

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT HIKNOCKS, LLC, HAS THIS _____ DAY OF _____, 2024, CAUSED A PORTION OF THE NE1/4 OF SECTION 3, T.9S., R.22W., G.&S.R.B.&M., YUMA COUNTY, ARIZONA, AS PLATTED HEREON TO BE SUBDIVIDED INTO LOTS, STREETS AND TRACTS UNDER THE NAME OF "DESERT RIDGE TOWNHOMES" AND HEREBY DECLARES THAT THE ACCOMPANYING PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS AND STREET, CONSTITUTING SAID "DESERT RIDGE TOWNHOMES" AND THAT THE LOTS SHALL BE KNOWN BY THE NUMBER, THE STREET BY THE NAME, AND THE TRACTS BY THE LETTERS, GIVEN EACH RESPECTIVELY ON SAID PLAT, AND THAT HIKNOCKS, LLC, HEREBY DEDICATES TO THE CITY OF YUMA FOR ITS USE AND BENEFIT THE STREETS SHOWN HEREON, AND THE OTHER EASEMENTS ARE DEDICATED TO THE USE SHOWN, DEFINED ON SAID PLAT AND AS SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED CONCURRENTLY HERewith. TRACTS A & B ARE DEDICATED TO THE CITY OF YUMA FOR USE AS DRAINAGE AND STORM WATER RETENTION BASINS.

IN WITNESS WHEREOF, HIKNOCKS, LLC, HAS CAUSED ITS NAME TO BE SIGNED AND ITS SEAL TO BE AFFIXED AS ATTESTED BY THE SIGNATURE OF ITS OFFICER, THEREUNTO DULY AUTHORIZED.

HIKNOCKS, LLC

LANE HEIDA
MEMBER

ACKNOWLEDGMENT

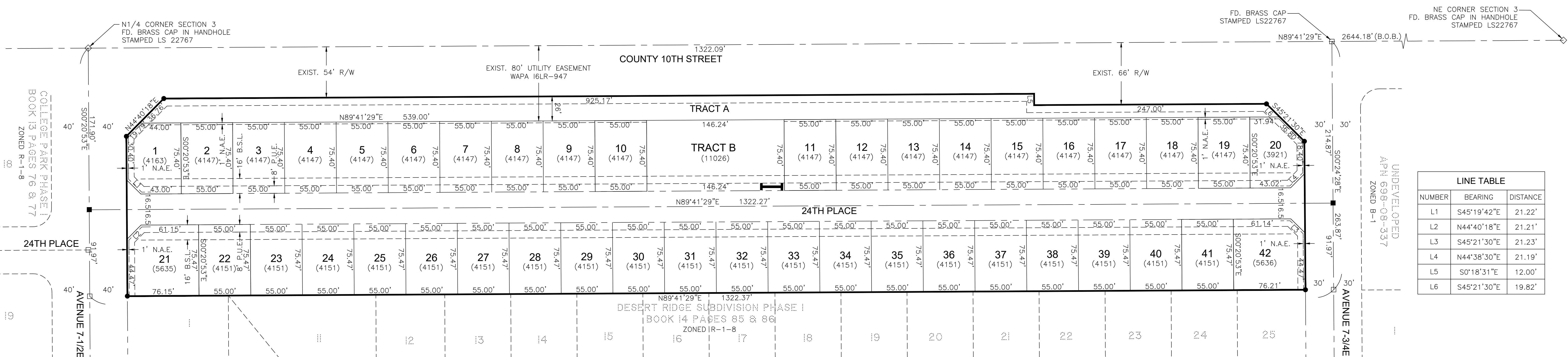
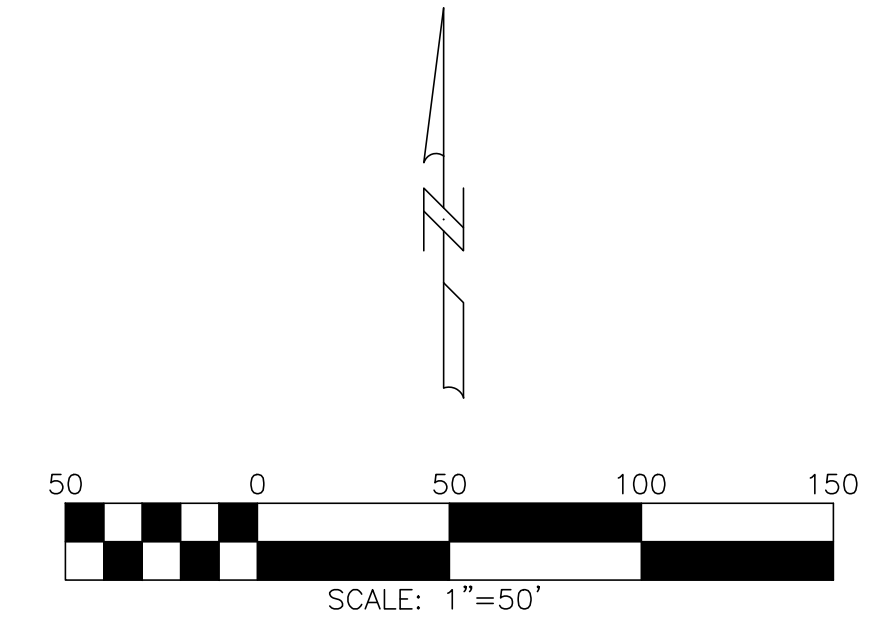
STATE OF ARIZONA)
COUNTY OF YUMA) SS
ON THIS _____ DAY OF _____, 2024 BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED LANE HEIDA WHO ACKNOWLEDGED HERSELF TO BE A MEMBER OF HIKNOCKS, LLC, AND THAT SHE AS SUCH OFFICER, BEING AUTHORIZED TO DO SO, EXECUTED THE FOREGOING INSTRUMENTS FOR THE PURPOSES THEREIN CONTAINED BY SIGNING THE NAME OF THE LIMITED LIABILITY COMPANY BY HERSELF, AS SUCH OFFICER, IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES _____

