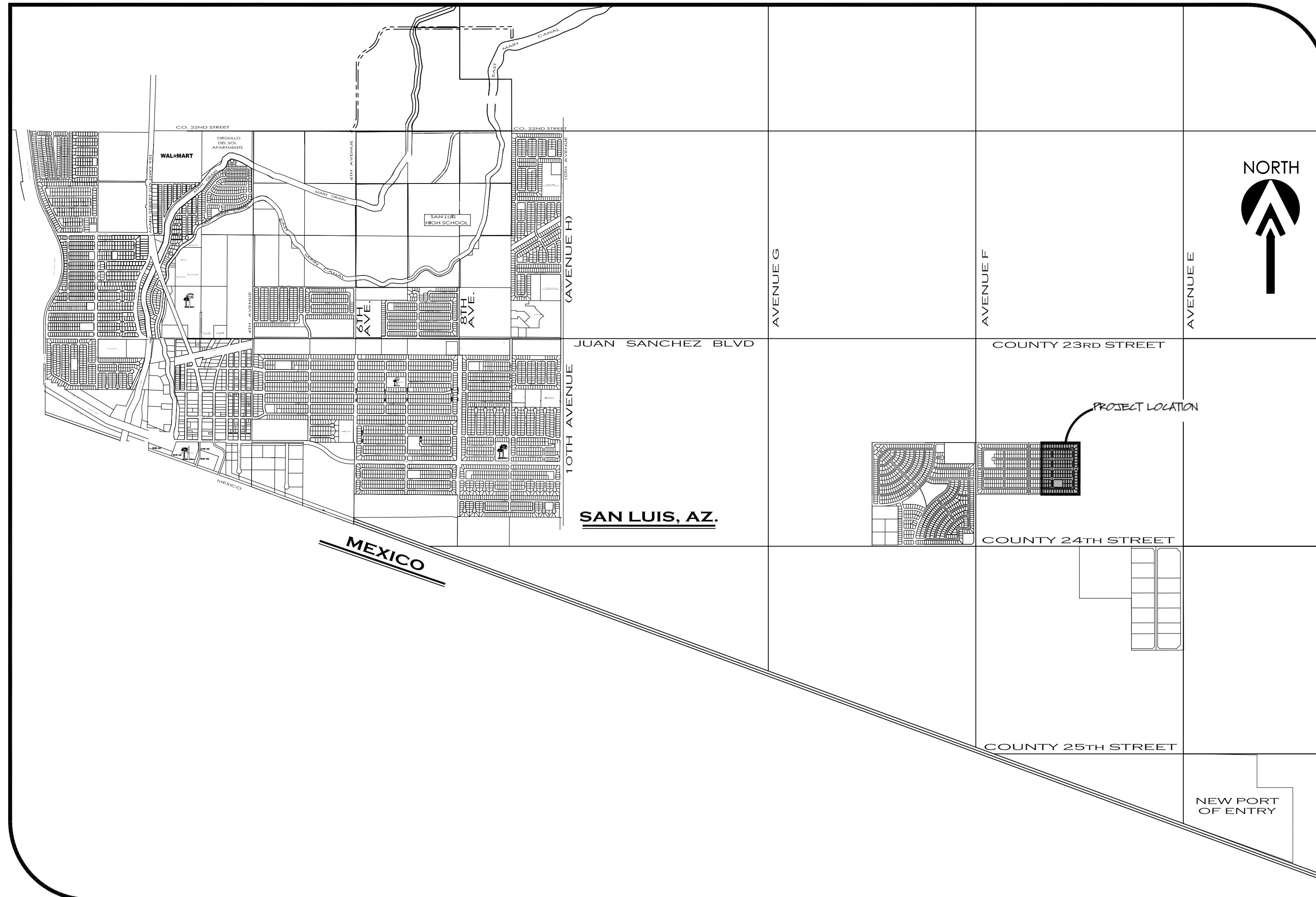


BIENESTAR ESTATES 9A- PHASE 2

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

FINAL PLAT



VICINITY MAP
SCALE: 1"=2000'

