

Exhibit A

Saguaro Unit No. 3 **LEGAL DESCRIPTION**

That portion of Section 15, Township 9 South, Range 22 West of the Gila and Salt River Base and Meridian, Yuma County, Arizona, more particularly described as follows:

Beginning at the East quarter corner of said Section 15 and the TRUE POINT OF BEGINNING;

Thence South 89°53'44" West along the South line of the Northeast quarter of said Section 15 a distance of 1,336.92 feet;

Thence North 00°06'16" West a distance of 50.00 feet to a point on the North Right-of-Way line of 44th Street and the TRUE POINT OF BEGINNING;

Thence North 44°49'47" East a distance of 56.50 feet;

Thence North 00°14'09" West a distance of 48.15 feet;

Thence North 45°16'50" West a distance of 35.33 feet;

Thence North 00°14'09" West a distance of 58.00 feet;

Thence South 89°40'28" West a distance of 64.50 feet;

Thence North 00°14'09" West a distance of 680.00 feet;

Thence North 89°40'28" East a distance of 64.50 feet;

Thence North 00°14'09" West a distance of 58.00 feet;

Thence North 44°43'10" East a distance of 35.38 feet;

Thence North 00°14'09" West a distance of 82.00 feet;

Thence North 89°40'28" East a distance of 58.00 feet;

Thence North 44°43'10" East a distance of 35.38 feet;

Thence North 89°40'28" East a distance of 129.00 feet;

Thence South 45°16'50" East a distance of 35.33 feet;

Thence North 89°40'28" East a distance of 58.00 feet;

Thence South 00°14'09" East a distance of 64.50 feet;

Thence North 89°40'28" East a distance of 797.00 feet;

Thence North 00°14'09" West a distance of 64.50 feet;

Thence North 89°40'28" East a distance of 58.00 feet;

Thence North 44°43'10" East a distance of 35.38 feet;

Thence North 89°40'28" East a distance of 31.80 feet;

Thence South 45°16'50" East a distance of 56.52 feet to a point on the West Right-of-Way line of Avenue 8E;

Thence South 00°14'09" East parallel with and 50.00 feet westerly of East line of the Northeast quarter of said Section 15 a distance of 744.92 feet;

Thence South 89°45'51" West a distance of 18.00 feet;

Thence South 00°14'09" East parallel with and 68.00 feet westerly of East line of the Northeast quarter of said Section 15 a distance of 175.00 feet;

Thence South 44°49'47" West a distance of 105.94 feet to a point on the North Right-of-Way line of 44th Street;

Thence South 89°53'44" West parallel with and 61.00 feet northerly of South line of the Northeast quarter of said Section 15 a distance of 85.00 feet;

Thence South 00°06'16" East a distance of 5.00 feet;

Thence South 89°53'44" West parallel with and 56.00 feet northerly of South line of the Northeast quarter of said Section 15 a distance of 289.99 feet;

Thence South 00°06'16" East a distance of 6.00 feet;

Thence South 89°53'44" West parallel with and 50.00 feet northerly of South line of the Northeast quarter of said Section 15 a distance of 818.79 feet to the TRUE POINT OF BEGINNING;

Aforementioned parcel contains approximately 29.3357 acres.

Saguaro Unit No. 4

LEGAL DESCRIPTION

That portion of Section 15, Township 9 South, Range 22 West of the Gila and Salt River Base and Meridian, Yuma County, Arizona, more particularly described as follows:

Beginning at the East quarter corner of said Section 15 and the TRUE POINT OF BEGINNING;

Thence South 89°53'44" West along the South line of the Northeast quarter of said Section 15 a distance of 1,336.92 feet;

Thence North 00°06'16" West a distance of 50.00 feet to a point on the North Right-of-Way line of 44th Street and the TRUE POINT OF BEGINNING;

Thence South 89°53'44" West parallel with and 50.00 feet northerly of South line of the Northeast quarter of said Section 15 a distance of 1003.12 feet;

