

# DESERT SANDS UNIT No. 4

A SUBDIVISION OF A PORTION OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 9 SOUTH, RANGE 22 WEST,  
OF THE GILA AND SALT RIVER BASE AND MERIDIAN, YUMA COUNTY, ARIZONA  
DATE OF PREPARATION: DECEMBER 2023 NUMBER OF LOTS: 136 ACREAGE: 28.4440 ACRES

## DEDICATION

STATE OF ARIZONA } ss  
COUNTY OF YUMA }  
KNOW ALL MEN BY THESE PRESENTS:  
THAT DN DEVELOPMENT YUMA, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, HAS CAUSED THE FOLLOWING DESCRIBED PROPERTY; THAT PORTION OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 9 SOUTH, RANGE 22 WEST, GILA & SALT RIVER BASE & MERIDIAN, YUMA COUNTY, ARIZONA AS PLATTED HEREON TO BE SUBDIVIDED INTO LOTS AND STREETS UNDER THE NAME OF "DESERT SANDS UNIT No. 4" AND HEREBY DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS AND STREETS CONSTITUTING SAID "DESERT SANDS UNIT No. 4" AND THAT THE LOTS SHALL BE KNOWN BY THE NUMBER AND THE STREETS BY THE NAME GIVEN EACH RESPECTIVELY ON SAID PLAT, AND THAT DN DEVELOPMENT YUMA, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, 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 DN DEVELOPMENT YUMA, L.L.C., 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 BRIAN L. HALL, ITS MANAGER, THEREUNTO DULY AUTHORIZED ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023

BRIAN L. HALL, MANAGER  
DN DEVELOPMENT YUMA, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY

## LEGEND

---	CENTERLINE / SECTION LINE
---	SUBDIVISION BOUNDARY
---	RIGHT OF WAY LINE
---	SETBACK LINE
---	EASEMENT LINE (TYPE AS SHOWN)
400	NEW LOT NUMBER
6000.00 SF	NEW LOT AREA
■	NEW STREET MONUMENT SET 1/2" REBAR W/CAP "RLS 31018"
○	EXISTING MONUMENT (TYPE AS NOTED)
ROW	RIGHT OF WAY
1' NAE	1' NON-ACCESS EASEMENT
PUE	PUBLIC UTILITY EASEMENT
APN	ASSESSOR'S PARCEL NUMBER
BK	BOOK
PG	PAGE
YCR	YUMA COUNTY RECORDS
USBR	UNITED STATES BUREAU OF RECLAMATION

## OWNER/DEVELOPER

YUCAA LAND COMPANY, L.L.C.  
3064 S. AVENUE B  
YUMA, AZ 85364

## CURRENT ZONING

R-1-5 LOW DENSITY SINGLE-FAMILY RESIDENTIAL

## BASIS OF BEARINGS

THE EAST LINE LINE OF THE SOUTHEAST QUARTER OF SECTION 15, T9S, R22W, G&SRB&M AS SHOWN ON "DESERT SANDS UNIT No. 1", RECORDED BK 32 OF PLATS, PG 12, YCR. NAMELY N 00°13'51" W

## MAILBOX NOTES

9 - 16 SLOT CBU'S ON 45TH LANE BY RETENTION BASIN. ADD NEW MAILBOXES AT LOCATION OF EXISTING MAILBOXES

## FLOOD ZONE DESIGNATION

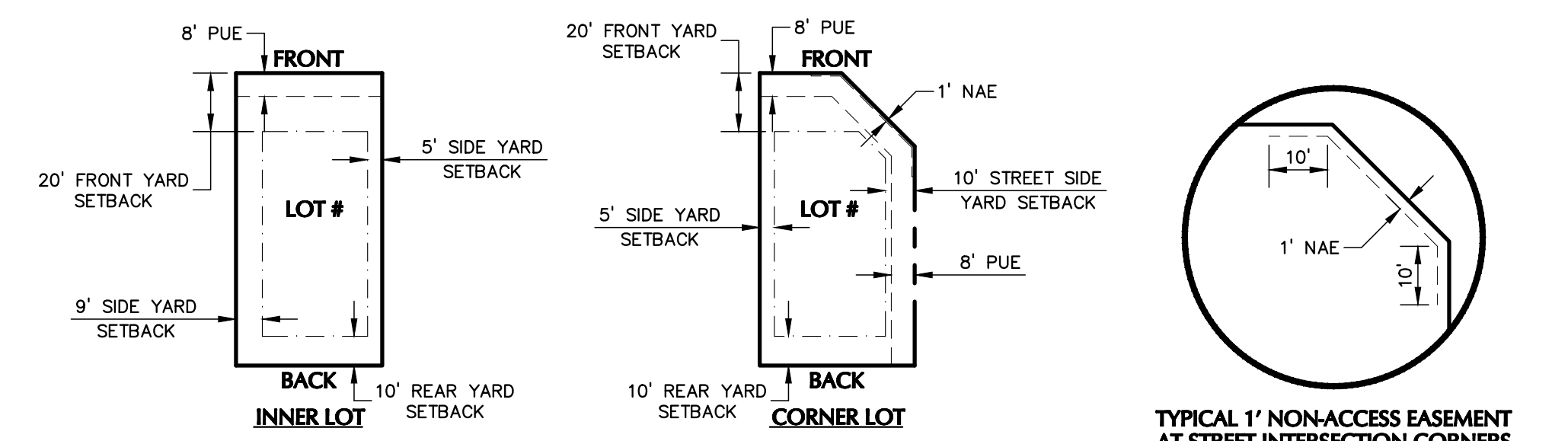
THE SUBJECT PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE X DESIGNATION (AREAS OF 0.2% ANNUAL CHANCE FLOOD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD)

