

BOOK OF PLATS INFORMATION

OFFICIAL RECORDS OF
YUMA COUNTY RECORDER
SUSAN MARLER



RECORDING FEE #

FEE #: 2007-08229

03/05/2007 08:59 PAGES: 0004
FEES: 64.00 4.00 .00 .00 .00
REC BY: MICHAEL W. CURTIS REALTY
RFC BY: Johnna Erwin

NAME OF PLAT

Plaza Del Este

Unit # 142

BOOK #

23

PAGE #

34-36

RESTRICTIONS - FEE #

2007-08230

GRANTOR

Mike Curtis

GRANTEE

PLEASE RETURN SHEET TO MICROFILM DEPT.

OFFICIAL RECORDS OF
YUMA COUNTY
SUBDIVISIONS

FEE # - 2007 - 08229
03/05/2007 DEED PAGES 0003 00
FEE# 04.00 \$ 80.00
REC'D BY MICHAEL W CURTIS REALTY
REC BY: Johnnie Ewin

BOOK 23
PAGE 34-36

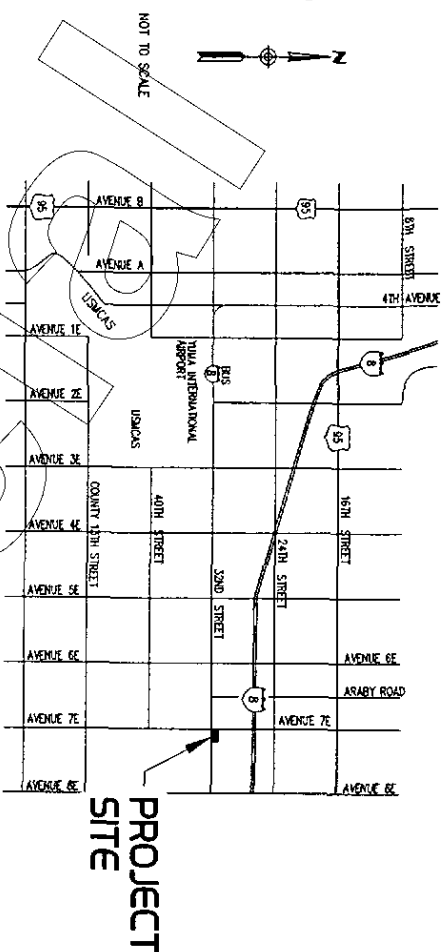
FINAL PLAT

PLAZA DEL ESTE - UNIT NO. 1 & 2

A SUBDIVISION OF
PARCEL A AND A PORTION OF PARCEL B
OF THE

PLAZA DEL ESTE LOT SPLIT,
UNIT 1 LOTS 1 THROUGH 10 AND TRACT "A"
UNIT 2 LOTS 11 THROUGH 18

AS RECORDED BY FEE# 2005-29413,
IN THE YUMA COUNTY RECORDERS OFFICE, YUMA COUNTY, ARIZONA
DATE: FEBRUARY 2007 GROSS ACREAGE: 14.5721 ACRES



LOCATION MAP

A PORTION OF THE S 1/2, S 1/4 OF SEC. 3, T8S, R22W,
OF THE S & S R.R. & M., YUMA COUNTY, ARIZONA

ACKNOWLEDGMENT

STATE OF ARIZONA
COUNTY OF YUMA

ON THIS 8 DAY of February, 2007, BEFORE ME, THE UNDERSIGNED
NOTARY PUBLIC, PERSONALLY APPEARED MICHAEL W. CURTIS, WHO ACKNOWLEDGED
HIMSELF TO BE THE MANAGER OF MICHAEL W. CURTIS REALTY, L.L.C. AND THAT HE, AS
THE MANAGER, BEING DULY AUTHORIZED TO DO SO, EXECUTED THE DEDICATION
INSTRUMENT FOR THE PURPOSES HEREIN CONTAINED BY SIGNING THE NAME OF SAID
COMPANY BY HIMSELF AS SUCH MANAGER.

