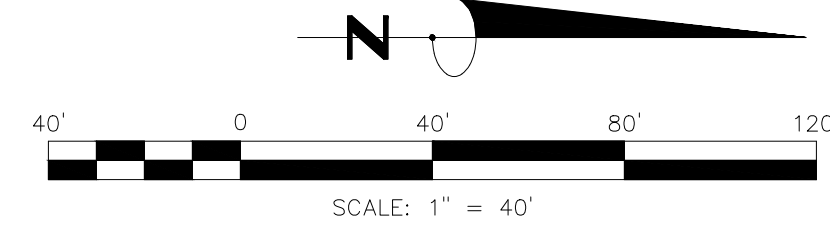
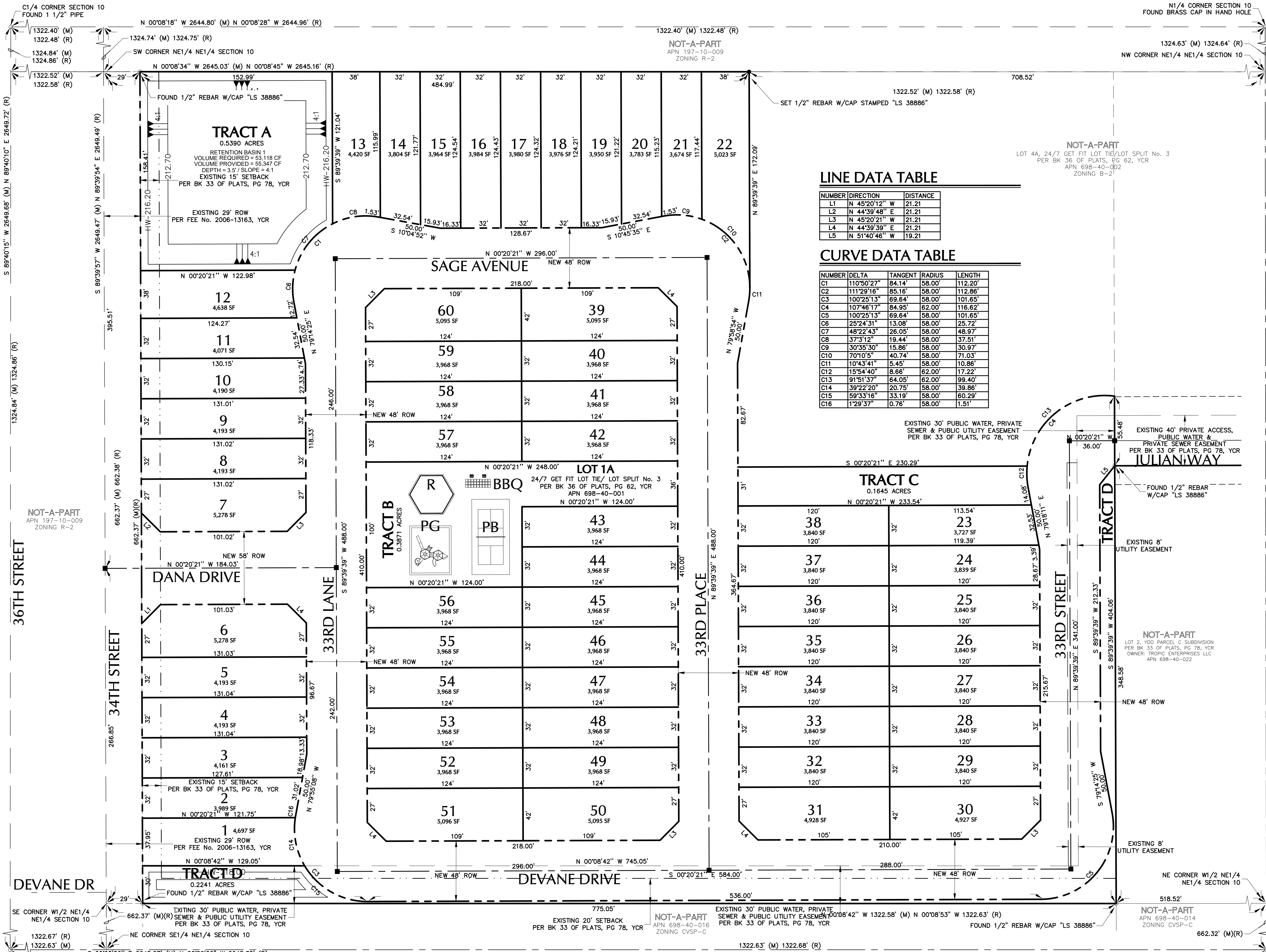


