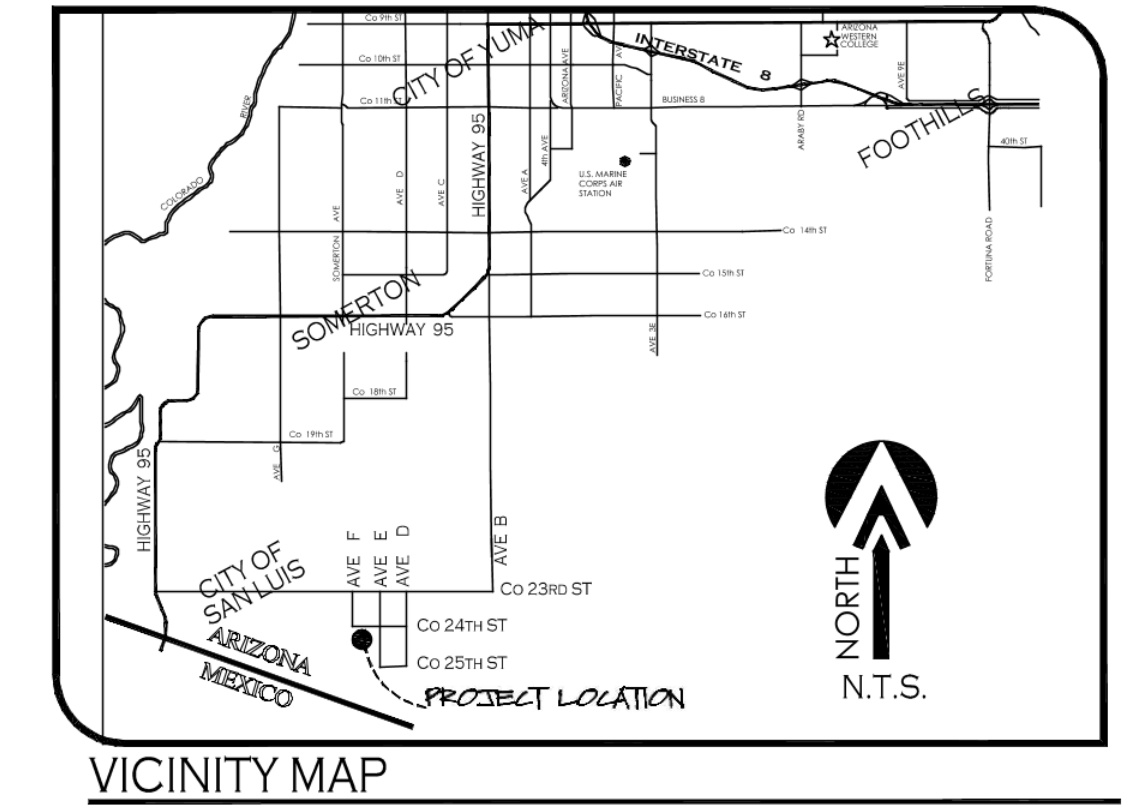


CONCEPT DESIGN BIENESTAR ESTATES 11

A SUBDIVISION OF THE NE 1/4 OF THE NW 1/4 OF SECTION 15, T11S, R24W,
G.&S.R.B.&M., YUMA COUNTY, ARIZONA.
OCTOBER OF 2019 ACREAGE: 39.15 AC (GROSS)



SCALE: 1"=100'

OWNER OF RECORD:

COMITE DE BIENESTAR INC. AZ CORP.
963 E. 8th STREET
PO BOX 7170
SAN LUIS, AZ, 85349

BASIS OF BEARING

THE NORTH SECTION LINE OF SECTION 15, T11S, R24W,
G.&S.R.B.&M., YUMA COUNTY, ARIZONA (BING THIS LINE THE
CENTERLINE OF Co. 24th 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
- NEW 1' NON-ACCESS EASEMENT
- NEW 20' DRAINAGE EASEMENT

NOTE

- PROPERTY CORNERS TO BE MARKED BY 1/2" DIAMETER REBAR TAGGED WITH CAP I.S. 1653B
- PROJECT ZONING: R-1-4 & TRACT "B" C-2

ELABORATED BY:

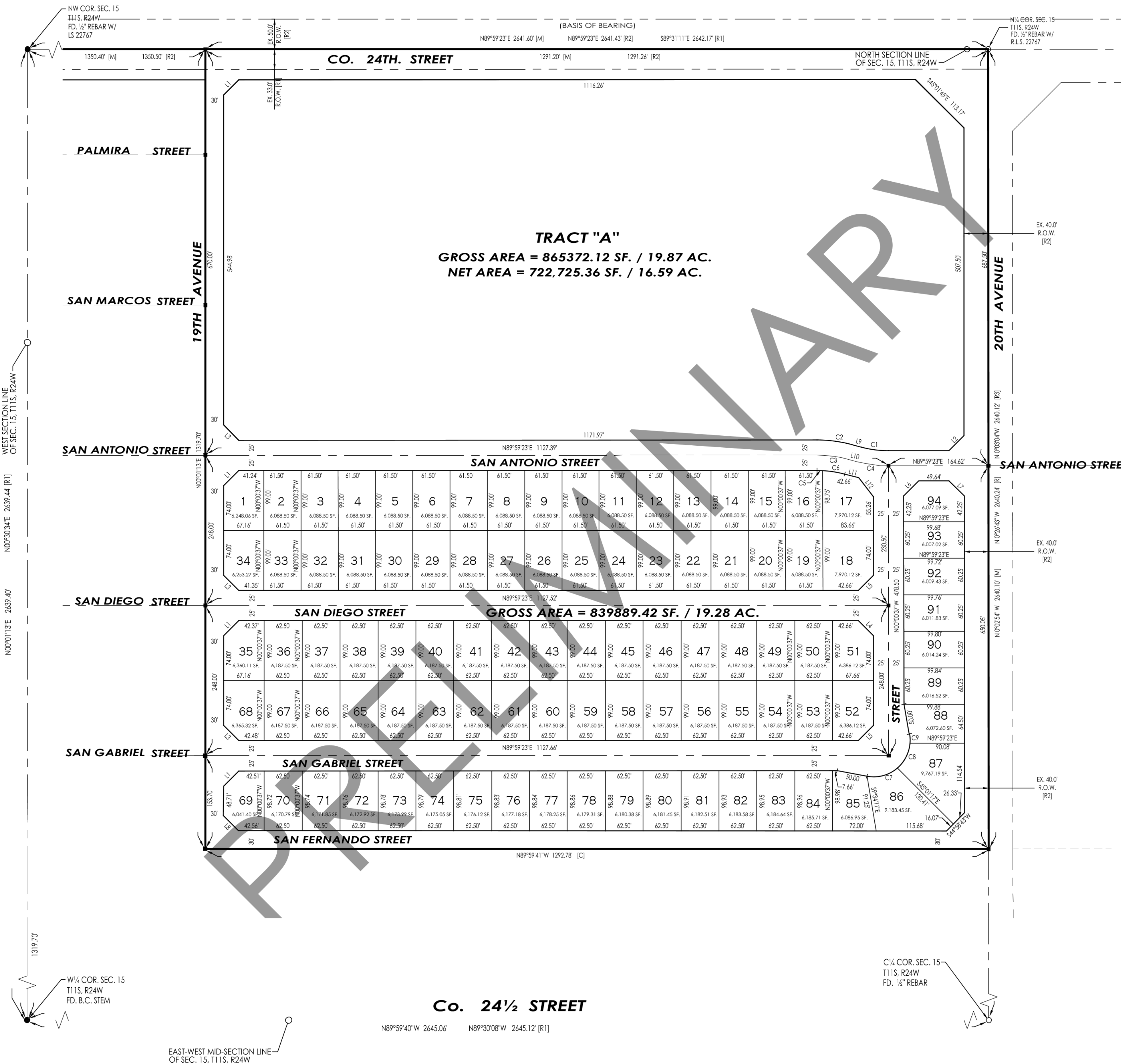
VNV18-400

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

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 TWO (2) SHEETS CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION DURING DECEMBER 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 RETRACED. THE SURVEY IS TRUE AND COMPLETE AS SHOWN. ALL DISTANCES ARE SHOWN IN FEET AND DECIMALS PARTS.

PRELIMINARY



LINE DATA

LINE NUMBER	BEARING	LENGTH (FEET)
L1	N45°00'18"E	35.36
L2	S44°58'15"W	35.34
L3	N44°59'42"W	35.35
L4	S45°00'37"E	35.36
L5	S44°59'23"W	35.36
L6	N44°59'23"E	35.36
L7	S45°01'45"E	35.37
L8	N44°59'14"W	35.35
L9	N75°00'37"W	14.95
L10	S75°00'37"E	14.95
L11	S75°00'37"E	24.36
L12	S37°30'37"E	39.67

CURVE DATA

NUMBER	DELTA ANGLE	CHORD DIRECTION	CHORD LENGTH	TANGENT	RADIUS	ARC LENGTH
C1	15°00'00"	N82°30'37"W	45.68	23.04	175.00'	45.81
C2	15°00'00"	N82°30'37"W	58.74	29.42	225.00'	58.90
C3	15°00'00"	S82°30'37"E	52.21	31.50	40.00'	52.36
C4	15°00'00"	S82°30'37"E	52.21	31.50	40.00'	52.36
C5	03°02'57"	S88°29'08"E	9.31	4.34	175.00'	9.31
C6	55°23'36"	S88°29'08"E	36.44	18.32	175.00'	36.50
C7	51°07'17"	N74°49'04"E	51.78	28.72	60.00'	53.53
C8	44°57'59"	N26°46'27"E	45.89	24.83	60.00'	47.09
C9	14°41'24"	N03°03'15"W	15.34	7.73	60.00'	15.38