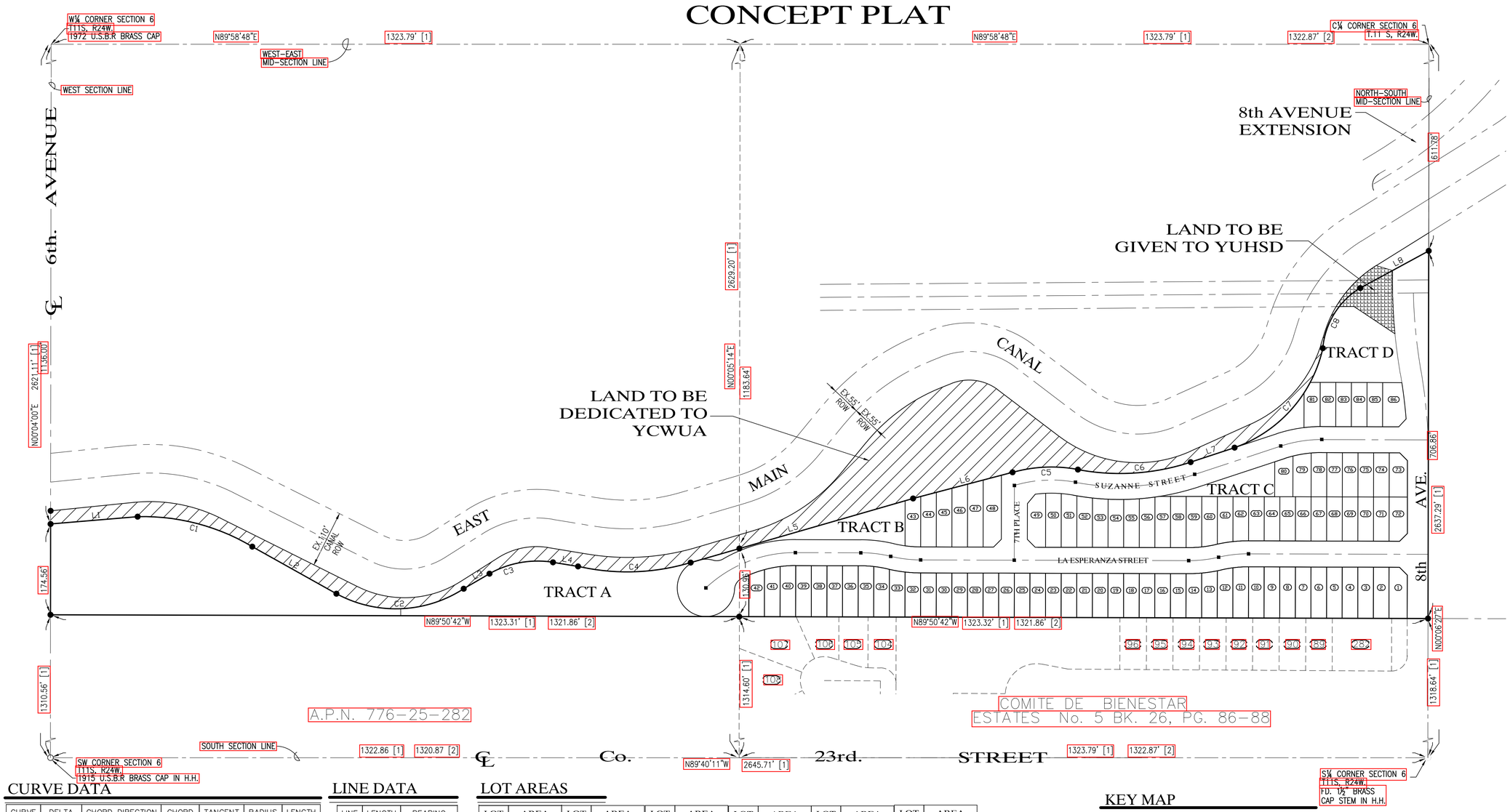
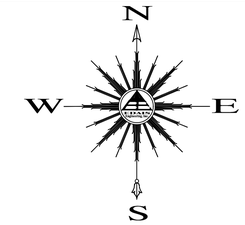
LA ESPERANZA ESTATES

A SUBDIVISION OF PARCEL B OF BARKLEY LOT SPLIT No. 3 AS RECORDED IN BOOK 27 OF PLATS, PAGE 68 Y.C.R., YUMA COUNTY ARIZONA AND BEING A PORTION OF THE N½ OF THE SW¼ OF SECTION 6, T11S, R24W, G. & S. R. B. & M. YUMA COUNTY, ARIZONA

CONCEPT PLAT





SCALE: 1"=100'

