

# CIELO VERDE UNIT 4 PHASE III

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 AND A PORTION OF PARCEL 12, CIELO VERDE AS RECORDED ON BOOK 18 OF PLATS, PAGES 12-15, 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 AND PORTION OF PARCEL 12, CIELO VERDE AS RECORDED ON BOOK 18 OF PLATS, PAGES 12-15, AT THE YUMA COUNTY RECORDERS OFFICE, AS PLATTED HEREON TO BE SUBDIVIDED INTO LOTS, AND STREETS UNDER THE NAME OF CIELO VERDE UNIT 4 PHASE III, AND HEREBY DECLARES THAT THE ACCOMPANYING PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF SAID LOTS, AND STREETS CONSTITUTING SAID CIELO VERDE UNIT 4 PHASE III, AND THAT THE LOTS SHALL BE KNOWN BY THE NUMBER, THE STREETS BY THE NAME 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, 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 OFFICER 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 }  
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

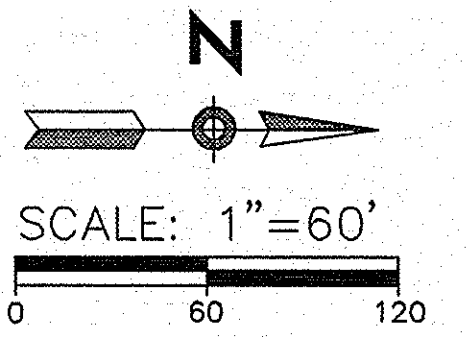
ATTEST \_\_\_\_\_  
CITY OF YUMA CLERK

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

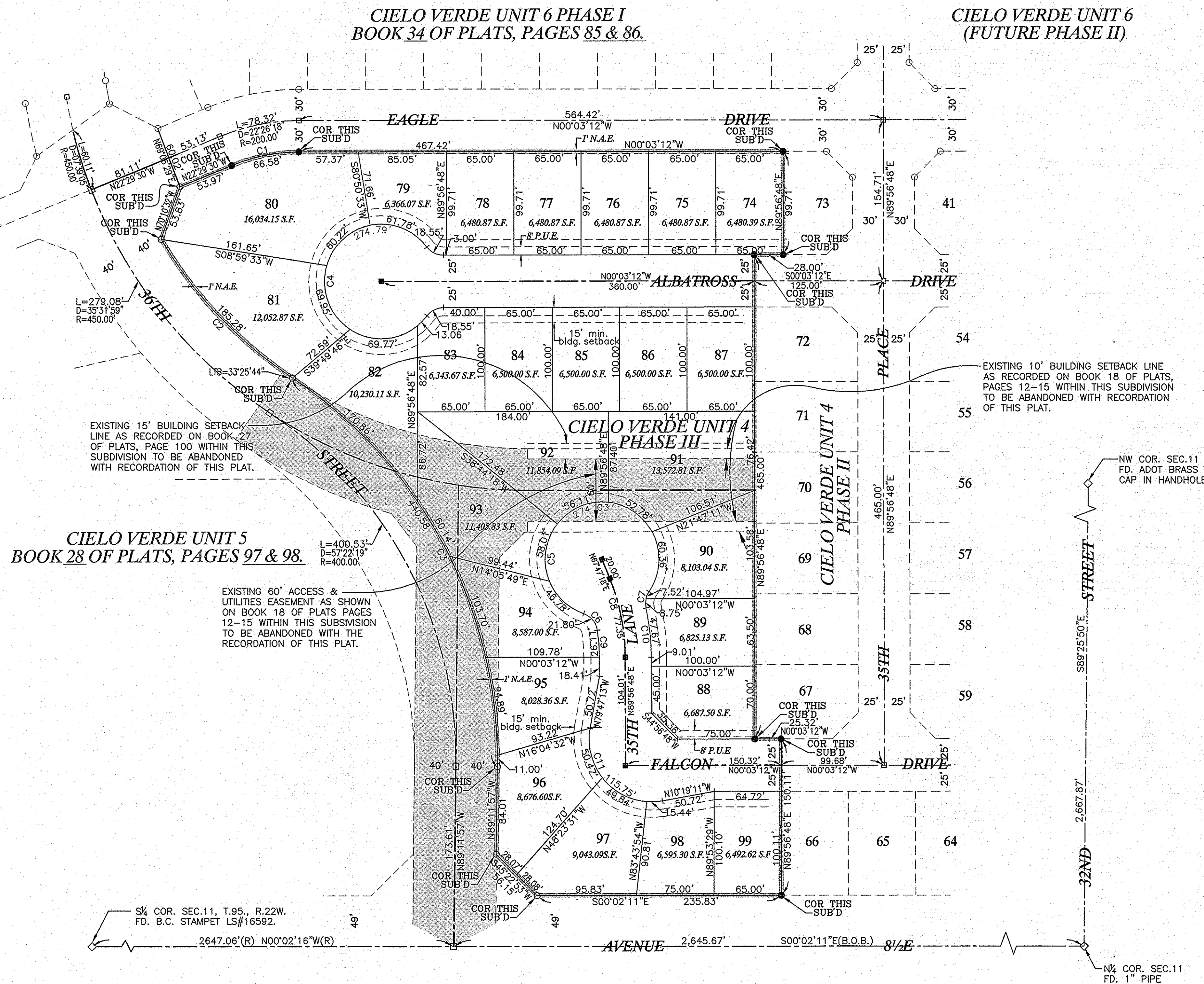
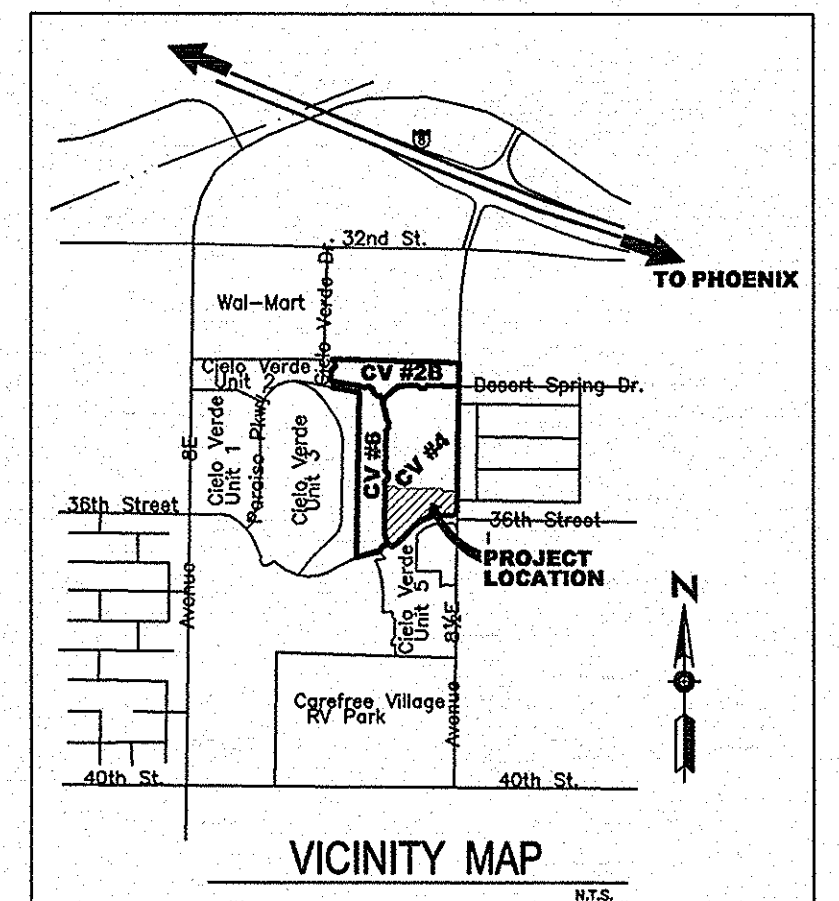


# FINAL PLAT FOR CIELO VERDE UNIT 4 PHASE III

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 AND A PORTION OF PARCEL 12, CIELO VERDE AS RECORDED ON BOOK 18 OF PLATS, PAGES 12-15, 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



