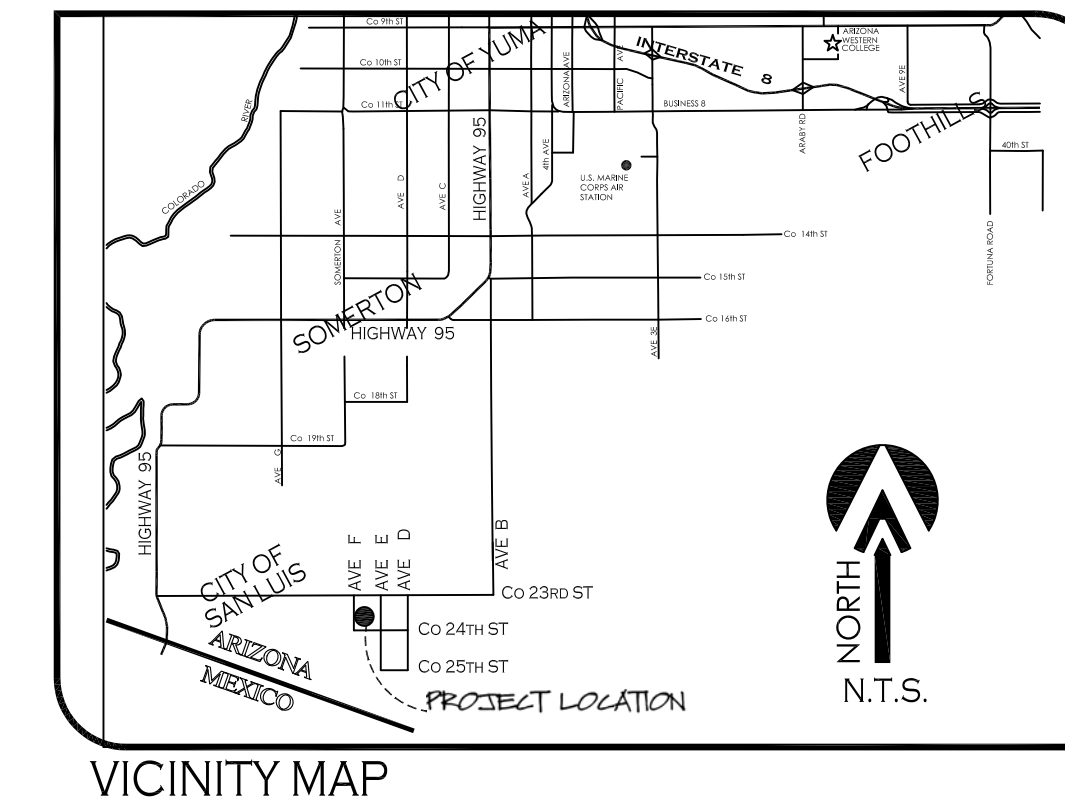


BIENESTAR ESTATES 9A- PHASE 2

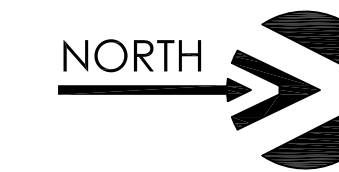
A SUBDIVISION OF THE NE 1/4 OF THE SW 1/4 OF SECTION 10, T11S, R24W,
G.&S.R.B.&M., YUMA COUNTY, ARIZONA.
MARCH OF 2016 ACREAGE: 29.00 AC (GROSS)

AVENUE "F" PRELIMINARY PLAT



LINE DATA

LINE NUMBER	BEARING	LENGTH (FEET)
L1	N79°33'58"E	50.00
L2	N45°01'56"W	42.44
L3	S10°20'38"W	50.00
L4	S45°02'42"E	21.21
L5	S44°57'01"W	21.21
L6	S45°02'59"E	21.21
L7	S44°57'18"W	21.21
L8	S10°26'02"E	50.00
L9	N44°58'04"E	42.41
L10	N79°39'22"W	50.00



SCALE: 1"=60'

OWNER OF RECORD:

SAM GROUP INVESTMENT PARTNERSHIP
10602 S. CAMINO DEL SOL
YUMA, AZ. 85367

BASIS OF BEARING

THE EAST-WEST MID-SECTION LINE OF SECTION 10, T11S, R24W,
G.&S.R.B.&M., YUMA COUNTY, ARIZONA (BEING THIS LINE THE
CENTERLINE OF CO. 23 1/2 STREET), AS SHOWN ON BORDER
RANCHES SUBDIVISION, AS RECORDED IN BOOK 27 OF
PLATS, PAGES 9 & 10, YUMA COUNTY RECORDERS
OFFICE, YUMA COUNTY, ARIZONA.
BEARING S89°59'23"W

