

# ARIZONA STATE LAND DEPARTMENT ALTA/ACSM LAND TITLE SURVEY OF THE WEST HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 11 SOUTH, RANGE 25 WEST,

## GILA AND SALT RIVER BASE AND MERIDIAN, YUMA COUNTY, ARIZONA

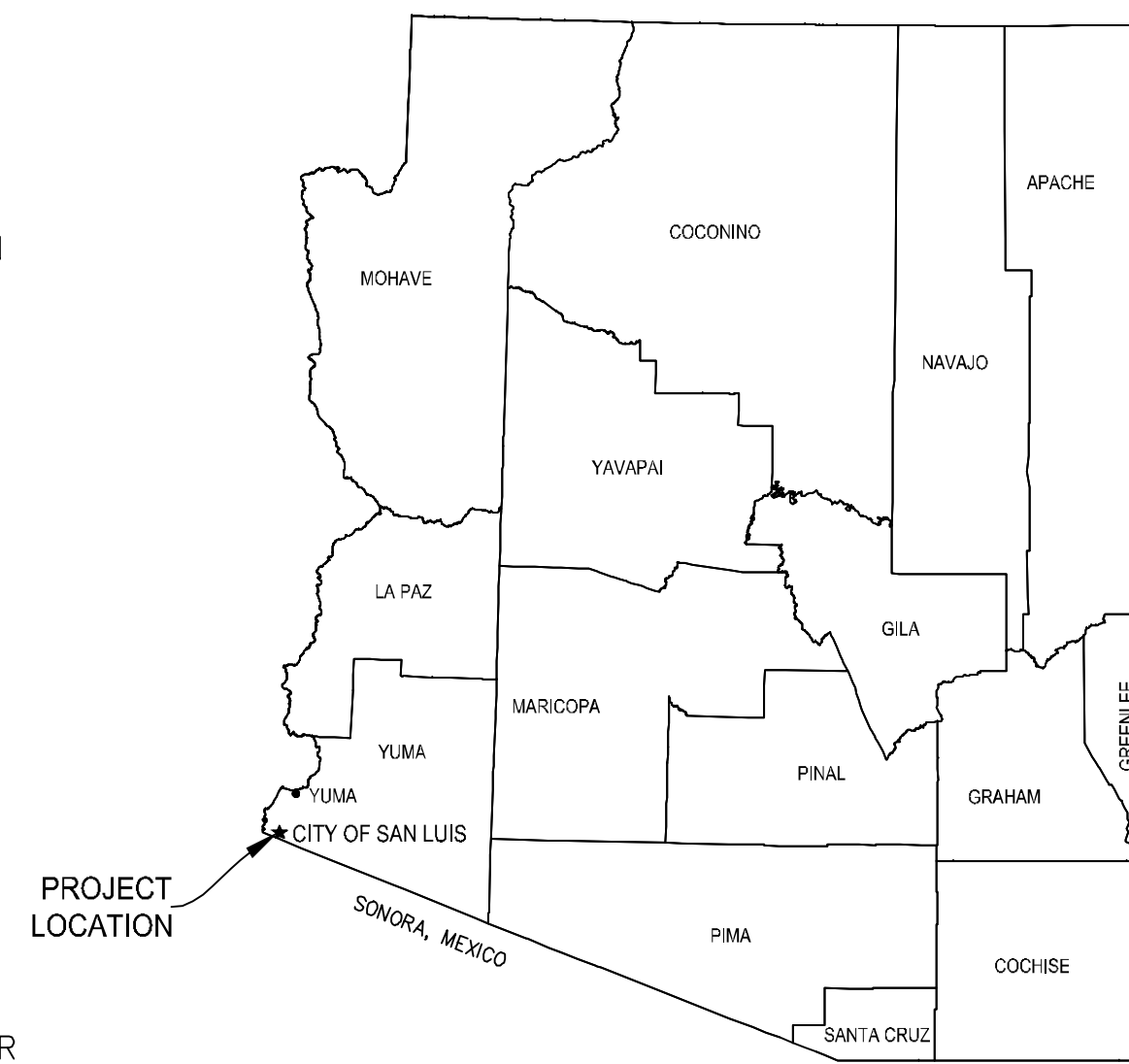
**APPROVED**  
By chomuth at 10:52 am, Aug 29, 2023