NOTARY PUBLIC

DESERT RIDGE TOWNHOMES

A SUBDIVISION OF A PORTION OF THE NW1/4, NE1/4 OF SECTION 3,
T.9S., R.22W., G.&S.R.B.&M., YUMA, ARIZONA
AREA=5.92 ACRES



LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	S45°19'42"E	21.22'
L2	N44°40'18"E	21.21'
L3	S45°21'30"E	21.23'
L4	N44°38'30"E	21.19'
L5	S0°18'31"E	12.00'
L6	S45°21'30"E	19.82'

F.E.M.A. FLOOD DESIGNATION

AS INDICATED ON THE FIRM COMMUNITY PANEL NO. 04027C1545E, THE ENTIRE SITE IS DESIGNATED AS NO SPECIAL FLOOD HAZARD AREAS.

BASIS OF BEARINGS

THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 9 SOUTH, RANGE 22 WEST, GILA AND SALT RIVER BASE AND MERIDIAN NAMELY N 89°41'29" E

ZONING

R-2/PUD

NOTES

- LOT SPLITS WILL NOT BE PERMITTED WITHIN THIS SUBDIVISION.
- ALL CHAMFER DISTANCES ARE 15'.

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 ONE (1) SHEET CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION DURING OCTOBER 2022; 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. 25069
CRAIG R. COLVIN



RESTRICTIVE COVENANTS

HAVE BEEN RECORDED CONCURRENTLY AND ARE A PART OF THIS PLAT.

APPROVALS

CITY OF YUMA COMMUNITY DEVELOPMENT DEPARTMENT

CITY OF YUMA ENGINEER

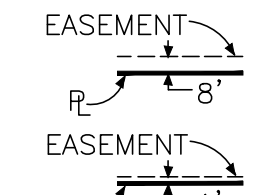
STATE OF ARIZONA)
COUNTY OF YUMA) SS
THIS SUBDIVISION, AS SHOWN HEREON, HAS BEEN APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF YUMA ON THE _____ DAY OF _____, 2024.

