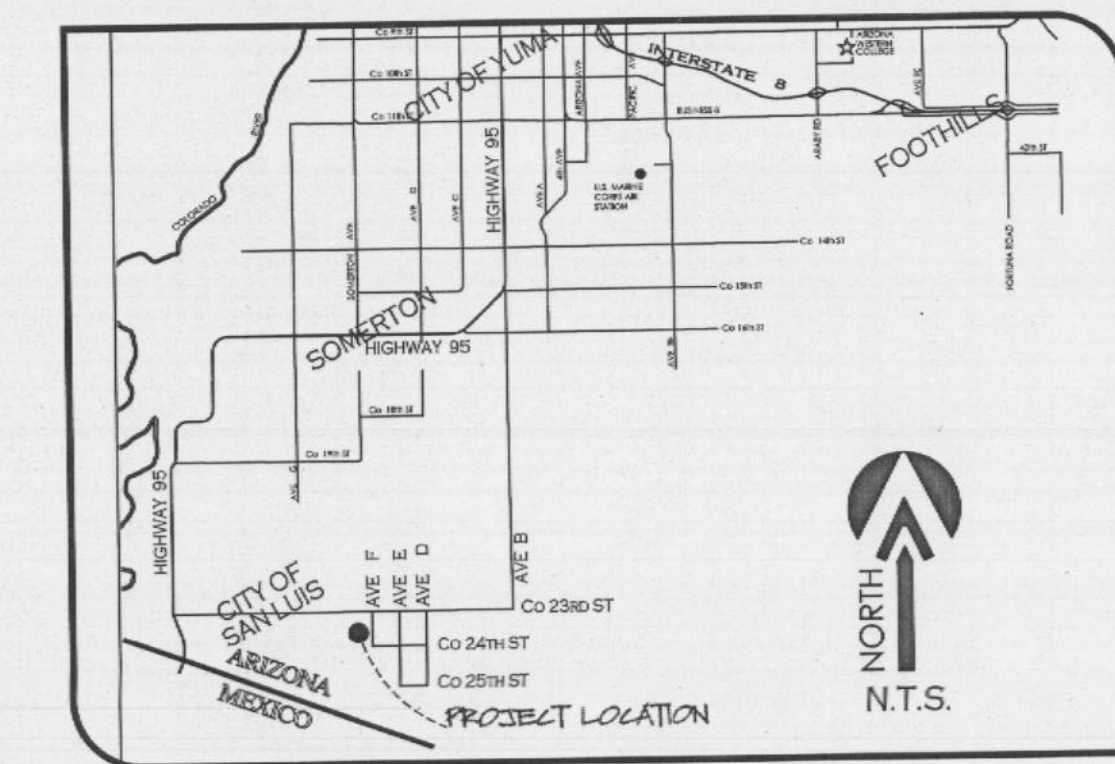


BIENESTAR ESTATES 9C

A SUBDIVISION OF TRACT "A" OF BIENESTAR ESTATES 9B SUBDIVISION, AS RECORDED IN BOOK 24 OF PLATS, PAGES 14-16, YUMA COUNTY RECORDERS OFFICE, YUMA COUNTY, AZ JULY OF 2018 ACREAGE: 3.45 AC (GROSS)

PRELIMINARY PLAT



VICINITY MAP

OWNER OF RECORD:

COMITE DE BIENESTAR INC. AZ CORP.
963 E. 18TH STREET
PO BOX 7170
SAN LUIS, AZ. 85349

BASIS OF BEARING

THE NORTH-SOUTH MID-SECTION LINE OF SEC. 9 T11S, R24W, G.A.S.B.M., YUMA COUNTY, ARIZONA (BEING THIS LINE THE CENTERLINE OF AVENUE "F"), AS SHOWN ON BIENESTAR ESTATES 9B SUBDIVISION, AS RECORDED IN BOOK 24 OF PLATS, PAGES 14-16, YUMA COUNTY RECORDERS OFFICE, YUMA COUNTY, AZ

BEARING N00°01'49"W

KEYNOTES

- ① NEW 8' UTILITY EASEMENT
- ② NEW 1' NON-ACCESS EASEMENT
- ③ EXISTING 8' UTILITY EASEMENT (R1)

NOTE

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

ELABORATED BY:

