

# FINAL PLAT FOR MARTINEZ LAKE RESORT UNIT No.1

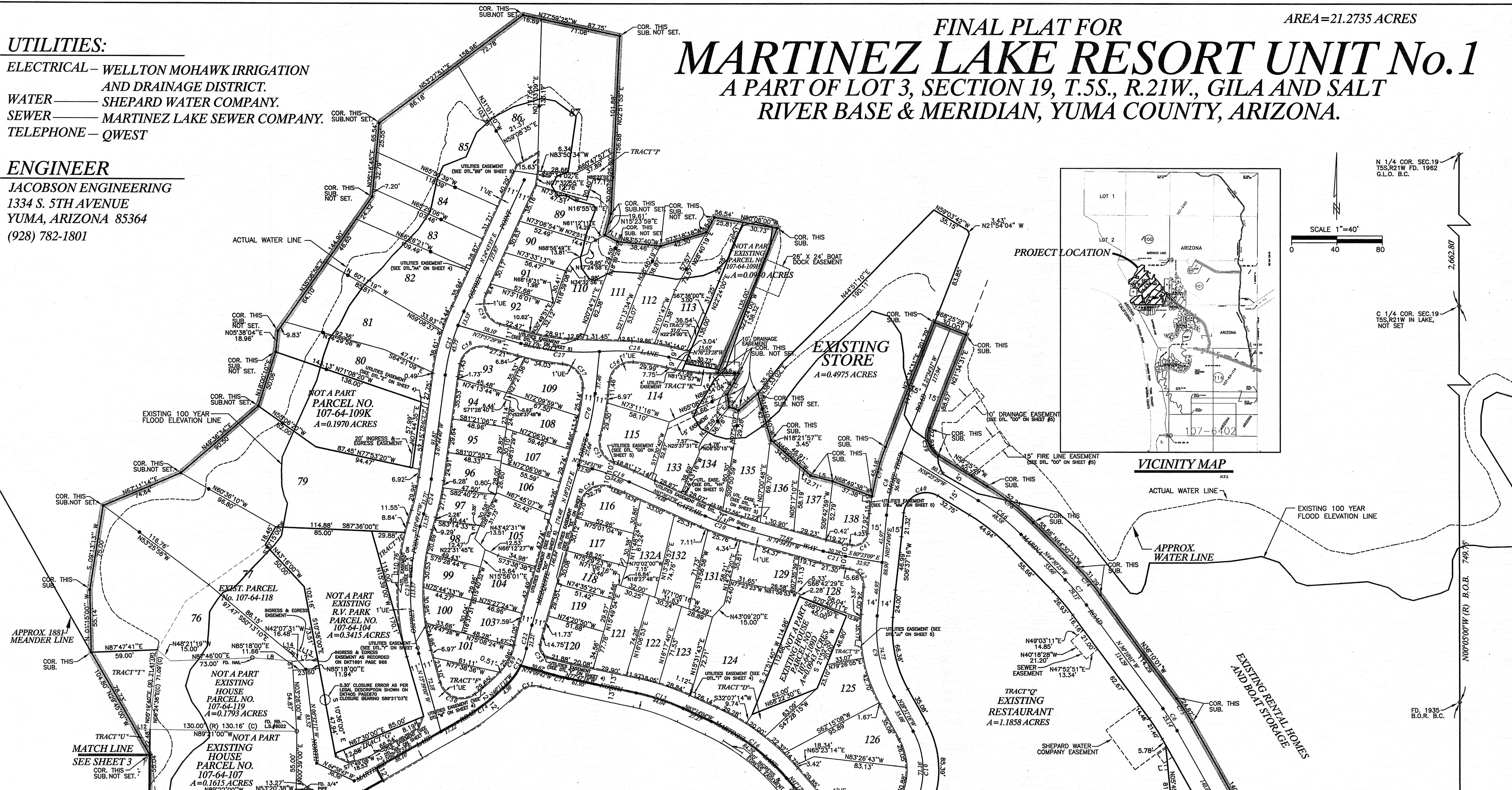
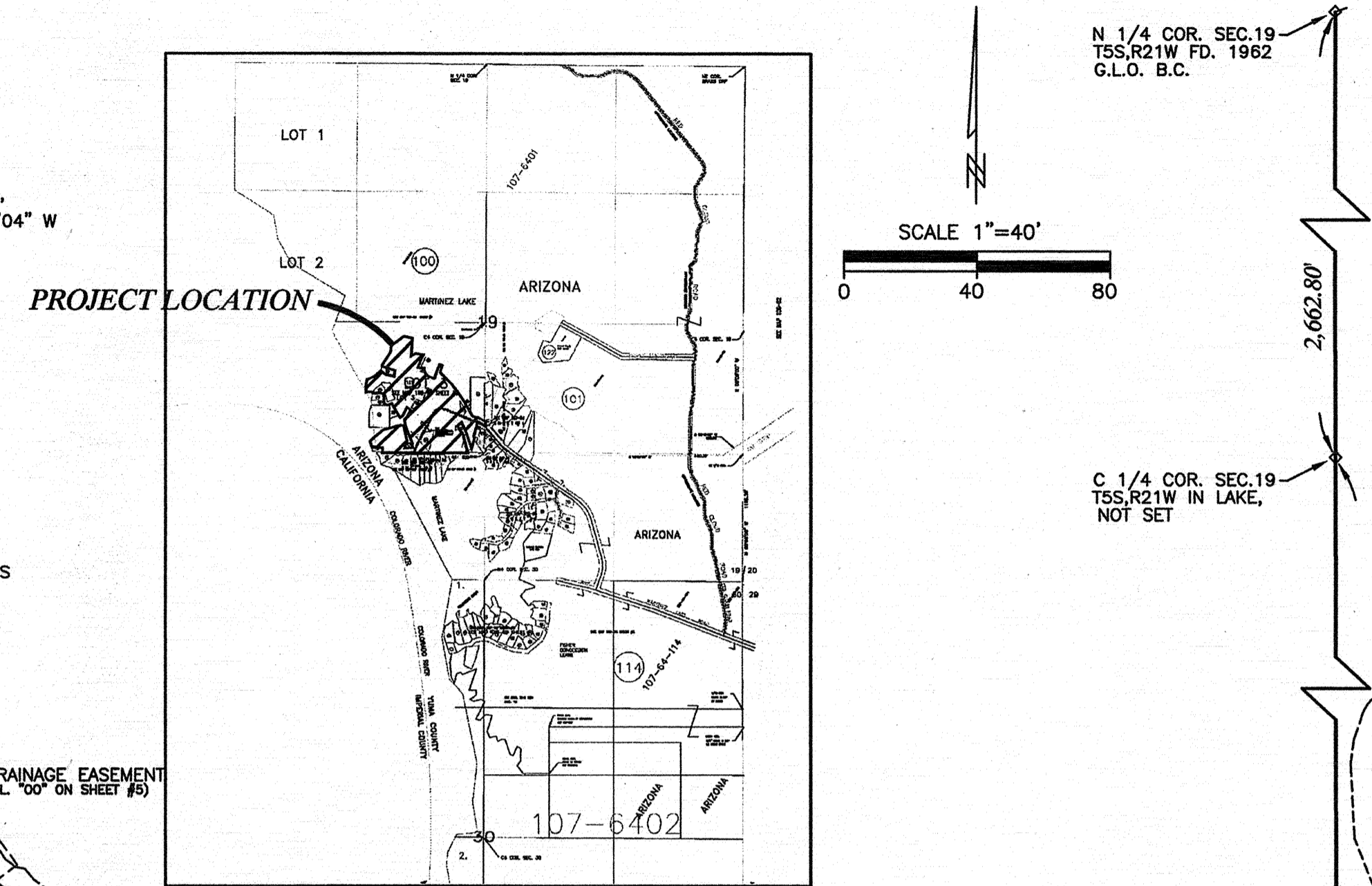
A PART OF LOT 3, SECTION 19, T.5S., R.21W., GILA AND SALT RIVER BASE & MERIDIAN, YUMA COUNTY, ARIZONA.

### UTILITIES:

- ELECTRICAL - WELLTON MOHAWK IRRIGATION AND DRAINAGE DISTRICT.
- WATER - SHEPARD WATER COMPANY.
- SEWER - MARTINEZ LAKE SEWER COMPANY.
- TELEPHONE - QWEST

### ENGINEER

JACOBSON ENGINEERING  
1334 S. 5TH AVENUE  
YUMA, ARIZONA 85364  
(928) 782-1801



CURVE DATA

NUMBER	DELTA	TANGENT	RADIUS	LENGTH
C1	43°55'16"	80.64'	200.00'	153.31'
C2	11°26'17"	20.03'	200.00'	39.93'
C3	24°07'04"	42.73'	200.00'	84.19'
C4	11°24'45"	19.98'	200.00'	39.84'
C5	0°00'00"	0.00'	0.00'	0.00'
C6	06°37'41"	11.58'	200.00'	23.14'
C7	08°20'22"	14.58'	200.00'	29.11'
C8	16°10'25"	28.42'	200.00'	56.46'
C9	34°15'22"	56.84'	200.00'	112.92'
C10	58°14'49"	99.00'	200.00'	178.16'
C11	19°13'45"	33.88'	200.00'	67.76'
C12	18°39'38"	32.86'	200.00'	65.72'
C13	11°18'13"	19.79'	200.00'	39.58'
C14	14°27'21"	25.37'	200.00'	50.74'
C15	12°33'13"	22.11'	201.00'	44.04'
C16	24°01'37"	42.77'	201.00'	84.29'
C17	32°42'25"	58.69'	200.00'	114.17'
C18	17°26'11"	30.67'	200.00'	60.86'
C19	08°58'07"	17.44'	200.00'	34.80'
C20	08°58'07"	17.44'	200.00'	34.80'
C21	05°48'39"	10.15'	200.00'	20.28'
C22	06°04'22"	10.61'	200.00'	21.21'
C23	32°28'41"	58.25'	200.00'	113.37'
C24	09°05'01"	15.89'	200.00'	31.71'
C25	16°58'53"	29.86'	200.00'	59.28'
C26	26°57'54"	49.72'	200.00'	99.44'

CURVE DATA

NUMBER	DELTA	TANGENT	RADIUS	LENGTH
C27	20°10'50"	35.59'	200.00'	70.44'
C28	17°44'51"	31.23'	200.00'	61.95'
C29	60°38'32"	29.24'	50.00'	52.92'
C30	98°14'11"	23.10'	20.00'	34.29'
C31	35°11'02"	6.34'	20.00'	12.28'
C32	53°27'50"	22.66'	45.00'	41.99'
C33	92°59'10"	18.96'	18.00'	29.21'
C34	83°47'49"	17.94'	20.00'	29.25'
C35	83°07'45"	13.30'	15.00'	21.76'
C36	93°14'34"	12.70'	12.00'	19.53'
C37	93°01'50"	21.09'	20.00'	32.47'
C38	98°22'55"	18.53'	16.00'	27.47'
C39	80°00'00"	16.78'	20.00'	27.93'
C40	116°10'25"	32.11'	20.00'	40.55'
C41	94°12'45"	12.92'	12.00'	19.73'
C42	85°47'15"	13.94'	15.00'	22.46'
C43	103°35'16"	25.41'	20.00'	36.16'
C44	96°07'19"	22.26'	20.00'	33.55'
C45	87°40'40"	19.21'	20.00'	30.60'
C46	95°37'00"	22.06'	20.00'	33.38'
C47	74°58'10"	15.34'	20.00'	26.17'
C48	66°00'49"	29.23'	45.00'	51.85'
C49	111°32'03"	29.39'	20.00'	38.93'
C50	59°39'06"	11.47'	20.00'	20.82'
C51	35°54'22"	19.44'	60.00'	37.60'
C52	82°58'01"	8.84'	10.00'	14.48'

CURVE DATA

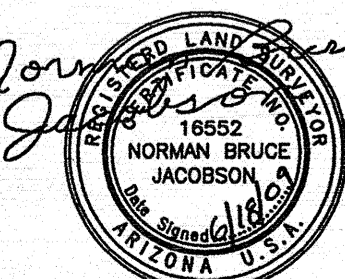
NUMBER	DELTA	TANGENT	RADIUS	LENGTH
C54	93°56'15"	21.42'	20.00'	32.79'
C55	86°26'57"	18.80'	20.00'	30.18'
C56	88°45'01"	19.57'	20.00'	30.98'
C57	89°44'46"	19.91'	20.00'	31.33'
C58	94°49'59"	21.76'	20.00'	33.10'
C59	98°41'02"	23.29'	20.00'	34.45'
C60	77°41'57"	16.11'	20.00'	27.12'
C61	91°35'42"	20.56'	20.00'	31.97'
C62	17°10'14"	14.19'	94.00'	28.17'
C63	145°31'34"	-62.03'	19.24'	72.04'
C64	105°05'35"	26.11'	20.00'	36.68'
C65	125°06'05"	20.97'	185.00'	41.76'
C66	135°05'06"	24.41'	200.00'	48.58'
C67	73°09'30"	14.84'	20.00'	25.54'
C68	65°00'30"	15.93'	25.00'	28.37'
C69	32°58'56"	14.21'	48.00'	27.63'
C70	102°29'41"	18.37'	200.00'	36.63'
C71	03°37'36"	6.33'	200.00'	12.66'
C72	17°01'53"	29.95'	200.00'	59.45'
C73	17°28'12"	32.97'	215.00'	65.43'
C74	08°20'22"	15.87'	215.00'	31.29'
C75	06°37'41"	12.45'	215.00'	24.87'
C76	09°12'21"	17.31'	215.00'	34.54'
C77	24°39'40"	47.00'	215.00'	92.54'
C78	13°55'06"	26.24'	215.00'	52.23'
C79	12°02'25"	22.87'	215.00'	45.18'

### DEDICATIONS

- TRACT "A" IS DEDICATED TO SHEPARD WATER COMPANY.
  - TRACT "B" IS DEDICATED TO PARCEL 107-64-109S.
  - TRACT "D" IS DEDICATED TO PARCEL 107-64-109D.
  - TRACT "F" IS DEDICATED TO MARTINEZ LAKE DEVELOPMENT TO BE USED FOR PARKING UTILITIES PURPOSES, GARBAGE COLLECTION AND LANDSCAPING.
  - TRACT "G" IS DEDICATED TO LOT 72 WITH A RESERVATION OF THE UTILITIES EASEMENTS AS SHOWN ON PLAT.
  - TRACT "H" IS DEDICATED TO MARTINEZ LAKE DEVELOPMENT FOR PARKING, UTILITIES EASEMENT, LANDSCAPING AND GARBAGE COLLECTION PURPOSES.
  - TRACT "I" IS DEDICATED TO PARCEL 107-64-109K RESERVING THE UTILITIES EASEMENTS AS SHOWN ON PLAT.
  - TRACT "J" IS DEDICATED TO MARTINEZ LAKE DEVELOPMENT AND RESERVED FOR UTILITIES AND DRAINAGE PURPOSES AND FOR PEDESTRIAN INGRESS & EGRESS.
  - TRACT "K" IS DEDICATED TO PARCEL 107-64-109H RESERVING AN EASEMENT FOR PEDESTRIAN INGRESS & EGRESS AND FOR DRAINAGE AND UTILITIES PURPOSES.
  - TRACT "N" IS DEDICATED TO PARCEL 107-64-109H.
  - TRACT "Q" RESTAURANT.
  - TRACT "S" IS DEDICATED TO PARCEL 107-64-109D RESERVING UTILITIES EASEMENT AS SHOWN ON PLAT.
  - TRACT "T" IS DEDICATED TO PARCEL 107-64-119.
  - TRACT "U" IS DEDICATED TO PARCEL 107-64-107.
- NOTE: SEE SHEET 3 FOR DEDICATION OF TRACTS "C", "E", "L", "M", "O", "P" & "R".