KEYNOTES

- NEW 8" UTILITY EASEMENT
- EX. 1" NON-ACCESS EASEMENT TO BE ABANDONED UPON RECORDATION OF THIS PLAT

NOTE

- PROPERTY CORNERS TO BE MARKED BY 1/2" DIAMETER REBAR TAGGED WITH CAP L.S. 16528
- PROJECT ZONING: R-1-6

ELABORATED BY:

VNV16-200
VEGA & VEGA
ENGINEERING, PLLC
1846 S. 8th Avenue 928-329-0000 Tel
Yuma, Az. 85364 928-247-6232 Fax
www.vegaandvega.com

IMPROVEMENTS

- WATER BY CITY OF SAN LUIS
- SEWER BY CITY OF SAN LUIS
- ELECTRICITY BY ARIZONA PUBLIC SERVICE
- TELEPHONE BY CENTURY LINK
- FIRE PROTECTION BY CITY OF SAN LUIS
- REFUSE COLLECTION BY CITY OF SAN LUIS FOR RESIDENTIAL (SINGLE FAMILY PROPERTIES ONLY) FOR COMMERCIAL AND MULTIFAMILY PROPERTIES BY A PRIVATE REFUSE COLLECTION COMPANY
- UTILITY AND CABLE TV EASEMENT WILL BE PROVIDED AT THE FRONT OF EACH LOT

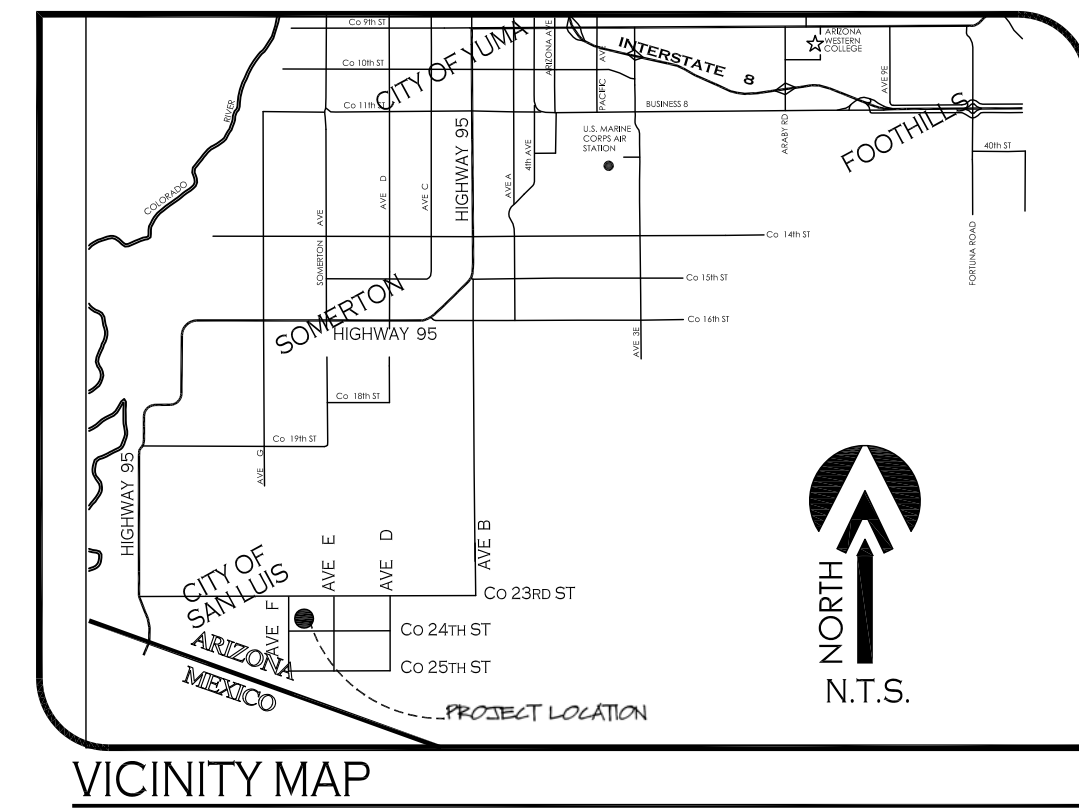
LAND SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT I AM A LAND SURVEYOR LISTED ON THE ROSTER OF ACTIVE REGISTRARS 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 MARCH OF 2016 THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THEIR POSITIONS ARE CORRECTLY SHOWN, OR WILL BE IN PLACE WITHIN ONE YEAR FROM RECORDATION 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 DECIMAL PARTS.

