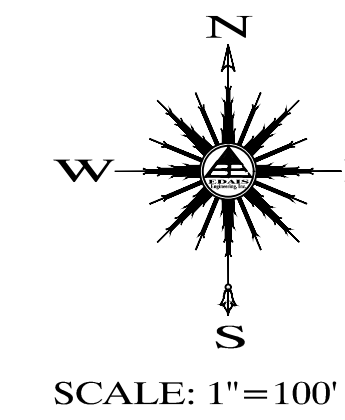


LA ESPERANZA ESTATES

A SUBDIVISION OF PARCEL B OF BARKLEY LOT SPLIT No. 3 AS RECORDED IN BOOK 27 OF PLATS, PAGES 68 YUMA COUNTY RECORDERS OFFICE. YUMA, COUNTY, AZ. AND BEING A PORTION OF THE N 1/2 OF THE SW 1/4 OF SECTION 6, T11S, R24W, G. & S. R. B. & M. YUMA COUNTY ARIZONA
 DATE OF PREPARATION: AUGUST 2020 NUMBER OF LOTS: 54 ACREAGE: 15.1

FINAL PLAT



OFFICE OF YUMA COUNTY RECORDER

BOOK _____ OF _____
 PAGE _____

SUBDIVIDER/OWNER

RIEDEL HOLDINGS, LLC
 P.O. BOX 1649
 SAN LUIS, AZ 85349
 (928) 627-9385

BASIS OF BEARING

THE SOUTH LINE OF THE SW 1/4 OF THE SECTION 6, T11S, R24W, NAMED N 89°40'11" E AS SHOWN ON BARKLEY LOT SPLIT No. 3 RECORDED IN BOOK 27 OF PLATS PAGE 68, YUMA COUNTY RECORDER.

LEGEND

- CENTERLINE
- BOUNDARY LINE
- EXISTING LOTS
- EXISTING DIRT ROAD
- FOUND MONUMENT (TYPE AS SHOWN)
- SET 1/2" REBAR W/CAP LS 49335
- B.C. INDICATES BRASS CAP
- H.H. INDICATE HAND HOLE
- (R1) RECORDED INFORMATION PER BARKLEY LOT SPLIT No. 3 AS SHOWN IN BOOK 27 OF PLATS, PAGE 68 YUMA COUNTY RECORDS
- (R2) DATA REFER TO 110' U.S.B.R. EAST MAIN CANAL R.O.W. AS SHOWN ON R.O.W. MAP No. 35-303-646 RECORD @ YUMA COUNTY WATER USERS ASSOC.
- A.P.N. ASSESSOR PARCEL NUMBER
- Ⓢ EXISTING NUMBER LOT