### LINE TABLE

LINE	BEARING	LENGTH
L1	N29°03'53"E	21.24'
L2	N07°54'58"W	11.19'
L3	N72°22'00"W	9.06'
L4	N49°12'49"E	22.25'
L5	S76°02'25"E	20.09'
L6	S88°34'04"E	18.81'
L7	N85°25'05"E	22.78'
L8	N85°39'13"W	35.36'
L9	N04°42'00"W	8.00'
L10	N41°31'15"W	10.82'
L11	N62°40'10"W	12.35'
L12	S89°21'00"E	13.35'
L13	S64°49'26"E	24.99'
L14	WEST	7.57'



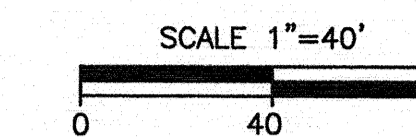
DATE: 8-04  
PREPARED BY:  
JACOBSON ENGINEERING  
1334 S. 5TH AVENUE  
YUMA, ARIZONA 85364

# FINAL PLAT FOR MARTINEZ LAKE RESORT UNIT No.1

A PART OF LOT 3, SECTION 19, T.5S., R.21W., GILA AND SALT RIVER BASE & MERIDIAN, YUMA COUNTY, ARIZONA.

**NOTES**

- LOTS 11, 23, 57, 78, 88, 102, 130 were COMBINED WITH OTHER LOTS TO INCREASE SOME LOT SIZES.
- LOTS 132A AND 71A WERE CREATED BY SPLITTING OVERSIZED LOTS.
- THE RECORDED LEGAL DESCRIPTIONS FOR PARCELS 106A, 109K, 109H, 109L, 109D, 109S, 112, 117 & 116 WERE ROTATED CLOCKWISE 00° 01' 40" TO MATCH THE BASIS OF BEARING.
- IT WAS FOUND THAT PARCELS 107, 119, 118, 104, 109T, 108 102 & 103 ALL NEEDED TO SHIFT N00°05'W A DISTANCE OF 8.15 FEET. PARCEL 106A NEEDED TO SHIFT N00°05'W A DISTANCE OF 8.00 FEET.
- THERE IS AN ENCROACHMENT BETWEEN PARCELS 106A & 117, HOWEVER THESE ENCROACHMENT ARE PART OF THE EXCEPTIONS LISTED IN THE TITLE REPORT AND DOES NOT AFFECTS THE PROPERTY SURVEYED.
- THE FLOOD ZONE DESIGNATION FOR THE LAND AREA IS ZONE "C" AND FOR THE LAKE AREA IS ZONE "A" AS PER FIRM COMMUNITY PANEL NUMBER 040089 04008B HAVING AN EFFECTIVE DATE OF DECEMBER 15 1983.

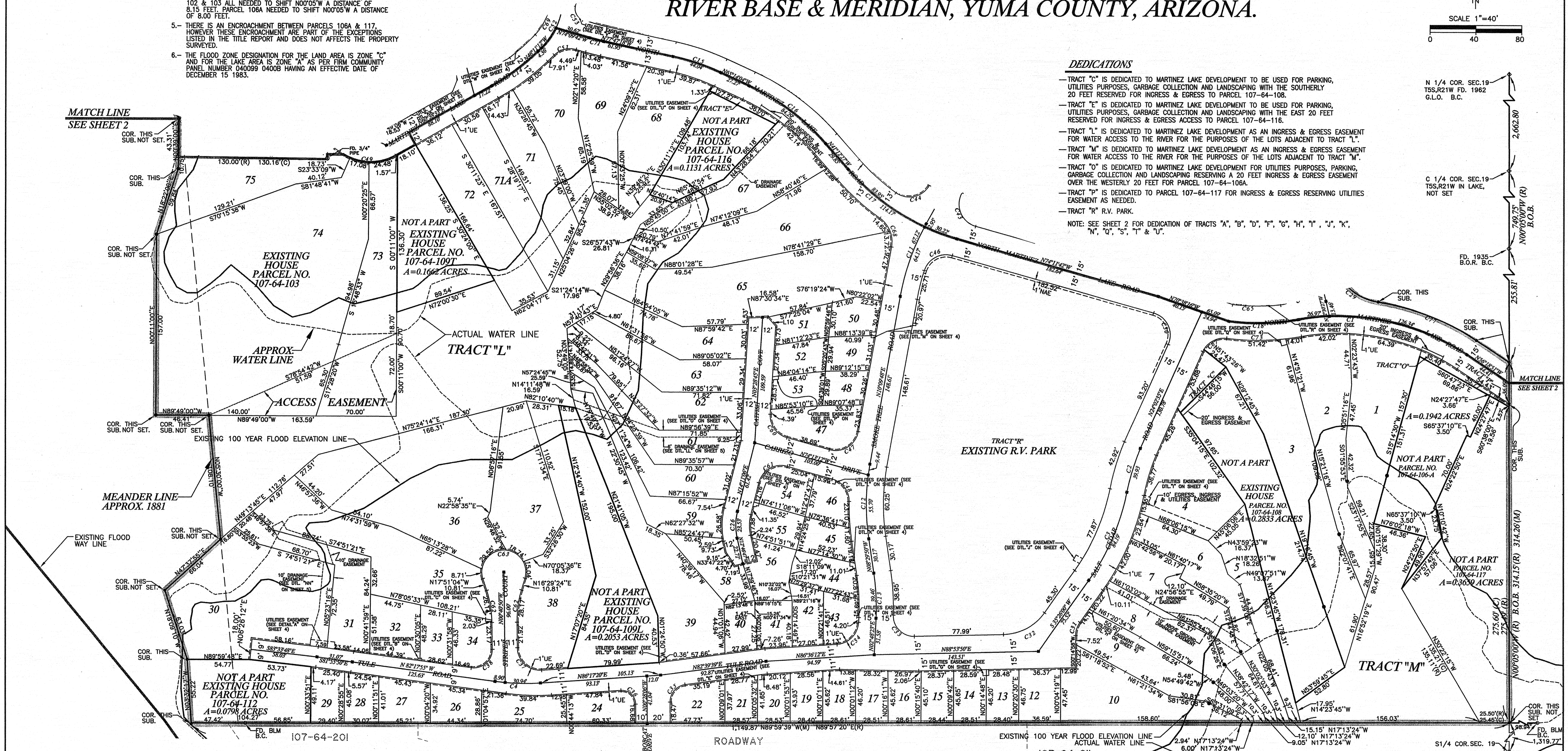


**DEDICATIONS**

- TRACT "C" IS DEDICATED TO MARTINEZ LAKE DEVELOPMENT TO BE USED FOR PARKING, UTILITIES PURPOSES, GARBAGE COLLECTION AND LANDSCAPING WITH THE SOUTHERLY 20 FEET RESERVED FOR INGRESS & EGRESS TO PARCEL 107-64-108.
  - TRACT "E" IS DEDICATED TO MARTINEZ LAKE DEVELOPMENT TO BE USED FOR PARKING, UTILITIES PURPOSES, GARBAGE COLLECTION AND LANDSCAPING WITH THE EAST 20 FEET RESERVED FOR INGRESS & EGRESS ACCESS TO PARCEL 107-64-118.
  - TRACT "L" IS DEDICATED TO MARTINEZ LAKE DEVELOPMENT AS AN INGRESS & EGRESS EASEMENT FOR WATER ACCESS TO THE RIVER FOR THE PURPOSES OF THE LOTS ADJACENT TO TRACT "L".
  - TRACT "M" IS DEDICATED TO MARTINEZ LAKE DEVELOPMENT AS AN INGRESS & EGRESS EASEMENT FOR WATER ACCESS TO THE RIVER FOR THE PURPOSES OF THE LOTS ADJACENT TO TRACT "M".
  - TRACT "O" IS DEDICATED TO MARTINEZ LAKE DEVELOPMENT FOR UTILITIES PURPOSES, PARKING, GARBAGE COLLECTION AND LANDSCAPING RESERVING A 20 FEET INGRESS & EGRESS EASEMENT OVER THE WESTERLY 20 FEET FOR PARCEL 107-64-108A.
  - TRACT "P" IS DEDICATED TO PARCEL 107-64-117 FOR INGRESS & EGRESS RESERVING UTILITIES EASEMENT AS NEEDED.
  - TRACT "R" R.V. PARK.
- NOTE: SEE SHEET 2 FOR DEDICATION OF TRACTS "A", "B", "D", "F", "G", "H", "I", "J", "K", "N", "Q", "S", "T" & "U".

MATCH LINE  
SEE SHEET 2

MATCH LINE  
SEE SHEET 2



**CURVE DATA**

NUMBER	DELTA	TANGENT	RADIUS	LENGTH
C1	43°55'16"	80.64'	200.00'	153.31'
C2	11°28'17"	20.03'	200.00'	39.93'
C3	24°07'04"	42.73'	200.00'	84.19'
C4	11°24'45"	19.98'	200.00'	39.84'
C5	NO USE			
C6	06°37'41"	11.58'	200.00'	23.14'
C7	08°20'22"	14.58'	200.00'	29.11'
C8	16°10'25"	28.42'	200.00'	56.46'
C9	34°15'22"	56.82'	125.00'	74.73'
C10	58°14'49"	99.00'	70.00'	71.16'
C11	19°13'45"	33.88'	200.00'	67.12'
C12	18°39'38"	32.86'	200.00'	65.14'
C13	11°18'13"	19.79'	200.00'	39.46'
C14	14°27'21"	25.37'	200.00'	50.46'
C15	12°33'13"	22.11'	201.00'	44.04'
C16	24°01'37"	42.77'	201.00'	84.29'
C17	32°42'25"	56.89'	200.00'	114.17'
C18	03°18'16"	5.77'	200.00'	11.53'
C19	09°58'07"	17.44'	200.00'	34.80'

**CURVE DATA**

NUMBER	DELTA	TANGENT	RADIUS	LENGTH
C20	08°58'07"	15.89'	200.00'	31.31'
C21	05°48'39"	10.15'	200.00'	20.28'
C22	06°04'32"	10.61'	200.00'	21.21'
C23	32°28'41"	58.25'	200.00'	113.37'
C24	09°05'01"	15.89'	200.00'	31.71'
C25	16°58'53"	29.86'	200.00'	59.28'
C26	26°57'54"	51.99'	50.00'	23.53'
C27	20°10'50"	35.59'	200.00'	70.44'
C28	17°44'51"	31.23'	200.00'	61.95'
C29	60°38'32"	29.24'	50.00'	52.92'
C30	93°21'49"	21.21'	20.00'	32.59'
C31	35°11'02"	6.34'	20.00'	12.28'
C32	53°27'50"	22.66'	45.00'	41.99'
C33	92°59'10"	18.96'	18.00'	20.00'
C34	83°47'49"	17.94'	20.00'	29.25'
C35	83°07'45"	13.30'	15.00'	21.76'
C36	93°14'34"	12.70'	12.00'	19.53'
C37	93°01'50"	21.09'	20.00'	32.47'
C38	98°22'55"	18.53'	16.00'	27.47'

**CURVE DATA**

NUMBER	DELTA	TANGENT	RADIUS	LENGTH
C39	80°00'00"	16.78'	20.00'	27.93'
C40	116°10'25"	32.11'	20.00'	40.55'
C41	94°12'45"	12.92'	12.00'	19.73'
C42	85°47'15"	13.94'	15.00'	22.46'
C43	103°18'26"	25.28'	20.00'	36.06'
C44	96°07'19"	22.26'	20.00'	33.55'
C46	87°57'32"	19.30'	20.00'	30.70'
C47	95°37'00"	22.06'	20.00'	33.38'
C48	74°58'10"	15.34'	20.00'	26.17'
C49	66°00'49"	29.23'	45.00'	51.85'
C50	111°32'03"	29.39'	20.00'	38.93'
C51	59°39'06"	11.47'	20.00'	20.82'
C52	35°54'22"	19.44'	60.00'	37.60'
C53	82°58'01"	8.84'	10.00'	14.48'
C54	93°56'15"	21.42'	20.00'	32.79'
C55	86°26'57"	18.80'	20.00'	30.18'
C56	88°45'01"	19.57'	20.00'	30.98'
C57	89°44'46"	19.91'	20.00'	31.33'
C58	94°49'59"	21.76'	20.00'	33.10'
C59	98°41'02"	23.29'	20.00'	34.45'

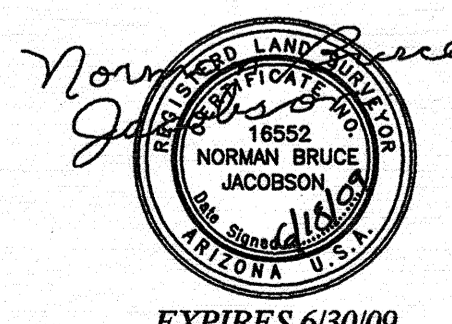
**CURVE DATA**

NUMBER	DELTA	TANGENT	RADIUS	LENGTH
C60	77°41'57"	16.11'	20.00'	27.12'
C61	91°35'42"	20.56'	20.00'	31.97'
C62	17°10'14"	14.19'	94.00'	28.17'
C63	145°31'34"	-82.03'	19.24'	72.04'
C64	105°05'35"	26.11'	20.00'	36.68'
C65	29°37'31"	52.89'	20.00'	103.41'
C66	13°55'06"	24.41'	200.00'	48.58'
C67	75°00'38"	15.35'	20.00'	26.18'
C68	65°00'30"	15.93'	25.00'	28.37'
C69	32°58'56"	14.21'	48.00'	27.63'
C70	10°29'41"	18.37'	200.00'	36.63'
C71	03°37'36"	6.33'	200.00'	12.66'
C72	17°01'53"	29.95'	200.00'	59.45'
C73	17°28'12"	32.97'	215.00'	65.43'
C74	08°20'22"	15.67'	215.00'	31.29'
C75	06°37'41"	12.45'	215.00'	24.87'
C76	09°12'21"	17.31'	215.00'	34.54'
C77	24°39'40"	47.00'	215.00'	92.54'
C78	13°55'06"	26.24'	215.00'	52.23'
C79	12°02'25"	22.67'	215.00'	45.18'