IN WITNESS WHEREOF, I HERETO SET MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC
MY COMMISSION EXPIRES 10-31-2010



RESTRICTIVE COVENANTS:

HAVE BEEN RECORDED CONCURRENTLY AND ARE
A PART OF THIS PLAT

ON-SITE RETENTION NOTE:

THIS SITE IS DESIGNED FOR ON-SITE RETENTION AND NO MODIFICATION OF THIS
SITE WILL BE ALLOWED. FINISHED FLOOR ELEVATIONS ARE TO BE A MINIMUM OF
TEN INCHES (10") ABOVE THE LOWEST POINT OF THE GUTTER FLOW LINE OF THE
ADJACENT STREET. THIS DEVELOPMENT IS WITHIN "FLOOD ZONE AREA B". "FLOOD
ZONE AREA B" ARE AREAS WITHIN THE 100 YEAR AND 500 YEAR FLOOD LIMITS
DRAINAGE DESIGN FOR INDIVIDUAL LOTS WILL BE DONE USING THE 100 YEAR, 1
HOUR DURATION STORM USING 2.25 INCHES OF TOTAL RAINFALL.

BASIS OF BEARING

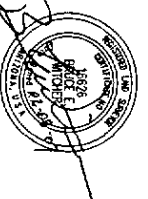
THE BASIS OF BEARING IS THE SOUTH LINE OF SECTION 3,
TOWNSHIP 9 SOUTH, RANGE 22 WEST, CASSIDIAN TOWNSHIP,
N 69°36'57" E AS SHOWN ON PARCEL LOT SPLIT AS
RECORDED ON BK 17 OF PLATS PG. 39

FLOOD ZONE DESIGNATION

THIS SITE IS LOCATED WITHIN FLOOD ZONE "B" IN ACCORDANCE TO THE FIRM COMMUNITY PANEL
NO. 040099 0885 D. ZONE "B" AREAS ARE BETWEEN THE 100-YEAR AND 500-YEAR FLOOD LIMITS.

CERTIFICATE

I HEREBY CERTIFY THAT THE SUBDIVISION SHOWN HEREON
WAS MADE UNDER MY DIRECTION DURING FEBRUARY 2007
AND THAT THIS SUBDIVISION CONFORMS TO ALL REGULATIONS
AND REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF
THE CITY YUMA, ARIZONA



BRUCE E. WITCHER, P.E. NO. 16526

APPROVED

Quinn O'Sullivan
CITY PLANNING DIRECTOR
DATE 3-2-07

Andrew M. Garcia
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 5TH
DAY OF MAY, 2006