BY: *John C. English*
JOHN C. ENGLISH R.L.S. No. 16528

LOT AREAS TABLE:

LOT #	AREA (SF)	LOT #	AREA (SF)	LOT #	AREA (SF)	LOT #	AREA (SF)	LOT #	AREA (SF)	LOT #	AREA (SF)	LOT #	AREA (SF)
243	3808.05 SF	263	6609.34 SF	283	6218.90 SF	303	6000.00 SF	323	6000.00 SF	343	6000.00 SF	363	6000.00 SF
244	6207.00 SF	264	6610.74 SF	284	6217.37 SF	304	6202.50 SF	324	6000.00 SF	344	6202.50 SF	364	6000.00 SF
245	6204.66 SF	265	6914.22 SF	285	6000.80 SF	305	6202.50 SF	325	6000.00 SF	345	6202.50 SF	365	6000.00 SF
246	6202.33 SF	266	6915.06 SF	286	6000.00 SF	306	6000.00 SF	326	6000.00 SF	346	6000.00 SF	366	6000.00 SF
247	6200.00 SF	267	6915.91 SF	287	6000.00 SF	307	6000.00 SF	327	6000.00 SF	347	6000.00 SF	367	6000.00 SF
248	6197.66 SF	268	6916.76 SF	288	6202.50 SF	308	6002.39 SF	328	6202.50 SF	348	6000.00 SF	368	6202.50 SF
249	6195.33 SF	269	6885.43 SF	289	6202.50 SF	309	6004.78 SF	329	6202.50 SF	349	6000.00 SF	369	6202.50 SF
250	6192.99 SF	270	6050.14 SF	290	6000.00 SF	310	6000.00 SF	330	6000.00 SF	350	6000.00 SF	370	6000.00 SF
251	6190.66 SF	271	7111.81 SF	291	6000.00 SF	311	6000.00 SF	331	6000.00 SF	351	6000.00 SF	371	6000.00 SF
252	6188.33 SF	272	7111.81 SF	292	6000.00 SF	312	6202.50 SF	332	6006.38 SF	352	6202.50 SF	372	6000.00 SF
253	6185.99 SF	273	6847.57 SF	293	6000.00 SF	313	6202.50 SF	333	6008.77 SF	353	6202.50 SF	373	6000.00 SF
254	7202.92 SF	274	6239.87 SF	294	6000.00 SF	314	6000.00 SF	334	6000.00 SF	354	6000.00 SF	374	6000.00 SF
255	7017.40 SF	275	6237.54 SF	295	6000.00 SF	315	6000.00 SF	335	6000.00 SF	355	6000.00 SF	375	6000.00 SF
256	8795.54 SF	276	6235.21 SF	296	6202.50 SF	316	6000.00 SF	336	6202.50 SF	356	6010.37 SF	376	6202.50 SF
257	6074.04 SF	277	6232.88 SF	297	6202.50 SF	317	6000.00 SF	337	6202.50 SF	357	6012.76 SF	377	6202.50 SF
258	6875.23 SF	278	6230.55 SF	298	6000.00 SF	318	6000.00 SF	338	6000.00 SF	358	6000.00 SF	378	6000.00 SF
259	6908.55 SF	279	6228.22 SF	299	6000.00 SF	319	6000.00 SF	339	6000.00 SF	359	6000.00 SF	379	6000.00 SF
260	6909.40 SF	280	6225.89 SF	300	6000.00 SF	320	6202.50 SF	340	6000.00 SF	360	6202.50 SF	380	6014.35 SF
261	6910.25 SF	281	6223.56 SF	301	6000.00 SF	321	6202.50 SF	341	6000.00 SF	361	6202.50 SF		
262	6911.10 SF	282	6221.23 SF	302	6000.00 SF	322	6000.00 SF	342	6000.00 SF	362	6000.00 SF		



