

BIENESTAR ESTATES 11

FINAL PLAT

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GENERAL CONSTRUCTION NOTES:

- THE LOCATION OF UTILITIES IS APPROXIMATE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION. UTILITIES SHOWN HERE ARE FOR THE PURPOSE OF ASSISTING THE CONTRACTOR IN LOCATING SAID UTILITIES. THE CONTRACTOR IN ACCORDANCE WITH ARIZONA STATUTES SHALL CONTACT THE ARIZONA BLUE STAKE CENTER (1-800-782-6348) AT LEAST 48 HOURS MIN. PRIOR TO THE BEGINNING OF CONSTRUCTION AND OBTAIN ON-SITE UTILITIES LOCATIONS. CONFLICTS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER AND SHALL BE RESOLVED PRIOR TO PROCEEDING WITH CONSTRUCTION. ANY DAMAGED TO A UTILITY SHALL BE REPAIRED AT THE CONTRACTOR EXPENSE.
- ALL CITY REQUIRED COMPACTION AND LABORATORY TESTS SHALL BE FURNISHED BY THE CONTRACTOR TO THE CITY PRIOR TO ACCEPTANCE OF THE PROJECT.
- THE CONTRACTOR SHALL GUARANTEE ALL MATERIALS AND WORKMANSHIP FOR TWO YEARS AFTER THE FINAL ACCEPTANCE. ANY DEFECTIVE MATERIAL OR WORKMANSHIP SHALL BE REPLACED AND/OR REPAIRED PRIOR TO FINAL ACCEPTANCE.
- ALL ROAD SURFACES, EASEMENTS OR RIGHT OF WAYS DISTURBED BY CONSTRUCTION OF ANY PART OF THIS IMPROVEMENTS ARE TO BE RESTORED COMPLETELY BY THE CONTRACTOR TO THE BEFORE CONSTRUCTION CONDITION OR BETTER.
- DURING CONSTRUCTION, THE DEVELOPER/OWNER IS SOLELY RESPONSIBLE FOR INSURING THE PROPER FUNCTIONING OF THE EROSION AND SEDIMENT CONTROL MEASURES. THE DEVELOPER/OWNER SHALL TAKE WHATEVER MEASURES ARE REQUIRED TO INSURE THAT NO SEDIMENT LEAVES THE SITE.
- REFER TO SHEETS 2 OF 2 OF FINAL PLAT FOR ALL CORRECT DIMENSIONS.
- SEE SUBDIVISION PLAT FOR ALL BOUNDARY INFORMATION AND DIMENSIONS; DO NOT SCALE.
- ALL MATERIALS AND CONSTRUCTION HEREON SHALL CONFORM TO CITY OF SAN LUIS STANDARDS (CITY OF YUMA STANDARD DETAILS, MAG SPECIFICATIONS, CITY OF SAN LUIS SUPPLEMENT), AS ADOPTED BY THE CITY OF SAN LUIS, STANDARD SPECIFICATIONS AND CONSTRUCTION STANDARDS UNLESS OTHERWISE SHOWN ON THESE PLANS.
- THE ENGINEER MAKES NO REPRESENTATION OR GUARANTEE REGARDING EARTHWORK QUANTITIES OR THAT THE EARTHWORK FOR THIS PROJECT WILL BALANCE DUE TO VARIOUS FIELD CONDITIONS, CHANGING SOIL TYPES, ALLOWABLE CONSTRUCTION TOLERANCES AND CONSTRUCTION METHODS THAT ARE BEYOND THE CONTROL OF THE ENGINEER.
- NO STREET, WATER, SEWER AND IMPROVEMENTS TO BE ACCEPTED BY THE CITY OF SAN LUIS, FOR MAINTENANCE UNTIL "AS-BUILT", CERTIFIED, REPRODUCIBLE PLANS ARE FILED WITH AND ACCEPTED BY THE CITY OF SAN LUIS PUBLIC WORKS DEPARTMENT.
- CONTRACTOR SHALL BE RESPONSIBLE TO COMPLY WITH LOCAL, LOCAL, STATE, AND FEDERAL SWPPP REQUIREMENTS AND BMPs.