**EXISTING HOMES RA-20**

- MAP NOTES**
- FOUND AS NOTED
  - SET YUMA COUNTY STANDARD MONUMENT NO. 4-030 OR WITNESS POINT AS NOTED
  - SET YUMA COUNTY STANDARD STREET MONUMENT NO. 4-080 STAMPED L.S. 16552
  - SET 1/2" WITNESS POINT L.S. 16552
  - ◆ SET YUMA COUNTY STANDARD MONUMENT NO. 4-040 OR NO. 4-050
  - FOUND YUMA COUNTY STANDARD MONUMENT NO. 4-050 OR AS NOTED
  - SET 1/2" REBAR WITH CAP AT ALL LOT CORNERS
  - FINISH FLOOR ELEVATION TO BE 12" (MIN) ABOVE TOP OF CURB FRONTING THE LOT
  - 8' UTILITY AND CABLE T.V. EASEMENT (TYPICAL)

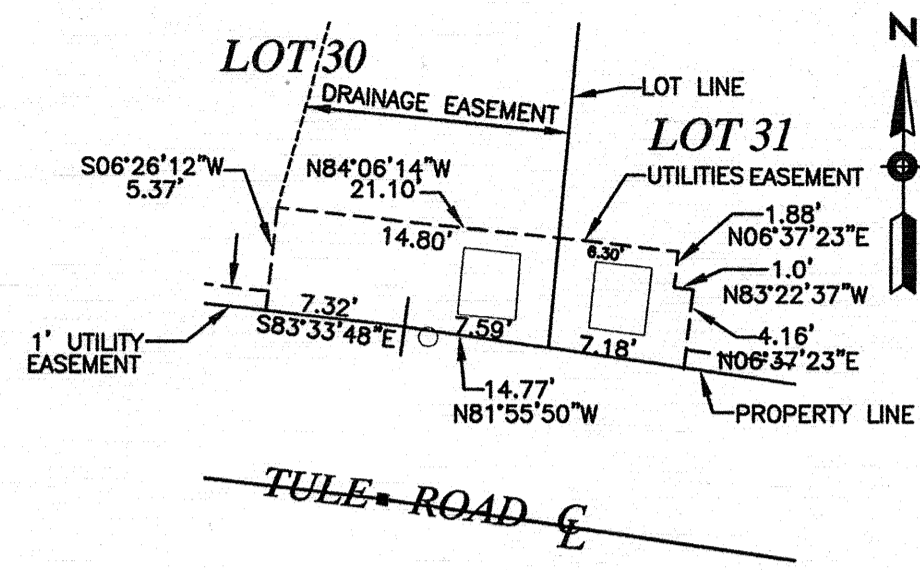
- MAP NOTES**
- B.O.B.—BASIS OF BEARING—THE NORTH—SOUTH MID—SECTION LINE OF SECTION 19, T.5S., R.21W., G&SR&M, YUMA COUNTY, ARIZONA NAMEDLY N00°05'00"W
  - LOT ADDRESS NUMBER, STREET NAME TO CORRESPOND WITH STREET FRONTING LOT.
  - 1 FOOT NON ACCESS EASEMENT.
  - 1 FOOT UTILITY EASEMENT.
  - ALL ROADS ARE PRIVATE
  - ALL MATTERS AS SET FORTH IN WARRANTY DEED RECORDED IN DOCKET 844, PAGES 385-388.



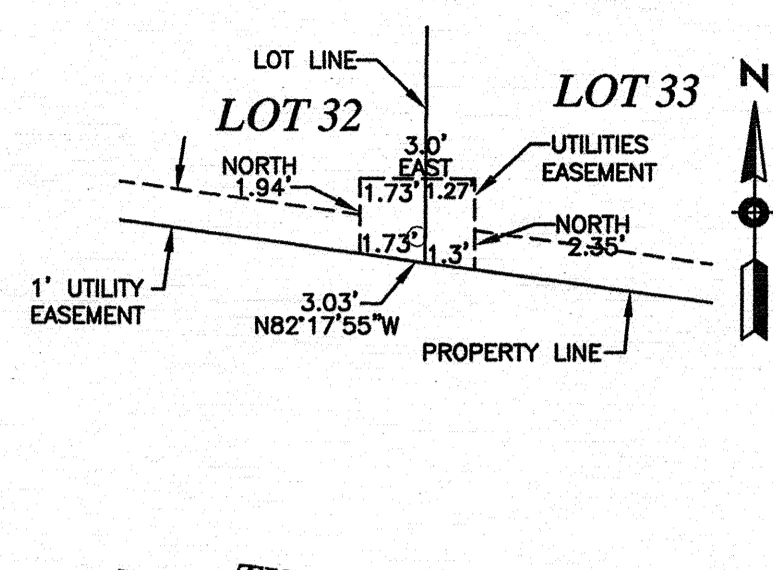
DATE: 8-04  
 PREPARED BY:  
**JACOBSON ENGINEERING**  
 1334 S. 5TH AVENUE  
 YUMA, ARIZONA 85364

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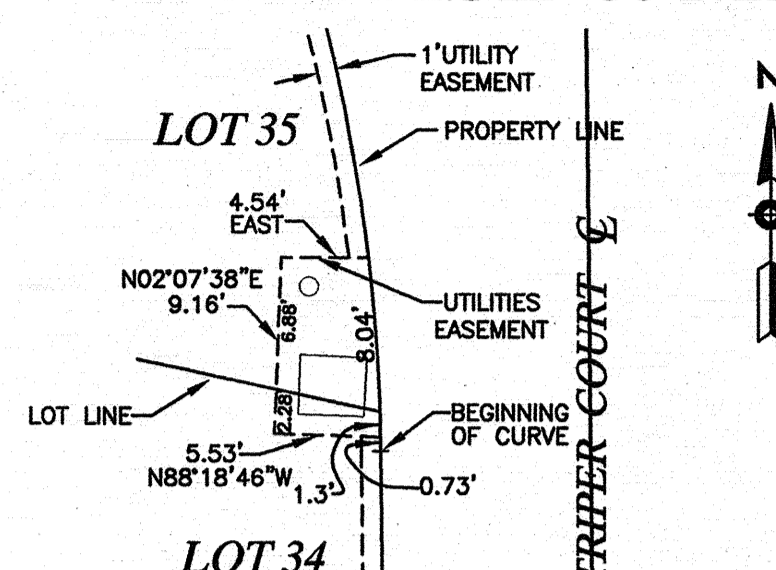
A PART OF LOT 3, SECTION 19, T.5S., R.21W., GILA AND SALT  
RIVER BASE & MERIDIAN, YUMA COUNTY, ARIZONA.



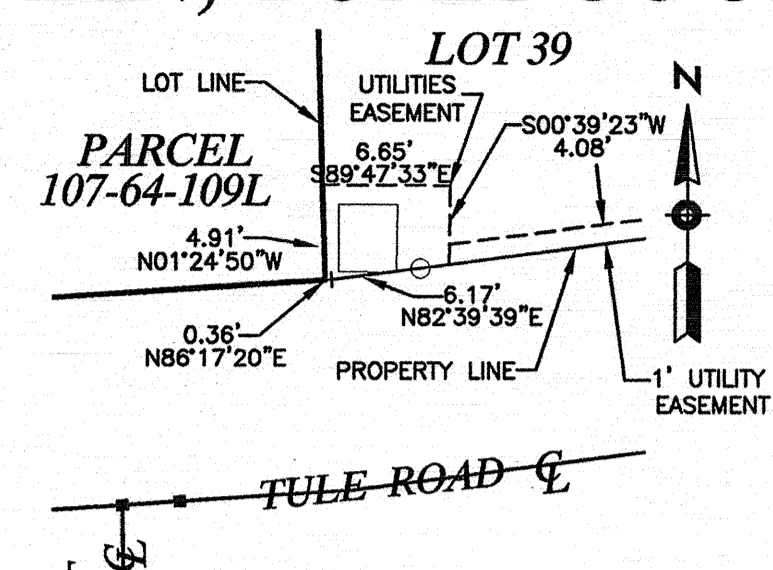
DETAIL "A"  
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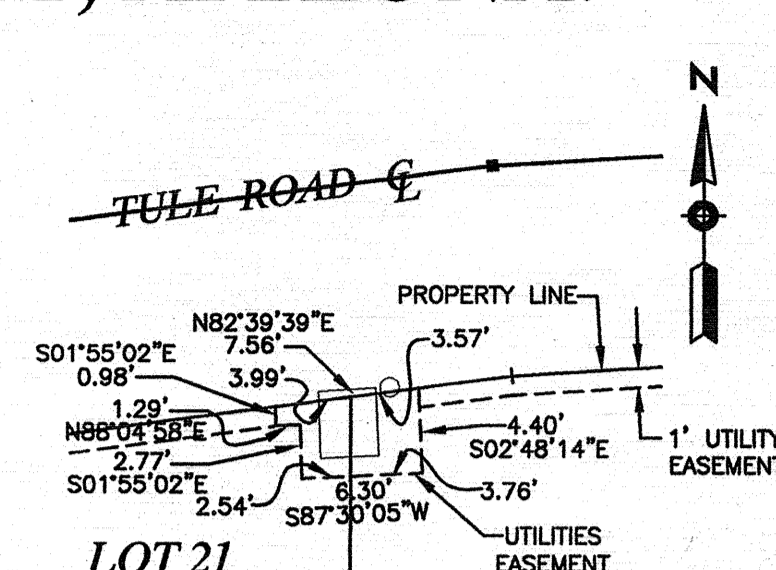
DETAIL "B"  
1"=5'



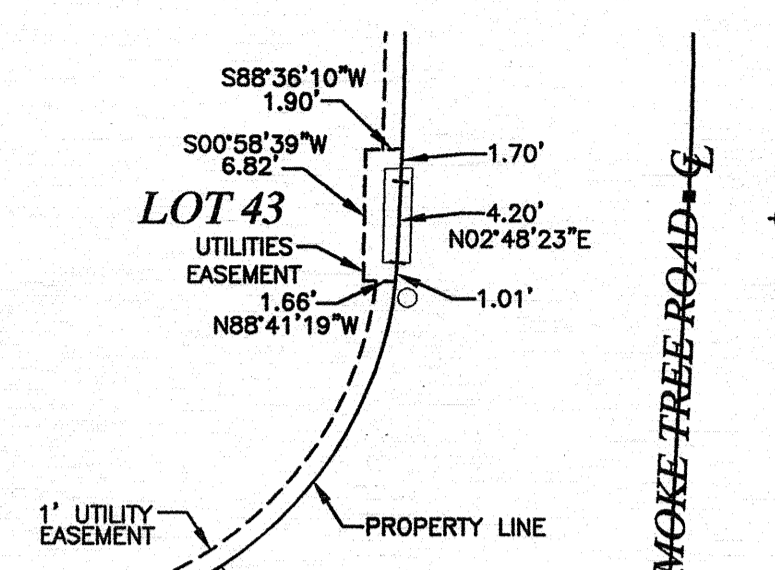
DETAIL "C"  
1"=10'



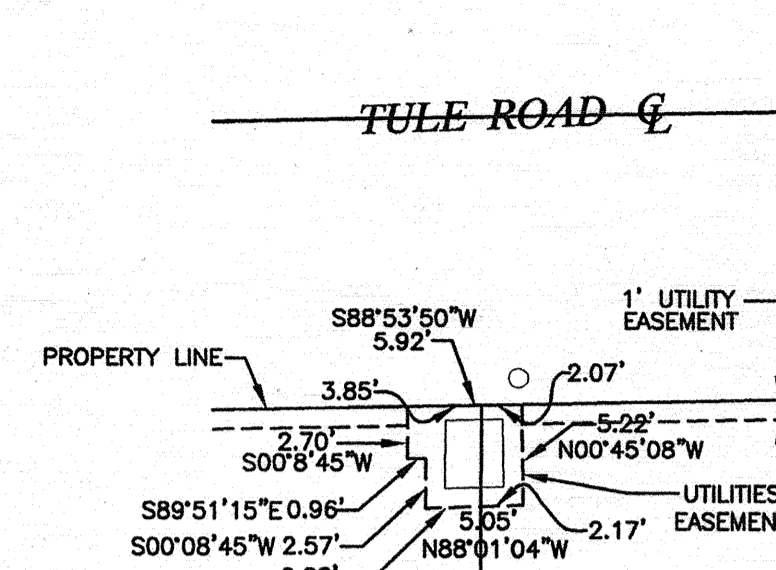
DETAIL "D"  
1"=10'



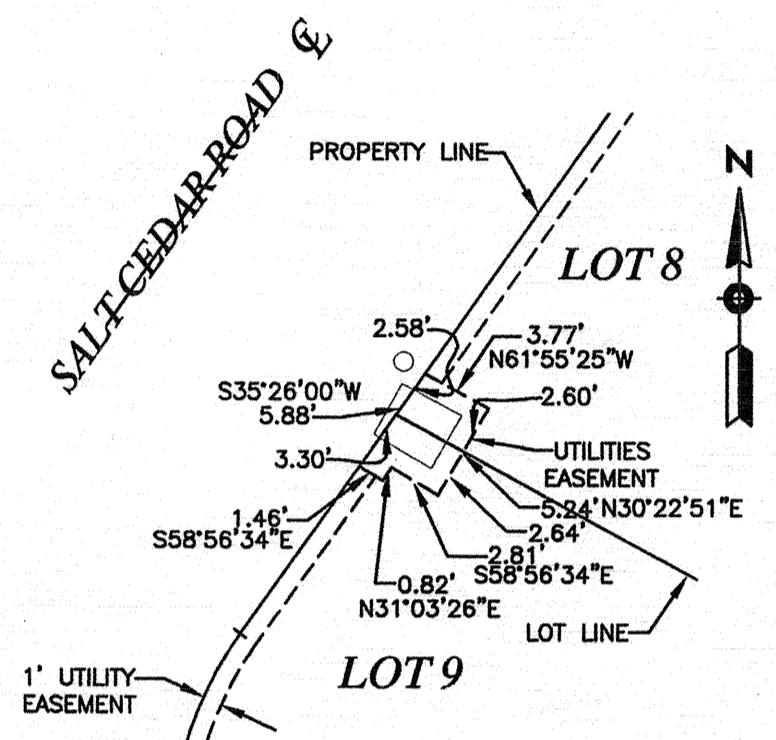
DETAIL "E"  
1"=10'