### LEGEND

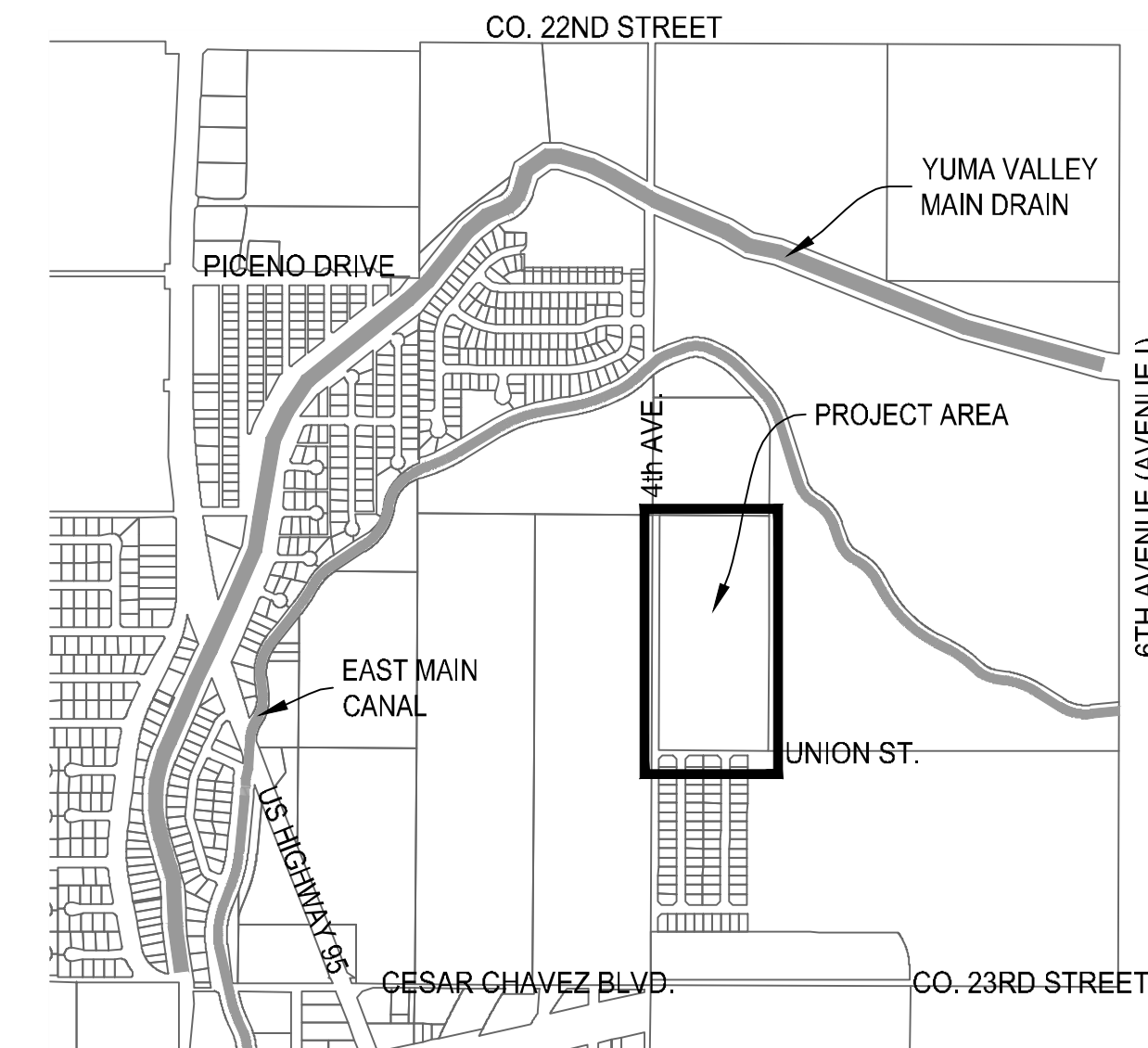
	EXIST. DRIVEWAY ENTRANCE/ HANDICAP RAMP		EXIST. GAS LINE
	EXIST. STRUCTURE		EXIST. DOWN GUY
	EXIST. ASPHALT PAVEMENT		EXIST. POWER POLE
	EXIST. CONST. TO BE REMOVED		EXIST. TELEPHONE POLE
	EXIST. CONCRETE SIDEWALK OR SLAB (HATCH OPTIONAL)		EXIST. TRAFFIC SIGNAL (T.S.)
	EXIST. CONCRETE CURB & GUTTER (VC&G)		EXIST. LIGHT POLE (L.P.)
	EXIST. ROLL CURB & GUTTER (RC&G)		EXIST. WATER LINE
	EXIST. CONCRETE VALLEY GUTTER		EXIST. END CAP W/ BLOW-OFF
	GUTTER CATCH BASIN		EXIST. FIRE HYDRANT (F.H.)
	FLUSH CATCH BASIN		EXIST. FIRE DEPARTMENT CONNECTION (F.D.C.)
	EXIST. PROPERTY LINE - P		EXIST. VALVE
	EXIST. CENTER LINE - C		EXIST. THRUST BLOCK
	EXIST. RIGHT-OF-WAY LINE - R/W		EXIST. WATER METER BOX (W.M.)
	EXIST. WOOD FENCE		EXIST. TRAFFIC SIGN
	EXIST. WIRE FENCE		EXIST. STREET SIGN
	EXIST. MASONRY FENCE		EXIST. STREET LIGHT
	EXIST. CHAIN LINK FENCE		EXIST. BARRICADE
	EXIST. WROUGHT IRON FENCE		ROCK RIPRAP (AS NOTED)
	EXIST. DITCH AS NOTED		EXIST. TREE, PALM OR SHRUB
	EXIST. IRRIGATION OR STORM DRAIN PIPE		EXIST. HEDGE (AS NOTED)
	EXIST. STAND PIPE		EXIST. STORM DRAIN PIPE
	EXIST. IRRIGATION OR DRAINAGE JUNCTION BOX		EXIST. MAIL BOX
	EXIST. IRRIGATION/SPRINKLER VALVE		EXIST. SURVEY MONUMENT & COVER
	EXIST. SANITARY SEWER PIPE		NEW SURVEY MONUMENT & COVER NO. 4-040 OR 4-050
	EXIST. SANITARY CLEAN OUT		EXIST. SURVEY MONUMENT COVER TO BE BROUGHT TO GRADE
	EXIST. MANHOLE AS NOTED		NEW SURVEY MONUMENT, AS NOTED
	EXIST. SLOPES		NEW SURVEY MONUMENT No. 4-080
			FOUND SURVEY MONUMENT
			PROJECT BENCH MARK/TEMPORARY BENCHMARK

