TYPE AS SHOWN)
---	NEW LOT NUMBER
---	NEW LOT AREA
---	NEW STREET MONUMENT
---	SET 1/2" REBAR W/CAP "RLS 31018"
---	EXISTING MONUMENT (TYPE AS NOTED)
---	RIGHT OF WAY
---	NON ACCESS EASEMENT
---	PUBLIC UTILITY EASEMENT
---	ASSESSOR'S PARCEL NUMBER
---	BOOK
---	PAGE
---	YUMA COUNTY RECORDS
---	UNITED STATES BUREAU OF RECLAMATION

OWNER/DEVELOPER

BRIAN L. HALL LIVING TRUST 12/1/2005
MICHAEL T. HALL LIVING TRUST 10/1/2007
3064 SOUTH AVENUE B
YUMA, AZ 85364
(928) 782-3072

CURRENT ZONING

R-1-5 LOW DENSITY RESIDENTIAL

BASIS OF BEARINGS

THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 10,
TOWNSHIP 9 SOUTH, RANGE 22 WEST, GILA AND SALT RIVER BASE AND
MERIDIAN AS SHOWN ON THE "LAKES OF YUMA" ALTA SURVEY, DATED
SEPTEMBER 1998, NAMELY N 89°40'28" E

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 04027C154E5 DATED AUGUST 28, 2008,
WHICH IS THE FLOOD INSURANCE RATE MAP (PANEL NOT PRINTED) FOR
THE COMMUNITY IN WHICH THIS PROJECT IS SITUATED

LINE DATA

NUMBER	BEARING	DISTANCE
L1	N 44°46'09" E	21.21'
L2	N 45°13'51" W	21.21'

MAILBOX NOTES

CBU'S TO BE LOCATED ON 44TH ROAD BETWEEN LOTS 6 & 7 AND ON
45TH STREET ADJACENT TO LOT 40, UPON USPS APPROVAL

LAND SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE SUBDIVISION SHOWN HEREON WAS MADE
UNDER MY DIRECTION DURING APRIL 2019 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

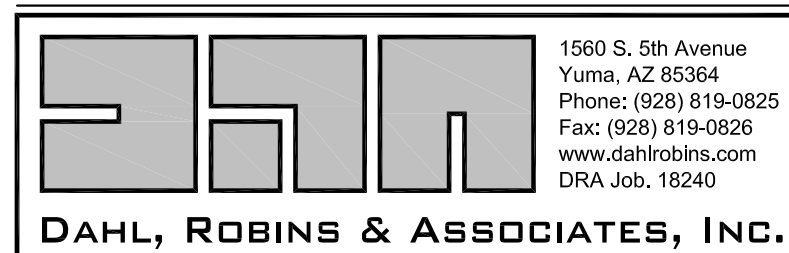
RESTRICTIVE COVENANTS

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 STAMPED "LS 31018"

LAND SURVEYOR



1500 S. 5th Avenue
Yuma, AZ 85364
Phone: (928) 819-0825
Fax: (928) 819-0826
www.dahlrobinson.com
DRA Job. 18240

DAHL, ROBINS & ASSOCIATES, INC.

SHEET 1 OF 2

DESERT SANDS UNIT No. 1

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(BASIS OF BEARINGS)
N 89°40'28" E 2650.06'