Michael W. Curtis
MAYOR

ATTEST:
Britte M. King
CITY CLERK

ENGINEER
YUMA TERRITORIAL ENGINEERING
1420 SOUTH 5TH AVENUE
YUMA, ARIZONA 85309
PHONE (929) 323-9097

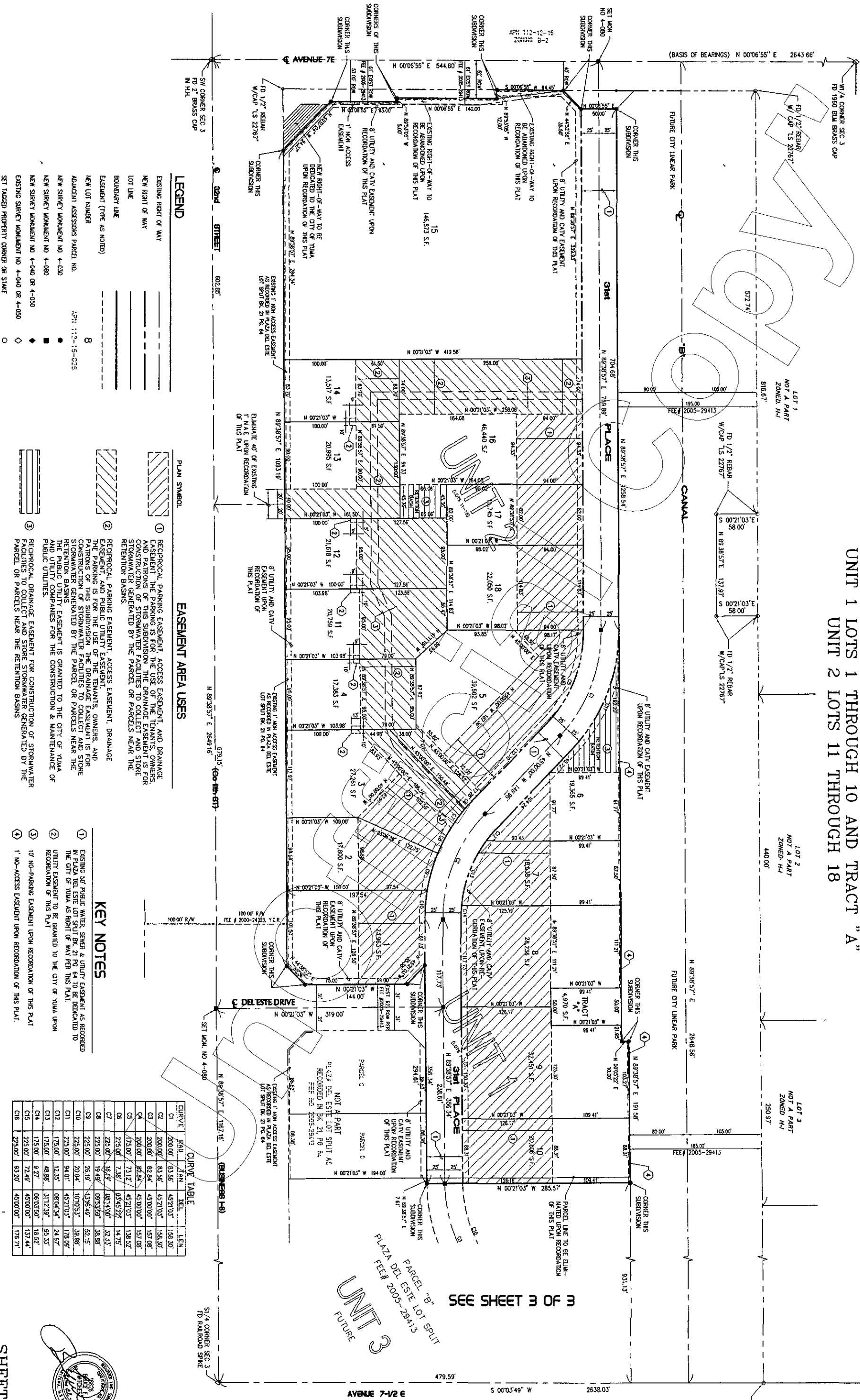
SURVEYOR
WITCHER & ASSOCIATES
1928 EAST PALMBOUNT
TEMPE, ARIZONA 85282
PH. (602) 334-0322

OWNER/SUBDIVIDER
MICHAEL W. CURTIS
291 SOUTH MAIN STREET, SUITE C
YUMA, AZ 85504

FINAL PLAT

PLAZA DEL ESTE - UNIT NO. 1 & 2

UNIT 1 LOTS 1 THROUGH 10 AND TRACT "A"
UNIT 2 LOTS 11 THROUGH 18



LEGEND

- EXISTING RIGHT OF WAY
- NEW RIGHT OF WAY
- LOT LINE
- BOUNDARY LINE
- EASEMENT (TYPE AS NOTED)
- NEW LOT NUMBER
- ADJACENT ASSessorS PARCEL NO.
- NEW SURVEY MONUMENT NO 4-030
- NEW SURVEY MONUMENT NO 4-080
- NEW SURVEY MONUMENT NO 4-040 OR 4-050
- EXISTING SURVEY MONUMENT NO 4-040 OR 4-050
- SET TAGGED PROPERTY CORNER OR STAKE