LEGEND

- INDICATES EX. ASPHALT PAVEMENT
- INDICATES EX. CONCRETE
- INDICATES BOUNDARY LINE
- INDICATES CENTERLINE
- INDICATES RIGHT-OF-WAY LINE
- INDICATES EX. FENCE
- INDICATES EX. CMU WALL
- INDICATES EX. ELECTRICAL OVERHEAD LINE
- EX, 6"=PVC=W- INDICATES EX. WATER LINE
- EX, 8"=PVC=S- INDICATES EX. SEWER LINE
- GAS- INDICATES EX. GAS LINE
- INDICATES NEW ASPHALT PAVEMENT
- INDICATES NEW CONCRETE
- INDICATES NEW CMU WALL
- NEW YUMA COUNTY STD. DETAIL No. 4-030 SUB'D BOUNDARY MONUMENT
- NEW YUMA COUNTY STD. DETAIL No. 4-080 STREET MONUMENT
- EXISTING MONUMENT (TYPE AS SHOWN)
- B.C. INDICATES BRASS CAP
- Y.C.R. INDICATES YUMA COUNTY RECORDERS
- PP INDICATES EXISTING POWER POLE
- [C] INDICATES CALCULATED DATA
- [M] INDICATES MEASURED DATA
- [E] INDICATES EXISTING ELECTRICAL BOX
- POLE INDICATES EXISTING POLE
- GM INDICATES EXISTING GAS METER
- Ppp INDICATES EXISTING POWER POLE
- GW INDICATES EXISTING GUY WIRE
- INDICATES EXISTING STREET SIGN
- MH INDICATES EXISTING MANHOLE
- FH INDICATES EXISTING FIRE HYDRANT
- WM INDICATES EXISTING WATER METER
- WV INDICATES EXISTING WATER VALVE
- [C-160.55] INDICATES EX. CURB ELEVATION
- [SW-160.56] INDICATES EX. SIDEWALK ELEVATION
- [A-160.50] INDICATES EX. ASPHALT ELEVATION
- [N-160.5] INDICATES EX. NATURAL SOIL ELEVATION
- [A-161.02] INDICATES NEW ASPHALT ELEVATION

DRAINAGE NOTE

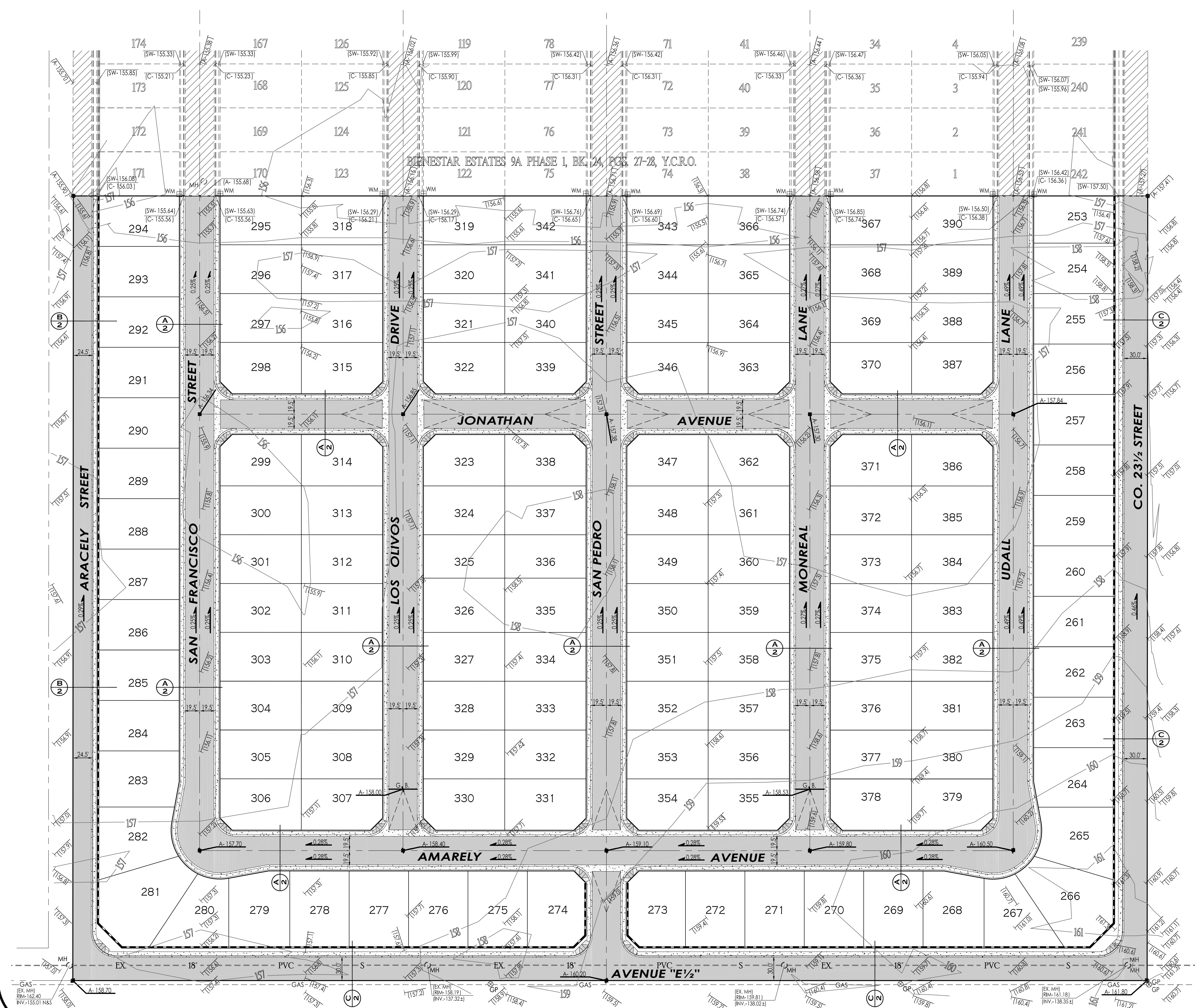
DRAINAGE STORMWATER RUNOFF WILL BE STORED IN EXISTING RETENTION BASIN LOCATED NORTHEAST INTERSECTION OF SAN PEDRO STREET AND EMMANUEL AVENUE AS SHOWN IN DRAINAGE REPORT FOR BIENESTAR ESTATES 9A PHASE 1 SUBDIVISION. APPROVED IN XX-XX-XX

