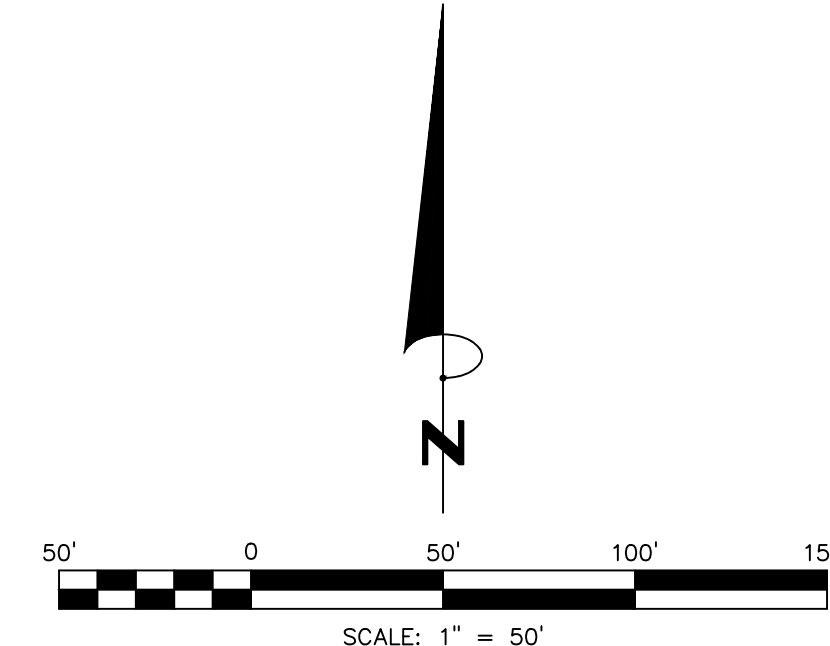
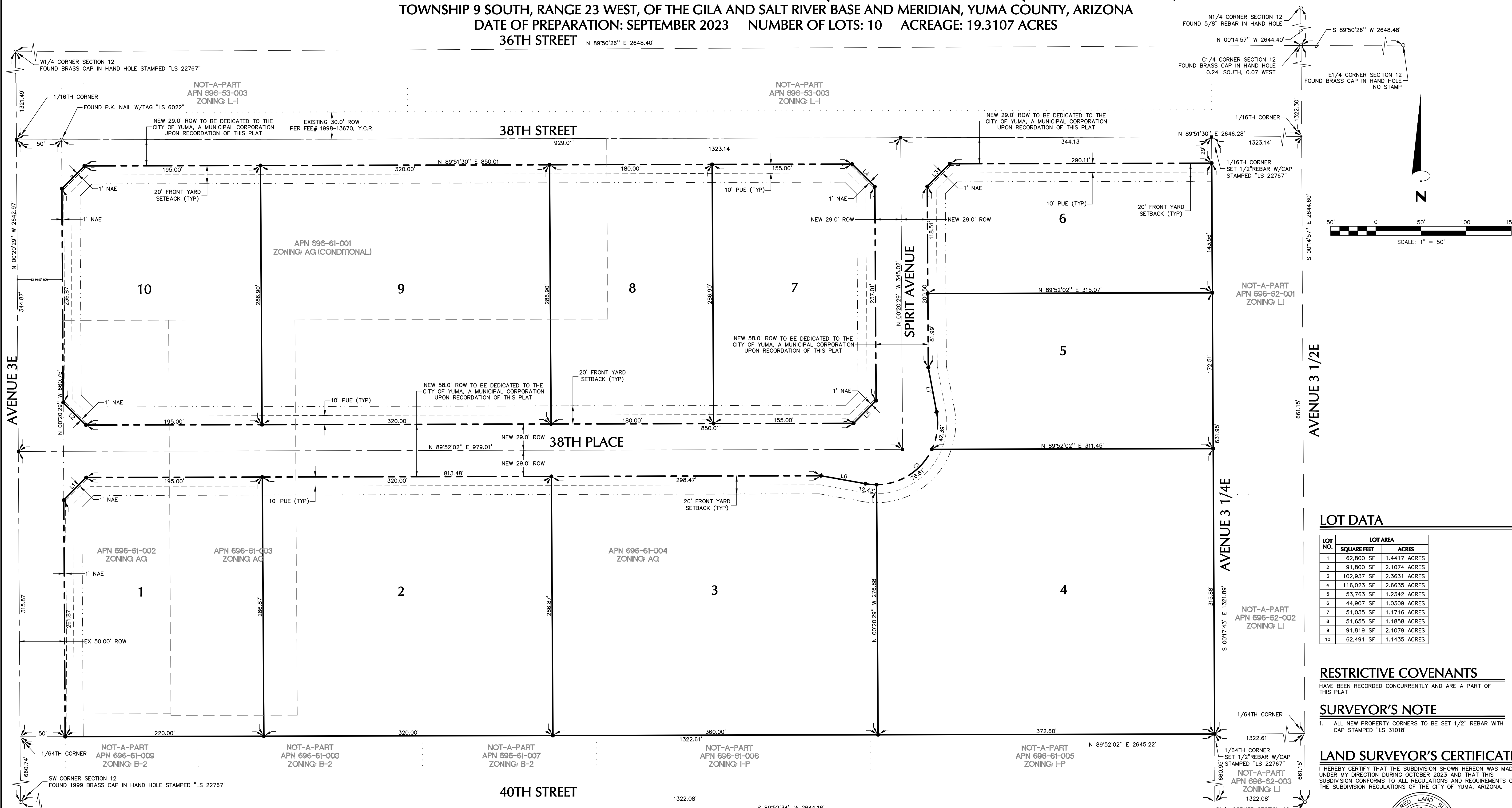