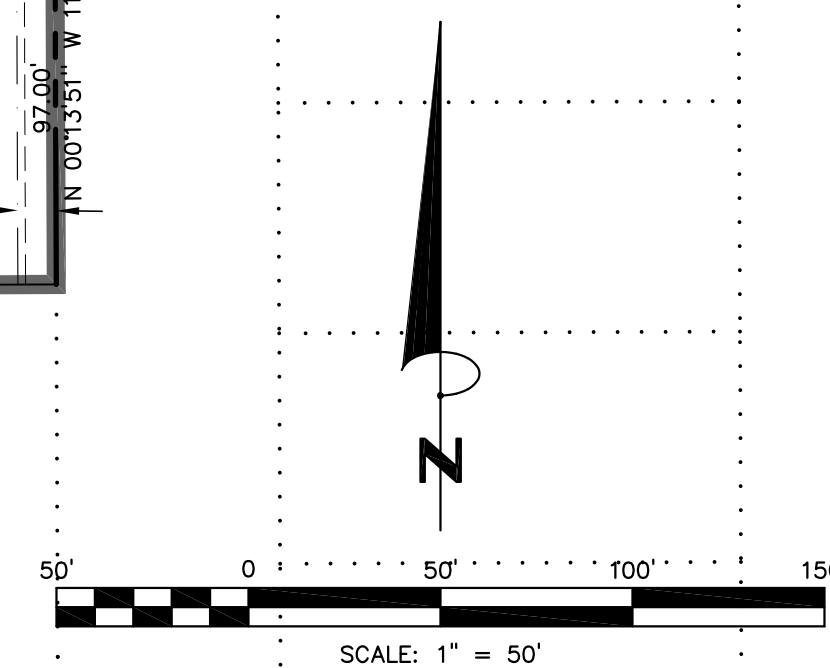
40TH STREET

SEE SHEET 1 OF 2 FOR CONTINUATION
44TH STREET
44TH LANE

DESERT SANDS UNIT No. 1
APN 197-15-003
ZONING R-1-5

NOT-A-PART
APN 197-15-003
ZONING R-1-5
FUTURE DESERT SANDS UNIT No. 3

NOT-A-PART
APN 197-14-002
ZONING AG

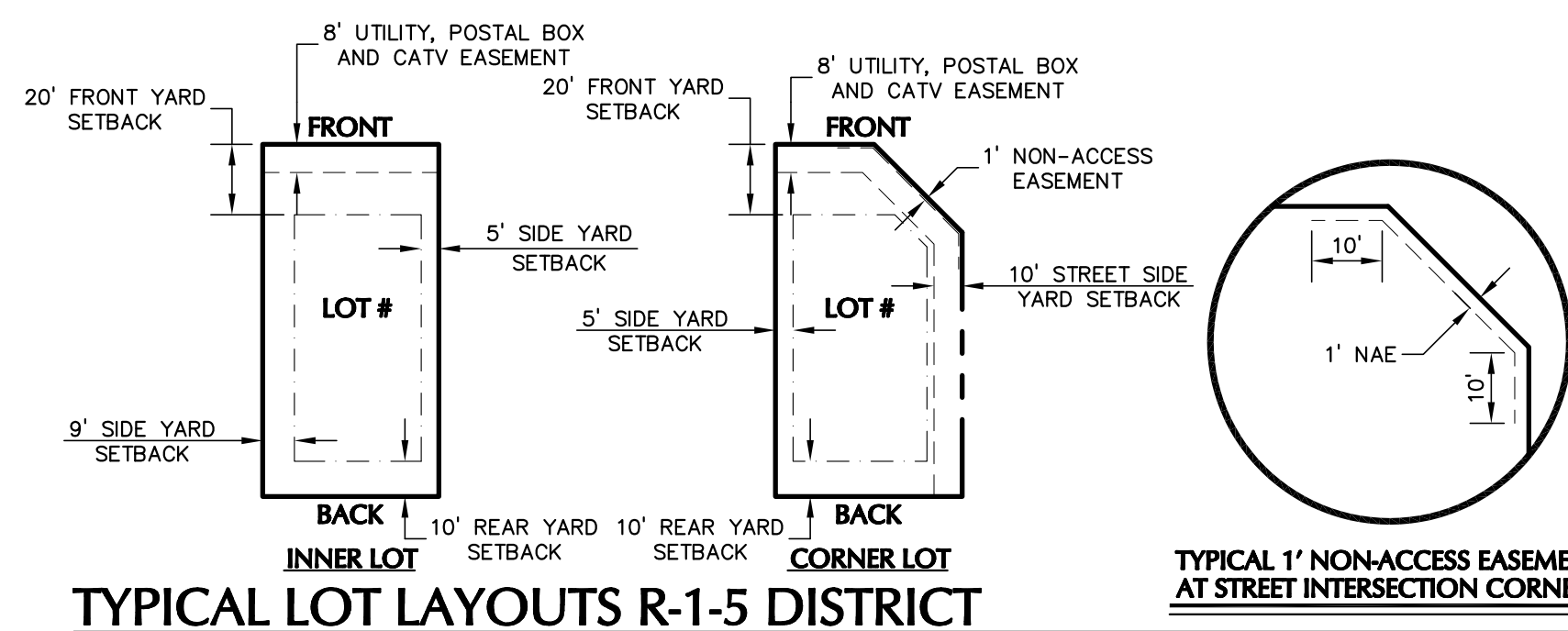


LEGEND

- CENTERLINE / SECTION LINE
- SUBDIVISION BOUNDARY
- RIGHT OF WAY LINE
- SETBACK LINE
- EASEMENT LINE (TYPE AS SHOWN)
- NEW LOT NUMBER
- NEW LOT AREA
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- NON ACCESS EASEMENT
- PUBLIC UTILITY EASEMENT
- ASSESSOR'S PARCEL NUMBER
- BOOK
- PAGE
- YCR
- USBR
- UNITED STATES BUREAU OF RECLAMATION

LINE DATA

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KEVIN A. DAHL

RLS No. 31018

LAND SURVEYOR



SHEET 2 OF 2