

MARIADAWNLEE SUBDIVISION

A PORTION OF THE NE 1/4 OF THE NE 1/4 OF THE NW 1/4 OF SECTION 6,
TOWNSHIP 09 SOUTH, RANGE 23 WEST, G.&S.R.B.&M., YUMA COUNTY, AZ
OCTOBER 2024 ACREAGE: 1.69 AC

FINAL PLAT



OWNER OF RECORD:

CHRISTOPHER C. & PHYLLIS L. STREEBE
LIVING TRUST DATED APRIL 28, 2003
1681 S. 1st AVENUE
YUMA, AZ, 85364

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT CHRISTOPHER C. & PHYLLIS L. STREEBE LIVING TRUST HAVE THIS ____ DAY OF _____, 20____ CAUSED A PORTION OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 6, T9S, R23W, G.&S.R.B.&M., AS PLATED HEREON, TO BE SUBDIVIDED INTO LOTS, & TRACT UNDER THE NAME OF "MARIADAWNLEE SUBDIVISION" AND HEREBY DECLARES THAT THE ACCOMPANYING PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS, AND THE TRACT CONSTITUTING SAID "MARIADAWNLEE SUBDIVISION" THAT EACH LOT SHALL BE KNOWN BY THE NUMBER, THE TRACT BY THE LETTER, AND THE STREETS BY THE NAME GIVEN EACH RESPECTIVELY ON SAID PLAT; AND CHRISTOPHER C. & PHYLLIS L. STREEBE LIVING TRUST, HEREBY DEDICATES THE STREETS SHOWN HEREON TO THE PUBLIC FOR ITS USE AND BENEFIT; TRACT "A" IS DEDICATED TO THE CITY OF YUMA FOR USE AS A STORMWATER RETENTION BASIN AND COMPATIBLE USES, AND THE EASEMENTS ARE DEDICATED FOR THE USES SHOWN AND DEFINED ON SAID PLAT AND AS SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED CONCURRENTLY HERewith.

ACKNOWLEDGMENT

CHRISTOPHER C. & PHYLLIS L. STREEBE LIVING TRUST
CHRISTOPHER C. STREEBE
STATE OF ARIZONA } SS
COUNTY OF YUMA }

ON THIS THE ____ DAY OF _____, 20____ BEFORE ME, THE UNDERSIGNED PERSONALLY APPEARED CHRISTOPHER C. STREEBE, WHO ACKNOWLEDGED HIMSELF TO BE A MEMBER OF CHRISTOPHER C. & PHYLLIS L. STREEBE LIVING TRUST AND AS, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED, BY SIGNING HIS NAME.

NOTARY PUBLIC

MY COMMISSION WILL EXPIRE _____

ACKNOWLEDGMENT

CHRISTOPHER C. & PHYLLIS L. STREEBE LIVING TRUST
PHYLLIS L. STREEBE
STATE OF ARIZONA } SS
COUNTY OF YUMA }

ON THIS THE ____ DAY OF _____, 20____ BEFORE ME, THE UNDERSIGNED PERSONALLY APPEARED PHYLLIS L. STREEBE, WHO ACKNOWLEDGED HERSELF TO BE THE MANAGER OF CHRISTOPHER C. & PHYLLIS L. STREEBE LIVING TRUST AND AS MEMBER, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED, BY SIGNING HER NAME.

NOTARY PUBLIC

MY COMMISSION WILL EXPIRE _____

KEYNOTES

- NEW 8' UTILITY EASEMENT
- NEW 1' NON-ACCESS EASEMENT
- NEW 10' SANITARY SEWER EASEMENT

LOT AREAS TABLE:

LOT #	AREA (SF)
1	7,184.69 SF
2	7,198.85 SF
3	7,815.24 SF
4	6,621.04 SF
5	7,231.80 SF
6	7,260.65 SF
7	7,343.02 SF
TRACT 'A'	8,009.52 SF

BASIS OF BEARING

THE CENTERLINE OF 24TH STREET, ALSO BEING THE NORTH SECTION LINE OF SEC. 6, T9S, R23W, AS SHOWN ON PARKWAY PLACE UNIT NO 5 SUBDIVISION, AS RECORDED IN BOOK 20 OF PLATS, PAGE 81, YUMA COUNTY RECORDERS OFFICE, YUMA COUNTY, AZ.

BEARING: N 89°43'29" E

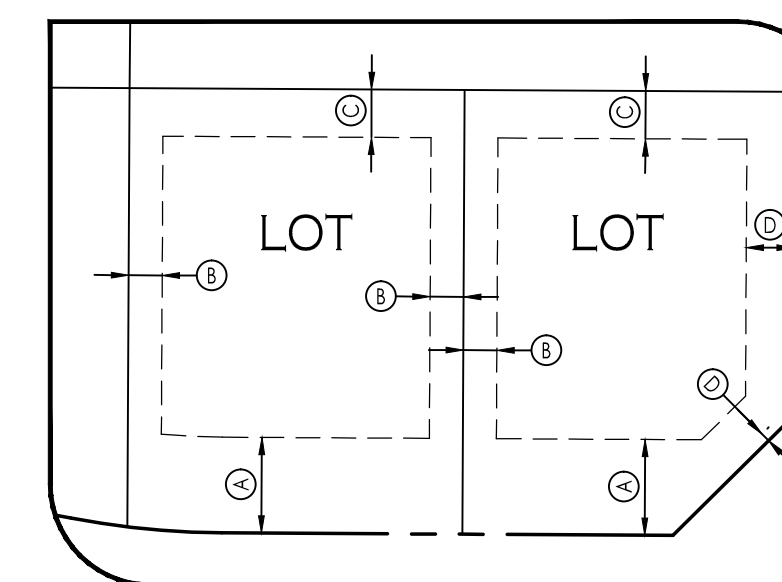
CURVE DATA

NUMBER	DELTA ANGLE	CHORD DIRECTION	CHORD LENGTH	TANGENT	RADIUS	ARC LENGTH
C1	44°40'29"	S 68°47'44" E	26.60	14.38	35.00	27.29'
C2	269°20'57"	N 1°03'58" W	78.27	55.63	55.00	738.56'
C3	44°40'29"	S 68°38'48" W	26.60	14.38	35.00	27.29'