OWNER:

COMITE DE BIENESTAR
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 (BEING 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

BENCHMARK:

TOP OF 1/2" REBAR W/ LS 22767
LOCATED AT THE INTERSECTION
OF 20th AVENUE AND COUNTY 24TH
STREET

ELEVATION: 159.25 FEET

ENGINEER:

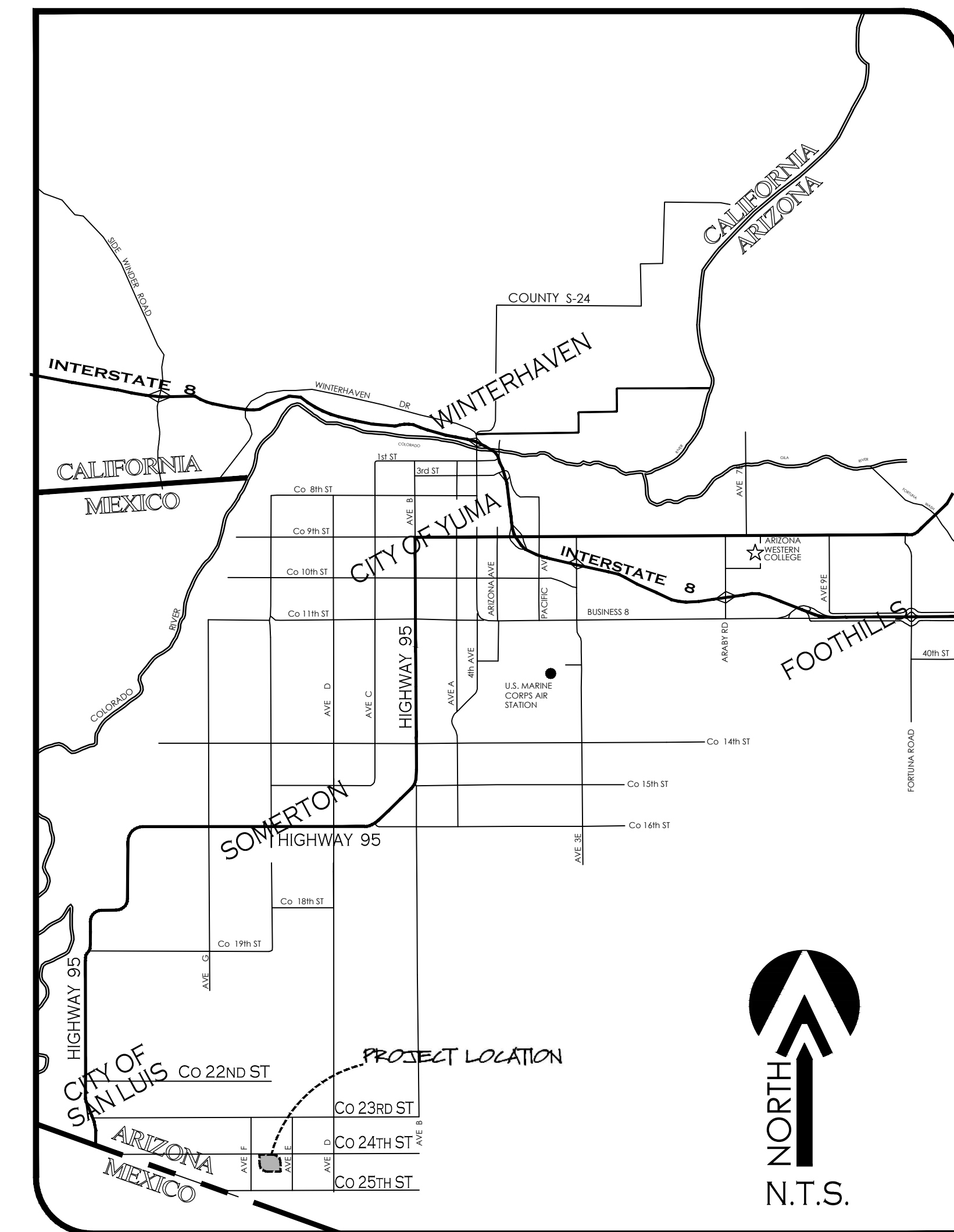
www19-700



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

	INDICATES EX. ASPHALT PAVEMENT
	INDICATES EX. CONCRETE
	INDICATES EXISTING BOUNDARY LINE
	INDICATES CENTERLINE
	INDICATES RIGHT-OF-WAY LINE
	INDICATES EX. CMU WALL
	INDICATES EX. WATER LINE
	INDICATES EX. SEWER LINE
	INDICATES EX. GAS LINE
	INDICATES NEW ASPHALT PAVEMENT
	INDICATES NEW CONCRETE
	INDICATES NEW CMU WALL
	INDICATES EX. CONTOURS ELEVATION
	INDICATES NEW SANITARY SEWER LINE
	NEW SEWER STUB
	NEW SEWER MANHOLE
	NEW 4" PVC SEWER SERVICE
	INDICATES NEW WATER LINE
	NEW SINGLE WATER SERVICE
	FIRE LINE W/ END PLUG AND THRUST BLOCK
	NEW WATER VALVE
	NEW FIRE HYDRANT