**LA VIDA TOWNHOMES
LEGAL DESCRIPTION**

Lot 1A, 24/7 GET FIT LOT TIE/LOT SPLIT No. 3, as recorded in Book 36 of Plats, Page 62, records of Yuma County, Arizona, being located in the West half of the Northeast quarter of the Northeast quarter of Section 10, Township 9 South, Range 22 West, Gila and Salt River Base and Meridian, Yuma County, Arizona.

LA VIDA TOWNHOMES

A SUBDIVISION OF LOT 1A 24/7 GET FIT LOT TIE / LOT SPLIT No. 3, AS RECORDED IN BK 36 OF PLATS, PG 62, YUMA COUNTY RECORDS,
 LOCATED IN THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 9 SOUTH, RANGE 22 WEST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, YUMA COUNTY, ARIZONA
 DATE OF PREPARATION: NOVEMBER 2024 NUMBER OF LOTS: 60 ACREAGE: 9.7382 ACRES



LEGEND

- CENTERLINE
- RIGHT-OF-WAY LINE
- SUBDIVISION BOUNDARY
- LOT LINE
- BUILDING SETBACK LINE
- EASEMENT LINE
- EXISTING MONUMENT (TYPE AS NOTED)
- SET 1/2" REBAR WITH CAP "LS 38886"
- NEW CITY OF YUMA STANDARD STREET MONUMENT NO. 4-080
- RIGHT-OF-WAY
- Y.C.R. YUMA COUNTY RECORDS
- C.O.Y. CITY OF YUMA
- 26 SUBDIVISION LOT NUMBER
- 000-00-000 ASSESSOR'S PARCEL NUMBER

LINE DATA TABLE

NUMBER	DIRECTION	DISTANCE
L1	N 45°20'12" W	21.21
L2	N 44°39'48" E	21.21
L3	N 45°20'21" W	21.21
L4	N 44°39'39" E	21.21
L5	N 51°40'48" W	19.21

CURVE DATA TABLE

NUMBER	DELTA	TANGENT	RADIUS	LENGTH
C1	110°50'27"	84.14'	58.00'	112.20'
C2	111°29'18"	85.16'	58.00'	112.88'
C3	100°25'13"	69.64'	58.00'	101.65'
C4	107°46'17"	84.95'	62.00'	116.62'
C5	100°25'13"	69.64'	58.00'	101.65'
C6	25°24'31"	13.08'	58.00'	25.72'
C7	48°22'43"	26.05'	58.00'	48.97'
C8	37°31'2"	19.44'	58.00'	37.51'
C9	30°35'30"	15.86'	58.00'	30.97'
C10	70°10'5"	40.74'	58.00'	71.03'
C11	10°43'41"	5.45'	58.00'	10.86'
C12	15°54'40"	8.66'	62.00'	17.22'
C13	91°51'37"	64.05'	62.00'	99.40'
C14	39°22'20"	20.75'	58.00'	39.86'
C15	59°33'16"	33.19'	58.00'	60.29'
C16	1°29'37"	0.78'	58.00'	1.51'