PLAN SYMBOL

- ① REPROGICAL PARKING EASEMENT, ACCESS EASEMENT, AND DRAINAGE EASEMENT
- ② REPROGICAL PARKING ACCESS EASEMENT, DRAINAGE EASEMENT, AND PUBLIC UTILITY EASEMENT
- ③ EXISTING SET PUBLIC WATER, SEWER & UTILITY EASEMENT AS RECORDED IN PLAZA DEL ESTE LOT SPLIT BK. 21 PG. 64 TO BE DEDICATED TO THE CITY OF YUMA AS RIGHT OF WAY FOR THIS PLAT
- ④ UTILITY EASEMENT TO BE GRANTED TO THE CITY OF YUMA UPON RECORDEMENT OF THIS PLAT
- ⑤ 10' NO-PARKING EASEMENT UPON RECORDEMENT OF THIS PLAT
- ⑥ 1' NO-ACCESS EASEMENT UPON RECORDEMENT OF THIS PLAT

EASEMENT AREA USES

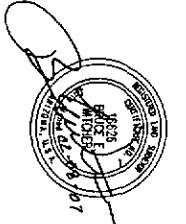
- ① REPROGICAL PARKING EASEMENT, ACCESS EASEMENT, AND DRAINAGE EASEMENT FOR THE USE OF THE TENANTS, OWNERS, AND PATRONS OF THIS SUBDIVISION. THE DRAINAGE EASEMENT IS FOR CONSTRUCTION OF STORMWATER FACILITIES TO COLLECT AND STORE STORMWATER GENERATED BY THE PARCEL OR PARCELS NEAR THE RETENTION BASINS.
- ② REPROGICAL PARKING ACCESS EASEMENT, DRAINAGE EASEMENT, AND PUBLIC UTILITY EASEMENT. THE PARKING IS FOR THE USE OF THE TENANTS, OWNERS, AND PATRONS OF THIS SUBDIVISION. THE DRAINAGE EASEMENT IS FOR CONSTRUCTION OF STORMWATER FACILITIES TO COLLECT AND STORE STORMWATER GENERATED BY THE PARCEL OR PARCELS NEAR THE RETENTION BASINS. THE PUBLIC UTILITY EASEMENT IS GRANTED TO THE CITY OF YUMA AND UTILITY COMPANIES FOR THE CONSTRUCTION & MAINTENANCE OF PUBLIC UTILITIES.
- ③ REPROGICAL DRAINAGE EASEMENT FOR CONSTRUCTION OF STORMWATER FACILITIES TO COLLECT AND STORE STORMWATER GENERATED BY THE PARCEL OR PARCELS NEAR THE RETENTION BASINS.

KEY NOTES

- ① EXISTING SET PUBLIC WATER, SEWER & UTILITY EASEMENT AS RECORDED IN PLAZA DEL ESTE LOT SPLIT BK. 21 PG. 64 TO BE DEDICATED TO THE CITY OF YUMA AS RIGHT OF WAY FOR THIS PLAT
- ② UTILITY EASEMENT TO BE GRANTED TO THE CITY OF YUMA UPON RECORDEMENT OF THIS PLAT
- ③ 10' NO-PARKING EASEMENT UPON RECORDEMENT OF THIS PLAT
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CURVE TABLE