### ABBREVIATIONS

ABC	AGGREGATE BASE COURSE	F.O.	FIBER OPTIC	SD	STORM DRAIN
AC	ASPHALTIC CONCRETE	FD.	FOUND	ST.	STREET
	ALUMINUM CAP	FF	FINISHED FLOOR ELEVATION	TBM	TEMPORARY BENCH MARK
ACP	ASBESTOS CEMENT PIPE	G, GV	GAS, GAS VALVE	TC	TOP CURB, TOP CONCRETE
ADOT	ARIZONA DEPARTMENT OF TRANSPORTATION	GLO	U.S. GENERAL LAND OFFICE SURVEY	TEL, T	TELEPHONE
ASLD	ARIZONA STATE LAND DEPARTMENT	GT, GTR	GUTTER	TP	TELEPHONE POLE
AVE	AVENUE	HB	HOSE BIB	TS	TRAFFIC SIGN
BLM	BUREAU OF LAND MANAGEMENT	HH	HAND HOLE	TRS	TRAFFIC SIGNAL
BM	BENCH MARK	IE	INVERT ELEVATION	TYP.	TYPICAL
BC	BRASS CAP, BACK OF CURB BEGIN CURVE	IRR	IRRIGATION	U/G	UNDERGROUND
BLDG.	BUILDING	LS	LAND SURVEYOR	U.S.B.R.	UNITED STATES BUREAU OF RECLAMATION
BW	BARBED WIRE	M	MEASURED	V.C. & G.	VERTICAL CURB AND GUTTER
CL	CENTERLINE	MH	MANHOLE	W	WATER
CATV	CABLE TV	O/H	OVER HEAD	W.A.P.A.	WESTERN AREA POWER ADMINISTRATION
C/L	CHAIN LINK FENCE	PE	POLYETHYLENE	WM	WATER METER
C, CONC.	CONCRETE	PP	POWER POLE	WMIDD	WELLTON MOHAWK IRRIGATION AND DRAINAGE DISTRICT
D.C.	DEPRESSED CURB	PROP	PROPERTY	WV	WATER VALVE
DG	DOWN GUY	PVC	POLYVINYL CHLORIDE	YC	YUMA COUNTY
EASE.	EASEMENT	R	RECORDED	YD	YARD
EL, ELEC.	ELECTRIC	RB	REBAR	YR	YEAR
EP	EDGE OF PAVEMENT	RCP	REINFORCED CONCRETE PIPE		
EX	EXISTING	RR	RAIL ROAD		
EX.GR.	EXISTING GRADE	R/W	RIGHT OF WAY		
F.D.C.	FIRE DEPARTMENT CONNECTION	SEC.	SECTION		
F.H.	FIRE HYDRANT	S	SEWER		
FL	FLOW LINE				



