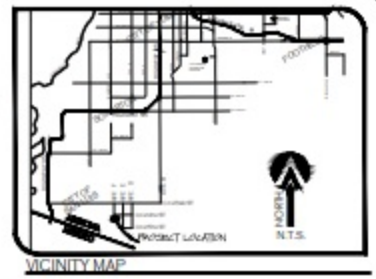
BIENESTAR ESTATES 12 - PHASE 1 SUBDIVISION

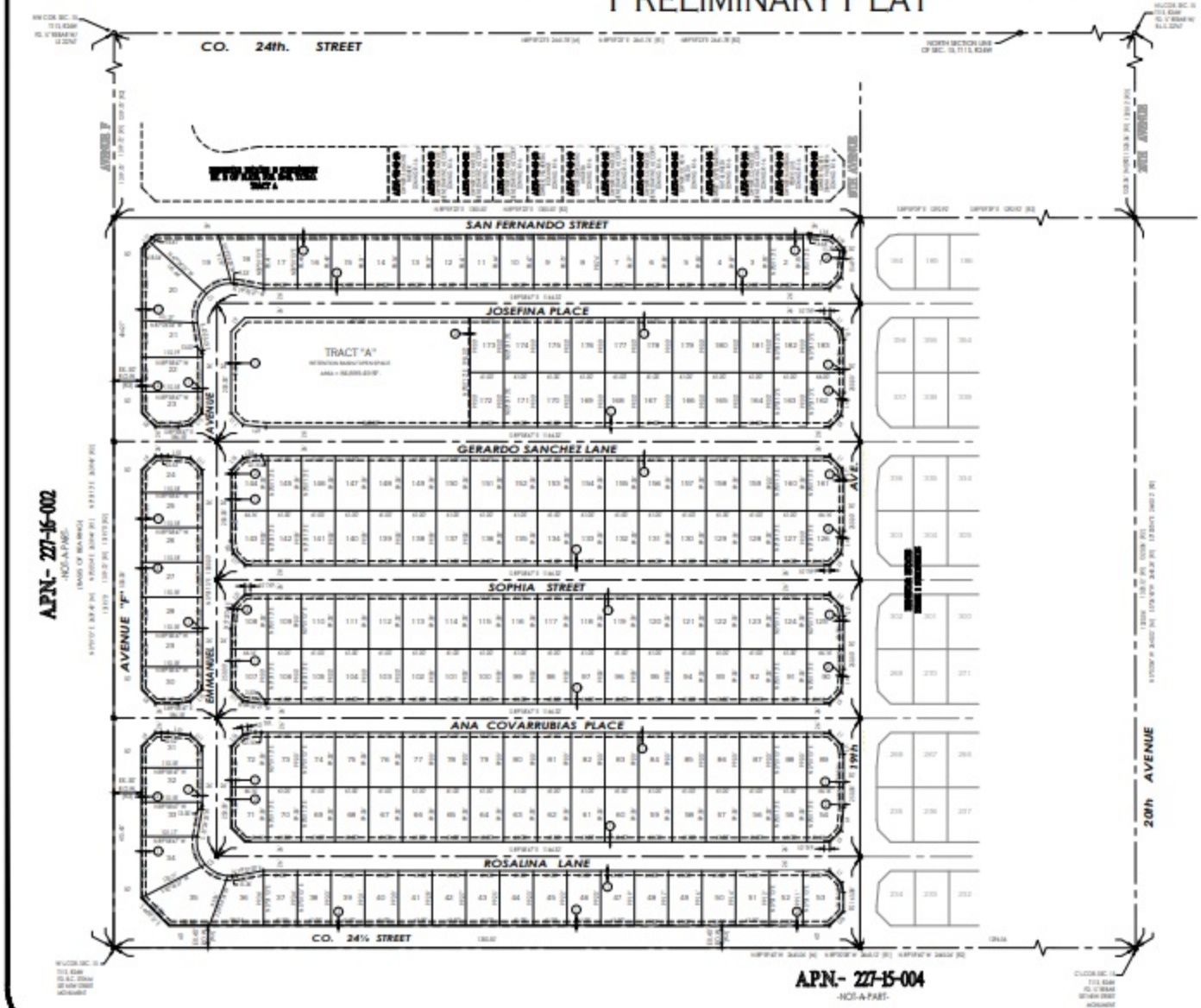
A SUBDIVISION OF OF PARCEL "B" OF BIENESTAR ESTATES 11A - LOT SPLIT, AS RECORDED IN BK. 31, OF PLATS , PG. 100, YUMA COUNTY RECORDERS OFFICE, YUMA COUNTY, AZ., ALSO BEING A PORTION OF THE S½ OF THE NW¼ OF SECTION 15, T11S, R24W, G.&S.R.B.&M., YUMA COUNTY, ARIZONA.

