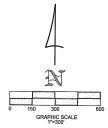


**FINAL PLAT
RIVER RIDGE VILLAS**

LOTS 1-50, AND COMMON AREA LOTS A, B, C AND D, **et al**
BEING A SUBDIVISION OF PARCEL 1 OF LAND DIVISION 2025-02698
BEING A PORTION OF SECTION 11, T.3N., R.11W GILA AND SALT RIVER MERIDIAN,
LA PAZ COUNTY, ARIZONA

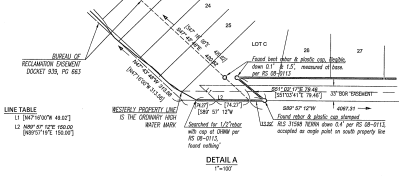
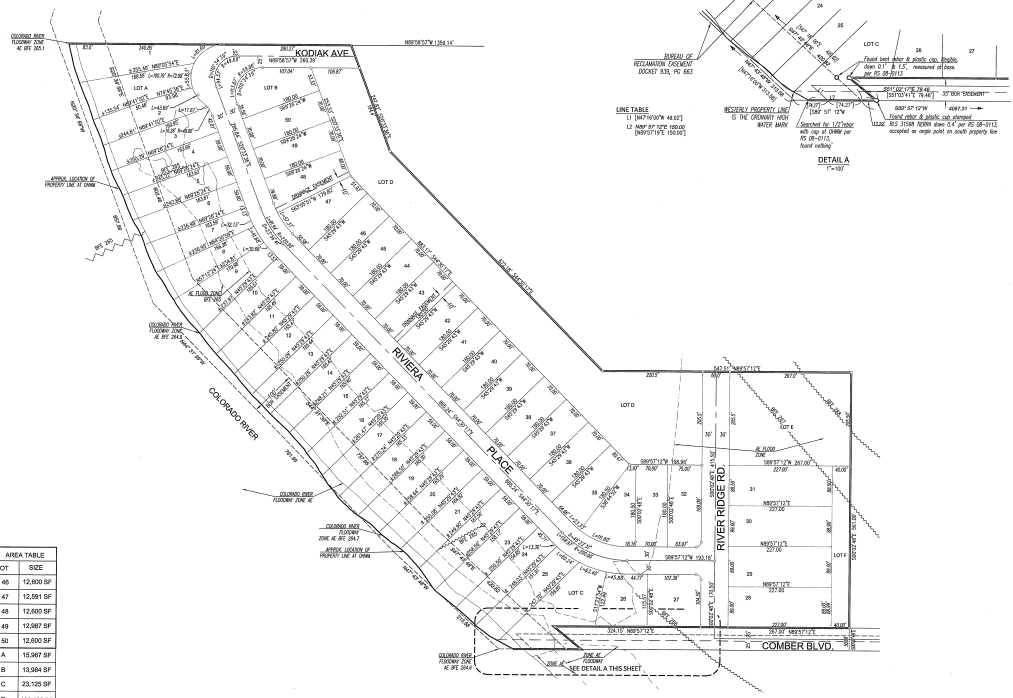
BOOKS 07 0549600; The North line of RRV 202-03-0300 also being the Western production of the North line of Government Lot 2, Section 11, T.3N., R.22W., C.6 and Salt River Meridian, La Paz County, AZ, as shown on Results of Survey 08-0113 recorded 1/31/2008, and Results of Survey 2025-0097 recorded 8/19/20 records of La Paz County, Arizona being N89°59'47"E.



- LEGEND:**
- INDICATES MONUMENT FOUND AS NOTED
 - INDICATES SET 3/4" REBAR WITH PLASTIC PLUG LS TAG 66725
 - XXX INDICATES MEASURED AND RECORDED DATA PER RS 2025-02697
 - [XXX] INDICATES RECORD DATA PER RESULTS OF SURVEY 08-0113
 - [XXXX] INDICATES RECORD DATA PER U.S. BUREAU OF RECLAMATION MAP NO. 423-203-2129
 - ± XXX INDICATES DISTANCE FROM CORNER (ESTIMATED) TO END POINT OF PROPERTY LINE.
- SET 3/4" REBAR WITH PLASTIC PLUG LS TAG 66725 AT ALL LOT CORNERS AND THE INTERSECTION OF LOT LINES WITH THE EAST LINE OF THE BORN EASEMENT.

NOTE: RIVERFRONT LOT AREAS ARE APPROXIMATE ONLY.

AREA TABLE		AREA TABLE		AREA TABLE	
LOT	SIZE	LOT	SIZE	LOT	SIZE
1	17,862 SF	16	15,111 SF	31	20,590 SF
2	13,588 SF	17	15,707 SF	32	13,474 SF
3	14,567 SF	18	15,888 SF	33	12,800 SF
4	14,645 SF	19	15,405 SF	34	13,564 SF
5	14,414 SF	20	15,044 SF	35	12,800 SF
6	14,090 SF	21	14,690 SF	36	12,800 SF
7	13,226 SF	22	15,017 SF	37	12,800 SF
8	13,191 SF	23	15,066 SF	38	12,800 SF
9	14,188 SF	24	14,719 SF	39	12,800 SF
10	14,238 SF	25	14,616 SF	40	12,800 SF
11	14,234 SF	26	11,966 SF	41	12,800 SF
12	14,623 SF	27	13,997 SF	42	12,800 SF
13	14,763 SF	28	20,198 SF	43	12,800 SF
14	14,866 SF	29	20,203 SF	44	12,800 SF
15	14,730 SF	30	20,203 SF	45	14,454 SF
				ROAD	151,473 SF



- MHS ZONE**
25.8 ACRE PARCEL
Lot A for Private Community Boat Launch Ramp
Lot B for Private Community Boat Launch Ramp
Lot C for Detention Basin
Lot D for Detention Basin
Lot E for Detention Basin
Lot F for Detention Basin
Density: 2.0 u/sf
- MHS ZONE SETBACKS**
HEIGHT: 30'
FRONT: 10'
SIDE: 5'
REAR: 10'
MIN. SIZE: 4500 SF
MIN. WIDTH: 50'
MIN. DEPTH: 31'
MAX. COV. COE.
- UTILITY COMPANIES**
WATER - WASHINGTON IMPROVEMENT DISTRICT
WASTEWATER - SEPTIC PRIVATE - LOCATIONS TO BE DETERMINED
ELECTRIC - ARIZONA PUBLIC SERVICE
PHONE - PRIVATE
TRASH DISPOSAL - REPUBLIC