Area=6.1011 Acres



**CURVE TABLE CV4 PHASE III**

CURVE	DELTA ANGLE	RADIUS	LENGTH
C1	22°26'18"	170.00'	66.58'
C2	25°53'29"	410.00'	185.28'
C3	57°22'19"	440.00'	440.58'
C4	286°15'37"	55.00'	274.79'
C5	285°28'16"	55.00'	274.03'
C6	62°27'37"	20.00'	21.80'
C7	46°36'04"	20.00'	16.27'
C8	22°09'30"	200.00'	77.35'
C9	08°32'53"	175.00'	26.11'
C10	12°08'17"	225.00'	47.67'
C11	110°31'58"	60.00'	115.75'

**NOTES**

- A COPY OF THE CC&RS WILL BE RECORDED CONCURRENTLY WITH THIS PLAT.
- HATCHED AREA REPRESENTS PART OF THE EXISTING ACCESS & UTILITIES EASEMENT AS SHOWN ON BOOK 18 OF PLATS PAGES 12-15 TO BE ABANDONED WITH THE RECORDATION OF THIS PLAT.

**ZONING:**

CIELO VERDE SPECIFIC PLAN - RESIDENTIAL

**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:**

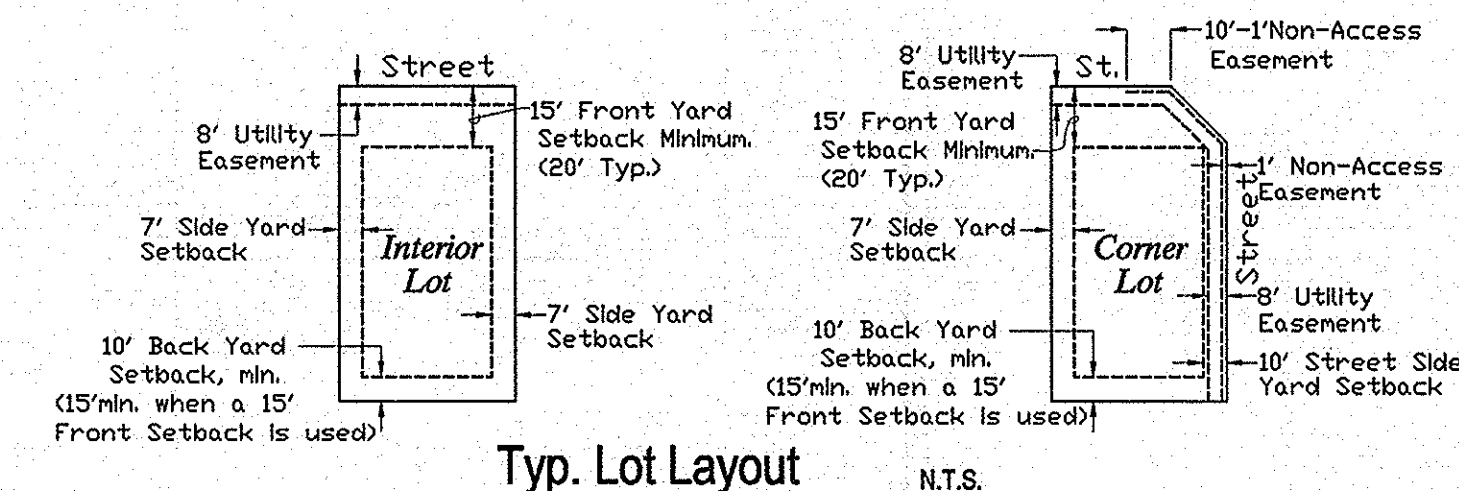
FLOOD ZONE FOR PROJECT LOCATION IN ZONE "X" AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP NUMBER 04027C1565E DATED AUGUST 28, 2008.

**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 Northwest 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 unit 2B, Book 33 of plats Pages 15 & 16. Namely: S00°02'11"E
- (R) - RECORDED.
  - (M) - MEASURED.
  - (C) - CALCULATED.
- 1'NAE - One foot non-access easement.  
8'PUE - 8 feet Public Utilities Easement.  
COR THIS SUB'D - Corner of this Subdivision.



EXPIRES 3-31-2025



Typ. Lot Layout N.T.S.

DATE: 3/24  
PREPARED BY:

JOB No: 2561

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