MAYOR
ATTEST:

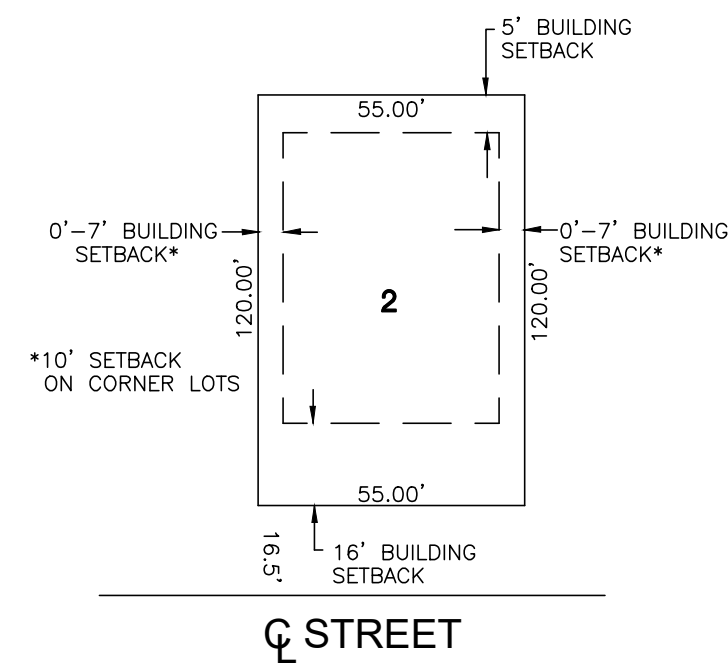
CITY OF YUMA CLERK

MAP NOTES

- FOUND CITY OF YUMA BOUNDARY MONUMENT NO. 4-015 EXCEPT AS NOTED
- FD. CITY OF YUMA STD. NO. 4-030 STAMPED L.S. 25069, EXCEPT AS NOTED.
- SET CITY OF YUMA BOUNDARY MONUMENT NO. 4-015, CORNER THIS SUBDIVISION
- SET CITY OF YUMA STANDARD STREET MONUMENT NO. 4-030 STAMPED L.S. 25069
- SET 1/2" REBAR CAPPED 25069 AT ALL LOT CORNERS
- 8' PUBLIC UTILITY EASEMENT (TYPICAL)

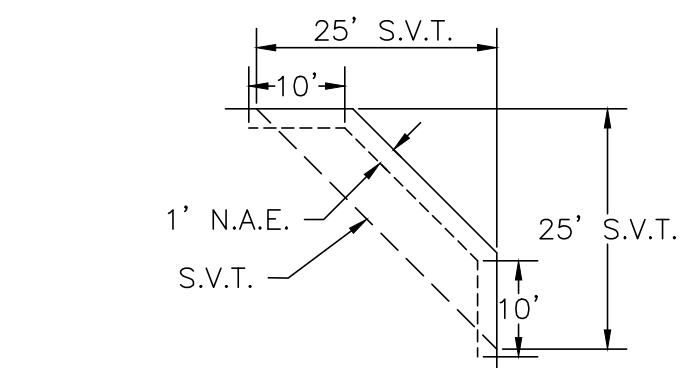


- 1' N.A.E.—1' NON-ACCESS EASEMENT, EXTENDS TO 10' BEYOND ANGLE POINTS AT INTERSECTIONS
- POST OFFICE CLUSTER BOX LOCATION
- GROSS LOT AREA IN SQUARE FEET
- BASIS OF BEARINGS
- B.S.L. BUILDING SETBACK LINE
- N.A.E. NON-ACCESS EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- S.V.T. SIGHT VISIBILITY TRIANGLE



TYP. BUILDING SETBACKS

N.T.S.

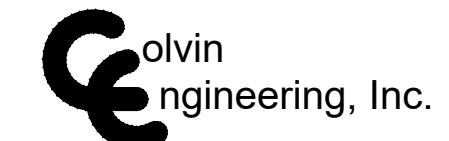


TYPICAL 1' N.A.E. & S.V.T. AT INTERSECTIONS

OWNER & DEVELOPER:

HIKNOCKS, LLC
190 S. MADISON AVENUE #2
YUMA, AZ 85364
(928)314-3434

PREPARED BY:



6105 E. ALYSSA LANE YUMA, ARIZONA 85365
PH. 928-580-1061