**LOCATION MAP**  
NTS



**SAN LUIS VICINITY MAP**  
NTS

### LEGAL DESCRIPTION

OF A PORTION OF THE WEST HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 1,  
TOWNSHIP 11 SOUTH, RANGE 25 WEST, GILA AND SALT RIVER BASE AND MERIDIAN,  
YUMA COUNTY, ARIZONA

A PARCEL OF LAND LOCATED IN THE WEST HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER (W1/2 NW1/4 SE1/4) OF SECTION 1, TOWNSHIP 11 SOUTH, RANGE 25 WEST, GILA AND SALT RIVER BASE AND MERIDIAN, YUMA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT THE CENTER 1/4 CORNER OF SECTION 1, SAID POINT BEING THE TRUE POINT OF BEGINNING;  
THENCE S89°32'21"E ALONG THE NORTH LINE OF THE WEST HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID 1 A DISTANCE OF 654.44 FEET TO THE NORTHEAST CORNER OF THE WEST HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER;  
THENCE S0°14'24"W ALONG THE EAST LINE OF THE WEST HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER A DISTANCE OF 1315.97 FEET;  
THENCE N89°43'12"W ALONG THE SOUTH LINE OF THE WEST HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER A DISTANCE OF 655.33 FEET;  
THENCE N0°16'44"E ALONG THE WEST LINE OF THE WEST HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER A DISTANCE OF 1318.03 FEET TO THE TRUE POINT OF BEGINNING,  
CONTAINING AN AREA OF 862,477 SQUARE FEET (19.80 ACRES) MORE OR LESS.

EASEMENTS:  
REFERENCE - SCHEDULE B OF TITLE REPORT PREPARED BY PIONEER  
TITLE AGENCY - No. 91400242

- EASEMENT and rights incident thereto, as set forth in instrument Docket 356, Page 34 (Yuma County Recorder) - US Bureau of Reclamation to Arizona Highway Department for Highway Right-of-Way (Roadway not constructed within terms of grant - not shown on map.)
- RIGHT-OF-WAY for canals, laterals, ditches, pipelines, transmission lines constructed by the authority of the United States as set forth in instrument recorded in Docket 1532, page 651 (Blanket easement - not shown on survey map.)
- PERPETUAL Right of Way No. 16-101188 dated 8-13-1998 to the city of San Luis for a public roadway including underground sewer and water lines; recorded in document 2003-35273 (Yuma County Recorder.)
- PERPETUAL Right of Way No. 16-120751 for roadway and utilities dated 5-21-2021 to the city of San Luis; recorded in document 2021-36477 (Yuma County Recorder.)

**SURVEYOR'S CERTIFICATION:**  
The undersigned hereby certifies to Arizona State Land Department that this map or plat of survey on which it was based were made in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by the American Land Title Association, ("ALTA") and the National Society of Professional Surveyors ("NSPS") (a member organization of the American Congress on Surveying and Mapping) in 2021 and includes items 1,2,3,8, and 11a. (visible evidence only), 13, 14, 16 and 17 (RW's of record only) Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, the undersigned further certifies that in my professional opinion, as a land survey registered in the State of Arizona, the Relative Positional Accuracy of this survey does not exceed that which is specified therein and this plat of survey and the property description set forth hereon ("Property") was prepared by me and was actually made upon the ground.

