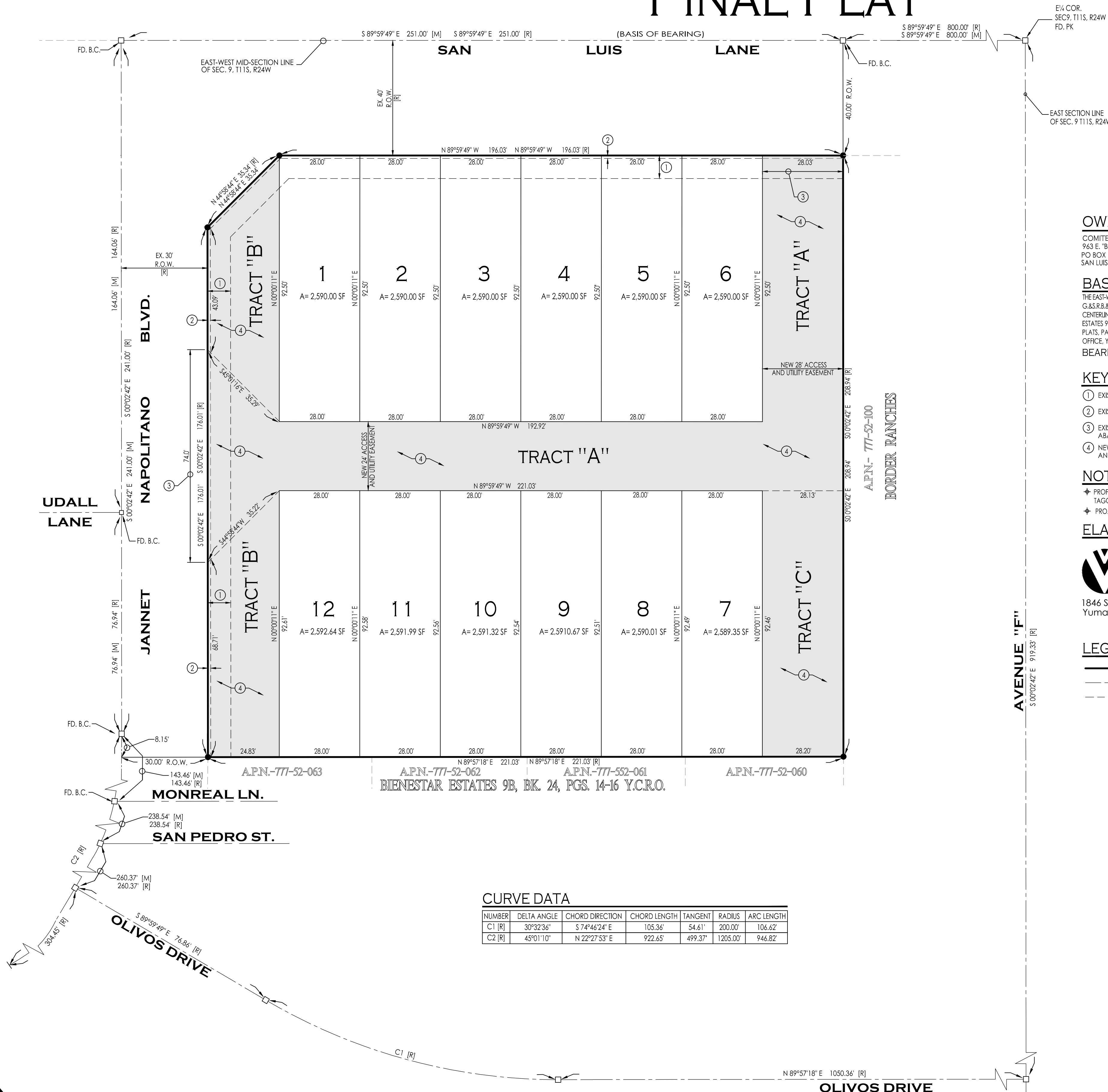
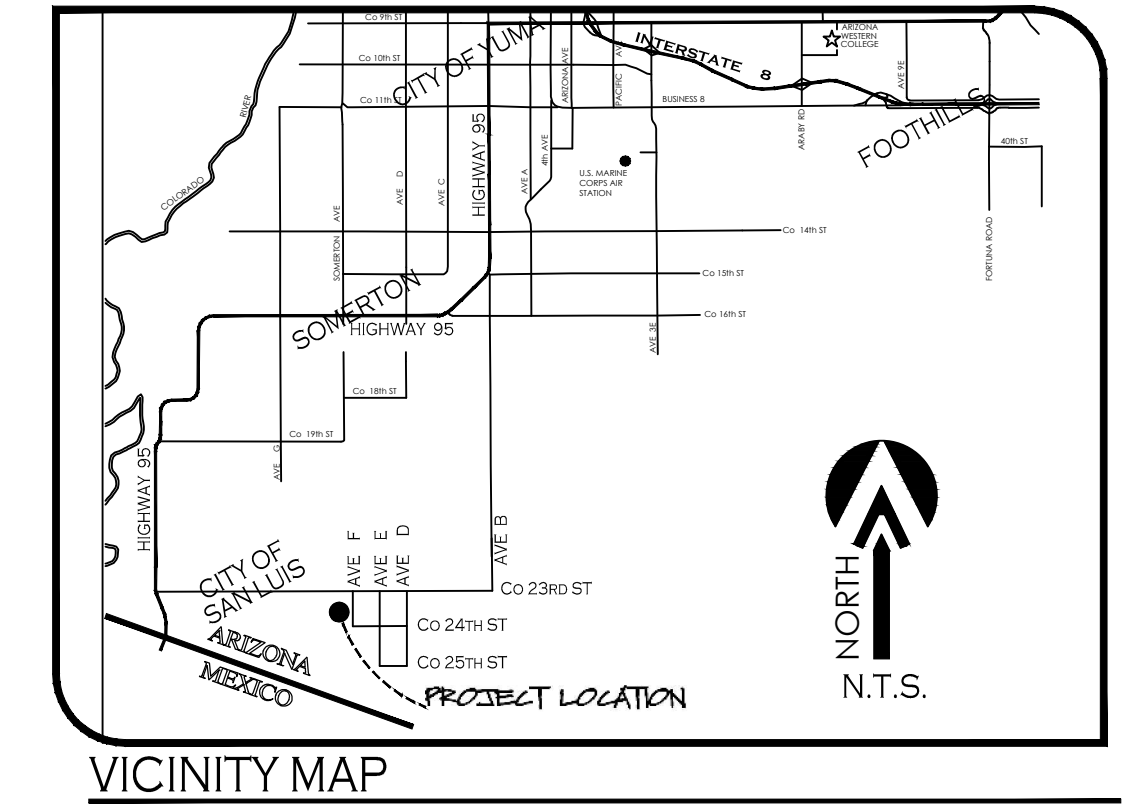