	NEW TEMPORARY BLOWOFF VALVE
	INDICATES LOT NUMBERS
	NEW YUMA COUNTY STD. DETAIL No. 4-040 SUB'D BOUNDARY MONUMENT
	NEW YUMA COUNTY STD. DETAIL No. 4-080 STREET MONUMENT
	EXISTING MONUMENT (TYPE AS SHOWN)
	INDICATES BRASS CAP
	INDICATES YUMA COUNTY RECORDERS
	INDICATES EXISTING POWER POLE
	INDICATES CALCULATED DATA
	INDICATES MEASURED DATA
	INDICATES EXISTING ELECTRICAL BOX
	INDICATES EXISTING GAS PADDLE
	INDICATES EXISTING MANHOLE
	INDICATES EXISTING FIRE HYDRANT
	INDICATES EXISTING WATER METER
	INDICATES EXISTING WATER VALVE
	INDICATES EX. CURB ELEVATION
	INDICATES EX. SIDEWALK ELEVATION
	INDICATES EX. ASPHALT ELEVATION
	INDICATES EX. NATURAL SOIL ELEVATION
	INDICATES NEW ASPHALT ELEVATION
	INDICATES NEW CURB ELEVATION
	INDICATES NEW GUTTER ELEVATION

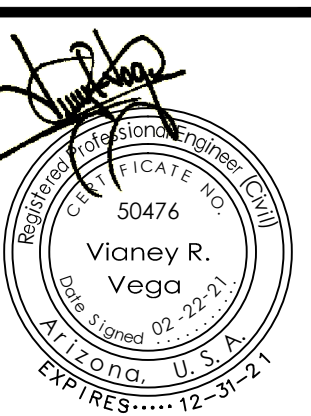


VICINITY MAP

N.T.S.

Cover Sheet
BIENESTAR ESTATES 11

1846 S. 8th AVENUE 928-329-0000 TEL
YUMA, AZ. 85364 928-247-6232 FAX
VnV@vega1vega.com



Notes:

Scale: N.T.S. | Date: SEP. 2020
Drawn: staff | Job #: vnv19-700
Checked: vna

Sheet
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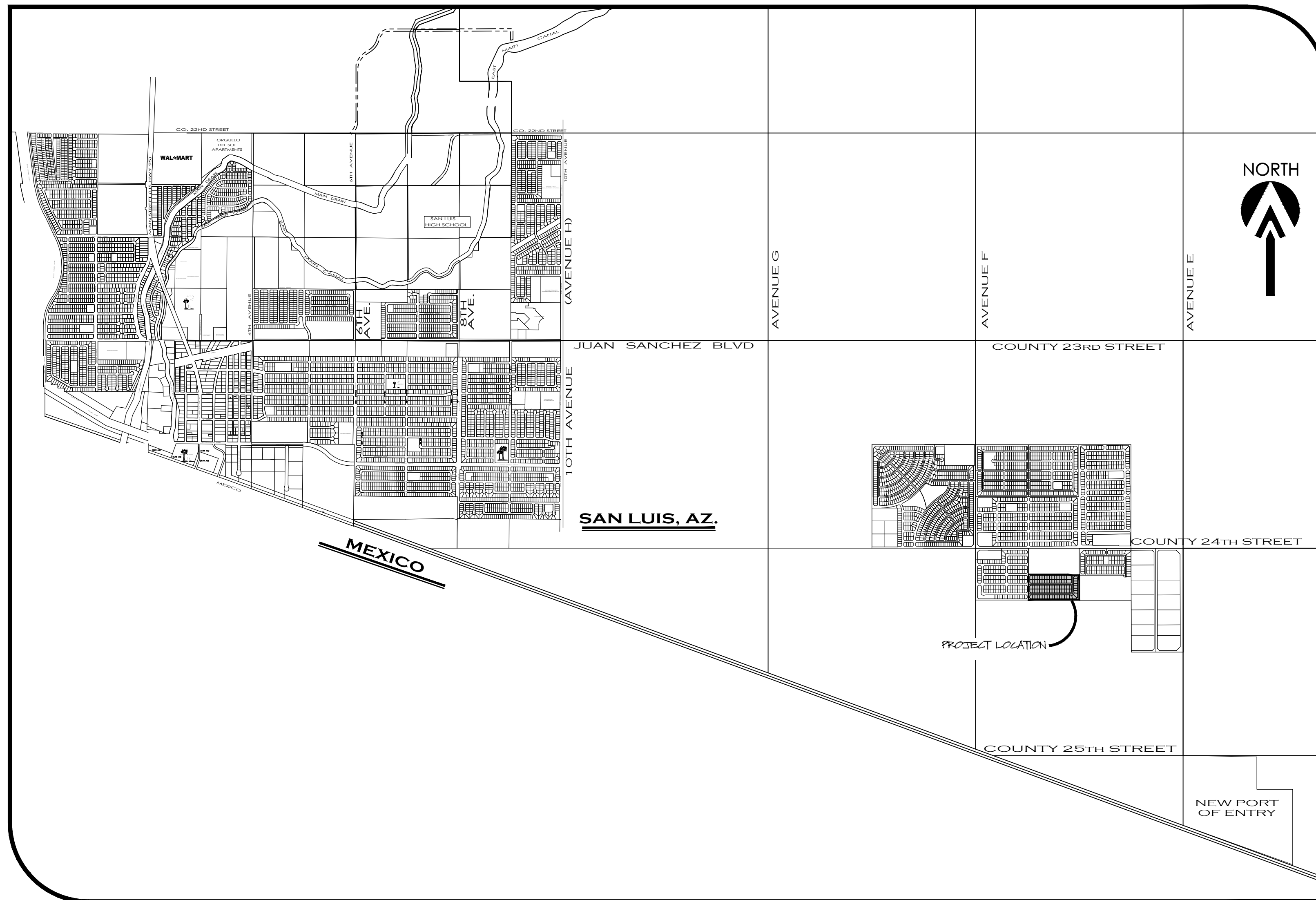


BIENESTAR ESTATES 11 SUBDIVISION

A SUBDIVISION OF OF PARCEL "A2" OF BIENESTAR ESTATES 11A - LOT SPLIT, AS RECORDED IN BK. 31, OF PLATS, PG. 100, YUMA COUNTY RECORDERS OFFICE, YUMA COUNTY, AZ., ALSO BEING A PORTION OF THE NE 1/4 OF THE NW 1/4 OF SECTION 15, T11S, R24W, G.&S.R.B.&M., YUMA COUNTY, ARIZONA.