Date: 08/29/2023

Name: James V. Davey

Registration No. 30343

**FLOOD ZONE:**  
THE PROPERTY IS LOCATED IN FLOOD ZONE X PER THE FLOOD INSURANCE RATE MAP OF YUMA, COUNTY, ARIZONA, PANEL NO. 04027 C2135F  
MAP LATEST REVISION DATE: 1/16/2014  
ZONE X IS DEFINED AS: 0.2% ANNUAL FLOOD HAZARD OF 0.1% ANNUAL FLOOD WITH AVERAGE DEPTHS LESS THAN ONE (1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE

**BASIS OF BEARING:**  
SURVEY BEARING CONTROL IS BASED ON THE AZ STATE PLANE COORDINATE SYSTEM (NAD 83), ESTABLISHED BY GPS

**UTILITIES AVAILABLE ADJACENT TO THE PROPERTY:**  
ELECTRICAL - ARIZONA PUBLIC SERVICE CORPORATION  
GAS - NOT PRESENT (SOUTHWEST GAS SERVICE AREA)  
TELEPHONE - LUMEN TECHNOLOGIES  
SEWER - CITY OF SAN LUIS  
WATER - CITY OF SAN LUIS

**OWNER:**  
STATE OF ARIZONA

**ZONING:**  
RA-40 (YUMA COUNTY ZONING MAP L-1 SHEET 1)

**NET AREA:**  
17.84 ACRES

**ADDRESS:**  
NOT ASSIGNED (APPROXIMATELY 950 E. UNION STREET, SAN LUIS, AZ 85349)

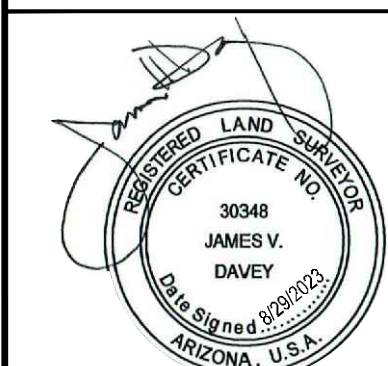
**ALTA/ACSM ITEM 11 - EVIDENCE OF UNDERGROUND UTILITIES -**  
UTILITY PLANS WERE OBTAINED FROM CITY OF SAN LUIS, ARIZONA PUBLIC SERVICE, LUMEN TECHNOLOGIES AND SOUTHWEST GAS. UTILITIES SHOWN ON THESE UTILITY PLANS ARE SHOWN ON THE SURVEY.

- ENCROACHMENTS:**
- SEVERAL FEET OF GRAVEL ROADWAY ENCROACHMENT AT THE SOUTHEAST CORNER AND ALONG EAST SIDE OF PROPERTY.

**JAMES DAVEY AND ASSOCIATES  
CONSULTING CIVIL ENGINEERS**  
1025 W. 24th Street, Suite 2 - YUMA, AZ 85364 - (928) 782-7926