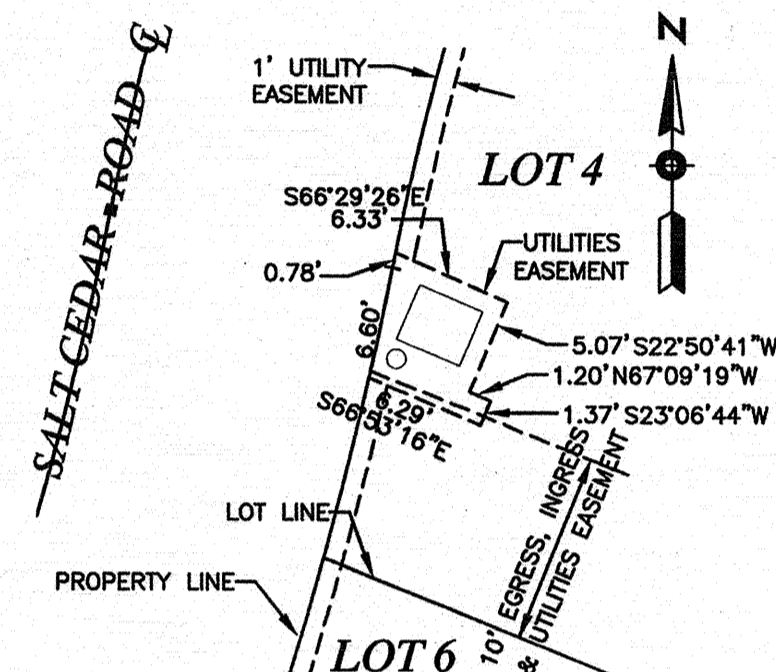
DETAIL "F"  
1"=10'



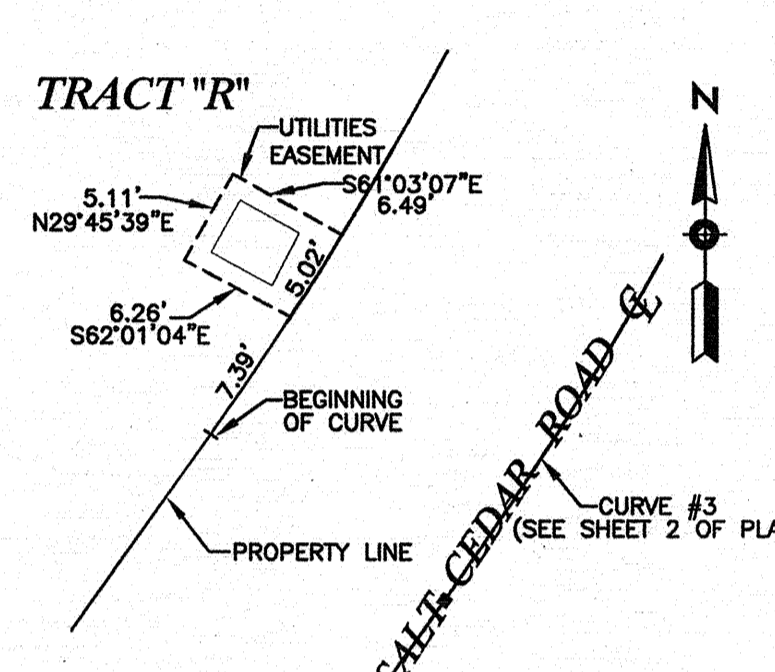
DETAIL "G"  
1"=10'



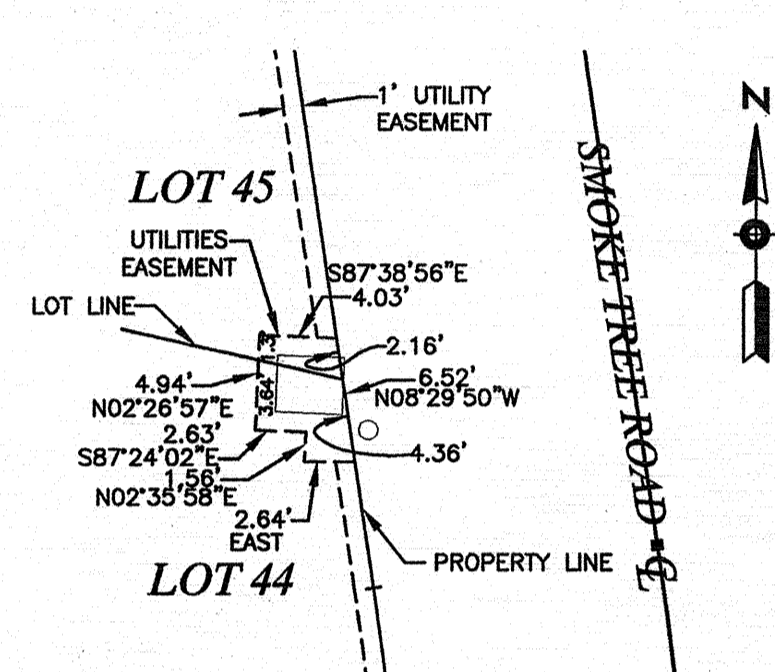
DETAIL "H"  
1"=10'



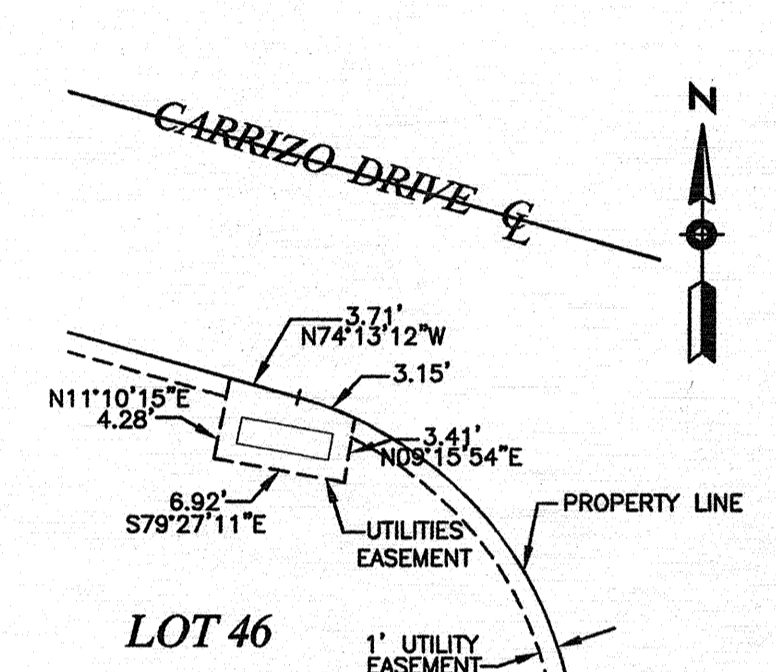
DETAIL "I"  
1"=10'



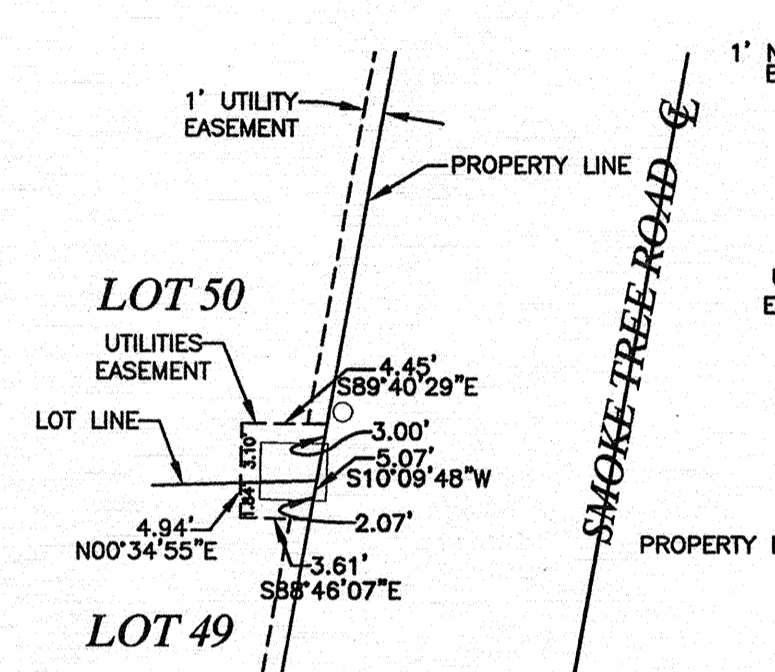
DETAIL "J"  
1"=10'



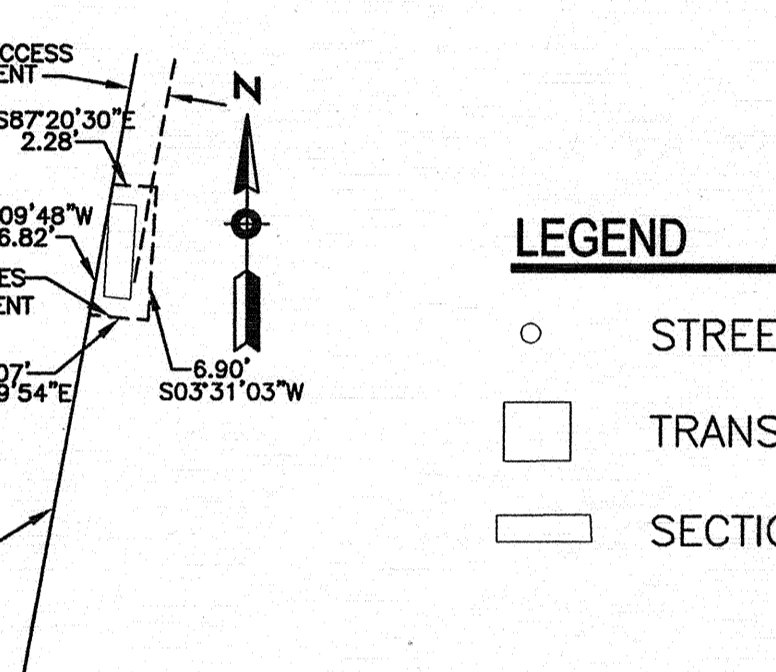
DETAIL "K"  
1"=10'



DETAIL "L"  
1"=10'

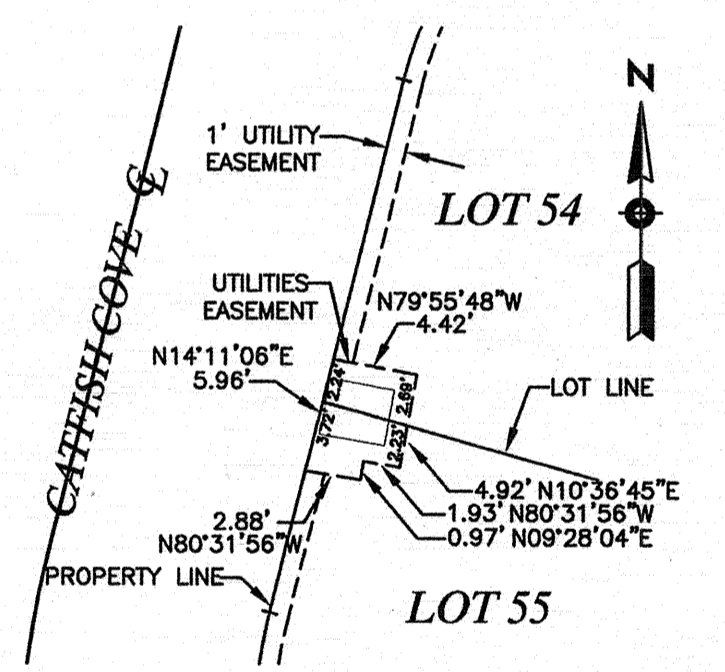


DETAIL "M"  
1"=10'

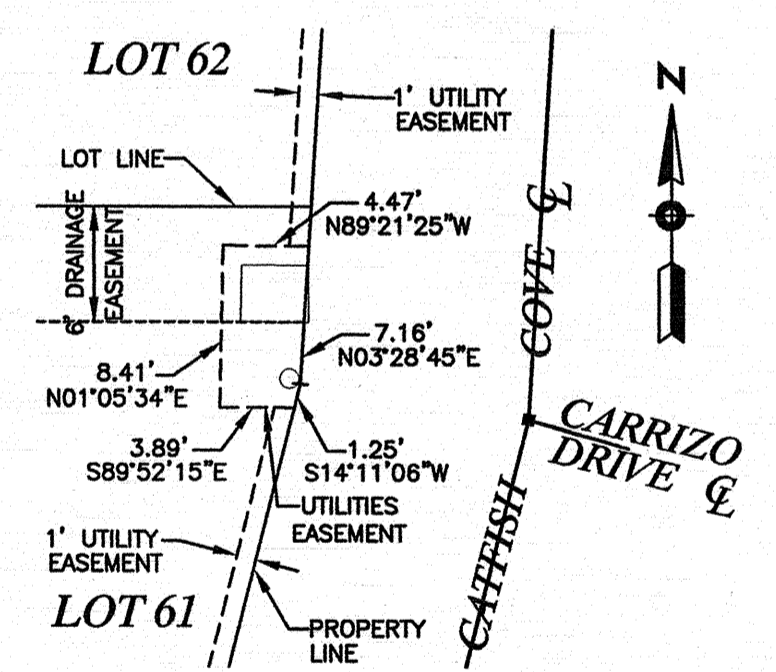


DETAIL "N"  
1"=10'

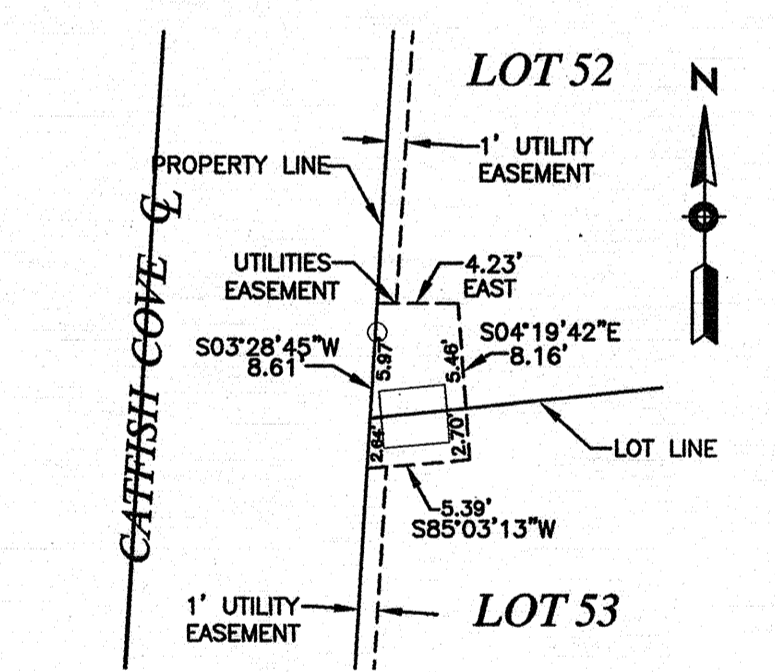
- LEGEND**
- STREET LIGHT.
  - TRANSFORMER.
  - ▭ SECTIONALIZER.