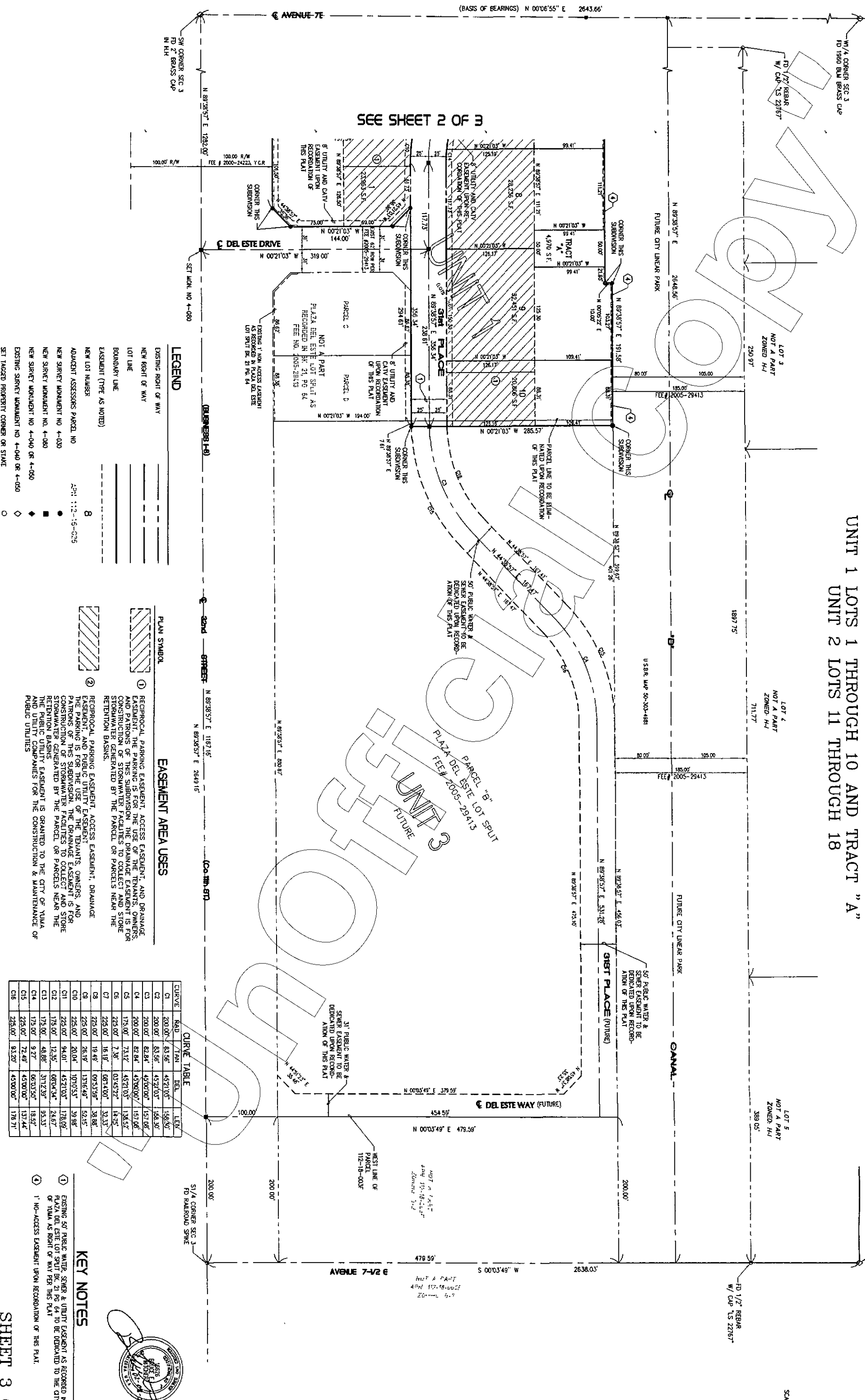
CURVE I.D.	RAJ.	TAN.	HEL.	LEN.
C1	200.00'	83.56'	45°21'03"	158.30'
C2	200.00'	83.56'	45°21'03"	158.30'
C3	200.00'	83.56'	45°21'03"	157.08'
C4	200.00'	82.84'	45°00'00"	157.08'
C5	175.00'	73.12'	45°21'03"	138.52'
C6	225.00'	7.88'	05°55'22"	14.75'
C7	225.00'	18.49'	08°14'00"	32.33'
C8	225.00'	19.49'	09°33'56"	38.88'
C9	225.00'	26.19'	13°16'49"	52.15'
C10	225.00'	20.04'	10°10'53"	39.98'
C11	225.00'	94.01'	45°21'03"	178.05'
C12	175.00'	12.55'	08°14'54"	24.67'
C13	175.00'	48.85'	31°12'39"	95.53'
C14	175.00'	9.27'	06°03'50"	18.55'
C15	225.00'	72.48'	45°00'00"	137.44'
C16	225.00'	93.20'	45°00'00"	175.27'



