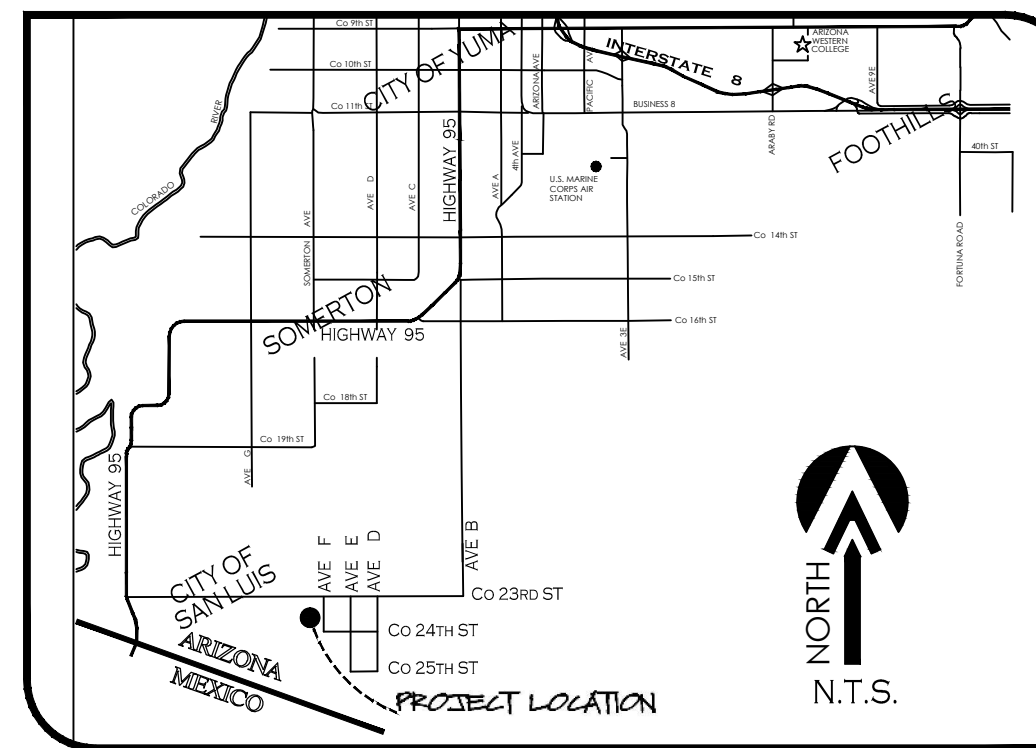


# BIENESTAR ESTATES 9C

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 NOVEMBER OF 2018 ACREAGE: 3.45 AC (GROSS)

## FINAL PLAT



VICINITY MAP

### 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 \_\_\_\_\_

### OWNER OF RECORD:

COMITE DE BIENESTAR INC. AZ CORP.  
943 E. 7<sup>TH</sup> STREET  
PO BOX 7170  
SAN LUIS, AZ, 85349  
**BASIS OF BEARING**  
THE NORTH-SOUTH MID-SECTION LINE OF SEC. 9 T11S, R24W, G.8&R.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

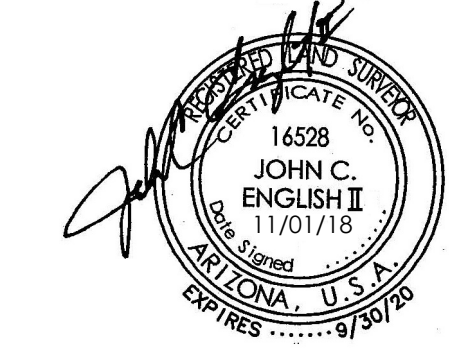
- ① NEW 8' UTILITY EASEMENT
  - ② NEW 1' NON-ACCESS EASEMENT
  - ③ EXISTING 8' UTILITY EASEMENT [R1]
- NOTE**  
 \* PROPERTY CORNERS TO BE MARKED BY 1/2" DIAMETER REBAR TAGGED WITH CAP L.S. 16528  
 \* PROJECT ZONING: R-1-6

### ELABORATED BY:



### 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 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. 16528

### 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 TRACT "A" OF BIENESTAR ESTATES 9B SUBDIVISION, AS RECORDED IN BOOK 24 OF PLATS, PAGES 14 - 16, YUMA COUNTY RECORDERS OFFICE, YUMA COUNTY, AZ, AS PLATTED HEREON, TO BE SUBDIVIDED INTO LOTS & STREETS UNDER THE NAME OF "BIENESTAR ESTATES 9C SUBDIVISION" AND HEREBY DECLARES THAT THE ACCOMPANYING PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF LOTS AND STREETS CONSTITUTING SAID "BIENESTAR ESTATES 9C SUBDIVISION". THAT EACH LOT SHALL BE KNOWN BY THE NUMBER 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 }  
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

### 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 RECORDERS
- 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.

### CURVE DATA

NUMBER	DELTA ANGLE	CHORD DIRECTION	CHORD LENGTH	TANGENT	RADIUS	ARC LENGTH
C1 [M]	45°39'15"	N67°48'05"E	934.94'	507.20'	1205.00'	940.16'
C1 [R]	45°39'15"	N67°48'05"E	934.94'	507.20'	1205.00'	940.16'
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'	54.41'	200.00'	106.62'
C4	19°38'18"	S14°15'59"E	142.85'	72.09'	525.00'	143.29'
C4 [R]	19°38'18"	S14°15'59"E	142.85'	72.09'	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	18°09'25"	S32°19'59"E	29.66'	15.02'	94.00'	29.79'
C8	214°20'28"	S65°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°01'136"	N8°55'33"W	27.83'	14.07'	94.00'	27.93'
C12	17°18'52"	S26°54'7"E	28.30'	13.81'	94.00'	28.41'
C13	214°20'28"	S72°25'11"W	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'
C16	16°41'26"	S25°47'4"E	21.77'	11.00'	75.00'	21.85'
C17	16°41'26"	S25°47'4"E	21.77'	11.00'	75.00'	21.85'

### LINE DATA

NUMBER	LENGTH	BEARING
L1	32.70'	N72°39'44"W
L2	38.37'	S15°51'12"W
L3	32.93'	N88°30'57"W
L4	39.26'	N05°25'31"E
L5	24.96'	S20°39'45"W