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS: THAT COMITE DE BIENESTAR, INC. AN ARIZONA CORPORATION, AS OWNER HAS CAUSED THE FOLLOWING DESCRIBED PROPERTY, A SUBDIVISION OF A PORTION OF THE NE 1/4 OF THE SW 1/4 OF SECTION 10, TOWNSHIP 11 SOUTH, RANGE 24 WEST, G.&S.R.B.&M., YUMA COUNTY, AZ, AS PLATTED HEREON, TO BE SUBDIVIDED INTO LOTS, TRACT & STREETS UNDER THE NAME OF "BIENESTAR ESTATES 9A - PHASE 2 SUBDIVISION" AND HEREBY DECLARES THAT THE ACCOMPANYING PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF LOTS, TRACT AND STREETS CONSTITUTING SAID "BIENESTAR ESTATES 9A - PHASE 2 SUBDIVISION", THAT EACH LOT SHALL BE KNOWN BY THE NUMBER, TRACT BY THE LETTER AND THE STREETS BY THE NAME GIVEN EACH RESPECTIVELY ON SAID PLAT; AND THAT COMITE DE BIENESTAR, INC. AN ARIZONA CORPORATION, HEREBY DEDICATES THE STREETS SHOWN HEREON TO THE PUBLIC FOR ITS USE AND BENEFIT. THE EASEMENTS ARE DEDICATED FOR THE USES SHOWN AND DEFINED ON SAID PLAT AND AS SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED CONCURRENTLY HERewith.

IN WITNESS WHEREOF: COMITE DE BIENESTAR, INC. AN ARIZONA CORPORATION, HAS CAUSED ITS CORPORATE NAME TO BE SIGNED AND ITS CORPORATE SEAL TO BE AFFIXED AS ATTESTED BY THE SIGNATURE OF GEORGE GUERRERO, AS PRESIDENT OF COMITE DE BIENESTAR, INC. AN ARIZONA CORPORATION, THEREUNTO DULY AUTHORIZED ON THIS DAY OF ____ 201__.

GEORGE GUERRERO
PRESIDENT OF COMITE DE BIENESTAR, INC. AN ARIZONA CORPORATION.

ACKNOWLEDGMENT

STATE OF ARIZONA)
) SS
COUNTY OF YUMA)

ON THIS THE _____ DAY OF _____, 201__ BEFORE ME, THE UNDERSIGNED NOTARY, PERSONALLY APPEARED: GEORGE GUERRERO, AS PRESIDENT OF COMITE DE BIENESTAR, INC. AN ARIZONA CORPORATION.

IN WITNESS WHEREOF, I HAVE SET MY HAND AND OFFICIAL SEAL.

BY: _____ MY COMMISSION EXPIRES: _____
NOTARY PUBLIC

APPROVED

STATE OF ARIZONA)
) SS
COUNTY OF YUMA)

THIS SUBDIVISION AS PLATTED HEREON HAS BEEN APPROVED BY THE MAYOR AND THE CITY COUNCIL OF THE CITY OF SAN LUIS, ARIZONA

MAYOR

CITY MANAGER

DIRECTOR OF DEVELOPMENT SERVICES

CITY ENGINEER

CITY PUBLIC WORKS DIRECTOR

LAND SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT I AM A LAND SURVEYOR LISTED ON THE ROSTER OF ACTIVE REGISTRANTS BY THE STATE BOARD OF TECHNICAL REGISTRATION OF ARIZONA AND THAT THIS MAP CONSISTING OF TWO (2) SHEETS CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION DURING MAY 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 DECIMALS PARTS.

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



ELABORATED BY:



BIENESTAR ESTATES 9A- PHASE 2

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

FINAL PLAT

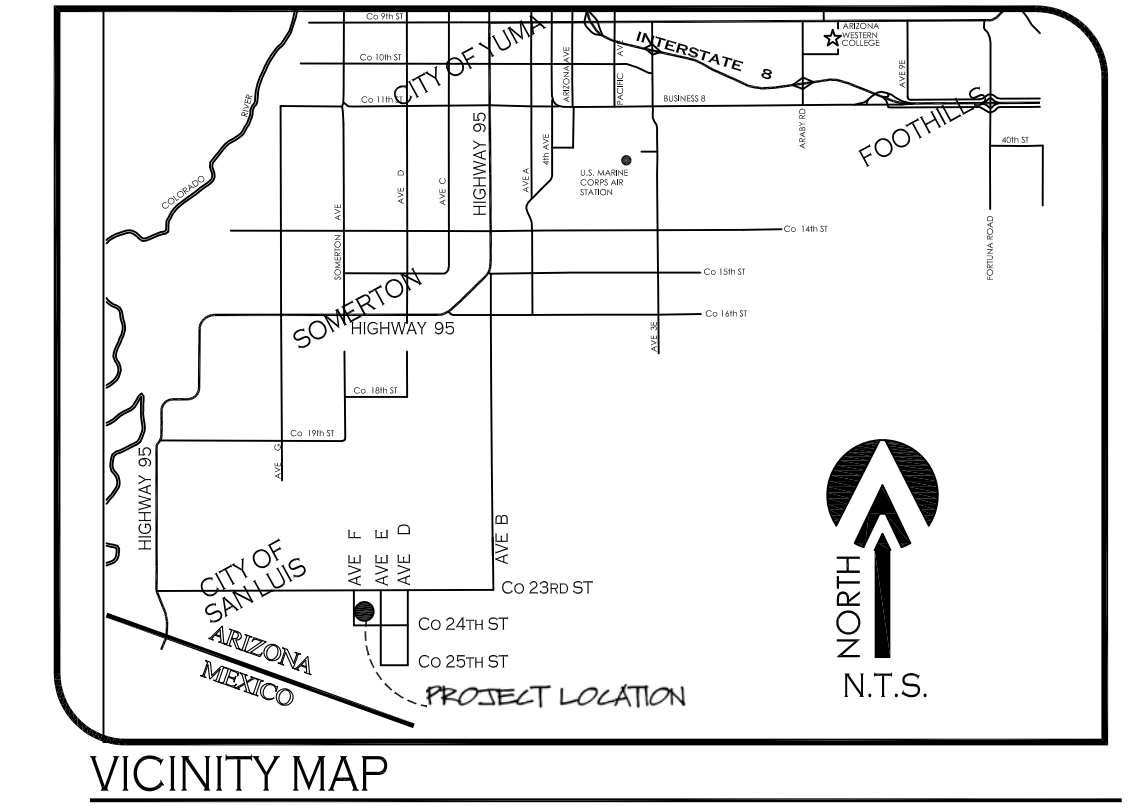
AVENUE "F"

S00°02'42"E 2640.83' S00°02'42"E 2640.84' [R1]

WEST SECTION LINE OF SEC. 10, T11S, R24W

W 1/4 COR. SEC. 10, T11S, R24W, FD. B.C.

NORTH
SCALE: 1"=60'



OWNER OF RECORD:

COMITE DE BIENESTAR INC. AZ CORP.
943 E. "B" STREET
PO BOX 7170
SAN LUIS, AZ. 85349

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	35.36
L5	S44°57'01"W	35.36
L6	S45°02'59"E	35.36
L7	S44°57'18"W	35.36
L8	S10°26'02"E	50.00
L9	N44°58'04"E	42.41
L10	N79°39'22"W	50.00

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

- ① NEW 8" UTILITY EASEMENT
- ② NEW 1" NON-ACCESS EASEMENT

LEGEND

- INDICATES BOUNDARY LINE
- - - - - INDICATES CENTERLINE
- · - · - INDICATES EASEMENT LINE
- 11 NEW LOT NUMBER
- NEW YUMA COUNTY STD. DETAIL No. 4-040 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
- G.L.O. INDICATES GENERAL LAND OFFICE
- N.A.E. INDICATES NON ACCESS EASEMENT
- [M] INDICATES MEASURED DATA
- [R1] DATA REFERS TO BIENESTAR ESTATES 9A - PHASE 1, AS RECORDED IN BOOK 24, PAGES 27 & 28, Y.C.R.

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



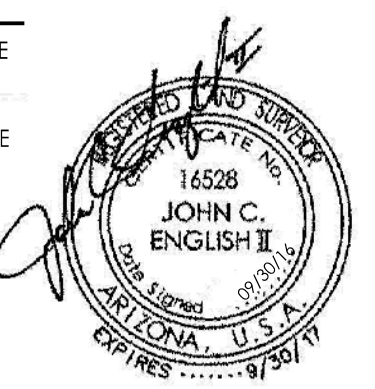
1846 S. 8th Avenue 928-329-0000 Tel
Yuma, Az. 85364 928-247-6232 Fax
www.vega-vega.com

CURVE DATA

NUMBER	DELTA ANGLE	CHORD DIRECTION	CHORD LENGTH	TANGENT	RADIUS	ARC LENGTH
C1	110°46'40"	N45°02'42"W	98.76'	86.94'	60.00'	116.01'
C2	110°46'40"	S44°57'18"W	98.76'	86.94'	60.00'	116.01'

LAND SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT I AM A LAND SURVEYOR LISTED ON THE ROSTER OF ACTIVE REGISTRANTS 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 MAY 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 DECIMALS PARTS.