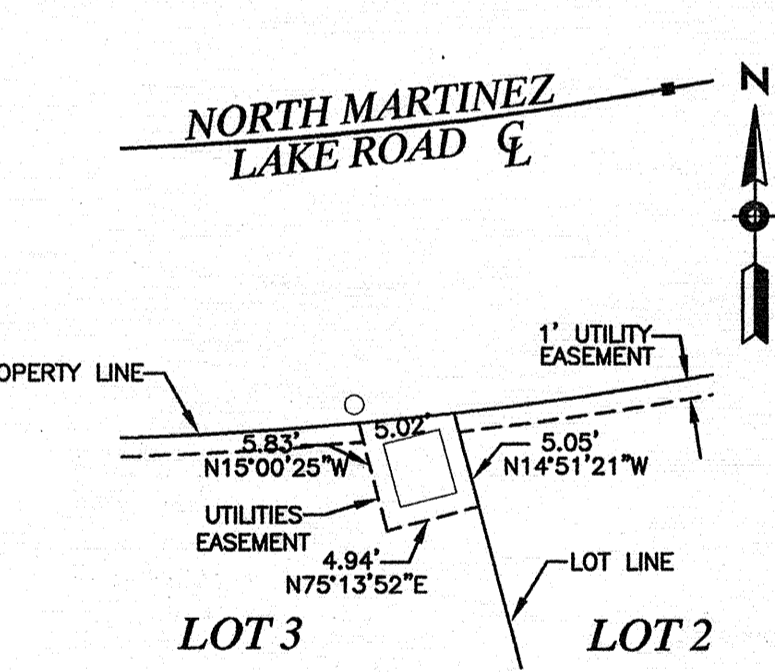
DETAIL "O"  
1"=10'



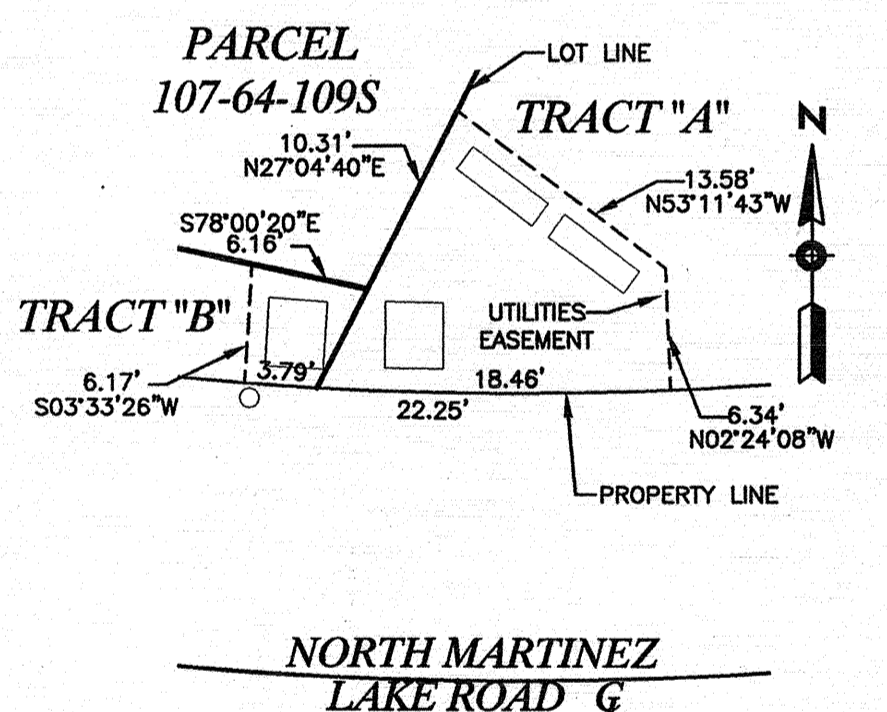
DETAIL "P"  
1"=10'



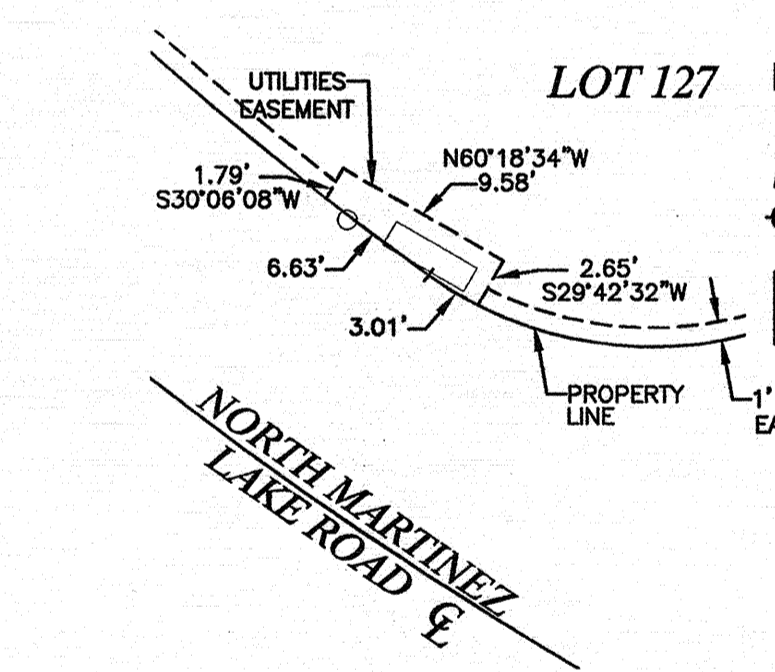
DETAIL "Q"  
1"=10'



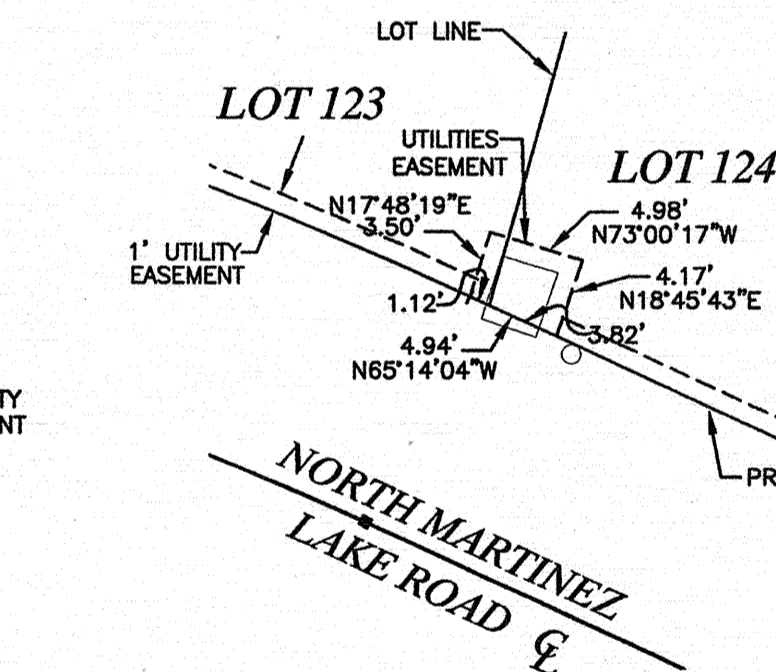
DETAIL "R"  
1"=10'



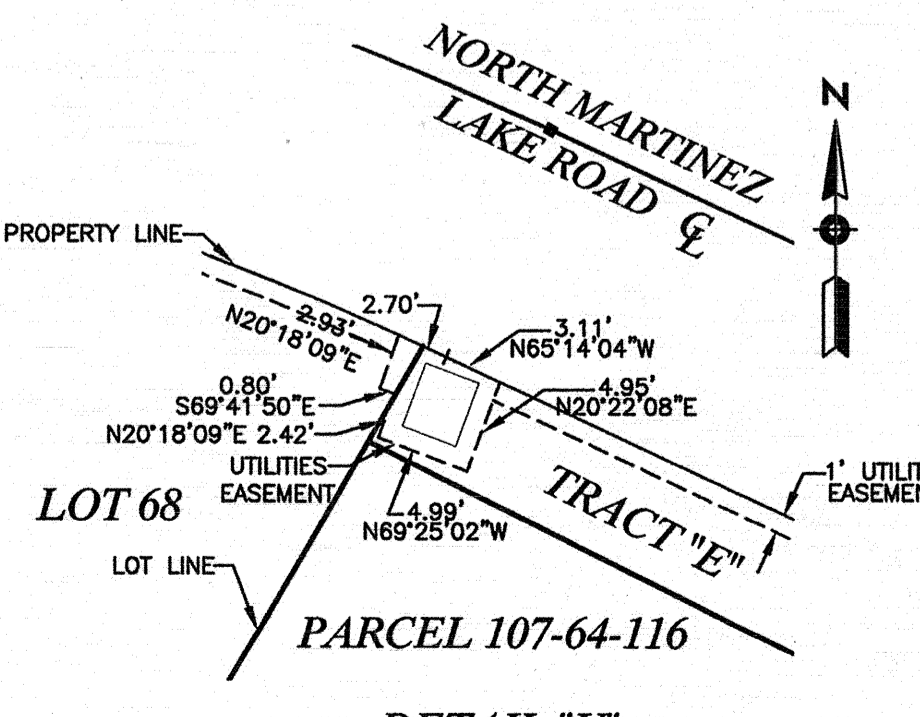
DETAIL "S"  
1"=10'



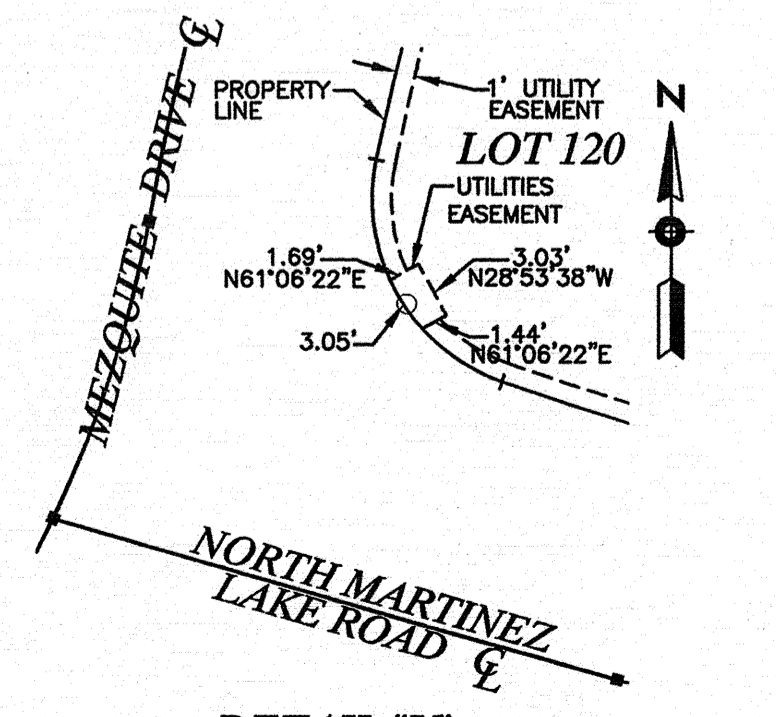
DETAIL "T"  
1"=10'



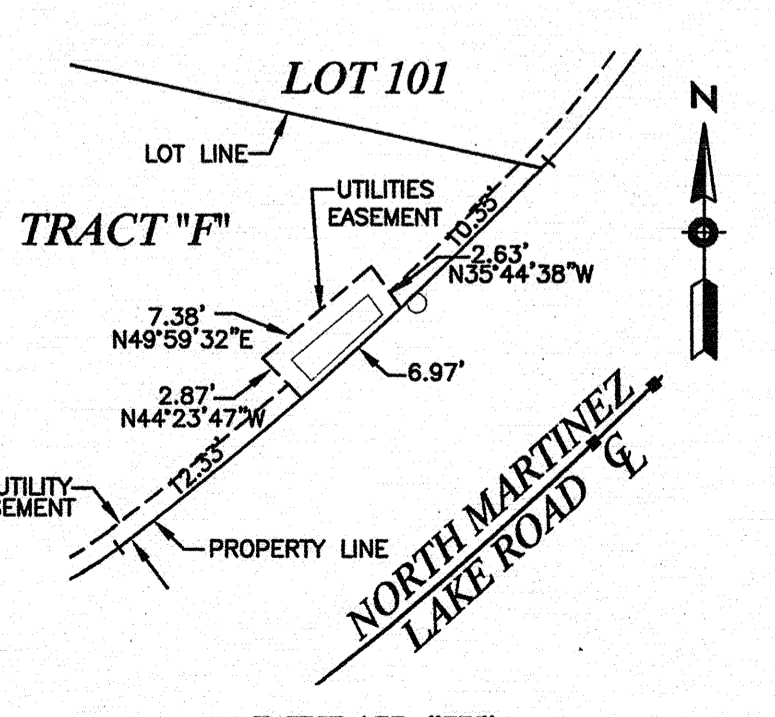
DETAIL "U"  
1"=10'



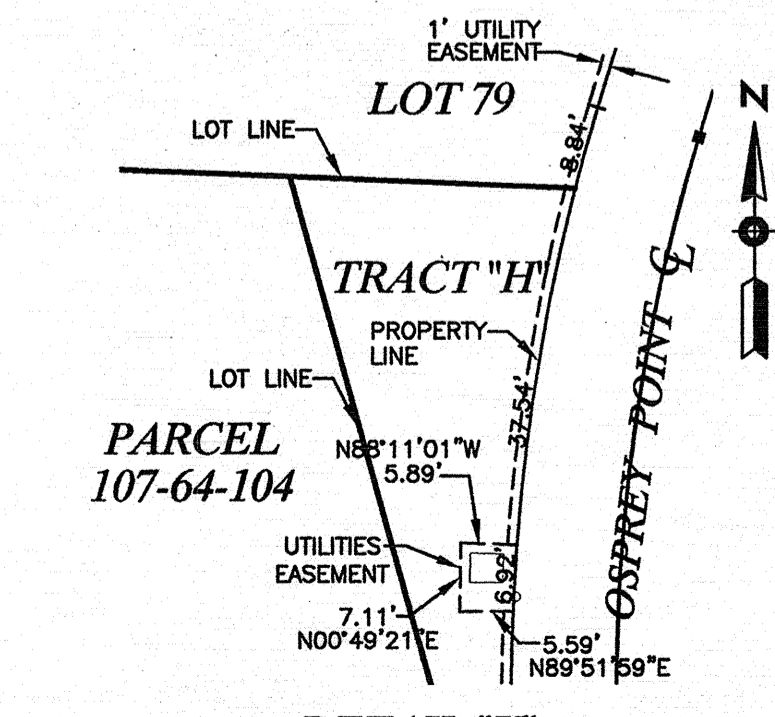
DETAIL "V"  
1"=10'



