

A SUBDIVISION OF A PORTION OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 9 SOUTH,
RANGE 23 WEST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, YUMA COUNTY, ARIZONA
DATE OF PREPARATION: SEPTEMBER 2025 NUMBER OF LOTS: 112 ACREAGE: 38.2597 ACRES

STATE OF ARIZONA) SS
COUNTY OF YUMA) KNOW ALL MEN BY THESE PRESENTS:
THAT HH HOLDCO, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, HAS CAUSED THE
FOLLOWING DESCRIBED PROPERTY; THAT PORTION OF THE SOUTHEAST QUARTER OF
SECTION 16, T1N, R1E, S4, MERIDIAN, YUMA COUNTY, ARIZONA AS PLATTED HEREIN TO BE SUBDIVIDED INTO LOTS,
STREETS AND TRACTS UNDER THE NAME OF LIVINGSTON RANCH UNIT NO. 4; AND
THAT THE SAID PLAT SET FORTH THE LOCATION, DIMENSIONS, BASELINES, AND
DIMENSIONS OF THE LOTS, STREETS AND TRACTS CONSTITUTING SAID "LIVINGSTON
RANCH UNIT NO. 4;" AND THAT THE LOTS SHALL BE KNOWN BY THE NUMBER, THE
NUMBER, THE STREET, THE TRACT, THE LOT, THE TRACT, THE LOT, THE TRACT, THE
ON BEYOND PLAT; AND THAT HH HOLDCO, LLC, AN ARIZONA LIMITED LIABILITY COMPANY,
HEREBY DEDICATES THE STREETS SHOWN HEREON TO THE CITY OF YUMA FOR THEIR
USE AND BENEFIT. TRACT "A" 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
FIRE HYDRANTS IS HEREBY GRANTED.

IN WITNESS WHEREOF HH HOLDCO, LLC, 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 TOBURN C. JONES, VICE PRESIDENT OF BAA, LLC, AN ARIZONA LIMITED LIABILITY COMPANY MANAGER OF HH HOLDCO, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, THEREUNTO DULY AUTHORIZED ON THIS DAY _____ OF _____, 2025

BY: BAA, LLC, AN ARIZONA LIMITED LIABILITY COMPANY
ITS: MANAGER

BY: TOBURN C. JONES
ITS: VICE PRESIDENT

STATE OF ARIZONA) SS
COUNTY OF YUMA)
ON THIS _____ DAY OF _____, 2025 BEFORE ME, THE UNDERSIGNED NOTARY
PUBLIC, PERSONALLY APPEARED TOBURN C. JONES, WHO ACKNOWLEDGED HIMSELF TO
BE THE PRESIDENT OF BAA, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, MANAGER
OF HH HOLDCO, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AND THAT HE, AS SAID
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 HEREUNTO SET MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