SURVEYOR'S CERTIFICATE

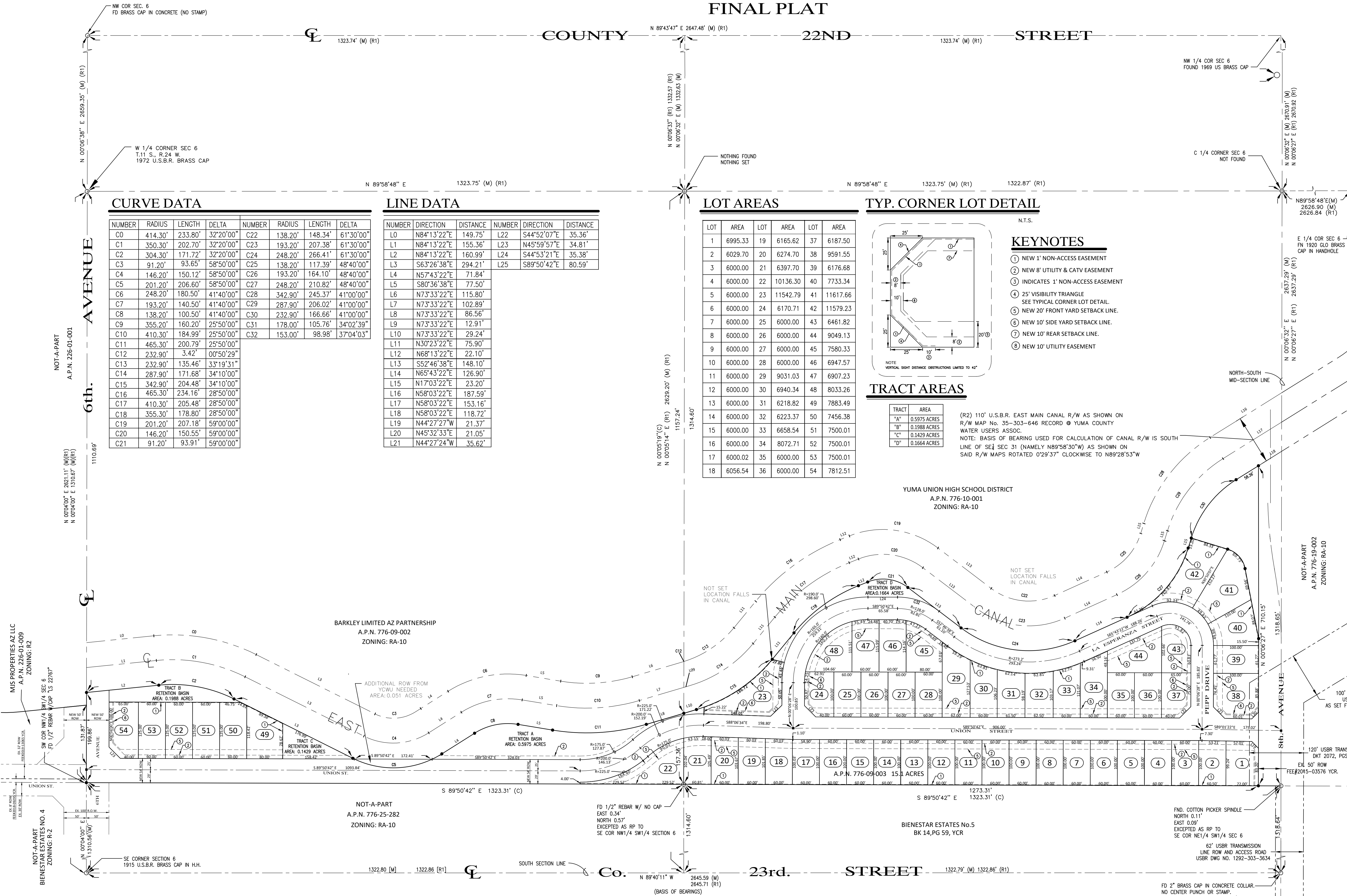
I HEREBY CERTIFY THAT I AM A LAND SURVEYOR LISTED ON THE ROSTER OF ACTIVE REGISTRANTS BY THE STATE BOARD OF TECHNICAL REGISTRATION OF ARIZONA AND THAT THIS MAP CONSISTING OF ONE (2) SHEET CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION, THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THEIR POSITIONS ARE CORRECTLY SHOWN.

JUAN N. LOMELI R.L.S. No. 22767

PREPARED BY:

Edais Engineering, Inc.
 3075 S. AVENUE 4 E
 YUMA, ARIZONA 85365
 (928) 344-3566

SHEET 2 OF 2



CURVE DATA

NUMBER	RADIUS	LENGTH	DELTA	NUMBER	RADIUS	LENGTH	DELTA
C0	414.30'	233.80'	32°20'00"	C22	138.20'	148.34'	61°30'00"
C1	350.30'	202.70'	32°20'00"	C23	193.20'	207.38'	61°30'00"
C2	304.30'	171.72'	32°20'00"	C24	248.20'	266.41'	61°30'00"
C3	91.20'	93.65'	58°50'00"	C25	138.20'	117.39'	48°40'00"
C4	146.20'	150.12'	58°50'00"	C26	193.20'	164.10'	48°40'00"
C5	201.20'	206.60'	58°50'00"	C27	248.20'	210.82'	48°40'00"
C6	248.20'	180.50'	41°40'00"	C28	342.90'	245.37'	41°00'00"
C7	193.20'	140.50'	41°40'00"	C29	287.90'	206.02'	41°00'00"
C8	138.20'	100.50'	41°40'00"	C30	232.90'	166.66'	41°00'00"
C9	355.20'	160.20'	25°50'00"	C31	178.00'	105.76'	34°02'39"
C10	410.30'	184.99'	25°50'00"	C32	153.00'	98.98'	37°04'03"
C11	465.30'	200.79'	25°50'00"				
C12	232.90'	3.42'	00°50'29"				
C13	232.90'	135.46'	33°19'31"				
C14	287.90'	171.68'	34°10'00"				
C15	342.90'	204.48'	34°10'00"				
C16	465.30'	234.16'	28°50'00"				
C17	410.30'	205.48'	28°50'00"				
C18	355.30'	178.80'	28°50'00"				
C19	201.20'	207.18'	59°00'00"				
C20	146.20'	150.55'	59°00'00"				
C21	91.20'	93.91'	59°00'00"				