MARCH OF 2022 ACREAGE: 40.92 AC (GROSS)

PRELIMINARY PLAT



VICINITY MAP



KEYNOTES

- NEW 8' UTILITY EASEMENT
- NEW 7' NON-ACCESS EASEMENT

NOTE

- PROPERTY CORNERS TO BE MARKED BY 1/2" DIAMETER REBAR TAGGED WITH CMP LS. 14328
- PROJECT ZONING: R-1-6

OWNER OF RECORD:

COMITE DE BIENESTAR
1625 S. "B" STREET
PO BOX 71150
SAN LUIS, AZ., 85349

BASIS OF BEARING

THE WEST BOUNDARY LINE OF SECTION 15, T11S, R24W, G&SRB&M, YUMA COUNTY, ARIZONA BEARING N 0°01'13" E BETWEEN THE CENTERLINE OF AVENUE B, AS SHOWN ON BORDER RANCHES SUBDIVISION, AS RECORDED IN BOOK 27 OF PLATS, PAGES 8 & 10, YUMA COUNTY RECORDERS OFFICE, YUMA COUNTY, ARIZONA.

BEARING N 0°01'13" E

NORTH

SCALE: 1"=100'

LEGEND

- INDICATES BOUNDARY LINE
- INDICATES CENTERLINE
- INDICATES EASEMENT LINE
- 11 — NEW LOT NUMBER
- ● — NEW YUMA COUNTY STD. DETAIL No. 4-030 LOT 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 OFFICE
- N.A.E. — INDICATES NON-ACCESS EASEMENT
- (M) — INDICATES MEASURED DATA
- (R1) — DATA BARRED TO G.L.O. BALANCED SECTION OF SECTION 15, T11S, R24W, DATED JUNE 1917
- (R2) — DATA BARRED TO BIENESTAR ESTATES 11A, AS RECORDED IN BOOK 31, PAGE 100, Y.C.R.
- (R3) — DATA BARRED TO BIENESTAR ESTATES 11 LOT SPLIT, AS RECORDED IN BOOK 31, PAGE 98, Y.C.R.

LINE DATA

LINE NUMBER	BARING	DISTANCE (FEET)	LINE NUMBER	BARING	DISTANCE (FEET)
L1	S 89°59'26" W	37.34	L14	S 89°59'36" W	30.02
L2	S 1°23'21" E	17.24	L15	S 44°59'24" E	30.34
L3	S 89°01'13" W	37.34	L16	S 89°59'36" E	30.34
L4	S 1°23'21" E	17.73	L17	N 89°59'36" W	30.02
L5	N 89°59'36" E	29.84	L18	N 89°01'13" W	22.44
L6	S 89°59'36" E	30.02	L19	N 0°23'21" W	29.84
L7	N 1°23'21" E	22.44	L20	S 89°59'36" W	17.27
L8	S 89°59'36" E	30.34	L21	S 89°59'36" E	60.07
L9	S 89°01'13" W	30.34	L22	S 89°01'13" W	22.44
L10	S 1°23'21" E	41.75	L23	N 0°01'13" W	30.34
L11	N 44°59'24" W	29.84	L24	S 1°23'21" E	30.34
L12	S 44°59'24" W	30.34	L25	S 89°59'36" E	30.34
L13	S 89°59'36" W	17.24	L26	N 44°11'38" W	30.27
L14	N 44°59'24" W	37.27	L27	S 44°13'38" E	41.75
L15	N 45°00'36" E	30.34	L28	N 89°23'02" E	22.44