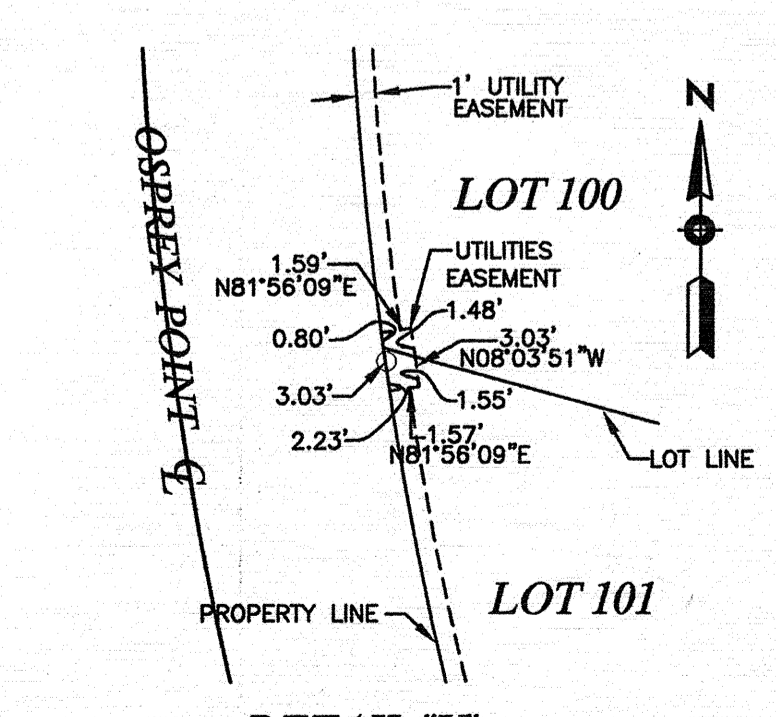
DETAIL "W"  
1"=10'



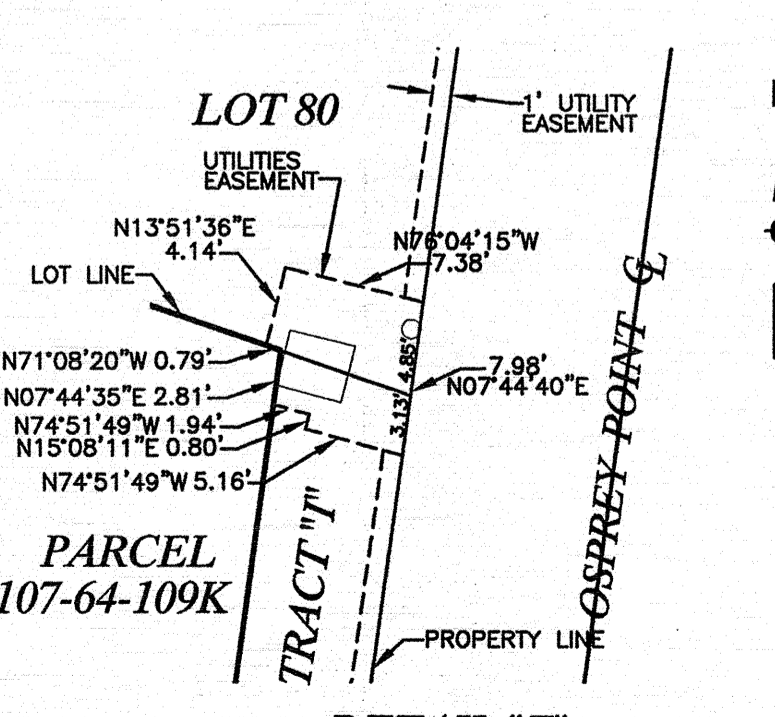
DETAIL "X"  
1"=10'



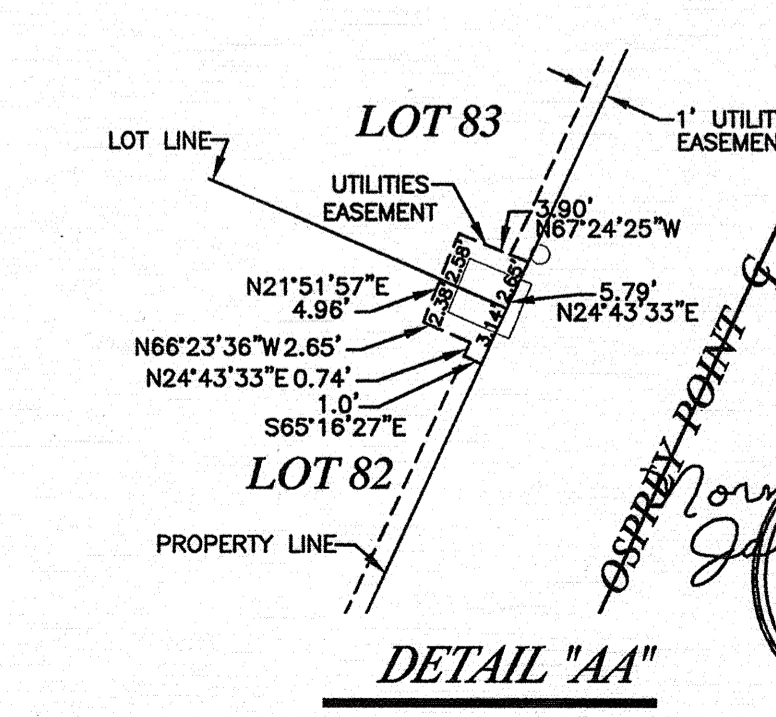
DETAIL "Y"  
1"=20'



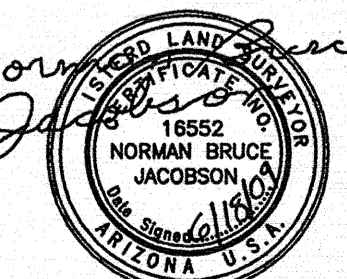
DETAIL "Z"  
1"=10'



DETAIL "AA"  
1"=10'