APRIL OF 2021 ACREAGE: 19.19 AC (GROSS)

FINAL PLAT



VICINITY MAP
SCALE: 1"=2000'

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 PARCEL "A2" OF BIENESTAR ESTATES 11A - LOT SPLIT, AS RECORDED IN BOOK 31 OF PLATS, PAGE 100, YUMA COUNTY RECORDERS OFFICE, YUMA COUNTY, AZ., ALSO BEING A PORTION OF THE NE 1/4 OF THE NW 1/4 OF SECTION 15, TOWNSHIP 11 SOUTH, RANGE 24 WEST, G.&S.R.B.&M., YUMA COUNTY, AZ. AS PLATTED HEREON, TO BE SUBDIVIDED INTO LOTS & STREETS UNDER THE NAME OF "BIENESTAR ESTATES 11 SUBDIVISION" AND HEREBY DECLARES THAT THE ACCOMPANYING PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF LOTS AND STREETS CONSTITUTING SAID "BIENESTAR ESTATES 11 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 CITY OF SAN LUIS 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. A THREE-FOOT NON-CONSTRUCTION AND NO OBSTRUCTION EASEMENT FROM THE FURTHEST PROJECTION ON ALL SIDES OF ALL FIRE HYDRANTS; A 12-INCH NON-CONSTRUCTION AND NO OBSTRUCTION EASEMENT AROUND ALL WATER METERS AND A 24-INCH NON-CONSTRUCTION AND NO OBSTRUCTION EASEMENT AROUND ALL STREETLIGHTS IS HEREBY GRANTED

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 CARLOS SANCHEZ, AS PRESIDENT OF COMITE DE BIENESTAR, INC. AN ARIZONA CORPORATION, THEREUNTO DULY AUTHORIZED ON THIS _____ DAY OF _____ 20____.

CARLOS SANCHEZ
PRESIDENT OF COMITE DE BIENESTAR, INC. AN ARIZONA CORPORATION.

ACKNOWLEDGMENT

STATE OF ARIZONA)
) SS
COUNTY OF YUMA)

ON THIS THE _____ DAY OF _____, 20____ BEFORE ME, THE UNDERSIGNED NOTARY, PERSONALLY APPEARED: CARLOS SANCHEZ, 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)
) SS
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 PLANNING AND ZONING

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 TWO (2) SHEETS CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION DURING DECEMBER OF 2020 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
JOHN C. ENGLISH II