Thence North 00°06'16" West a distance of 18.00 feet;

Thence South 89°53'44" West parallel with and 68.00 feet northerly of South line of the Northeast quarter of said Section 15 a distance of 175.00 feet;

Thence North 45°09'40" West a distance of 106.17 feet to a point on the East Right-of-Way line of Avenue 7-1/2E;

Thence North 00°13'04" West parallel with and 61.00 feet easterly of West line of the Northeast quarter of said Section 15 a distance of 85.00 feet;

Thence South 89°46'56" West a distance of 5.00 feet;

Thence North 00°13'04" West parallel with and 56.00 feet easterly of West line of the Northeast quarter of said Section 15 a distance of 290.01 feet;

Thence South 89°46'56" West a distance of 6.00 feet;

Thence North 00°13'04" West parallel with and 50.00 feet easterly of West line of the Northeast quarter of said Section 15 a distance of 534.13 feet;

Thence North 89°40'28" East a distance of 1303.76 feet;

Thence South 00°14'09" East a distance of 73.00 feet;

Thence South $44^{\circ}43'10''$ West a distance of 35.38 feet;

Thence South $00^{\circ}14'09''$ East a distance of 58.00 feet;

Thence South $89^{\circ}40'28''$ West a distance of 64.50 feet;

Thence South $00^{\circ}14'09''$ East a distance of 680.00 feet;

Thence North $89^{\circ}40'28''$ East a distance of 64.50 feet;

Thence South $00^{\circ}14'09''$ East a distance of 58.00 feet;

Thence South $45^{\circ}16'50''$ East a distance of 35.33 feet;

Thence South $00^{\circ}14'09''$ East a distance of 48.15 feet;

Thence South $44^{\circ}49'47''$ West a distance of 56.50 feet;

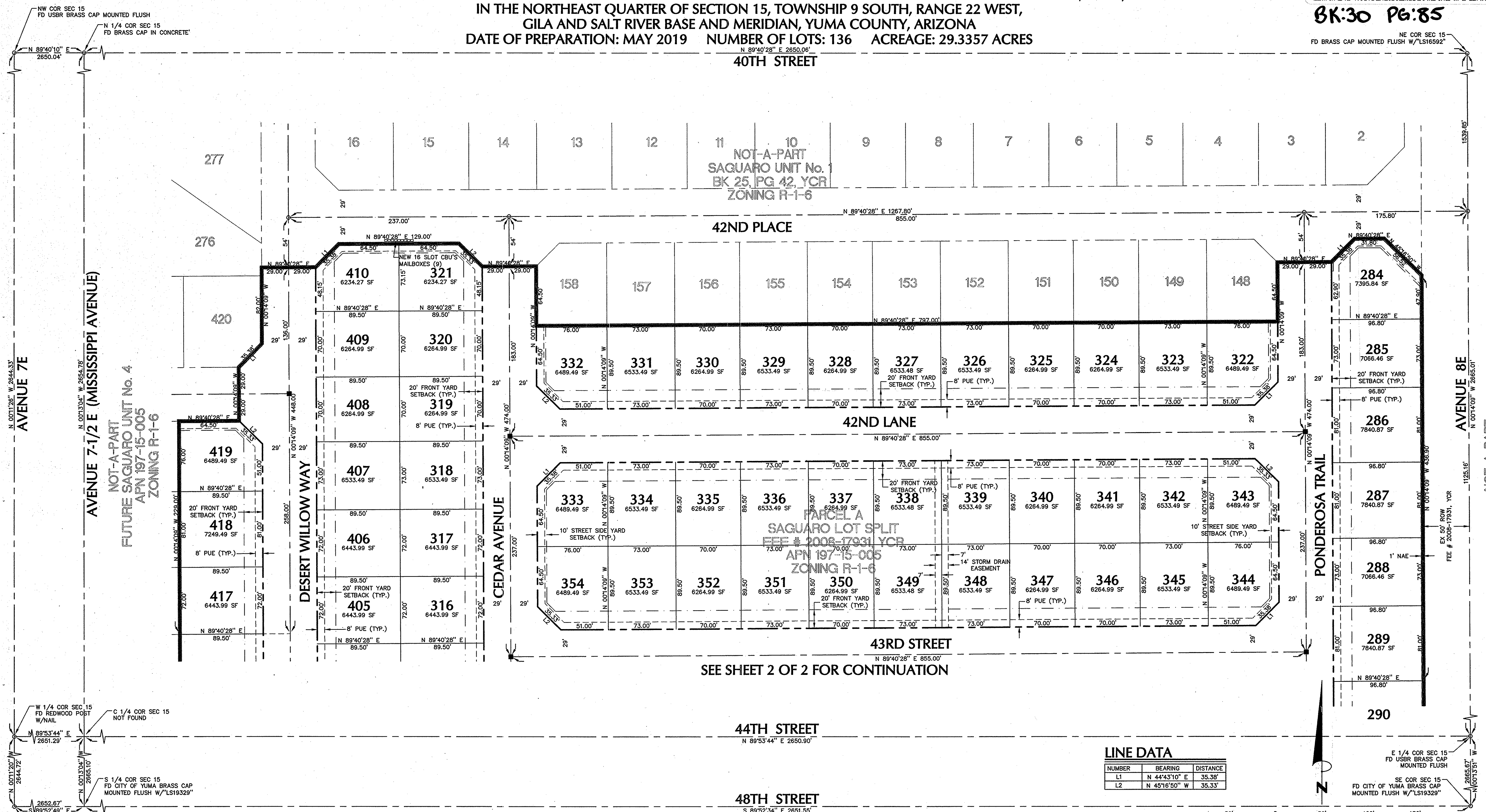
Aforementioned parcel contains approximately 28.3235 acres.