BENCHMARK

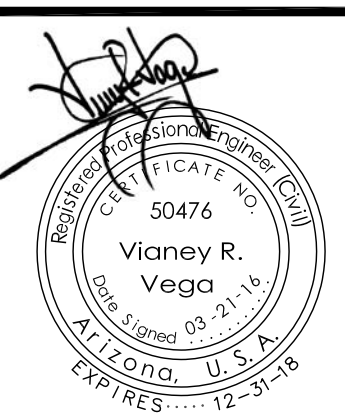
TOP OF 1/2" REBAR WITH RLS 16528 LOCATED AT THE C/4 OF SEC. 10, T11S, R24W, G. & S. R.B.M., LOCATED AT THE INTERSECTION OF AVENUE E 1/2 AND Co. 23 1/2 STREET.

ELEVATION: 160.99 FEET

CALL TWO WORKING DAYS BEFORE YOU DIG
1-800-STAKE-IT



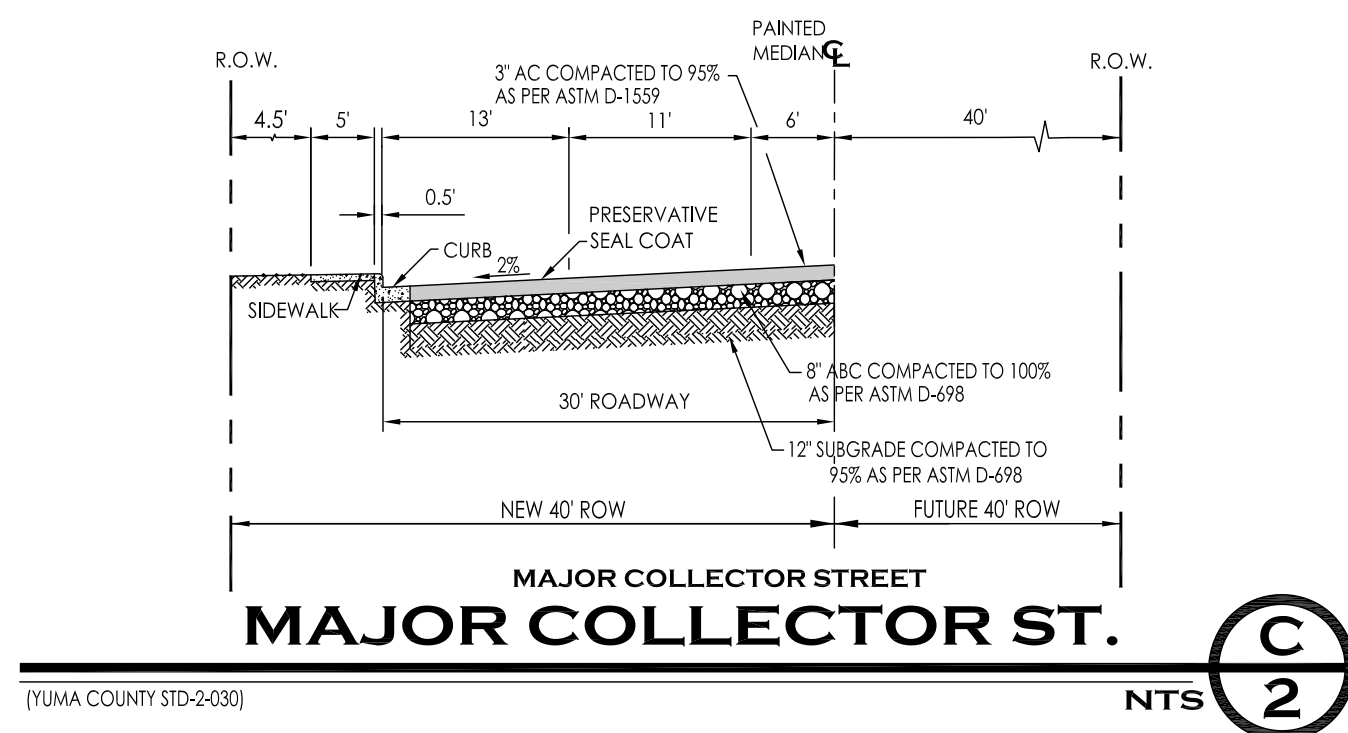
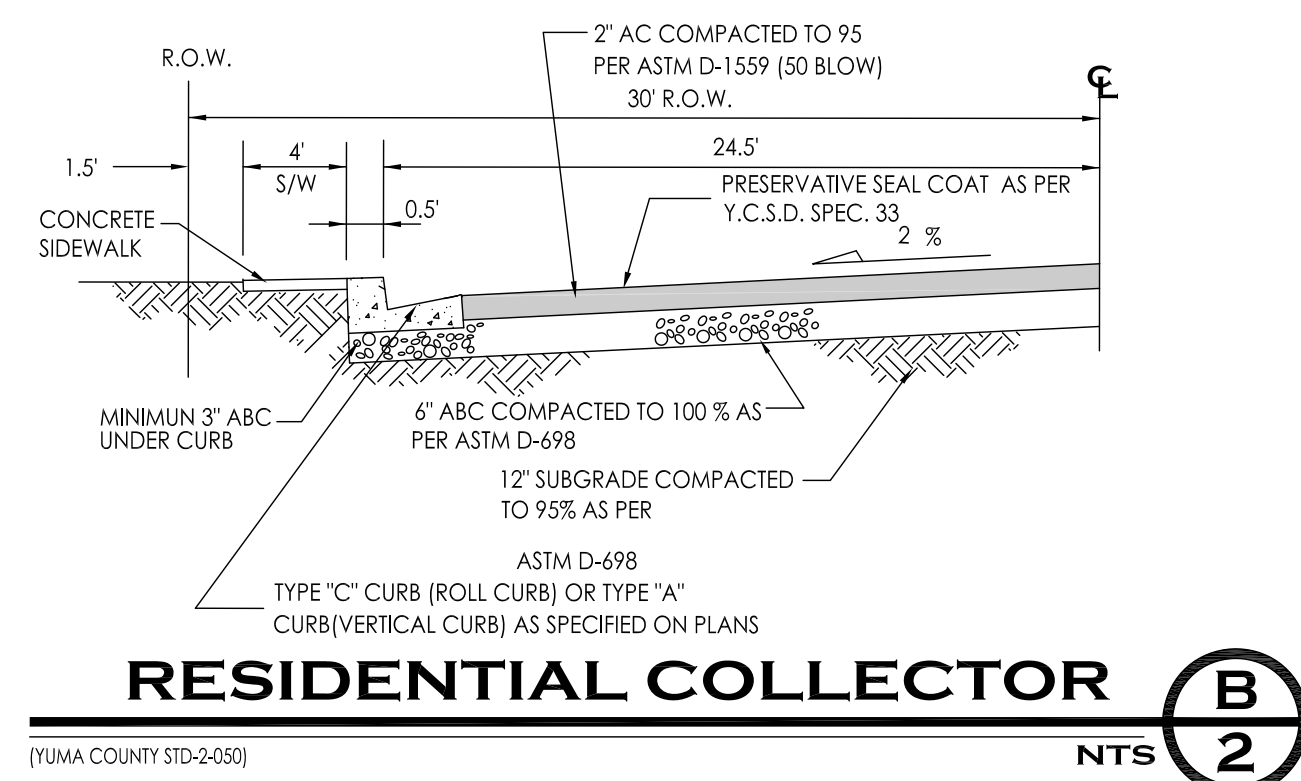
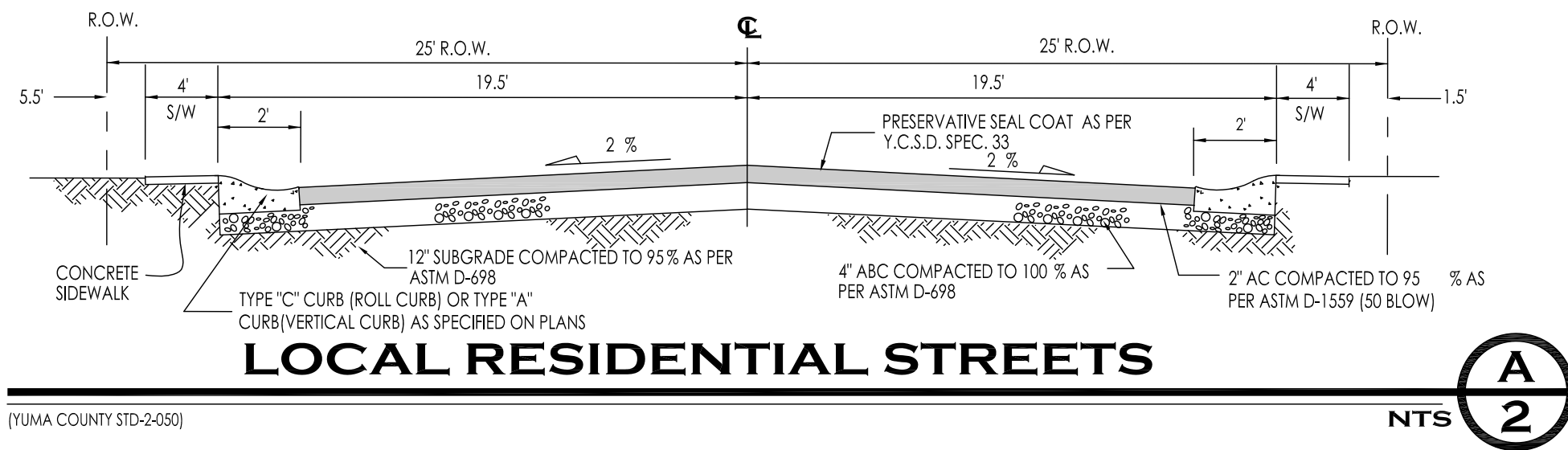
Preliminary Paving & Grading Plan
BIENESTAR ESTATES 9A
PHASE 2