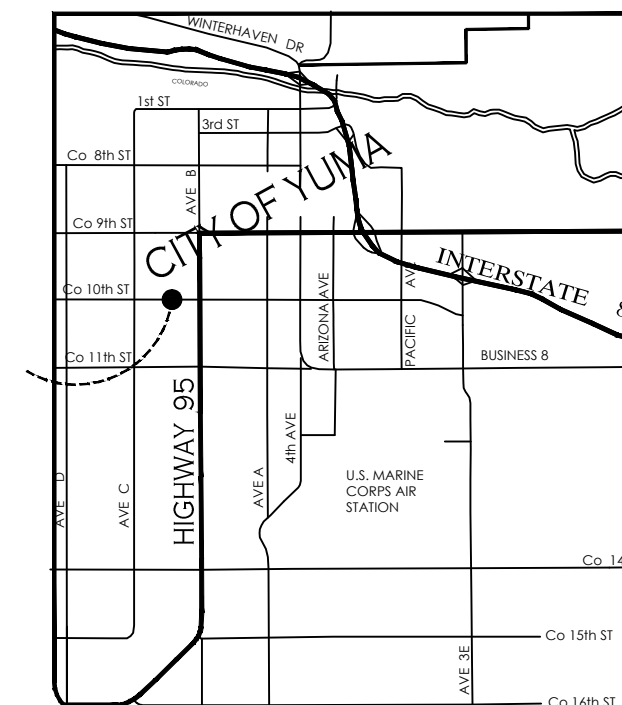
BUILDING SETBACKS KEYNOTES

- FRONT YARD SETBACK = 20 FEET
- SIDE YARD SETBACK = 7 FEET
- REAR YARD SETBACK = 10 FEET
- STREET SIDE YARD SETBACK = 10 FEET

TYP. LOT BUILDING SETBACK LAYOUT



PROJECT LOCATION



VICINITY MAP

LEGEND

- INDICATES BOUNDARY LINE
- INDICATES CENTERLINE
- INDICATES EASEMENT LINE
- NEW LOT NUMBER
- NEW CITY OF YUMA STD. DETAIL NO. 4-030 SUBDIVISION BOUNDARY MONUMENT
- NEW CITY OF YUMA STD. DETAIL NO. 4-080 STREET MONUMENT
- EXISTING MONUMENT (TYPE AS SHOWN)
- B.C. INDICATES BRASS CAP
- Y.C.R.O. INDICATES YUMA COUNTY RECORDERS OFFICE
- G.L.O. INDICATES GENERAL LAND OFFICE
- N.A.E. INDICATES NON ACCESS EASEMENT
- [M] INDICATES MEASURED DATA
- [R1] DATA REFERS TO PARKWAY PLACE UNIT NO 5 SUBDIVISION, AS RECORDED IN BOOK 20 OF PLATS, PAGE 81, YUMA COUNTY RECORDERS OFFICE, YUMA COUNTY, AZ.
- [R2] DATA REFERS TO RECORDED DEED AS RECORDED IN FEE# 2008-35474, YUMA COUNTY RECORDERS OFFICE, YUMA COUNTY, AZ.
- [R3] DATA REFERS TO THACKER CANAL RIGHT-OF-WAY OF SECTION 6, TOWNSHIP 09 SOUTH, RANGE 23 WEST, G.&S.R.B.M., BUREAU OF RECLAMATION, DWG 35-933-023

FLOOD ZONE

* THIS PROJECT IS LOCATED IN FLOOD ZONE X, AS PER FIRM FLOOD PLAIN (COY GIS) 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.

OWNER OF RECORD:

CHRISTOPHER C. & PHYLLIS L. STREEBE
1681 S. 1st AVENUE
YUMA, AZ, 85364

NOTE

- PROPERTY CORNERS TO BE MARKED BY 1/2" DIAMETER REBAR TAGGED WITH CAP L.S. 16528
- PROJECT ZONING: R-1-6
- A PORTION OF THE NE 1/4, NW 1/4 OF SEC. 06, T09S, R23W

ELABORATED BY:



2619 S. Ave. 2 1/2 E. STE. 3 928-329-0000 Tel
Yuma, AZ, 85365 928-247-6232 Fax
www.vega.vega.com

LAND SURVEYOR'S 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 OF 2024 THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THEIR POSITIONS ARE CORRECTLY SHOWN, OR WILL BE IN PLACE WITHIN ONE YEAR FROM RECORDED OF THIS MAP. THE MONUMENTS WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED. THE SURVEY IS TRUE AND COMPLETE AS SHOWN. ALL DISTANCES ARE SHOWN IN FEET AND DECIMALS PARTS.

BY: *John C. English II*
JOHN C. ENGLISH II
No. 16528