BIENESTAR ESTATES CONDOMINIUMS

A SUBDIVISION OF TRACT "B" OF BIENESTAR ESTATES 9B SUBDIVISION, AS RECORDED IN BOOK 24 OF PLATS, PAGES 14 - 16, YUMA COUNTY RECORDERS OFFICE, YUMA COUNTY, AZ
OCTOBER OF 2018 ACREAGE: 1.05 AC (GROSS)

FINAL PLAT



OWNER OF RECORD:

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

BASIS OF BEARING

THE EAST-WEST MID-SECTION LINE OF SEC. 9 T11S, R24W, G. & S.R. & M., YUMA COUNTY, ARIZONA (BEING THE LINE THE CENTERLINE OF SAN LUIS LANE AS SHOWN ON BIENESTAR ESTATES 9B SUBDIVISION, AS RECORDED IN BOOK 24 OF PLATS, PAGES 14 - 16, YUMA COUNTY RECORDERS OFFICE, YUMA COUNTY, AZ
BEARINGS S 89°59'49" E

KEYNOTES

- ① EXISTING 6" UTILITY EASEMENT [R]
- ② EXISTING 1" NON-ACCESS EASEMENT
- ③ EXISTING 1" NON-ACCESS EASEMENT TO BE ABANDONED UPON FINAL PLAT RECORDATION
- ④ NEW UTILITY, ACCESS & LANDSCAPING EASEMENT AND COMMUNITY POOL AREA

NOTE

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

ELABORATED BY:

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

LEGEND

- INDICATES BOUNDARY LINE
- INDICATES CENTERLINE
- INDICATES EASEMENT LINE
- 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 RECORDERS
- G.L.O. INDICATES GENERAL LAND OFFICE
- N.A.E. INDICATES NON ACCESS EASEMENT
- INDICATES MEASURED DATA
- [M] DATA REFERS TO BIENESTAR ESTATES 9B SUBDIVISION, AS RECORDED IN BOOK 24, PAGES 14 - 16, Y.C.R., YUMA COUNTY, AZ.

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 NW 1/4 OF THE NE 1/4 OF THE SE 1/4 OF SECTION 9, TOWNSHIP 11 SOUTH, RANGE 24 WEST, G. & S.R. & M., YUMA COUNTY, AZ, AS PLATTED HEREON, TO BE SUBDIVIDED INTO LOTS & TRACTS, UNDER THE NAME OF BIENESTAR ESTATES CONDOMINIUMS AND HEREBY DECLARES THAT THE ACCOMPANYING PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF LOTS, TRACTS CONSTITUTING SAID "BIENESTAR ESTATES CONDOMINIUMS". THAT EACH LOT SHALL BE KNOWN BY THE NUMBER AND TRACT BY THE LETTER GIVEN EACH RESPECTIVELY ON SAID PLAT; AND THAT COMITE DE BIENESTAR, INC. AN ARIZONA CORPORATION, HEREBY DEDICATES TRACT "A" WHICH INCLUDES DRIVE ISLE AREA IS DESIGNATED FOR PRIVATE USE BY RESIDENTS OF "BIENESTAR ESTATES CONDOMINIUMS" AND EASEMENTS FOR PUBLIC UTILITIES, CABLE TELEVISION, WATER, SEWER, EMERGENCY VEHICLE ACCESS AND REFUSE COLLECTION; TRACT "B" WILL BE RESERVED FOR LANDSCAPING AREA AND DESIGNATED COMMON AREA FOR PRIVATE USE BY RESIDENTS OF "BIENESTAR ESTATES CONDOMINIUMS"; TRACT "C" IS DESIGNATED COMMON AREA AND RESERVE FOR PRIVATE USE BY RESIDENTS OF "BIENESTAR ESTATES CONDOMINIUMS"; THE EASEMENTS ARE DEDICATED FOR THE PURPOSE SHOWN HEREON AND ARE 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)
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)
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

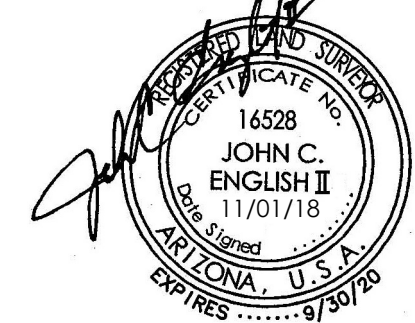
DIRECTOR OF DEVELOPMENT SERVICES

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 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 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. 16598