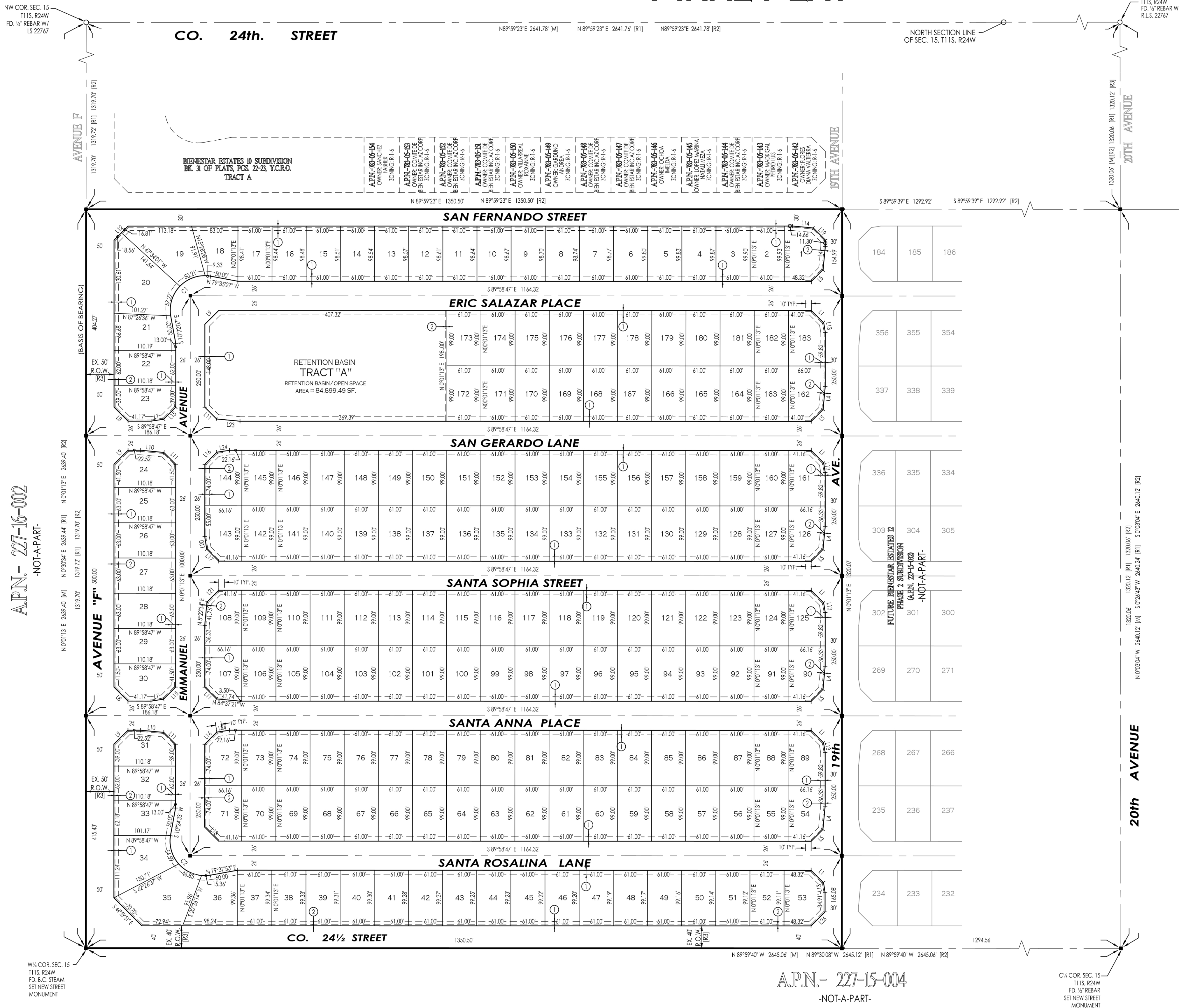
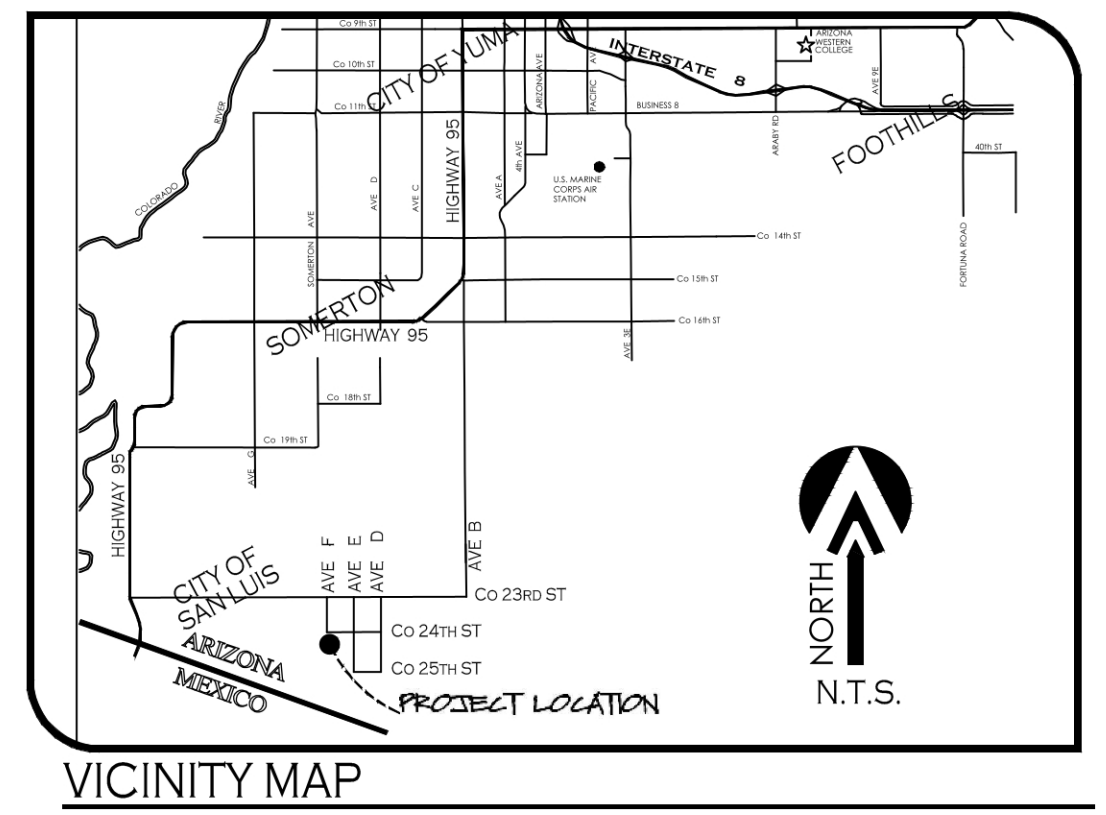