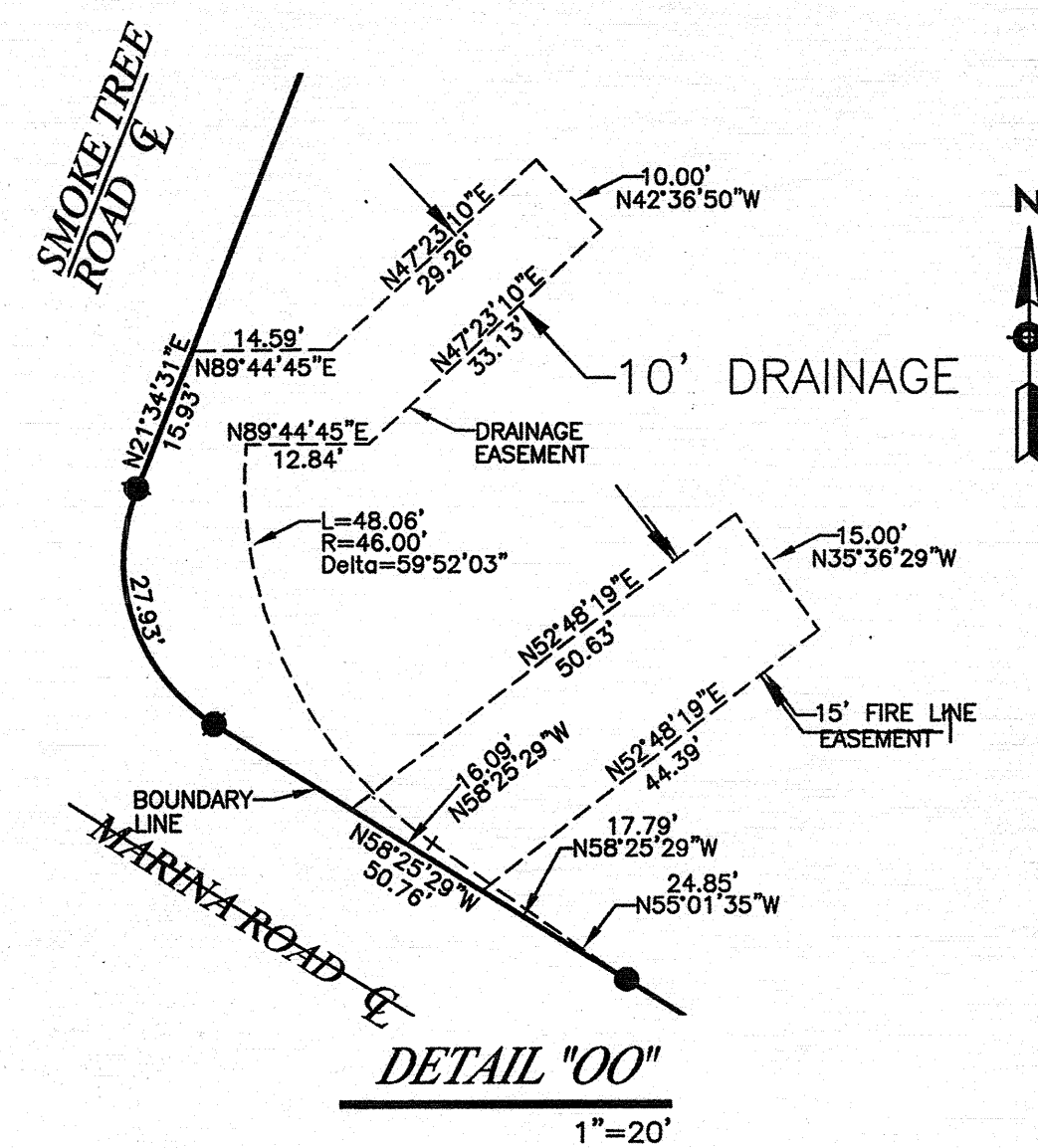
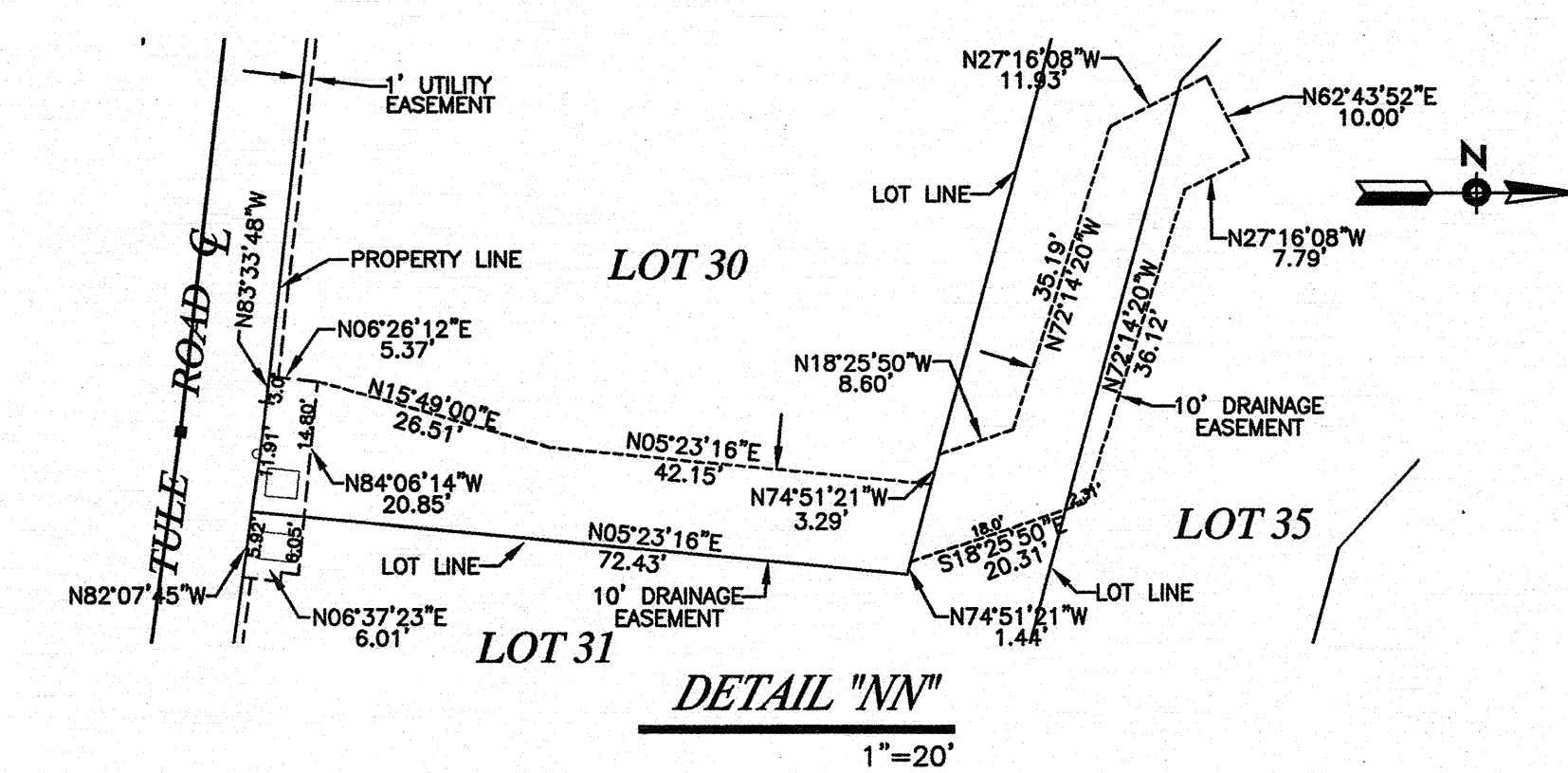
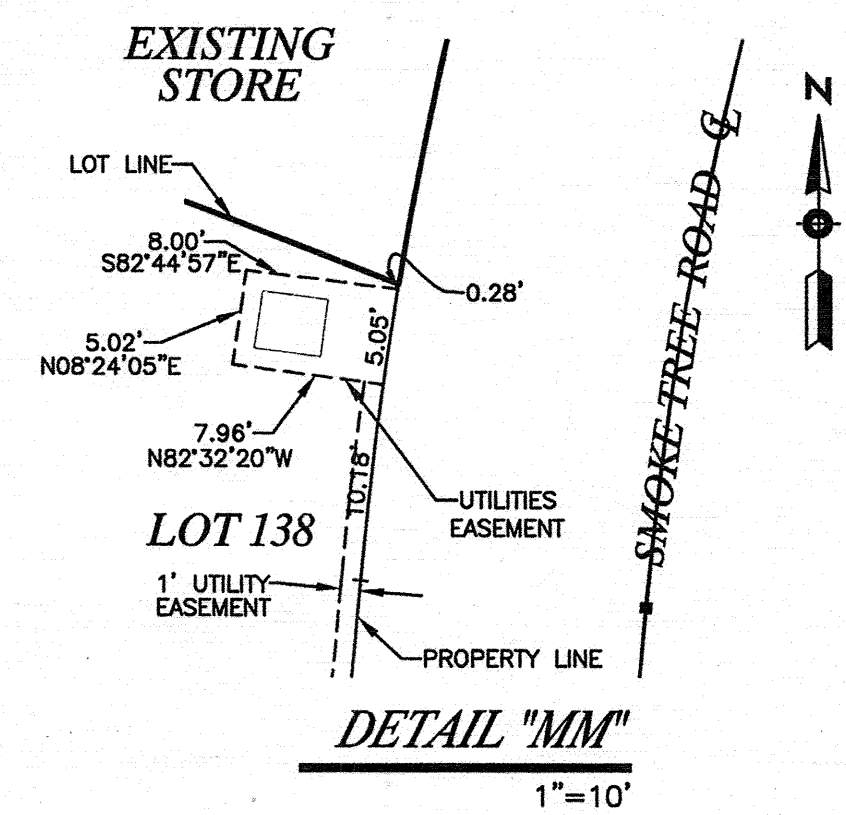
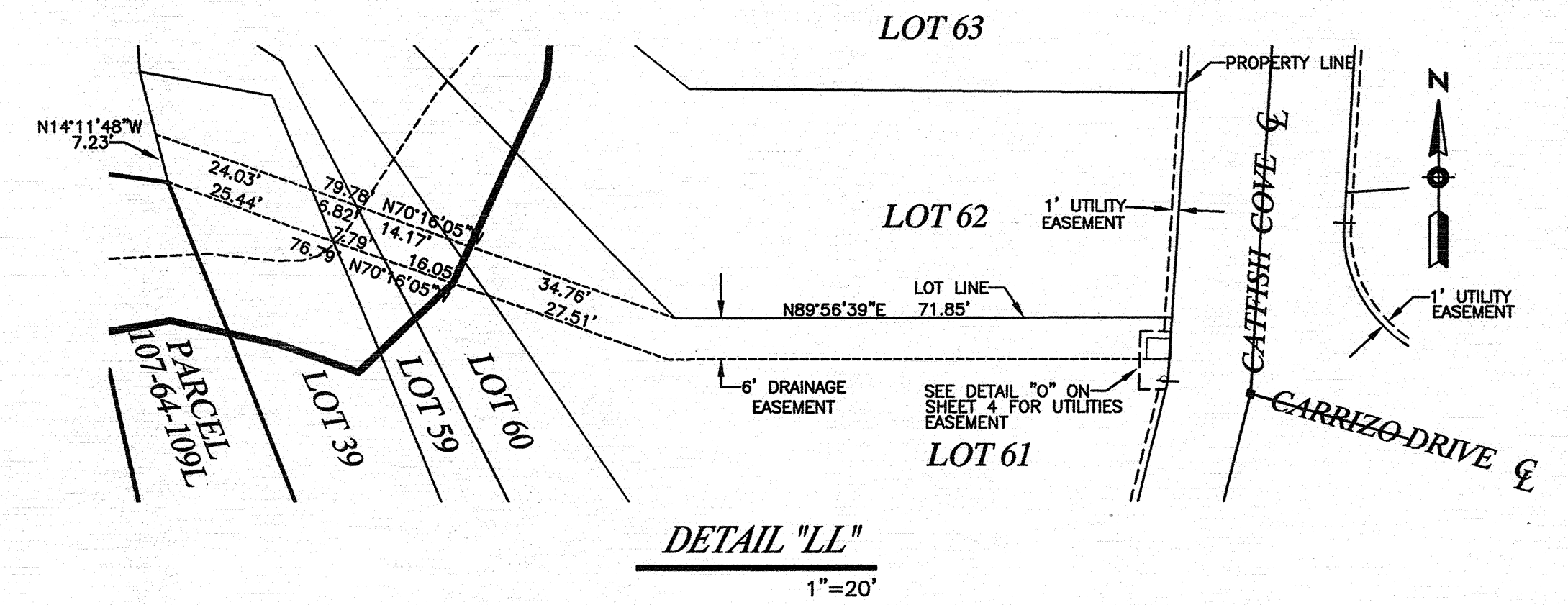
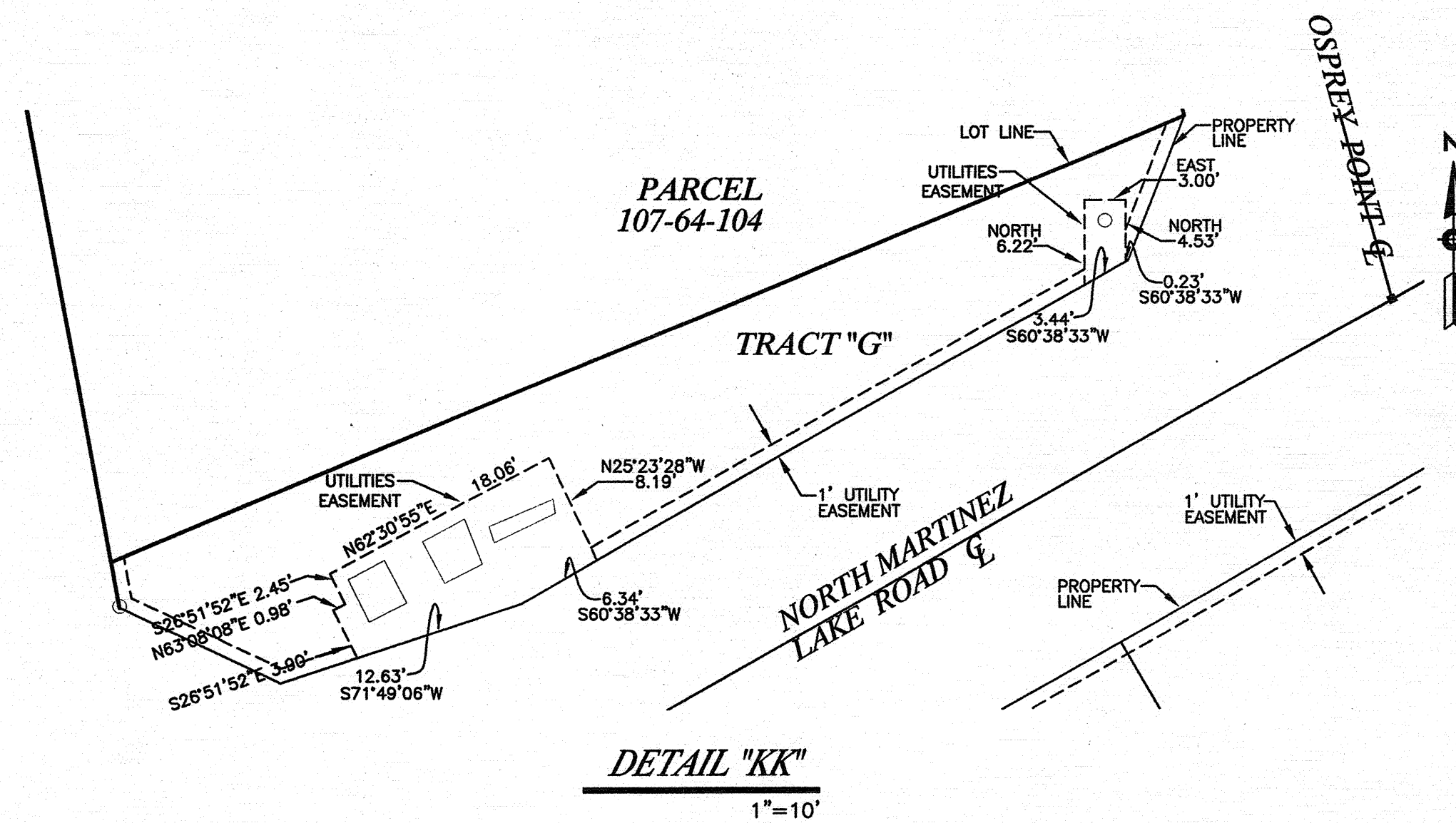
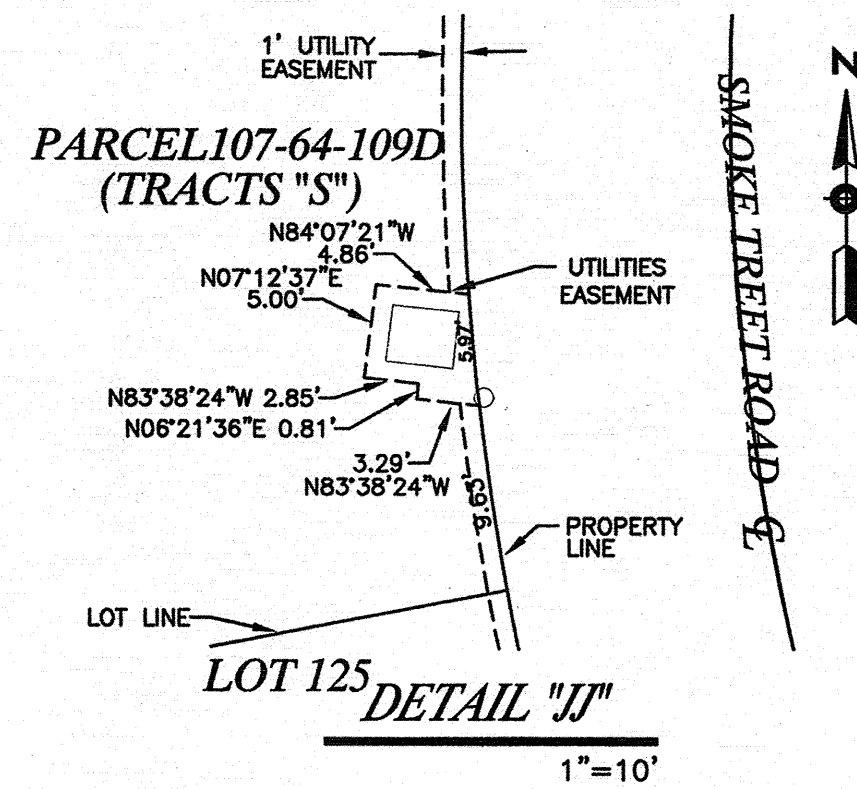
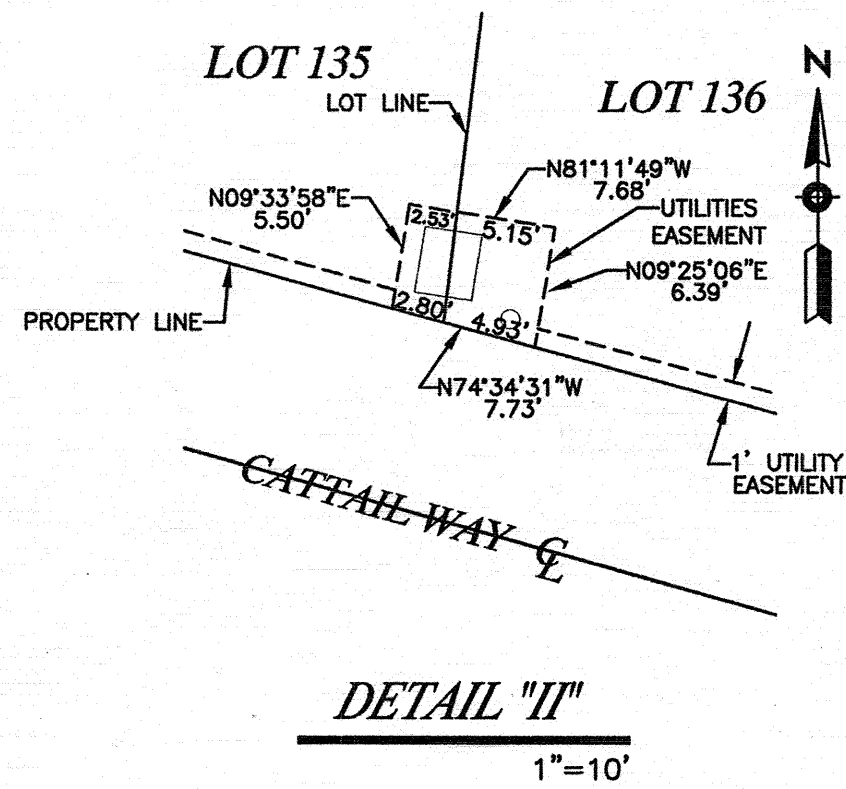
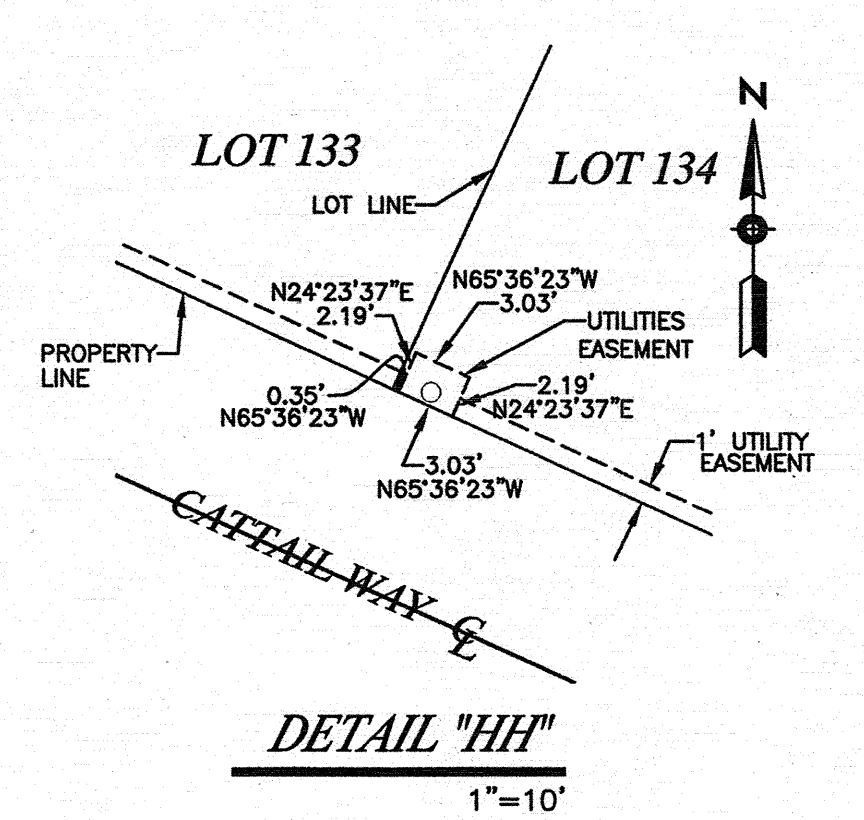
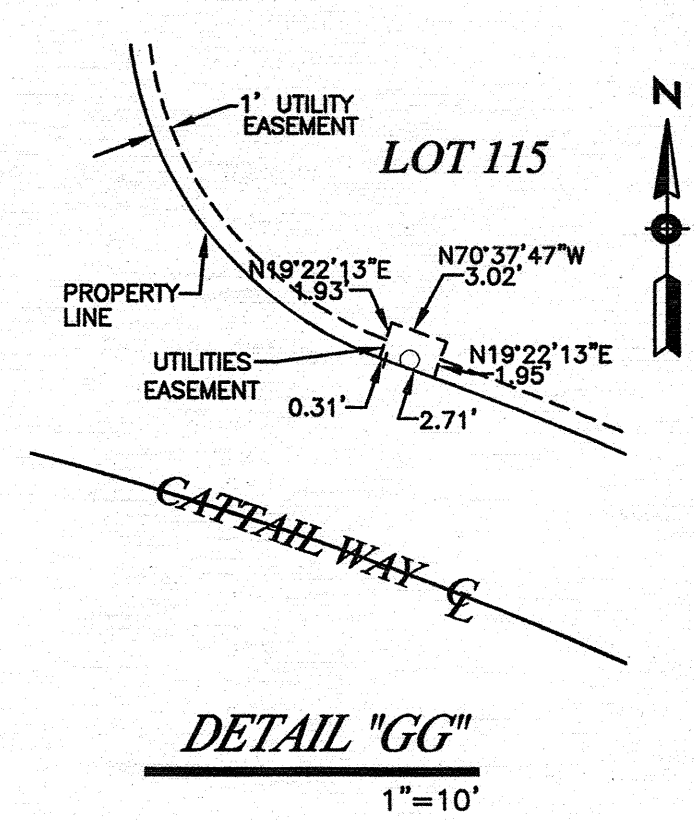
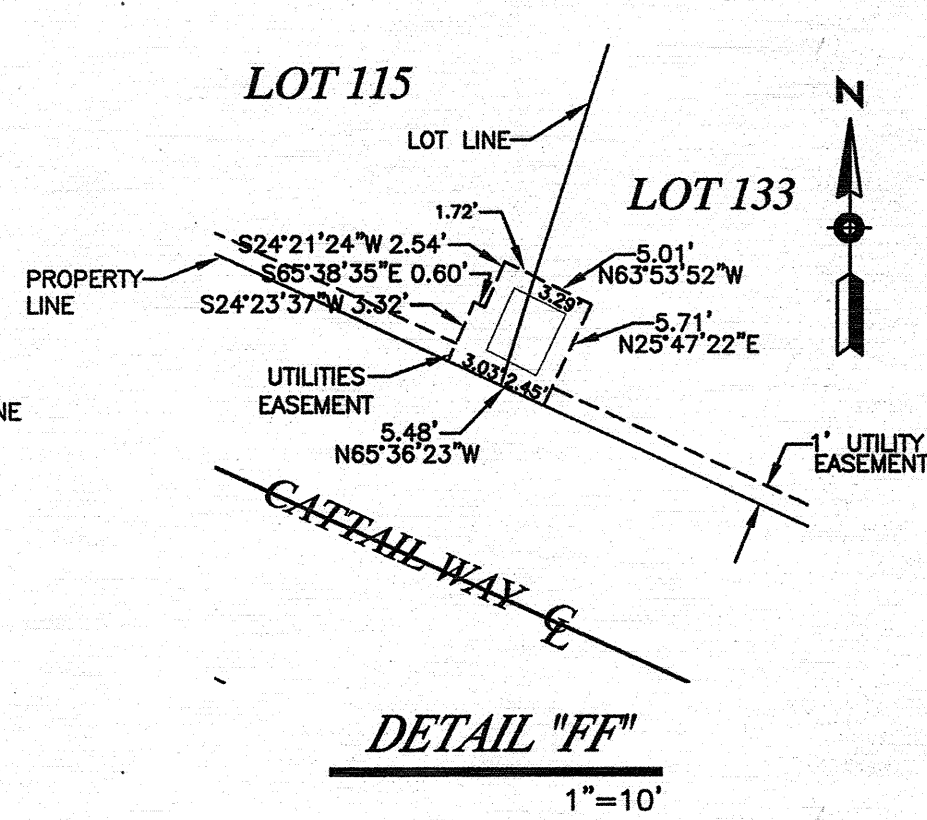
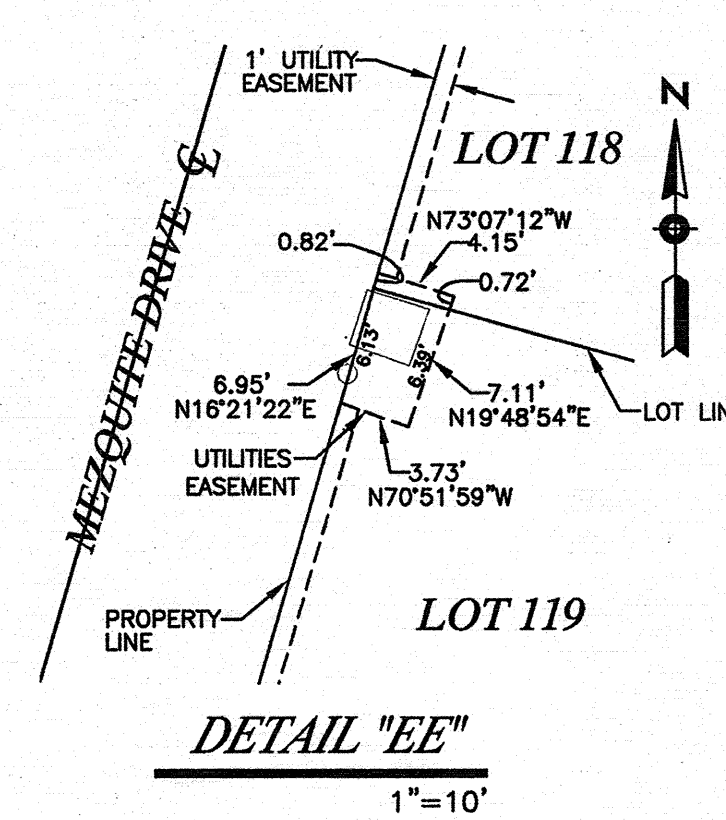
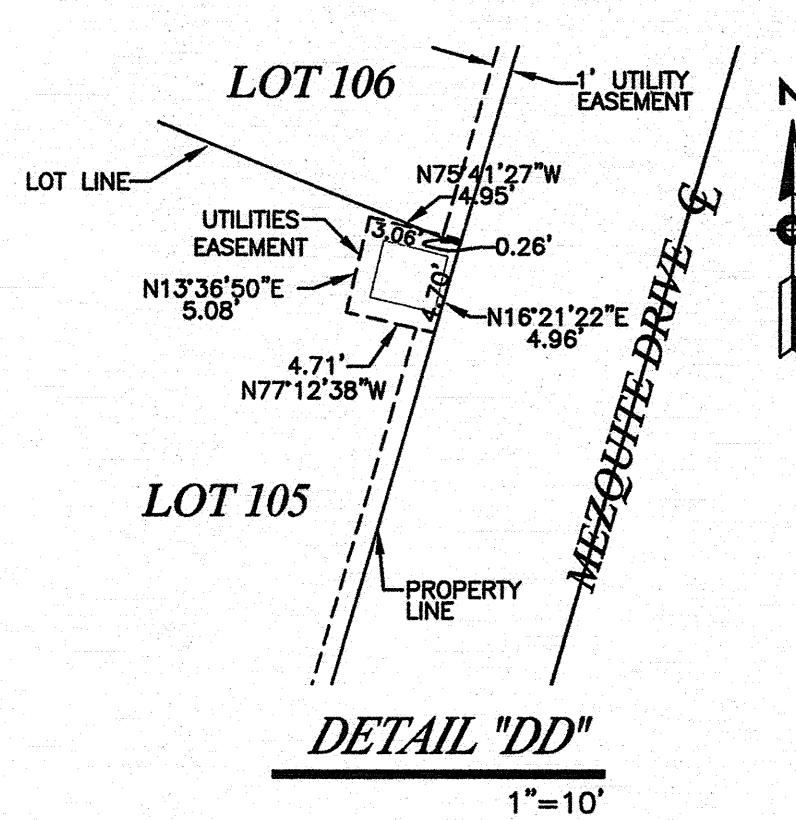