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)	LOT #	AREA (SF)
1	6,897.46	SF	22	6,897.46	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	6,000.45	SF	23	6,394.26	SF	44	6,053.76	SF	65	6,039.00	SF	86	6,039.00	SF	107	6,143.70	SF	128	6,039.00	SF	149	6,039.00	SF	170	6,039.00	SF
3	6,001.46	SF	24	6,429.12	SF	45	6,053.80	SF	66	6,039.00	SF	87	6,039.00	SF	108	6,143.70	SF	129	6,039.00	SF	150	6,039.00	SF	171	6,039.00	SF
4	6,029.86	SF	25	6,740.46	SF	46	6,053.80	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	6,029.87	SF	26	6,740.46	SF	47	6,053.80	SF	68	6,039.00	SF	89	6,039.00	SF	110	6,039.00	SF	131	6,039.00	SF	152	6,039.00	SF	173	6,039.00	SF
6	6,029.87	SF	27	6,740.46	SF	48	6,053.80	SF	69	6,039.00	SF	90	6,143.70	SF	111	6,039.00	SF	132	6,039.00	SF	153	6,039.00	SF	174	6,039.00	SF
7	6,029.87	SF	28	6,740.46	SF	49	6,053.80	SF	70	6,039.00	SF	91	6,143.70	SF	112	6,039.00	SF	133	6,039.00	SF	154	6,039.00	SF	175	6,039.00	SF
8	6,029.87	SF	29	6,740.46	SF	50	6,053.80	SF	71	6,039.00	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	6,029.88	SF	30	6,449.70	SF	51	6,047.07	SF	72	6,204.60	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	6,030.00	SF	31	6,303.46	SF	52	6,066.11	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	6,031.02	SF	32	6,897.46	SF	53	6,420.46	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	6,031.03	SF	33	6,897.46	SF	54	6,140.72	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	6,031.03	SF	34	6,893.46	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	6,031.03	SF	35	10,484.38	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	6,039.00	SF	182	6,039.00	SF
15	6,036.11	SF	36	7,166.57	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	6,036.13	SF	37	6,040.46	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	6,036.14	SF	38	6,039.00	SF	59	6,039.00	SF	80	6,039.00	SF	101	6,039.00	SF	122	6,039.00	SF	143	6,206.80	SF	164	6,039.00	SF			
18	6,029.25	SF	39	6,038.46	SF	60	6,039.00	SF	81	6,039.00	SF	102	6,039.00	SF	123	6,039.00	SF	144	6,206.80	SF	165	6,039.00	SF			
19	6,201.46	SF	40	6,047.46	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	6,440.00	SF	41	6,054.46	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	6,897.46	SF	42	6,054.47	SF	63	6,039.00	SF	84	6,039.00	SF	105	6,039.00	SF	126	6,143.70	SF	147	6,039.00	SF	168	6,039.00	SF			

CURVE DATA

NUMBER	DELTA ANGLE	CHORD DIRECTION	CHORD LENGTH	RANGER	RADIUS	ARC LENGTH
C1	108°17'0"	N 42°32'36" E	130.18	85.57	61.80	114.80
C2	108°17'0"	N 44°59'24" W	130.18	85.57	61.80	114.80

ELABORATED BY:

VW20-500

VEGA & VEGA
PROFESSIONAL ENGINEERS
1846 S. 8th Avenue 928-329-0000 Tel
Yuma, Az. 85364 928-247-4232 Fax
www.vegaandvega.com

LAND SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT I AM A LAND SURVEYOR LICENSED IN THE STATE OF ARIZONA, THAT THE FIELD SURVEY OF THE SUBDIVISION SHOWN HEREON WAS MADE UNDER MY DIRECTION AND THAT THE MAP CONTAINED IN THIS DOCUMENT CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION. THE BEARING ANGLE OF 30.0° WAS ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THE POSITIONS ARE CORRECTLY SHOWN. I FURTHER CERTIFY THAT ONE TEMPORARY BENCHMARK CONSISTING OF A NAIL AT THE MONUMENT LINE, SET FOR THE PURPOSE OF THIS SURVEY TO BE REFERENCED IN THE SURVEY. THE BASIS AND CHARACTER AS SHOWN, ALL OTHER DETAILS SHOWN HEREON ARE TRUE AND CORRECT AS SHOWN.

BY: JOHN C. SINGER R.L.S. NO. 14328

JOHN C. SINGER
14328
ARIZONA