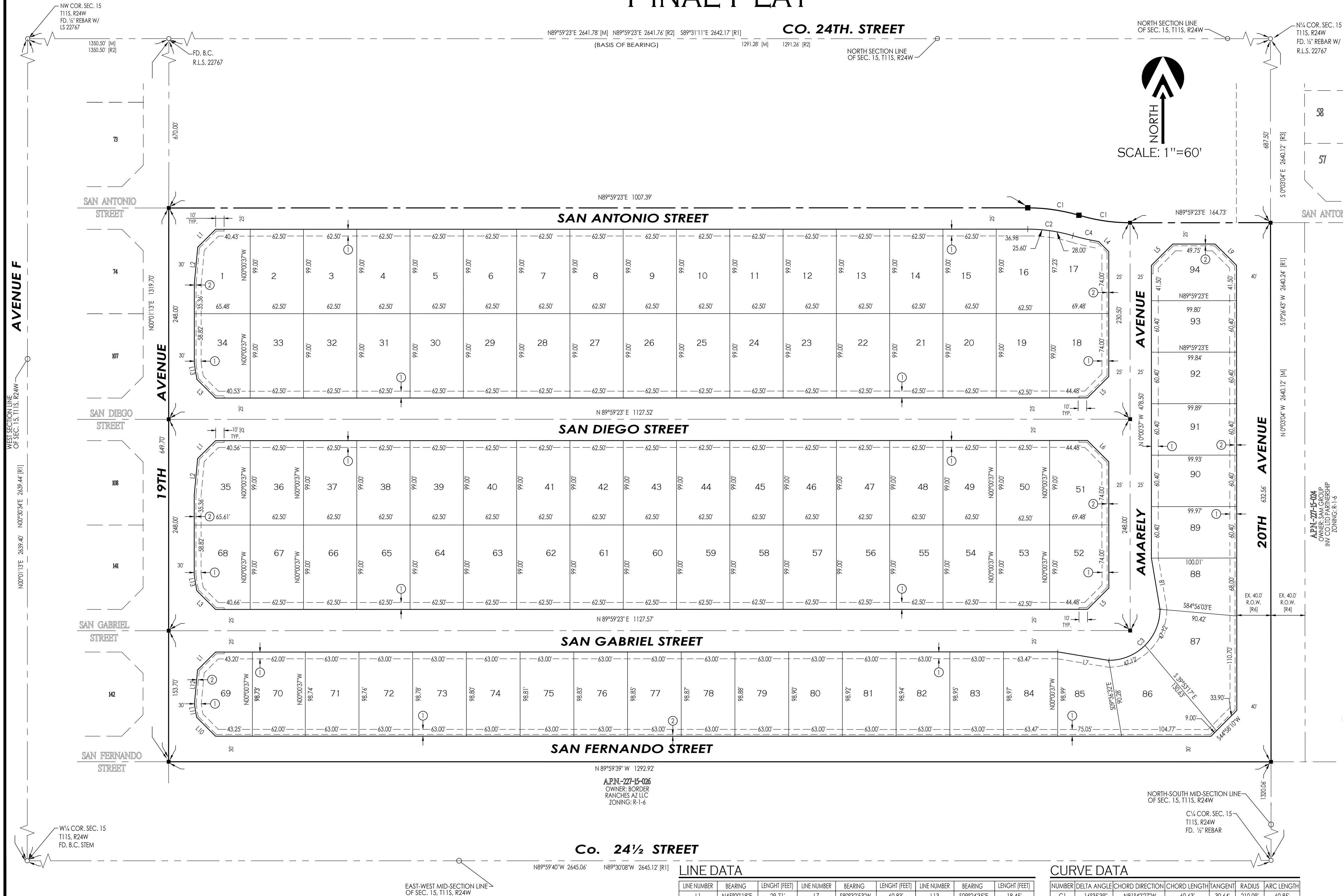
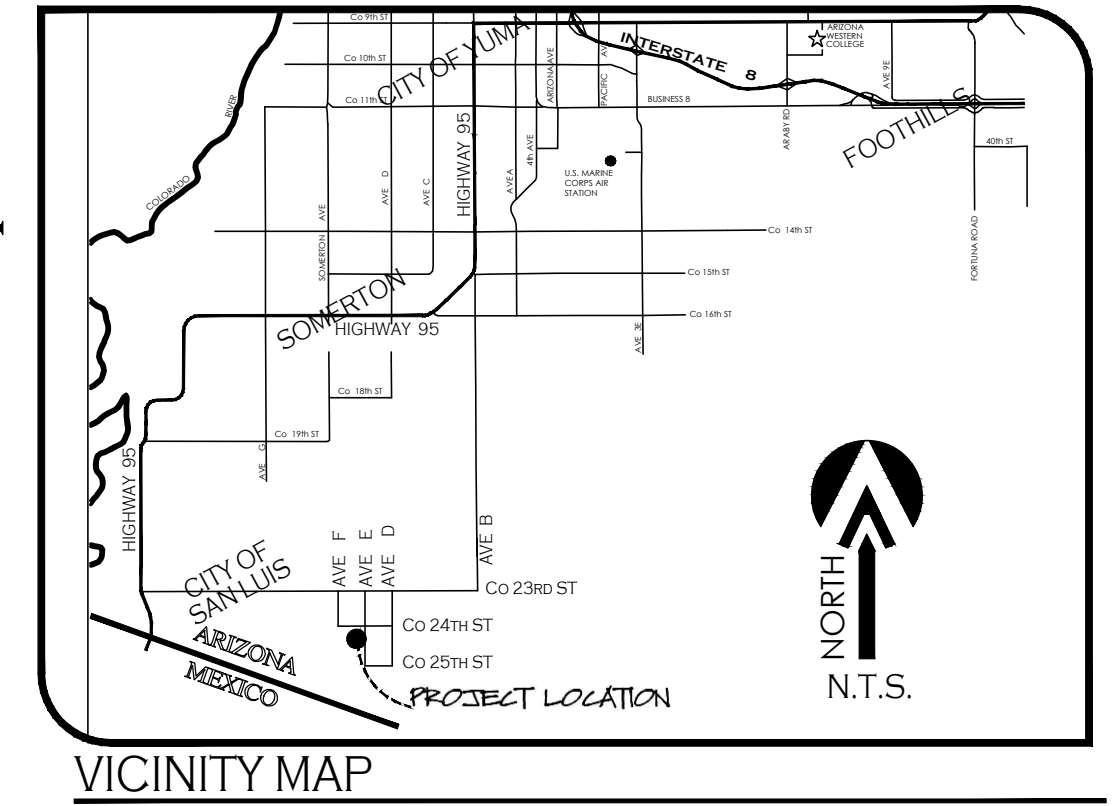
ELABORATED BY:

VEGA & VEGA
ENGINEERING, PLLC
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Yuma, Az. 85364 928-247-6232 Fax
www.vegaandvega.com

BIENESTAR ESTATES 11 SUBDIVISION

A SUBDIVISION OF OF PARCEL "A2" OF BIENESTAR ESTATES 11A - LOT SPLIT, AS RECORDED IN BK. 31, OF PLATS, PG. 100, YUMA COUNTY RECORDERS OFFICE, YUMA COUNTY, AZ., ALSO BEING A PORTION OF THE NE 1/4 OF THE NW 1/4 OF SECTION 15, T11S, R24W, G.&S.R.B.&M., YUMA COUNTY, ARIZONA. APRIL OF 2021 ACREAGE: 19.19 AC (GROSS)

FINAL PLAT



LOT AREAS TABLE:

LOT #	AREA [SF]	LOT #	AREA [SF]	LOT #	AREA [SF]	LOT #	AREA [SF]	LOT #	AREA [SF]
1	6,090.17	17	6,167.39	33	6,187.50	49	6,187.50	65	6,187.50
2	6,187.50	18	6,565.76	34	6,149.67	50	6,187.50	66	6,187.50
3	6,187.50	19	6,187.50	35	6,103.22	51	6,565.76	67	6,187.50
4	6,187.50	20	6,187.50	36	6,187.50	52	6,565.76	68	6,142.72
5	6,187.50	21	6,187.50	37	6,187.50	53	6,187.50	69	6,013.49
6	6,187.50	22	6,187.50	38	6,187.50	54	6,187.50	70	6,121.49
7	6,187.50	23	6,187.50	39	6,187.50	55	6,187.50	71	6,221.33
8	6,187.50	24	6,187.50	40	6,187.50	56	6,187.50	72	6,222.45
9	6,187.50	25	6,187.50	41	6,187.50	57	6,187.50	73	6,223.54
10	6,187.50	26	6,187.50	42	6,187.50	58	6,187.50	74	6,224.67
11	6,187.50	27	6,187.50	43	6,187.50	59	6,187.50	75	6,225.79
12	6,187.50	28	6,187.50	44	6,187.50	60	6,187.50	76	6,226.90
13	6,187.50	29	6,187.50	45	6,187.50	61	6,187.50	77	6,228.02
14	6,187.50	30	6,187.50	46	6,187.50	62	6,187.50	78	6,229.13
15	6,187.50	31	6,187.50	47	6,187.50	63	6,187.50	79	6,230.24
16	6,172.49	32	6,187.50	48	6,187.50	64	6,187.50	80	6,231.36