## 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 "LS 31018"



TYPICAL LOT LAYOUTS R-1-5 DISTRICT

## LAND SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE SUBDIVISION SHOWN HEREON WAS MADE UNDER MY DIRECTION DURING DECEMBER 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



DAHL, ROBINS & ASSOCIATES, INC.

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NOT-A-PART  
PARCEL B DESERT VIEW VILLAS LOT SPLIT  
BK 35, PG 17, YCR  
APN 197-22-001  
ZONING R-1-5

NOT-A-PART  
DESERT SANDS UNIT No. 3  
BK 35, PG 17, YCR  
ZONING R-1-5  
EX TEMPORARY 20' ACCESS EASEMENT  
TO BE ELIMINATED UPON RECORDATION OF THIS PLAT

NEW 50' ROW TO BE DEDICATED TO THE CITY OF YUMA, A MUNICIPAL CORPORATION UPON RECORDATION OF THIS PLAT  
S 1/4 COR SEC 15  
FD CITY OF YUMA BRASS CAP  
MOUNTED FLUSH W/LS19329"

NEW 65' ROW TO BE DEDICATED TO THE CITY OF YUMA, A MUNICIPAL CORPORATION UPON RECORDATION OF THIS PLAT

NEW 50' ROW TO BE DEDICATED TO THE CITY OF YUMA, A MUNICIPAL CORPORATION UPON RECORDATION OF THIS PLAT

NEW 58' ROW TO BE DEDICATED TO THE CITY OF YUMA, A MUNICIPAL CORPORATION UPON RECORDATION OF THIS PLAT

NEW 40' ROW TO BE DEDICATED TO THE CITY OF YUMA, A MUNICIPAL CORPORATION UPON RECORDATION OF THIS PLAT

NEW 58' ROW TO BE DEDICATED TO THE CITY OF YUMA, A MUNICIPAL CORPORATION UPON RECORDATION OF THIS PLAT

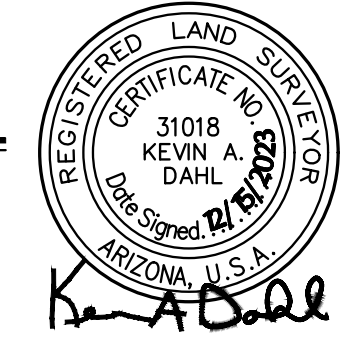
NEW 45' ROW TO BE DEDICATED TO THE CITY OF YUMA, A MUNICIPAL CORPORATION UPON RECORDATION OF THIS PLAT

E 1/4 COR SEC 15  
FD USBR BRASS CAP  
MOUNTED FLUSH

NOT-A-PART  
APN 197-22-001  
ZONING AG  
STATE OF ARIZONA

NOT-A-PART  
APN 197-22-001  
ZONING AG  
STATE OF ARIZONA

LAND SURVEYOR'S CERTIFICATE  
I HEREBY CERTIFY THAT THE SUBDIVISION SHOWN HEREON WAS MADE UNDER MY DIRECTION DURING DECEMBER 2023 AND THAT THIS SUBDIVISION CONFORMS TO ALL REGULATIONS AND REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE CITY OF YUMA, ARIZONA.



LAND SURVEYOR  
**DAHL, ROBINS & ASSOCIATES, INC.**  
1560 S. 9th Avenue  
Yuma, AZ 85364  
Phone: (928) 819-0825  
Fax: (928) 819-0826  
www.dahlrobinson.com  
DRA-Job-23211