BY: *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)	LOT #	AREA (SF)
243	6,009.31 SF	263	6,031.56 SF	283	6,218.90 SF	303	6,000.00 SF	323	6,000.00 SF	343	6,000.00 SF	363	6,000.00 SF		
244	6,206.92 SF	264	6,033.04 SF	284	6,217.37 SF	304	6,187.50 SF	324	6,006.38 SF	344	6,187.50 SF	364	6,000.00 SF		
245	6,204.59 SF	265	6,286.17 SF	285	6,004.78 SF	305	6,187.50 SF	325	6,008.77 SF	345	6,187.50 SF	365	6,000.00 SF		
246	6,202.25 SF	266	6,509.92 SF	286	6,000.00 SF	306	6,000.00 SF	326	6,000.00 SF	346	6,000.00 SF	366	6,000.00 SF		
247	6,199.92 SF	267	6,510.77 SF	287	6,000.00 SF	307	6,000.00 SF	327	6,000.00 SF	347	6,000.00 SF	367	6,000.00 SF		
248	6,197.59 SF	268	6,511.62 SF	288	6,183.51 SF	308	6,000.00 SF	328	6,187.50 SF	348	6,010.37 SF	368	6,187.50 SF		
249	6,195.25 SF	269	6,469.19 SF	289	6,000.00 SF	309	6,000.00 SF	329	6,187.50 SF	349	6,012.76 SF	369	6,187.50 SF		
250	6,192.92 SF	270	6,377.89 SF	290	6,000.00 SF	310	6,000.00 SF	330	6,000.00 SF	350	6,000.00 SF	370	6,000.00 SF		
251	6,190.58 SF	271	9,828.18 SF	291	6,000.00 SF	311	6,000.00 SF	331	6,000.00 SF	351	6,000.00 SF	371	6,000.00 SF		
252	6,188.25 SF	272	6,105.07 SF	292	6,187.50 SF	312	6,187.50 SF	332	6,000.00 SF	352	6,187.50 SF	372	6,014.35 SF		
253	6,185.92 SF	273	6,306.14 SF	293	6,187.50 SF	313	6,187.50 SF	333	6,000.00 SF	353	6,187.50 SF				
254	6,254.13 SF	274	6,239.87 SF	294	6,000.00 SF	314	6,000.00 SF	334	6,000.00 SF	354	6,000.00 SF				
255	6,196.34 SF	275	6,237.54 SF	295	6,000.00 SF	315	6,000.00 SF	335	6,000.00 SF	355	6,000.00 SF				
256	9,655.27 SF	276	6,235.21 SF	296	6,000.00 SF	316	6,000.00 SF	336	6,187.50 SF	356	6,000.00 SF				
257	6,444.10 SF	277	6,232.88 SF	297	6,183.51 SF	317	6,000.00 SF	337	6,187.50 SF	357	6,000.00 SF				
258	6,458.98 SF	278	6,230.55 SF	298	6,000.00 SF	318	6,000.00 SF	338	6,000.00 SF	358	6,000.00 SF				
259	6,503.41 SF	279	6,228.22 SF	299	6,000.00 SF	319	6,000.00 SF	339	6,000.00 SF	359	6,000.00 SF				
260	6,504.26 SF	280	6,225.89 SF	300	6,006.38 SF	320	6,187.50 SF	340	6,000.00 SF	360	6,187.50 SF				
261	6,505.11 SF	281	6,223.56 SF	301	6,004.78 SF	321	6,187.50 SF	341	6,000.00 SF	361	6,187.50 SF				
262	6,283.13 SF	282	6,221.23 SF	302	6,000.00 SF	322	6,000.00 SF	342	6,000.00 SF	362	6,000.00 SF				