# BIENESTAR ESTATES 12 - PHASE 1 SUBDIVISION

A SUBDIVISION OF OF PARCEL "B1" OF BIENESTAR ESTATES 12 - LOT SPLIT, AS RECORDED IN BK. 34, OF PLATS, PG. 07, YUMA COUNTY RECORDERS OFFICE, YUMA COUNTY, AZ., ALSO BEING A PORTION OF THE S<sup>1</sup>/<sub>2</sub> OF THE NW<sup>1</sup>/<sub>4</sub> OF SECTION 15, T11S, R24W, G.&S.R.B.&M., YUMA COUNTY, ARIZONA.

SEPTEMBER OF 2022 ACREAGE: 40.92 AC (GROSS)

## FINAL PLAT



### 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

### OWNER OF RECORD:

COMITE DE BIENESTAR  
923 E. 8<sup>th</sup> STREET  
PO BOX 7170  
SAN LUIS, AZ., 85349

### BASIS OF BEARING

THE WEST SECTION LINE OF SECTION 15, T11S, R24W, G.&S.R.B.&M., YUMA COUNTY, ARIZONA (BEING THE LINE THE CENTERLINE OF AVENUE F), AS SHOWN ON BORDER RANCHES SUBDIVISION, AS RECORDED IN BOOK 27 OF PLATS, PAGES 9 & 10, YUMA COUNTY RECORDERS OFFICE, YUMA COUNTY ARIZONA.