LEGEND

- CENTERLINE
- RIGHT-OF-WAY (ROW) LINE
- NEW PROPERTY LINE
- EASEMENT (TYPE AS NOTED)
- BOUNDARY LINE
- NEW STREET MONUMENT AS PER YUMA COUNTY STD. DETAIL No. 4-080
- NEW SUBDIVISION BOUNDARY MONUMENT AS PER YUMA COUNTY STD. DETAIL No. 04-030
- EXISTING MONUMENT (TYPE AS SHOWN)
- (35) NEW LOT NUMBER
- (47) EXISTING LOT NUMBER
- A.P.N. ASSESSOR PARCEL NUMBER
- B.C. BRASS CAP
- H.H. HAND HOLE
- ([1]) DATA REFER TO BARKLEY PROPERTY – SAN LUIS, BOUNDARY SURVEY CONDUCTED BY DAHL, ROBINS & ASSOCIATES, INC. PROJECT No. 07076 SIGNED BY JUAN N. LOMELI DATED JULY 24, 2007.
- ([2]) DATA REFER TO 110' U.S.B.R. EAST MAIN CANAL R.O.W. AS SHOWN ON R.O.W. MAP No. 35-303-646 RECORD @ YUMA COUNTY WATER USERS' ASSOC.
- ([3]) DATA REFER TO 100' 34.5 kV TRANSMISSION LINE R/W U.S.B.R. DWG No. 1292-303-3636 AS SET FORTH IN DKT 138, PG 418-420, Y.C.R.

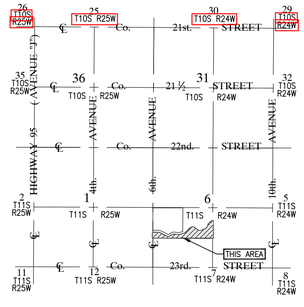
CURVE DATA

CURVE	DELTA	CHORD DIRECTION	CHORD	TANGENT	RADIUS	LENGTH
C1	32.3259	N75°20'40"W	227.74'	118.56'	409.06'	230.79'
C2	61.5939	N87°45'20"E	244.73'	142.46'	239.00'	256.93'
C3	38.1579	S79°51'20"W	123.94'	65.57'	189.58'	126.26'
C4	29.7255	N88°03'40"E	216.46'	111.98'	421.95'	218.91'
C5	26.3942	S87°27'40"W	125.57'	64.49'	275.00'	126.68'
C6	28.8910	N86°12'50"E	217.03'	112.06'	435.00'	219.35'
C7	57.7057	N41°33'30"E	255.46'	145.83'	264.69'	266.58'
C8	53.6008	S31°54'00"W	136.33'	76.37'	151.18'	141.43'

LINE DATA

LINE	LENGTH	BEARING
L1	167.78'	N85°10'40"E
L2	185.26'	S60°44'51"E
L3	57.43'	N59°42'46"E
L4	48.75'	S80°45'54"E
L5	444.77'	N73°54'41"E
L6	197.66'	N75°14'48"E
L7	88.92'	N71°46'01"E
L8	149.62'	N61°28'39"E

LOT AREAS

LOT	AREA	LOT	AREA	LOT	AREA	LOT	AREA	LOT	AREA	LOT	AREA
1	3331.38 SF	16	2550.00 SF	31	2550.00 SF	46	3509.36 SF	61	2666.04 SF	76	2550.00 SF
2	2951.90 SF	17	2550.00 SF	32	2566.28 SF	47	3748.81 SF	62	2566.59 SF	77	2550.00 SF
3	2951.90 SF	18	2550.00 SF	33	2665.15 SF	48	4563.67 SF	63	2550.00 SF	78	2543.76 SF
4	2951.90 SF	19	2550.00 SF	34	2839.04 SF	49	3339.11 SF	64	2550.00 SF	79	2854.57 SF
5	2951.90 SF	20	2550.00 SF	35	2940.27 SF	50	3112.62 SF	65	2550.00 SF	80	2548.11 SF
6	2951.90 SF	21	2550.00 SF	36	2951.90 SF	51	3043.12 SF	66	2550.00 SF	81	2539.20 SF
7	2951.90 SF	22	2550.00 SF	37	2951.90 SF	52	2905.97 SF	67	2550.00 SF	82	2550.02 SF
8	2951.90 SF	23	2550.00 SF	38	2951.90 SF	53	2810.40 SF	68	2550.00 SF	83	2550.00 SF
9	2951.90 SF	24	2550.00 SF	39	2951.90 SF	54	2771.05 SF	69	2550.00 SF	84	2550.00 SF
10	2951.90 SF	25	2550.00 SF	40	2933.12 SF	55	2787.48 SF	70	2550.00 SF	85	2550.00 SF
11	2931.93 SF	26	2550.00 SF	41	2814.18 SF	56	2859.85 SF	71	2550.00 SF	86	3461.68 SF
12	2811.30 SF	27	2550.00 SF	42	2566.88 SF	57	2946.75 SF	72	2872.76 SF		
13	2642.04 SF	28	2550.00 SF	43	2767.74 SF	58	2951.87 SF	73	2872.76 SF		
14	2559.50 SF	29	2550.00 SF	44	3030.45 SF	59	2940.50 SF	74	2550.00 SF		
15	2550.00 SF	30	2550.00 SF	45	3269.91 SF	60	2839.95 SF	75	2550.00 SF		

KEY MAP