FINAL PLAT

PLAZA DEL ESTE - UNIT NO. 1 & 2

UNIT 1 LOTS 1 THROUGH 10 AND TRACT "A"
 UNIT 2 LOTS 11 THROUGH 18



LEGEND

EXISTING RIGHT OF WAY	—————
NEW RIGHT OF WAY	—————
LOT LINE	—————
BOUNDARY LINE	—————
EASEMENT (TYPE AS NOTED)	—————
NEW LOT NUMBER	8
ADJACENT ASSESSORS PARCEL NO.	2941
NEW SURVEY MONUMENT NO. 4-030	112-15-0275
NEW SURVEY MONUMENT NO. 4-080	●
NEW SURVEY MONUMENT NO. 4-040 OR 4-050	◆
EXISTING SURVEY MONUMENT NO. 4-040 OR 4-050	○
SET TAGGED PROPERTY CORNER OR STAKE	○

EASEMENT AREA USES

①	RECIPROCAL PARKING EASEMENT, ACCESS EASEMENT, AND DRAINAGE EASEMENT. THE PARKING IS FOR THE USE OF THE TENANTS, OWNERS, AND PATRONS OF THIS SUBDIVISION. THE DRAINAGE EASEMENT IS FOR CONSTRUCTION OF STORMWATER FACILITIES TO COLLECT AND STORE STORMWATER GENERATED BY THE PARCEL OR PARCELS NEAR THE RETENTION BASINS.
②	RECIPROCAL PARKING EASEMENT, ACCESS EASEMENT, DRAINAGE EASEMENT, AND UTILITY EASEMENT. THE DRAINAGE EASEMENT IS FOR CONSTRUCTION OF STORMWATER FACILITIES TO COLLECT AND STORE STORMWATER GENERATED BY THE PARCEL OR PARCELS NEAR THE RETENTION BASINS. THE PUBLIC UTILITY EASEMENT IS GRANTED TO THE CITY OF YUMA AND UTILITY COMPANIES FOR THE CONSTRUCTION & MAINTENANCE OF PUBLIC UTILITIES.

CURVE TABLE

CURVE	RAD.	TAN	DEL.	LEN.
C1	200.00'	83.56'	4521.03'	156.30'
C2	200.00'	83.56'	4521.03'	156.30'
C3	200.00'	82.84'	4500.00'	157.00'
C4	200.00'	82.84'	4500.00'	157.00'
C5	175.00'	73.17'	3712.39'	124.57'
C6	225.00'	7.38'	6345.22'	14.75'
C7	225.00'	18.19'	6814.00'	32.33'
C8	225.00'	26.19'	1316.48'	52.15'
C9	225.00'	20.04'	4521.03'	39.98'
C10	175.00'	12.35'	6894.34'	24.67'
C11	175.00'	48.88'	3172.39'	95.33'
C12	175.00'	9.27'	6613.50'	18.50'
C13	175.00'	72.48'	4500.00'	137.44'
C14	225.00'	93.20'	4500.00'	176.71'

KEY NOTES

① EXISTING 30" PUBLIC WATER, SEWER & UTILITY EASEMENT AS RECORDED IN PLAZA DEL ESTE LOT SPLIT BK. 21 PG. 64 TO BE DEDICATED TO THE CITY OF YUMA AS RIGHT OF WAY PER THIS PLAT.

② 1" NO-ACCESS EASEMENT UPON RECORDED OF THIS PLAT.