BEARING N 0°01'13" E

### LEGEND

- INDICATES BOUNDARY LINE
- - - - - INDICATES CENTERLINE
- - - - - INDICATES EASEMENT LINE
- 11 NEW LOT NUMBER
- NEW YUMA COUNTY STD. DETAIL NO. 4-030 SUB'D BOUNDARY MONUMENT
- NEW YUMA COUNTY STD. DETAIL NO. 4-080 STREET MONUMENT
- EXISTING MONUMENT (TYPE AS SHOWN)
- 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
- [R1] DATA REFERS TO U.S.B.R. BALANCED SECTION OF SECTION 15, T11S, R24W, DATED: JUNE 1977
- [R2] DATA REFERS TO BIENESTAR ESTATES 11A, AS RECORDED IN BOOK 31, PAGE 100, Y.C.R.
- [R3] DATA REFERS TO BIENESTAR ESTATES 11 LOT SPLIT, AS RECORDED IN BOOK 31, PAGE 58, Y.C.R.

### LINE DATA

LINE NUMBER	BEARING	LENGTH (FEET)	LINE NUMBER	BEARING	LENGTH (FEET)
L1	N 44°59'24" W	31.36'	L16	S 45°03'36" E	30.55'
L2	S 9°25'57" E	17.24'	L17	S 44°59'24" E	30.55'
L3	S 45°01'07" W	31.36'	L18	S 44°59'24" E	35.36'
L4	N 5°21'57" E	41.75'	L19	N 45°01'13" W	30.42'
L5	N 45°03'36" E	29.84'	L20	N 8°37'15" W	22.66'
L6	N 44°58'28" E	35.33'	L21	N 45°03'36" E	29.84'
L7	N 81°22'43" E	22.68'	L22	S 80°33'55" W	17.27'
L8	S 44°59'24" E	35.36'	L23	S 84°39'55" E	42.01'
L9	S 45°03'36" E	35.36'	L24	S 81°22'43" W	22.66'
L10	N 84°38'33" W	41.75'	L25	N 45°11'32" W	35.38'
L11	N 44°59'24" W	29.84'	L26	N 45°09'9" E	35.36'
L12	S 44°59'41" W	35.36'	L27	S 44°59'51" E	35.35'
L13	N 9°25'57" W	17.24'	L28	N 45°11'58" W	35.37'
L14	N 84°39'55" W	37.29'	L29	S 84°37'58" E	41.74'
L15	N 45°03'36" E	30.54'	L30	N 81°22'43" E	22.68'