VNV18-350



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

LEGEND

- INDICATES BOUNDARY LINE
- - - INDICATES CENTERLINE
- - - - - INDICATES EASEMENT LINE
- 11 NEW LOT NUMBER
- SET PROPERTY CORNERS TO BE MARKED BY 1/2" DIA. REBAR TAGGED WITH CAP L.S. 16528 (UNLESS NOTED OTHERWISE)
- 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 RECORDS
- G.L.O. INDICATES GENERAL LAND OFFICE
- N.A.E. INDICATES NON ACCESS EASEMENT
- [M] INDICATES MEASURED DATA
- [R] DATA REFERS TO BIENESTAR ESTATES 9B, AS RECORDED IN BOOK 24, PAGES 14-16, Y.C.R., YUMA COUNTY, AZ.



LINE DATA

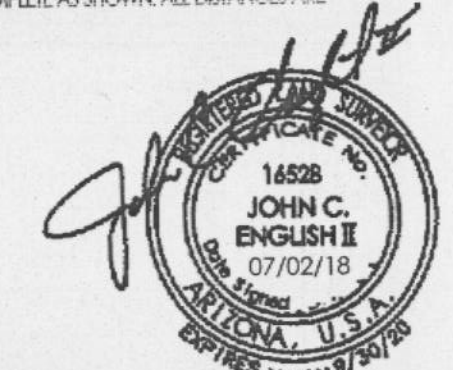
| NUMBER | LENGTH | BEARING |
|--------|--------|-------------|
| L1 | 29.96' | N66°33'15"W |
| L2 | 25.10' | N1°18'57"E |
| L3 | 30.46' | S77°05'16"E |
| L4 | 24.71' | N10°25'21"E |
| L5 | 24.96' | S20°39'45"W |

CURVE DATA

| NUMBER | DELTA ANGLE | CHORD DIRECTION | CHORD LENGTH | TANGENT | RADIUS | ARC LENGTH |
|---------|-------------|-----------------|--------------|---------|----------|------------|
| C1 [M] | 45°07'31" | N67°32'14"E | 924.70' | 500.67' | 1205.00' | 949.04' |
| C2 [R] | 14°28'34" | S37°44'11"W | 303.64' | 153.04' | 1205.00' | 304.45' |
| C3 [R] | 30°32'36" | S74°46'24"E | 105.36' | 54.61' | 200.00' | 106.62' |
| C4 | 15°38'18" | S14°15'59"E | 142.85' | 72.09' | 525.00' | 143.29' |
| C4 [R] | | | | | 525.00' | 143.29' |
| C5 | 1°46'46" | N37°48'47"E | 50.00' | 25.00' | 1610.00' | 50.00' |
| C6 | 13°55'20" | N14°22'42"W | 22.79' | 11.48' | 94.00' | 22.84' |
| C7 | 23°33'43" | S29°37'50"E | 38.38' | 19.60' | 94.00' | 38.66' |
| C8 | 214°20'28" | S45°52'13"W | 87.90' | 148.87' | 46.00' | 172.08' |
| C9 | 22°23'52" | N19°59'08"W | 504.96' | 257.38' | 1300.00' | 508.19' |
| C9 [R] | 22°23'52" | N19°59'08"W | 504.96' | 257.38' | 1300.00' | 508.19' |
| C10 | 2°32'47" | S20°48'44"E | 24.44' | 12.22' | 550.00' | 24.44' |
| C11 | 17°10'14" | S19°32'39"E | 28.07' | 14.19' | 94.00' | 28.17' |
| C12 | 17°10'14" | S32°42'54"E | 28.07' | 14.19' | 94.00' | 28.17' |
| C13 | 214°20'28" | N65°52'13"E | 87.90' | 148.87' | 46.00' | 172.08' |
| C14 | 27°24'51" | S76°20'17"E | 272.50' | 140.25' | 575.00' | 275.12' |
| C15 | 19°51'28" | N54°54'11"E | 425.89' | 216.18' | 1235.00' | 428.03' |
| C15 [R] | 19°51'27" | N54°54'12"E | 425.89' | 216.18' | 1235.00' | 428.02' |

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 JUNE OF 2018 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 RE-TRACED. THE SURVEY IS TRUE AND COMPLETE AS SHOWN. ALL DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS.



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