SAGUARO UNIT No. 3

A SUBDIVISION OF A PORTION OF PARCEL "A" OF THE SAGUARO LOT SPLIT AS RECORDED IN FEE # 2008-17931, Y.C.R.,
IN THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 9 SOUTH, RANGE 22 WEST,
GILA AND SALT RIVER BASE AND MERIDIAN, YUMA COUNTY, ARIZONA
DATE OF PREPARATION: MAY 2019 NUMBER OF LOTS: 136 ACREAGE: 29.3357 ACRES

2019-15861 B: 30 P: 85 PLAT
06/21/2019 09:58:39 AM Pages: 2 Fees: \$44.00
Requested By: SAGUARO DESERT DEV
Recorded By: mlopez
Robyn Skalkuth Pinal County Recorder, YUMA County AZ

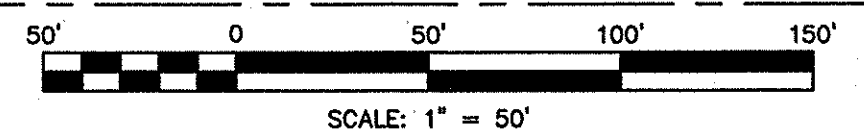
BK:30 PG:85

NE COR SEC 15
FD BRASS CAP MOUNTED FLUSH W/LS16592"

SEE SHEET 2 OF 2 FOR CONTINUATION

LINE DATA

NUMBER	BEARING	DISTANCE
L1	N 44°33'10" E	35.38'
L2	N 45°16'50" W	35.33'



LEGEND

300	CENTERLINE / SECTION LINE
6000.00 SF	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
	PG
	YCR
	USBR

OWNER/DEVELOPER

SAGUARO DESERT DEVELOPMENT, L.L.C.
3064 SOUTH AVENUE B
YUMA, AZ 85364
(928) 782-3072

CURRENT ZONING

R-1-6

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 04027C15465 DATED AUGUST 28, 2008,
WHICH IS THE FLOOD INSURANCE RATE MAP (PANEL NOT PRINTED) FOR
THE COMMUNITY IN WHICH THIS PROJECT IS SITUATED