Scale: N.T.S. [Date: MAR. 2016]
 Drawn: staff [Job #: vnv16-200]
 Checked: vna

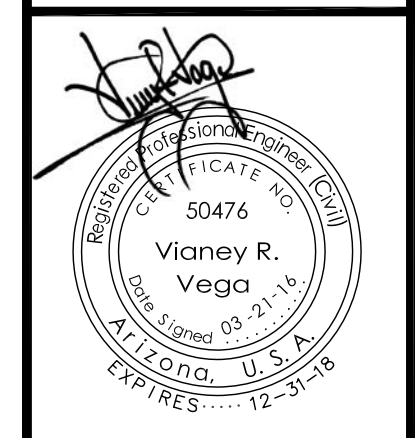
1846 S. 8th AVENUE TEL 928-329-0000
 YUMA, AZ 85364 FAX 928-247-6232
 VnV@veganvega.com





VEGA & VEGA
ENGINEERS, ARCHITECTS & PLANNERS
1846 S. 8th AVENUE
YUMA, AZ 85364
928-329-0000 TEL
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V@veganvega.com

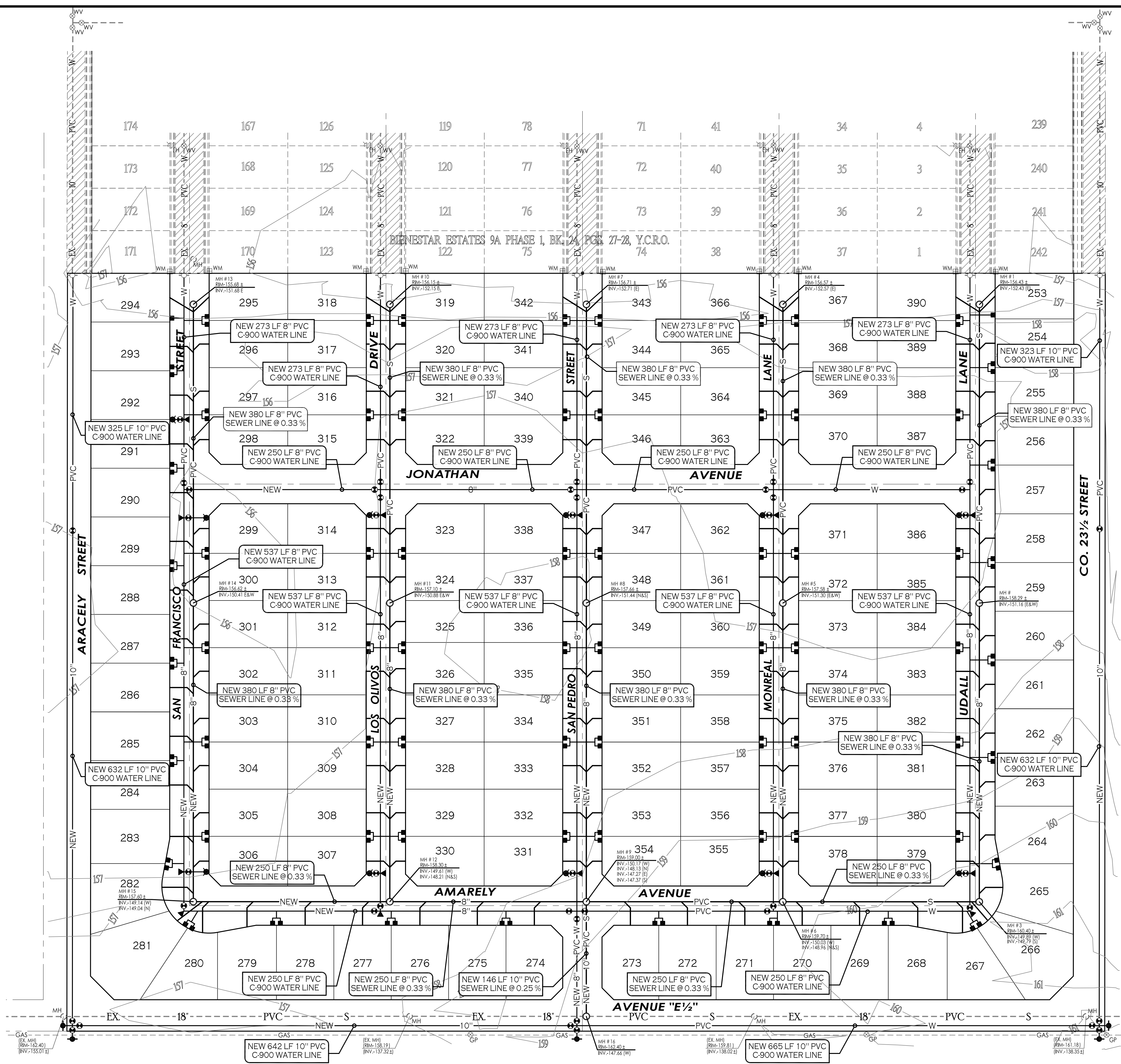
Street Sections
BIENESTAR ESTATES 9A
PHASE 2



Notes:

Scale: N.T.S. | Date: MAR. 2016
 Drawn: staff | Job #: vrv16-200
 Checked: vna

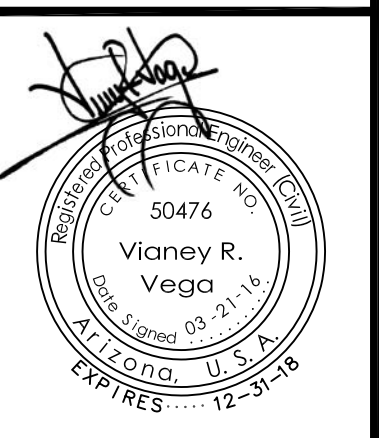
NORTH
SCALE: 1"=60'



LEGEND

163	INDICATES EX. CONTOURS ELEVATION
-EX-6"-PVC-W-	INDICATES EX. WATER LINE
-EX-8"-PVC-S-	INDICATES EX. SEWER LINE
-GAS- - - -	INDICATES EX. GAS LINE
⊠	INDICATES EXISTING ELECTRICAL BOX
⊗	INDICATES EXISTING GAS PADDLE
○	INDICATES EXISTING MANHOLE
⊕	INDICATES EXISTING FIRE HYDRANT
⊕	INDICATES EXISTING WATER METER
⊕	INDICATES EXISTING WATER VALVE
-NEW-PVC-S-	INDICATES NEW SANITARY SEWER LINE
○	NEW SEWER STUB
○	NEW SEWER MANHOLE
○	NEW 4" PVC SEWER SERVICE
-NEW-PVC-W-	INDICATES NEW WATER LINE
○	NEW SINGLE WATER SERVICE
⊕	FIRE LINE W/ END PLUG AND THRUST BLOCK
⊕	NEW WATER VALVE
⊕	NEW FIRE HYDRANT
⊕	NEW TEMPORARY BLOWOFF VALVE
276	INDICATES LOT NUMBERS

Preliminary Water & Sewer Plan
BIENESTAR ESTATES 9A
PHASE 2



Notes:
Scale: N.T.S. [Date: MAR. 2016]
Drawn: staff [Job #: vnv16-200]
Checked: vna

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1-800-STAKE-IT

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