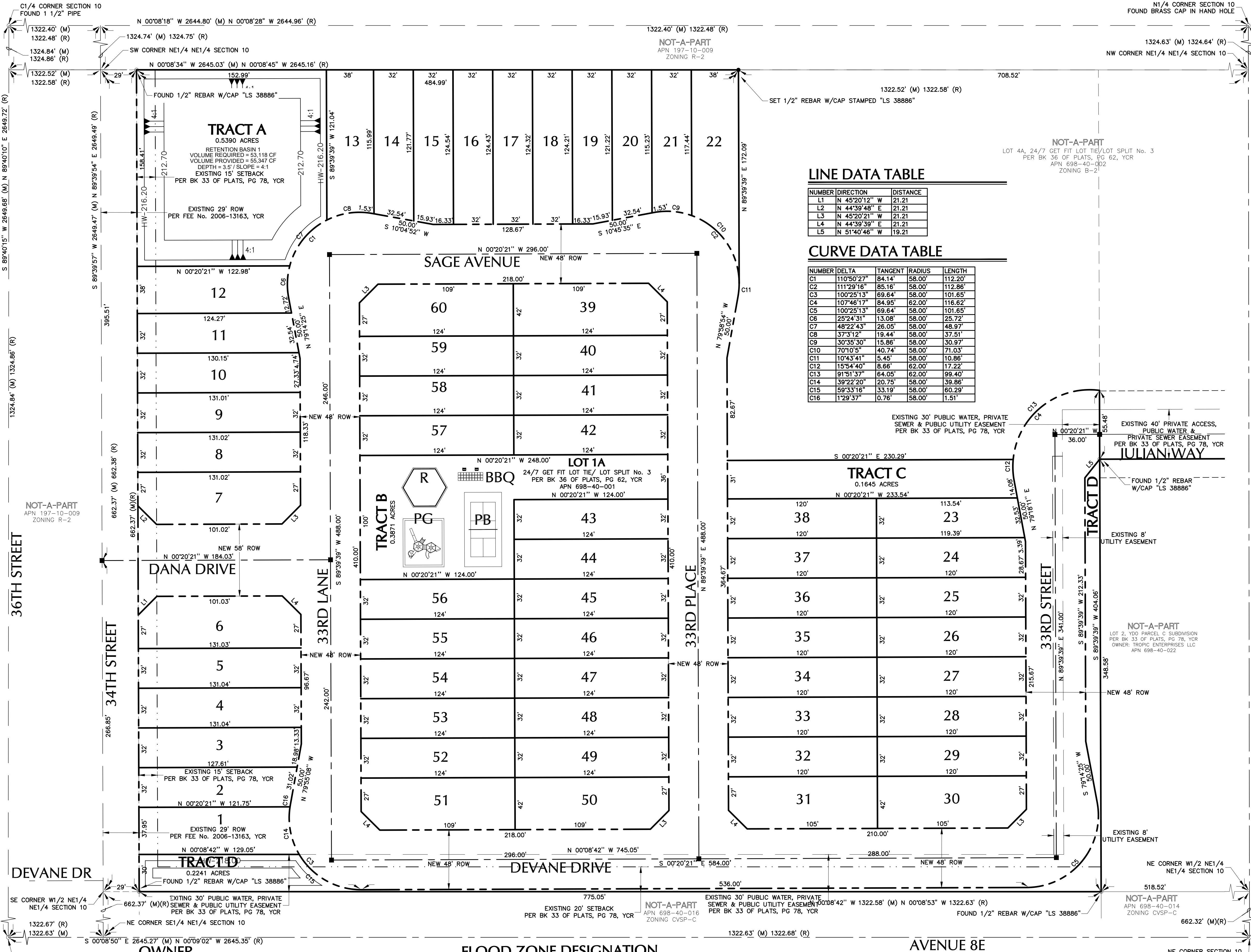


LA VIDA TOWNHOMES

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



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°40'46" W	19.21

CURVE DATA TABLE

NUMBER	DELTA	TANGENT	RADIUS	LENGTH
C1	110°50'27"	84.14'	58.00'	112.20'
C2	111°39'18"	85.16'	58.00'	112.86'
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°3'12"	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"	0.76'	58.00'	1.51'

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.
○	C.O.Y.
26	CITY OF YUMA
000-00-000	SUBDIVISION LOT NUMBER
	ASSESSOR'S PARCEL NUMBER

DEDICATION

STATE OF ARIZONA }
COUNTY OF YUMA }
KNOW ALL MEN BY THESE PRESENTS:
THAT YUMA DEVELOPMENT ONE, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, HAS CAUSED THE FOLLOWING DESCRIBED PROPERTY: THE WEST 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 UNDER THE NAME OF "LA VIDA TOWNHOMES" AND HEREBY DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS CONSTITUTING SAID "YUMA DEVELOPMENT ONE, LLC" AND THAT THE LOTS SHALL BE KNOWN BY THE NUMBER GIVEN EACH RESPECTIVELY ON SAID PLAT. THE EASEMENTS ARE DEDICATED TO THE CITY OF YUMA, A MUNICIPAL CORPORATION, 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 YUMA DEVELOPMENT ONE, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, HAS CAUSED ITS COMPANY NAME TO BE SIGNED ON THIS DAY OF , 2024

R. RYKER YOUNG, MANAGER

ACKNOWLEDGMENT

STATE OF ARIZONA }
COUNTY OF YUMA }
ON THIS DAY OF , 2024 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

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 , 2024

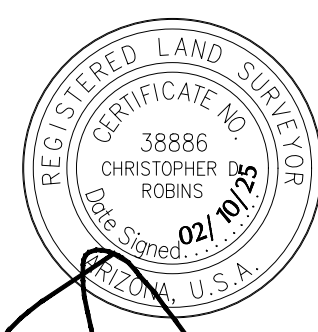
MAYOR

ATTEST:

CITY CLERK

LAND SURVEYOR'S CERTIFICATE

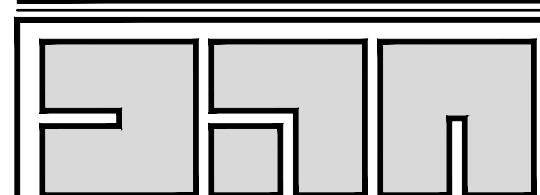
I HEREBY CERTIFY THAT THE SUBDIVISION SHOWN HEREON WAS MADE UNDER MY DIRECTION DURING FEBRUARY 2025 AND THAT THIS SUBDIVISION CONFORMS TO ALL REGULATIONS AND REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE CITY OF YUMA, ARIZONA.



CHRISTOPHER D. ROBINS

RLS No. 38886

LAND SURVEYOR



1560 S. 5th Avenue
Yuma, AZ 85364
Phone: (928) 819-0825
Fax: (928) 819-0826
www.dahlrobinson.com
DRA Job: 24035

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"