DEDICATION

STATE OF ARIZONA) SS
COUNTY OF YUMA) SS
KNOW ALL MEN BY THESE PRESENTS:
THAT SAGUARO DESERT DEVELOPMENT, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, HAS
CAUSED THE FOLLOWING DESCRIBED PROPERTY: THAT PORTION OF PARCEL A OF THE SAGUARO
LOT SPLIT AS RECORDED IN FEE # 2008-17931, Y.C.R. LOCATED IN THE NORTHEAST 1/4 OF
SECTION 15, TOWNSHIP 9 SOUTH, RANGE 22 WEST, GILA AND SALT RIVER BASE & MERIDIAN,
YUMA COUNTY, ARIZONA, AS PLATTED HEREON TO BE SUBDIVIDED INTO LOTS AND STREETS
UNDER THE NAME "SAGUARO UNIT No. 3" AND HEREBY DECLARES THAT SAID PLAT SETS
FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS AND THE STREETS
CONSTITUTING SAID "SAGUARO 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 SAGUARO DESERT 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 SAGUARO DESERT 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 6th DAY OF May, 2019

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

ACKNOWLEDGMENT

STATE OF ARIZONA) SS
COUNTY OF YUMA) SS
ON THIS 6th DAY OF May, 2019
BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC,
PERSONALLY APPEARED BRIAN L. HALL, WHO
ACKNOWLEDGED HIMSELF TO BE THE MANAGER OF
SAGUARO DESERT 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

IN WITNESS WHEREOF

I HERETOBY SET MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC
MY COMMISSION EXPIRES 8-31-2021

APPROVED

Kevin A. Dahl
DEPARTMENT OF COMMUNITY DEVELOPMENT
Andrew McCarrie 6/3/19
CITY OF YUMA ENGINEER

STATE OF ARIZONA) SS

COUNTY OF YUMA) SS
THIS SUBDIVISION, AS SHOWN HEREON, HAS
BEEN APPROVED BY THE MAYOR AND CITY
COUNCIL OF THE CITY OF YUMA, ON THIS 19th
DAY OF JUNE, 2019

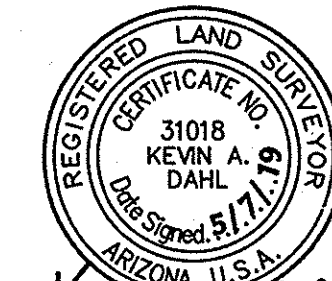
KEVIN A. DAHL
CITY CLERK

MAILBOX NOTES

9 - 16 SLOT CBU'S TO BE LOCATED ON 42ND PLACE BETWEEN DESERT
WILLOW WAY AND CEDAR AVENUE, ADJACENT TO LOTS 321 & 410

LAND SURVEYOR'S CERTIFICATE

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

DAHL, ROBINS & ASSOCIATES, INC.
1560 S. 5th Avenue
Yuma, AZ 85364
Phone: (928) 819-0825
Fax: (928) 819-0826
www.dahlrobs.com
DRA Job: 17220

SAGUARO UNIT No. 3

A SUBDIVISION OF A PORTION OF PARCEL 'A' OF THE SAGUARO LOT SPLIT AS RECORDED IN FEE # 2008-17931, Y.C.R.,
IN THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 9 SOUTH, RANGE 22 WEST,
GILA AND SALT RIVER BASE AND MERIDIAN, YUMA COUNTY, ARIZONA
DATE OF PREPARATION: MAY 2019 NUMBER OF LOTS: 136 ACREAGE: 29.3357 ACRES