### LOT AREAS TABLE:

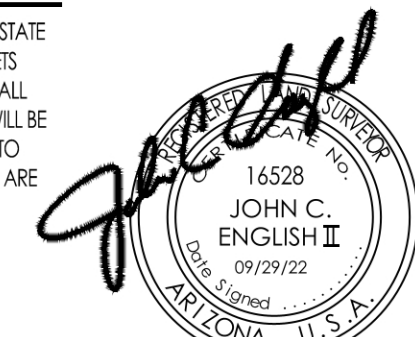
LOT #	AREA (SF)	LOT #	AREA (SF)	LOT #	AREA (SF)	LOT #	AREA (SF)	LOT #	AREA (SF)	LOT #	AREA (SF)	LOT #	AREA (SF)	LOT #	AREA (SF)	LOT #	AREA (SF)
1	6,497.65 SF	22	6,831.45 SF	43	6,054.72 SF	64	6,039.00 SF	85	6,039.00 SF	106	6,039.00 SF	127	6,039.00 SF	148	6,039.00 SF	169	6,039.00 SF
2	6,033.82 SF	23	6,394.24 SF	44	6,053.76 SF	65	6,039.00 SF	86	6,039.00 SF	107	6,163.72 SF	128	6,039.00 SF	149	6,039.00 SF	170	6,039.00 SF
3	6,031.84 SF	24	6,629.12 SF	45	6,052.80 SF	66	6,039.00 SF	87	6,039.00 SF	108	6,163.72 SF	129	6,039.00 SF	150	6,039.00 SF	171	6,039.00 SF
4	6,029.86 SF	25	6,941.64 SF	46	6,051.85 SF	67	6,039.00 SF	88	6,039.00 SF	109	6,039.00 SF	130	6,039.00 SF	151	6,039.00 SF	172	6,039.00 SF
5	6,027.89 SF	26	6,941.64 SF	47	6,050.89 SF	68	6,039.00 SF	89	6,217.08 SF	110	6,039.00 SF	131	6,039.00 SF	152	6,039.00 SF	173	6,039.00 SF
6	6,025.91 SF	27	6,941.64 SF	48	6,049.94 SF	69	6,039.00 SF	90	6,163.72 SF	111	6,039.00 SF	132	6,039.00 SF	153	6,039.00 SF	174	6,039.00 SF
7	6,023.93 SF	28	6,941.64 SF	49	6,048.98 SF	70	6,237.10 SF	91	6,039.00 SF	112	6,039.00 SF	133	6,039.00 SF	154	6,039.00 SF	175	6,039.00 SF
8	6,021.95 SF	29	6,941.64 SF	50	6,048.02 SF	71	6,237.10 SF	92	6,039.00 SF	113	6,039.00 SF	134	6,039.00 SF	155	6,039.00 SF	176	6,039.00 SF
9	6,019.98 SF	30	6,669.70 SF	51	6,047.07 SF	72	6,204.80 SF	93	6,039.00 SF	114	6,039.00 SF	135	6,039.00 SF	156	6,039.00 SF	177	6,039.00 SF
10	6,018.00 SF	31	6,353.66 SF	52	6,046.11 SF	73	6,039.00 SF	94	6,039.00 SF	115	6,039.00 SF	136	6,039.00 SF	157	6,039.00 SF	178	6,039.00 SF
11	6,016.02 SF	32	6,831.45 SF	53	6,620.46 SF	74	6,039.00 SF	95	6,039.00 SF	116	6,039.00 SF	137	6,039.00 SF	158	6,039.00 SF	179	6,039.00 SF
12	6,014.04 SF	33	6,629.38 SF	54	6,163.72 SF	75	6,039.00 SF	96	6,039.00 SF	117	6,039.00 SF	138	6,039.00 SF	159	6,039.00 SF	180	6,039.00 SF
13	6,012.07 SF	34	8,800.68 SF	55	6,039.00 SF	76	6,039.00 SF	97	6,039.00 SF	118	6,039.00 SF	139	6,039.00 SF	160	6,039.00 SF	181	6,039.00 SF
14	6,010.09 SF	35	10,484.08 SF	56	6,039.00 SF	77	6,039.00 SF	98	6,039.00 SF	119	6,039.00 SF	140	6,039.00 SF	161	6,217.08 SF	182	6,039.00 SF
15	6,008.11 SF	36	7,555.07 SF	57	6,039.00 SF	78	6,039.00 SF	99	6,039.00 SF	120	6,039.00 SF	141	6,039.00 SF	162	6,148.11 SF	183	6,201.47 SF
16	6,006.13 SF	37	6,040.45 SF	58	6,039.00 SF	79	6,039.00 SF	100	6,039.00 SF	121	6,039.00 SF	142	6,039.00 SF	163	6,039.00 SF		
17	6,004.15 SF	38	6,059.50 SF	59	6,039.00 SF	80	6,039.00 SF	101	6,039.00 SF	122	6,039.00 SF	143	6,204.80 SF	164	6,039.00 SF		
18	6,002.17 SF	39	6,058.54 SF	60	6,039.00 SF	81	6,039.00 SF	102	6,039.00 SF	123	6,039.00 SF	144	6,204.80 SF	165	6,039.00 SF		
19	6,000.19 SF	40	6,057.58 SF	61	6,039.00 SF	82	6,039.00 SF	103	6,039.00 SF	124	6,039.00 SF	145	6,039.00 SF	166	6,039.00 SF		
20	11,440.10 SF	41	6,056.63 SF	62	6,039.00 SF	83	6,039.00 SF	104	6,039.00 SF	125	6,217.08 SF	146	6,039.00 SF	167	6,039.00 SF		
21	6,857.46 SF	42	6,055.67 SF	63	6,039.00 SF	84	6,039.00 SF	105	6,039.00 SF	126	6,163.72 SF	147	6,039.00 SF	168	6,039.00 SF		

### CURVE DATA

NUMBER	DELTA ANGLE	CHORD DIRECTION	CHORD LENGTH	TANGENT	RADIUS	ARC LENGTH
C1	108°17'6"	N 45°00'36" E	100.18'	85.51'	61.80'	116.80'
C2	108°17'6"	N 44°59'24" W	100.18'	85.51'	61.80'	116.80'

### 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 2021 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 SUBJECT TO ENABLE THE SURVEY TO BE RE-TRACED, THE SURVEY IS TRUE AND COMPLETE AS SHOWN. ALL DISTANCES ARE SHOWN IN FEET AND DECIMALS PARTS.



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

ELABORATED BY: VNV20-500

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