ARIZONA STATE LAND DEPARTMENT

ALTA/ACSM LAND TITLE SURVEY



PREPARED FOR:  
CITY OF SAN LUIS  
1090 E. UNION STREET  
SAN LUIS, AZ 85349  
(928) 341-8520

SURVEYED BY: DZ

DRAWN BY: DZ

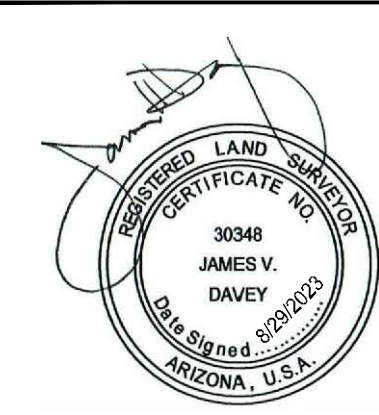
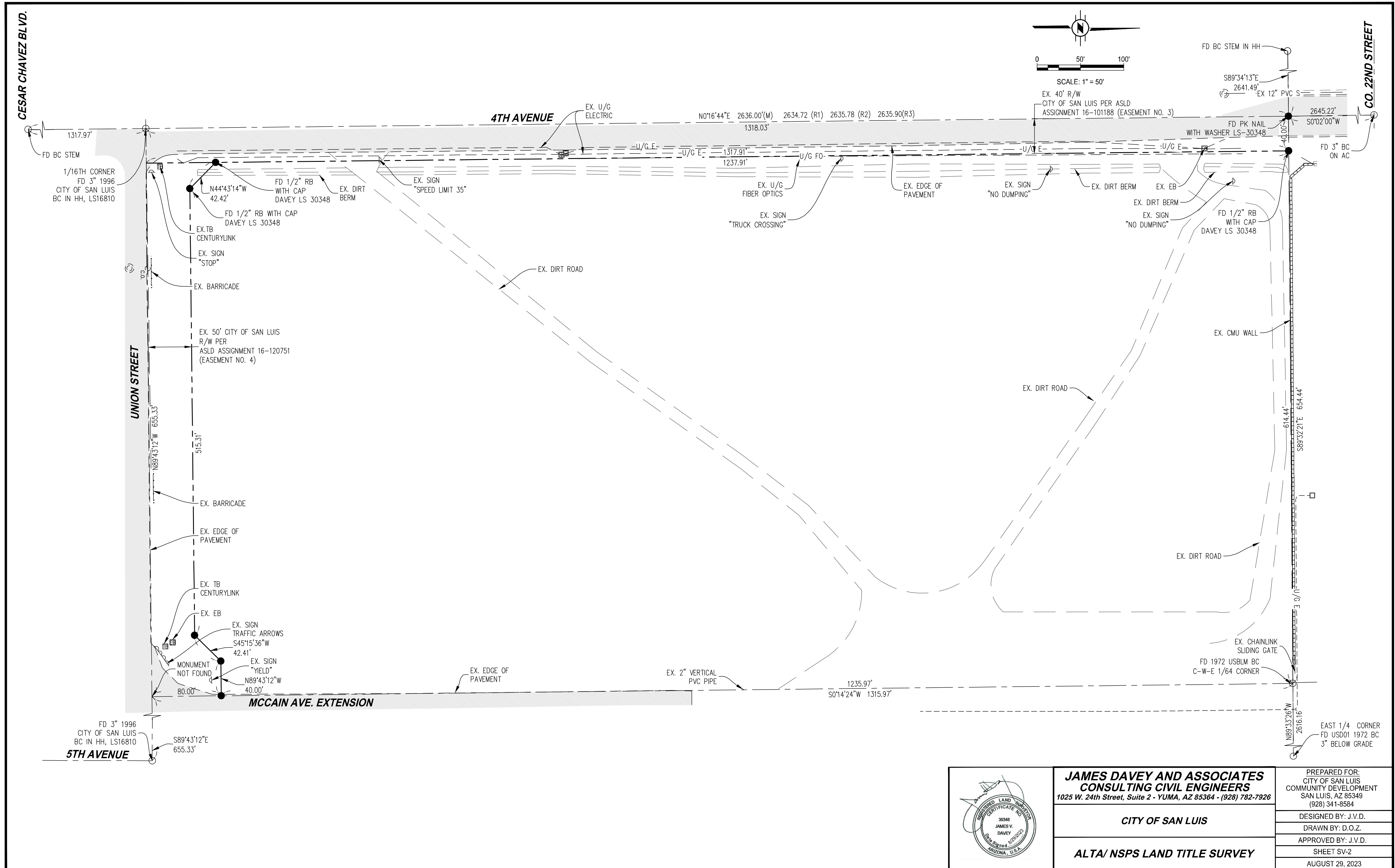
APPROVED BY: JVD

SHEET 1

AUGUST 29, 2023

JDA PROJECT: CSL-04





**JAMES DAVEY AND ASSOCIATES  
CONSULTING CIVIL ENGINEERS**  
1025 W. 24th Street, Suite 2 - YUMA, AZ 85364 - (928) 782-7926

**CITY OF SAN LUIS**

**ALTA/ NSPS LAND TITLE SURVEY**

PREPARED FOR:  
CITY OF SAN LUIS  
COMMUNITY DEVELOPMENT  
SAN LUIS, AZ 85349  
(928) 341-8584

DESIGNED BY: J.V.D.  
DRAWN BY: D.O.Z.  
APPROVED BY: J.V.D.  
SHEET SV-2  
AUGUST 29, 2023