40TH STREET

SEE SHEET 1 OF 2 FOR CONTINUATION

43RD STREET

43RD PLACE

43RD LANE

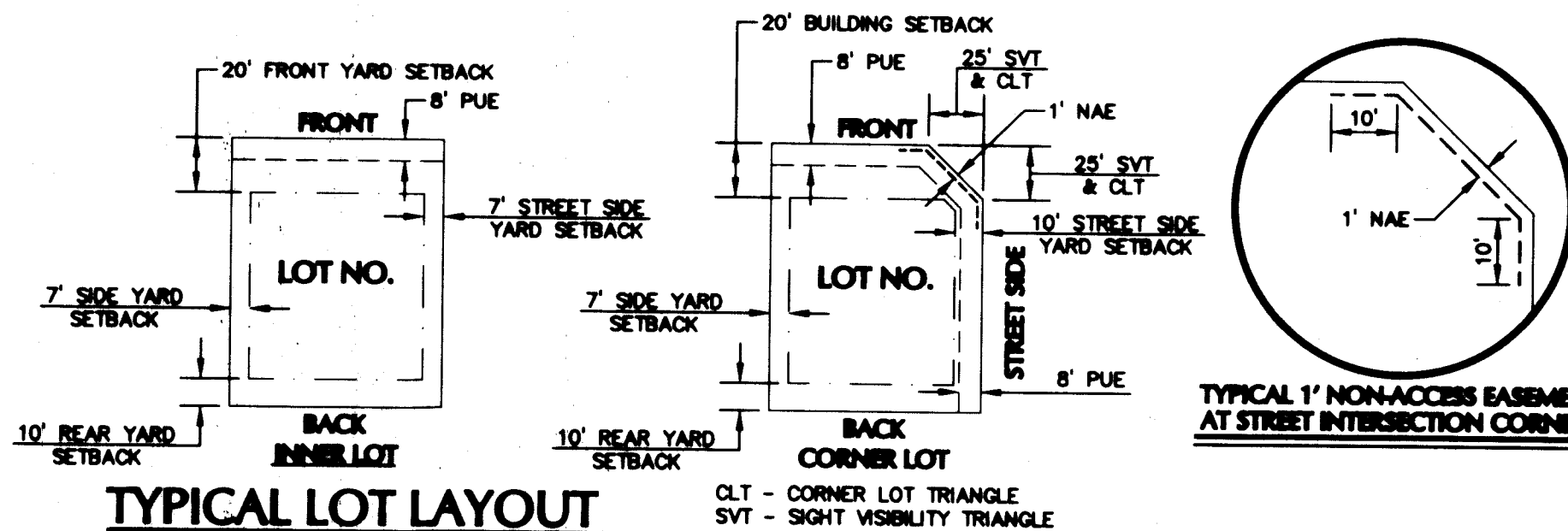
44TH STREET

NOT-A-PART
APN 197-15-007
ZONING AG

48TH STREET

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/CLS 31018"
- EXISTING MONUMENT (TYPE AS NOTED)
- RIGHT OF WAY
- NON ACCESS EASEMENT
- PUBLIC UTILITY EASEMENT
- ASSASSOR'S PARCEL NUMBER
- BOOK
- PAGE
- YCR
- YUMA COUNTY RECORDS
- USBR
- UNITED STATES BUREAU OF RECLAMATION



LINE DATA

NUMBER	BEARING	DISTANCE
L1	N 44°43'10" E	35.38'
L2	N 45°16'50" W	35.33'

LAND SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE SUBDIVISION SHOWN HEREON WAS MADE UNDER MY DIRECTION DURING MAY 2019 AND THAT THIS SUBDIVISION CONFORMS TO ALL REGULATIONS AND REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE CITY OF YUMA, ARIZONA.



LAND SURVEYOR



KEVIN A. DAHL

RLS No. 31018

SHEET 2 OF 2

0:\drawings\13060 Preliminary Plat.dwg, 7/1/2013 11:00:39 AM, A.V.