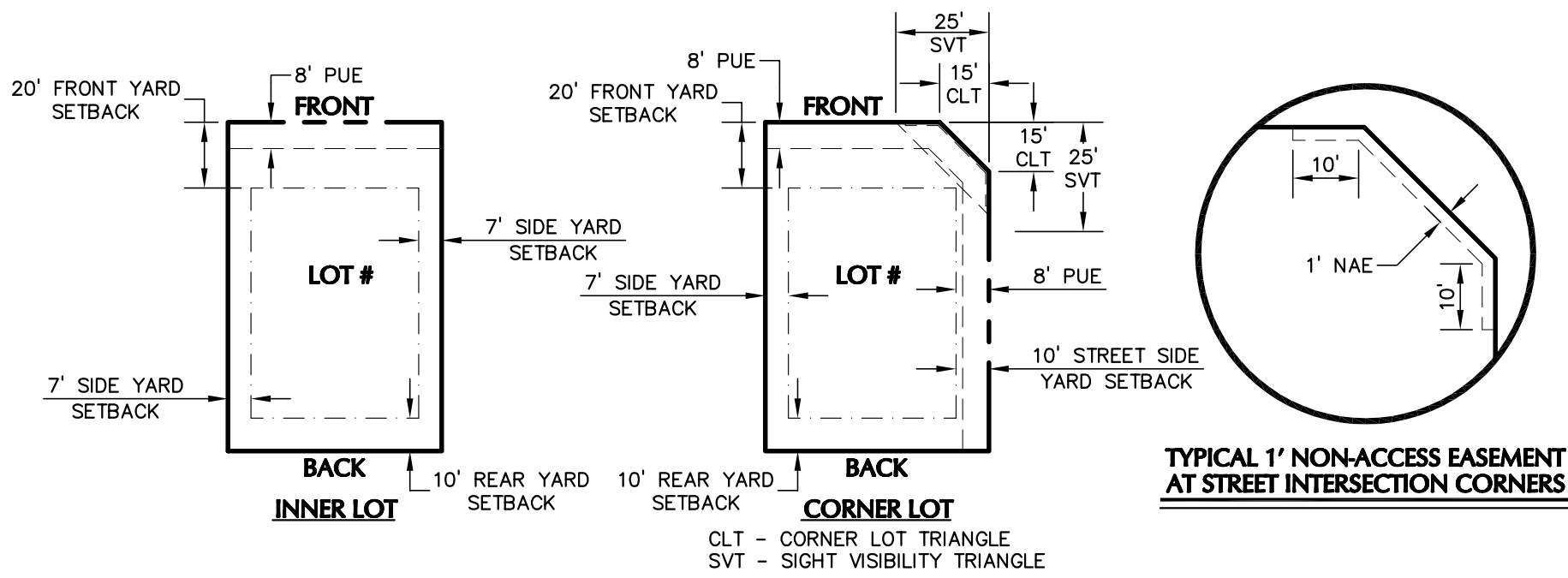
DEPARTMENT OF COMMUNITY DEVELOPMENT

CITY OF YUMA ENGINEER

STATE OF ARIZONA } SS
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



TYPICAL LOT LAYOUT R-1-6 LOW DENSITY RESIDENTIAL

— — — — — CENTERLINE / SECTION LINE
 — — — — — ALIQUOT LINE
 — — — — — SUBDIVISION BOUNDARY
 — — — — — RIGHT OF WAY LINE
 — — — — — SETBACK LINE
 — — — — — EASEMENT LINE (TYPE AS SHOWN)
 10,000.00 SF NEW LOT NUMBER
 400 NEW LOT AREA
 ■ NEW STREET MONUMENT
 O SET 1/2" REBAR W/ PLATE "RLS 31018"
 EXISTING MONUMENT (TYPE AS NOTED)
 ROW RIGHT OF WAY
 NAE NON ACCESS EASEMENT
 PUE PUBLIC UTILITY EASEMENT
 APN ASSESSOR'S PARCEL NUMBER
 BK BK
 PG PG
 YCR YUMA COUNTY RECORDS
 (M) MEASURED DATA
 (C) CALCULATED DATA
 (R) RECORD DATA PER AMENDED PLAT OF
 LIVINGSTON RANCH PHASE 1,
 BK 24 OF PLATS, PAGE 83-84, YCR
 (R-USBR) RECORD DATA PER USBR YUMA MESA WELL
 FIELD & CONDUNIT PLANT, DATED 4/2/1964,
 DWG NO. 423-303-1281 TO 1283

HH HOLDCO, LLC
1818 S. LETVIN AVENUE
YUMA, AZ 85365

R-1-6 LOW DENSITY RESIDENTIAL

1983 US STATE PLANE COORDINATE SYSTEM (ARIZONA WEST)
AS MEASURED BY KINEMATIC GPS OBSERVATIONS

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), AS DETERMINED BY THE FEMA FEDERAL INSURANCE RATE MAPS

3 - 16 SLOT CBU'S ON 31ST AVE, NEXT TO LOTS 443 & 444
4 - 16 SLOT CBU'S ON 31ST AVE, NEXT TO EXISTING 495 & 504

HAVE BEEN RECORDED CONCURRENTLY AND ARE A PART OF
THIS PLAT

1. ALL NEW PROPERTY CORNERS TO BE SET 1/2" REBAR WITH CAP STAMPED "LS 31018"

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

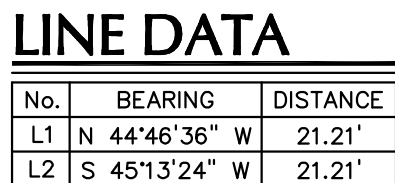


KEVIN A. DAHL

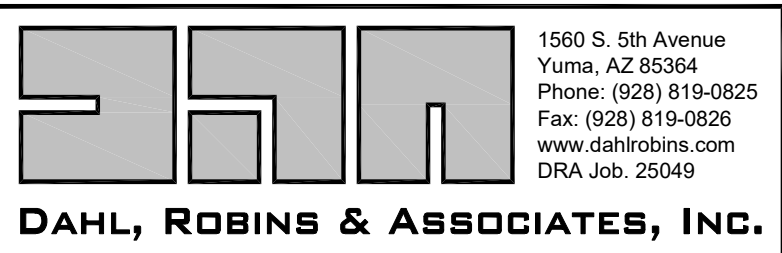
RLS NO. 31018

DAHL, ROBINS & ASSOCIATES, INC.

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LIVINGSTON RANCH UNIT No. 4

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