SPIRIT PARK

A SUBDIVISION OF A PORTION OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 12,
TOWNSHIP 9 SOUTH, RANGE 23 WEST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, YUMA COUNTY, ARIZONA
DATE OF PREPARATION: SEPTEMBER 2023 NUMBER OF LOTS: 10 ACREAGE: 19.3107 ACRES



LOT DATA

LOT NO.	LOT AREA	
	SQUARE FEET	ACRES
1	62,800 SF	1.4417 ACRES
2	91,800 SF	2.1074 ACRES
3	102,937 SF	2.3631 ACRES
4	116,023 SF	2.6635 ACRES
5	53,763 SF	1.2342 ACRES
6	44,907 SF	1.0309 ACRES
7	51,035 SF	1.1716 ACRES
8	51,655 SF	1.1858 ACRES
9	91,819 SF	2.1079 ACRES
10	62,491 SF	1.4335 ACRES

RESTRICTIVE COVENANTS

HAVE BEEN RECORDED CONCURRENTLY AND ARE A PART OF THIS PLAT

SURVEYOR'S NOTE

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

LAND SURVEYOR'S CERTIFICATE

HEREBY CERTIFY THAT THE SUBDIVISION SHOWN HEREON WAS MADE UNDER MY DIRECTION DURING OCTOBER 2023 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

LAND SURVEYOR

1560 S. 9th Avenue
Yuma, AZ 85364
Phone: (928) 819-0825
Fax: (928) 819-0826
www.dahlrobs.com
DRA Job: 23075

DEDICATION
STATE OF ARIZONA }
COUNTY OF YUMA }
KNOW ALL MEN BY THESE PRESENTS:
THAT CHRISTOPHER GEORGE MERZIOS TRUST DATED MARCH 29, 2001, HAS CAUSED THE FOLLOWING DESCRIBED PROPERTY: THAT PORTION OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 9 SOUTH, RANGE 23 WEST, GILA & SALT RIVER BASE & MERIDIAN, YUMA COUNTY, ARIZONA AS PLATTED HEREON TO BE SUBDIVIDED INTO LOTS AND STREETS UNDER THE NAME OF "SPIRIT PARK" AND HEREBY DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS AND STREETS CONSTITUTING SAID "SPIRIT PARK" AND THAT THE LOTS SHALL BE KNOWN BY THE NUMBER AND THE STREETS BY THE NAME GIVEN EACH RESPECTIVELY ON SAID PLAT, AND THAT CHRISTOPHER GEORGE MERZIOS TRUST DATED MARCH 29, 2001, 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 CHRISTOPHER GEORGE MERZIOS TRUST DATED MARCH 29, 2001, HAVE CAUSED HIS NAME TO BE SIGNED ON THIS _____ DAY OF _____, 2023
CHRISTOPHER GEORGE MERZIOS, TRUSTEE

ACKNOWLEDGMENT
STATE OF ARIZONA }
COUNTY OF YUMA }
ON THIS _____ DAY OF _____, 2023
BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED CHRISTOPHER GEORGE MERZIOS, TRUSTEE OF CHRISTOPHER GEORGE MERZIOS TRUST DATED MARCH 29, 2001, EXECUTED THE DEDICATION INSTRUMENT FOR THE PURPOSE THEREIN CONTAINED BY SIGNING HIS NAME
IN WITNESS WHEREOF
I HERETO SET MY HAND AND OFFICIAL SEAL
NOTARY PUBLIC
MY COMMISSION EXPIRES _____

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 _____, 2023
MAYOR ATTEST:
CITY CLERK

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 22767"
--- NEW CITY OF YUMA STANDARD STREET MONUMENT NO. 4-080
○ RIGHT-OF-WAY
● YUMA COUNTY RECORDS
○ CITY OF YUMA
○ SUBDIVISION LOT NUMBER
○ ASSESSOR'S PARCEL NUMBER
○ PUBLIC UTILITY EASEMENT
○ NON-ACCESS EASEMENT

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.

OWNER
CHRISTOPHER GEORGE MERZIOS TRUST DATED MARCH 29, 2001
8530 AVENIDA COSTA NORTE
SAN DIEGO, CA 92154

CURRENT ZONING
LIGHT INDUSTRIAL DISTRICT (LI)

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 04027C1540E NOT PRINTED.

CURVE DATA

NUMBER	DELTA	TANGENT	RADIUS	CHORD	LENGTH
C1	110°44'28"	98.46'	68.00'	111.91'	131.43'

LINE TABLE

NUMBER	DIRECTION	DISTANCE
L1	N 44°45'47" E	35.29'
L2	N 45°14'13" W	35.42'
L3	N 44°45'31" E	35.29'
L4	S 45°14'29" E	35.42'
L5	S 44°45'47" W	35.29'
L6	S 79°51'59" E	50.00'
L7	N 10°36'28" W	50.00'