OWNER OF RECORD:
COMITE DE BIENESTAR INC. AZ CORP.
963 E. "B" 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 (BEING THE 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:
① NEW 8' UTILITY EASEMENT
② NEW 1' NON-ACCESS EASEMENT

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

ELABORATED BY:
VNV19-700
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www.veganvega.com

LEGEND:
- - - - - INDICATES BOUNDARY LINE
- - - - - INDICATES CENTERLINE
- - - - - INDICATES EASEMENT LINE
11 NEW LOT NUMBER
● NEW YUMA COUNTY STD. DETAIL No. 4-030 SUBD BOUNDARY MONUMENT
■ 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 EASEMENT
N.A.E. INDICATES NON ACCESS EASEMENT
[M] INDICATES MEASURED DATA
[R1] DATA REFERS TO U.S.B.R. BALANCED SECTION OF SECTION 15, T11S, R24W, DATED: JUNE 1977
[R2] DATA REFERS TO BORDER RANCHES SUBDIVISION, AS RECORDED IN BOOK 27, PAGES 9 & 10, Y.C.R.
[R3] DATA REFERS TO DOCKET 674, PAGE 184, Y.C.R.O.
[R4] DATA REFERS TO BELLEZA DEL DESIERTO - LOT SPLIT, AS RECORDED IN BOOK 31, PAGE 24, Y.C.R.
[R5] DATA REFERS TO BIENESTAR ESTATES 11 - LOT SPLIT, AS RECORDED IN BOOK 31 OF PLATS, PAGE 58, Y.C.R.
[R6] DATA REFERS TO FEE # 2006-24019, Y.C.R.O.

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 2020 THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THEIR POSITIONS ARE CORRECTLY SHOWN, OR WILL BE IN PLACE WITHIN ONE YEAR FROM RECREATION OF THIS MAP. THE MONUMENTS WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RE-ERECTED. THE SURVEY IS TRUE AND COMPLETE AS SHOWN. ALL DISTANCES ARE SHOWN IN FEET AND DECIMALS PARTS.

16528
JOHN C. ENGLISH II
04/07/21
ARIZONA U.S.A.
EXPIRES 04/07/23

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

LINE DATA

LINE NUMBER	BEARING	LENGTH (FEET)	LINE NUMBER	BEARING	LENGTH (FEET)	LINE NUMBER	BEARING	LENGTH (FEET)
L1	N45°00'18"E	29.71'	L7	S80°32'53"W	60.83'	L13	S09°24'35"E	18.45'
L2	S05°22'33"E	42.83'	L8	N09°28'21"W	60.83'			
L3	N44°59'42"W	31.07'	L9	S45°01'50"W	35.37'			
L4	S45°00'37"E	16.71'	L10	N44°59'13"E	31.36'			
L5	S44°59'23"W	35.36'	L11	N09°24'35"W	15.72'			
L6	S45°00'37"E	35.36'	L12	S05°22'33"W	40.19'			

CURVE DATA

NUMBER	DELTA ANGLE	CHORD DIRECTION	CHORD LENGTH	TANGENT	RADIUS	ARC LENGTH
C1	16°35'39"	N81°42'27"W	60.63'	30.64'	210.09'	60.85'
C2	16°35'39"	S81°42'47"E	53.42'	26.99'	185.09'	53.61'
C3	90°00'00"	N44°59'23"E	84.85'	60.00'	60.00'	94.25'
C4	07°35'05"	N77°12'30"W	31.10'	15.58'	235.09'	31.12'