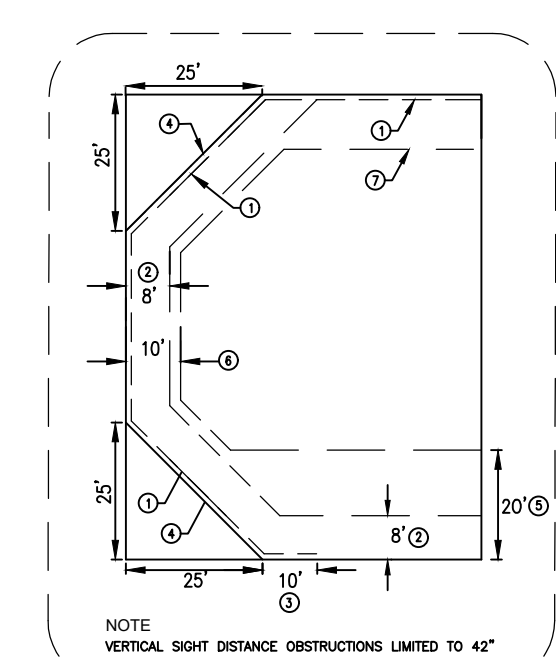
LINE DATA

NUMBER	DIRECTION	DISTANCE	NUMBER	DIRECTION	DISTANCE
L0	N84°13'22"E	149.75'	L22	S44°52'07"E	35.36'
L1	N84°13'22"E	155.36'	L23	N45°59'57"E	34.81'
L2	N84°13'22"E	160.99'	L24	S44°53'21"E	35.38'
L3	S63°26'38"E	294.21'	L25	S89°50'42"E	80.59'
L4	N57°43'22"E	71.84'			
L5	S80°36'38"E	77.50'			
L6	N73°33'22"E	115.80'			
L7	N73°33'22"E	102.89'			
L8	N73°33'22"E	86.56'			
L9	N73°33'22"E	12.91'			
L10	N73°33'22"E	29.24'			
L11	N30°23'22"E	75.90'			
L12	N68°13'22"E	22.10'			
L13	S52°46'38"E	148.10'			
L14	N65°43'22"E	126.90'			
L15	N17°03'22"E	23.20'			
L16	N58°03'22"E	187.59'			
L17	N58°03'22"E	153.16'			
L18	N58°03'22"E	118.72'			
L19	N44°27'27"W	21.37'			
L20	N45°32'33"E	21.05'			
L21	N44°27'24"W	35.62'			

LOT AREAS

LOT	AREA	LOT	AREA	LOT	AREA
1	6995.33	19	6165.62	37	6187.50
2	6029.70	20	6274.70	38	9591.55
3	6000.00	21	6397.70	39	6176.68
4	6000.00	22	10136.30	40	7733.34
5	6000.00	23	11542.79	41	11617.66
6	6000.00	24	6170.71	42	11579.23
7	6000.00	25	6000.00	43	6461.82
8	6000.00	26	6000.00	44	9049.13
9	6000.00	27	6000.00	45	7580.33
10	6000.00	28	6000.00	46	6947.57
11	6000.00	29	9031.03	47	6907.23
12	6000.00	30	6940.34	48	8033.26
13	6000.00	31	6218.82	49	7883.49
14	6000.00	32	6223.37	50	7456.38
15	6000.00	33	6658.54	51	7500.01
16	6000.00	34	8072.71	52	7500.01
17	6000.02	35	6000.00	53	7500.01
18	6056.54	36	6000.00	54	7812.51

TYP. CORNER LOT DETAIL



KEYNOTES

- 1 NEW 1' NON-ACCESS EASEMENT
- 2 NEW 8' UTILITY & CATV EASEMENT
- 3 INDICATES 1' NON-ACCESS EASEMENT
- 4 25' VISIBILITY TRIANGLE SEE TYPICAL CORNER LOT DETAIL.
- 5 NEW 20' FRONT YARD SETBACK LINE.
- 6 NEW 10' SIDE YARD SETBACK LINE.
- 7 NEW 10' REAR SETBACK LINE.
- 8 NEW 10' UTILITY EASEMENT

TRACT AREAS

TRACT	AREA
"A"	0.5975 ACRES
"B"	0.1988 ACRES
"C"	0.1429 ACRES
"D"	0.1664 ACRES

(R2) 110' U.S.B.R. EAST MAIN CANAL R/W AS SHOWN ON R/W MAP No. 35-303-646 RECORD @ YUMA COUNTY WATER USERS ASSOC.
 NOTE: BASIS OF BEARING USED FOR CALCULATION OF CANAL R/W IS SOUTH LINE OF SEC 31 (NAMED N89°58'30"W) AS SHOWN ON SAID R/W MAPS ROTATED 0°29'37" CLOCKWISE TO N89°28'53"W

JO# 17-025