DEDICATION

STATE OF ARIZONA }
 COUNTY OF YUMA }
 KNOW ALL MEN BY THESE PRESENTS: THAT R. CARLILE ROBERTS TRUST, AS MEMBER OF YUMA DEVELOPMENT ONE, LLC, AN ARIZONA LIMITED LIABILITY COMPANY ON BEHALF OF THE LLC, HAS CAUSED THE FOLLOWING DESCRIBED PROPERTY: THE EAST HALF OF SECTION 10, TOWNSHIP 9 SOUTH, RANGE 22 WEST, GILA & SALT RIVER BASE & MERIDIAN, YUMA COUNTY, ARIZONA AS PLATTED HEREON TO BE SUBDIVIDED INTO LOTS, STREETS AND TRACT UNDER THE NAME OF "LA VIDA TOWNHOMES" AND HEREBY DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS, STREETS AND TRACT CONSTITUTING SAID "LA VIDA TOWNHOMES" 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 YUMA DEVELOPMENT ONE, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, HEREBY DEDICATES THE STREETS SHOWN HEREON TO THE CITY OF YUMA FOR THEIR USE AND BENEFIT. TRACT A & D IS HEREBY DEDICATED TO THE CITY OF YUMA AS A STORM WATER RETENTION BASIN. 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 R. CARLILE ROBERTS TRUST, AS MEMBER OF YUMA DEVELOPMENT ONE, LLC, AN ARIZONA LIMITED LIABILITY COMPANY ON BEHALF OF THE LLC, HAS CAUSED ITS COMPANY NAME TO BE SIGNED ON THIS DAY OF 2025

R. CARLILE ROBERTS, TRUSTEE

ACKNOWLEDGMENT

STATE OF ARIZONA }
 COUNTY OF YUMA }
 ON THIS DAY OF 2025 BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED RYKER YOUNG, WHO ACKNOWLEDGED HIMSELF TO BE THE MANAGER OF YUMA DEVELOPMENT ONE, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, LLC, AN ARIZONA LIMITED LIABILITY COMPANY AND THAT HE, AS SUCH OFFICER BEING DULY AUTHORIZED TO DO SO EXECUTED THE DEDICATION INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED BY SIGNING THE NAME OF SAID COMPANY BY HIMSELF AS SUCH OFFICER

IN WITNESS WHEREOF I HERETO SET MY HAND AND OFFICIAL SEAL

APPROVED

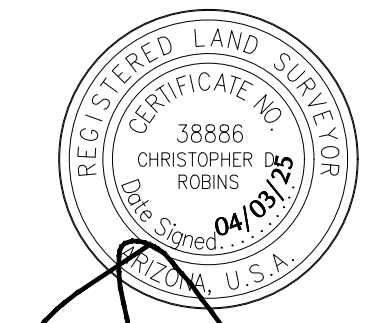
CITY DEPARTMENT OF COMMUNITY DEVELOPMENT
 CITY OF YUMA ENGINEER

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

LAND SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE SUBDIVISION SHOWN HEREON WAS MADE UNDER MY DIRECTION DURING APRIL 2025 AND THAT THIS SUBDIVISION CONFORMS TO ALL REGULATIONS AND REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE CITY OF YUMA, ARIZONA.



CHRISTOPHER D. ROBINS RLS No. 38886

LAND SURVEYOR

 1560 S. 5th Avenue
 Yuma, AZ 85304
 Phone: (928) 819-0825
 Fax: (928) 819-0826
 www.dahlrobinson.com
 DRA Job: 24035
DAHL, ROBINS & ASSOCIATES, INC.

OWNER
 YUMA DEVELOPMENT ONE, LLC
 P.O. BOX 1417
 FORT GIBSON, OK 74434

CURRENT ZONING
 CURRENT ZONING - R-2/PUD

BASIS OF BEARINGS
 BEARINGS ARE RELATIVE TO NAD 83 ARIZONA WEST STATE PLANE COORDINATE SYSTEM AS MEASURED BY GPS KINEMATIC SURVEY AS OBSERVED CONTROL POINTS.

FLOOD ZONE DESIGNATION
 THE SUBJECT PROPERTY IS LOCATED WITHIN AN AREA HAVING A FLOOD ZONE X DESIGNATION. ZONE X - 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.
 REFERENCE - FLOOD INSURANCE RATE MAP (FIRM), MAP NUMBER 04027C1565E, EFFECTIVE DATE AUGUST 28, 2008

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.

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 38886"