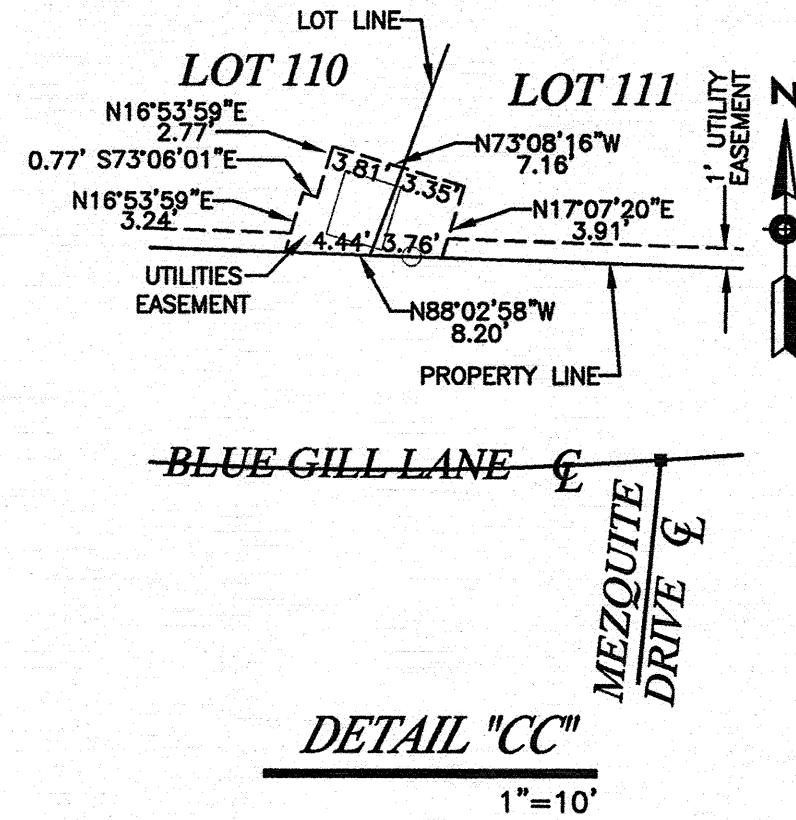
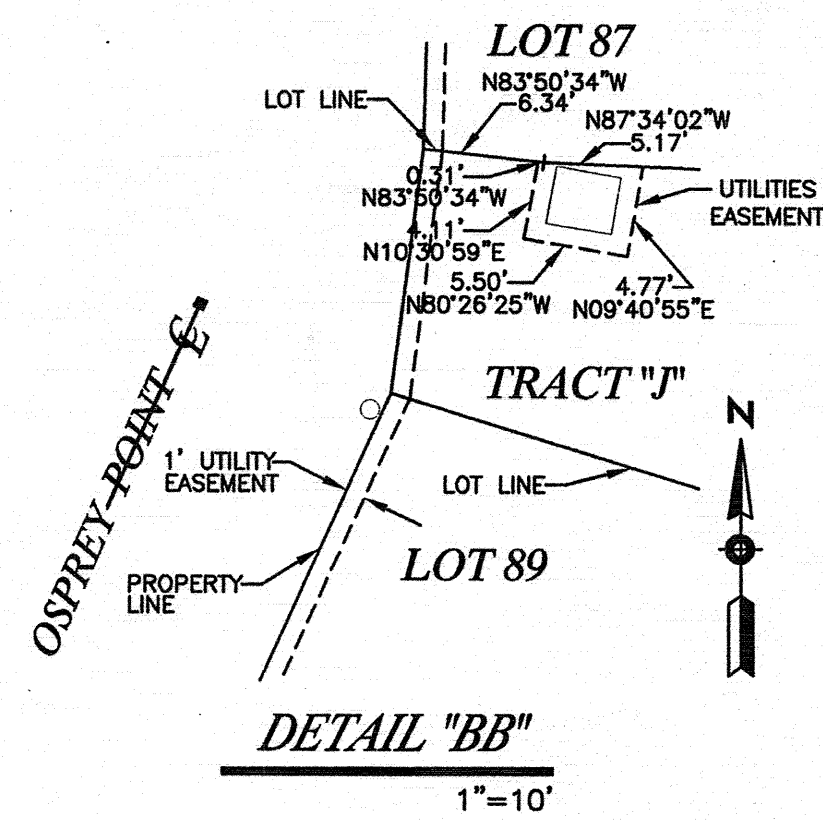


DETAIL "AB"  
1"=10'



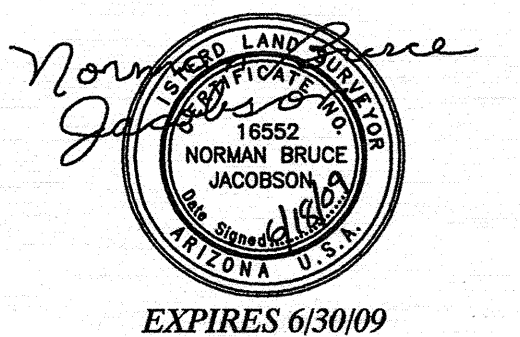
# FINAL PLAT FOR MARTINEZ LAKE RESORT UNIT No.1

A PART OF LOT 3, SECTION 19, T.5S., R.21W., GILA AND SALT  
RIVER BASE & MERIDIAN, YUMA COUNTY, ARIZONA.



**LEGEND**

- STREET LIGHT.
- TRANSFORMER.
- ▭ SECTIONALIZER.



DATE: 8-04  
 PREPARED BY:  
**JACOBSON ENGINEERING**  
 1334 S. 5TH AVENUE  
 YUMA, ARIZONA 85364