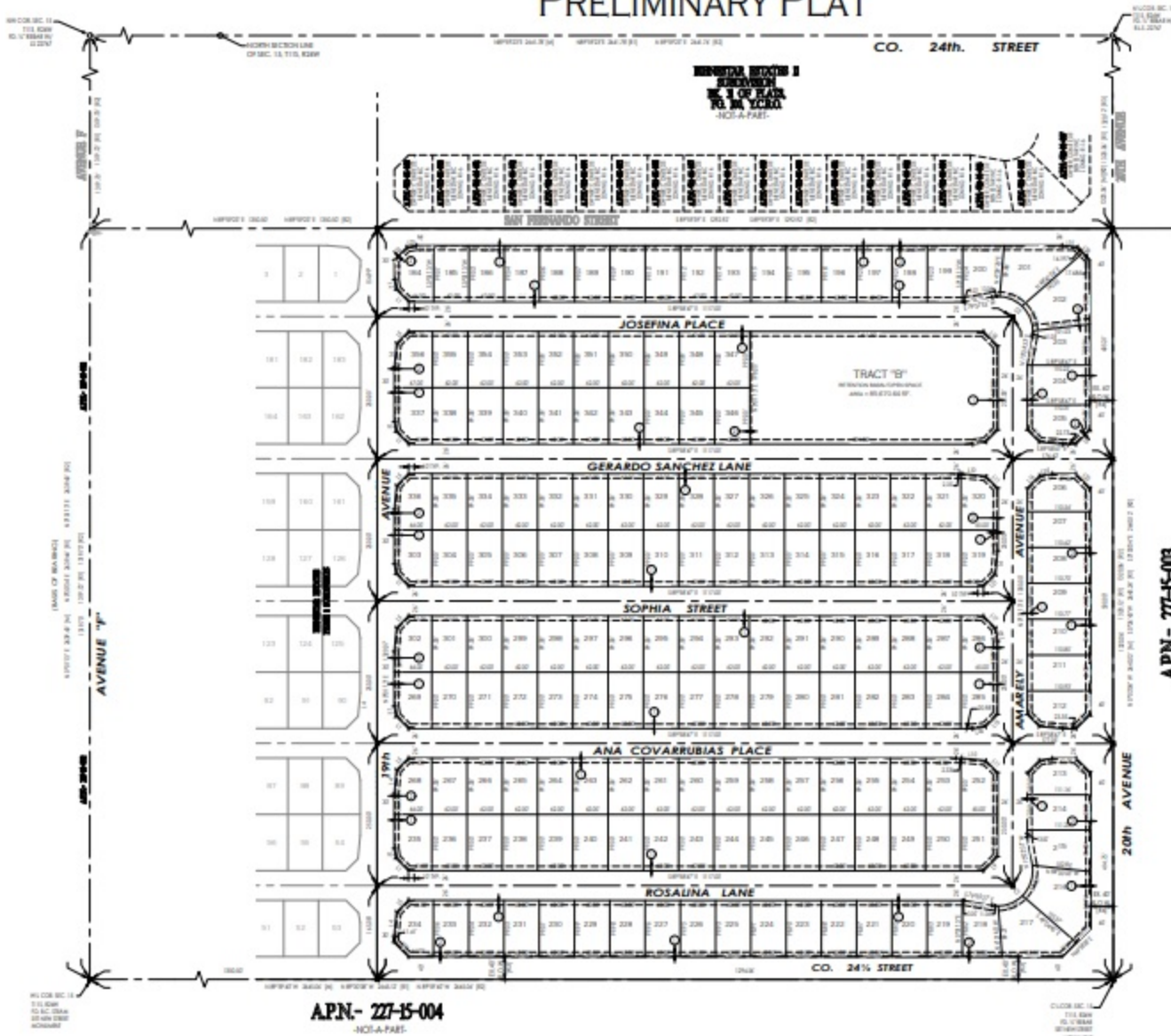
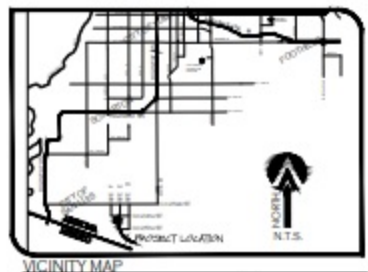


# BIENESTAR ESTATES 12 - PHASE 2 SUBDIVISION

A SUBDIVISION OF OF PARCEL "B" OF BIENESTAR ESTATES 1 1A- LOT SPLIT, AS RECORDED IN BK. 31, OF PLATS , PG. 100, 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, T11 S, R24W, G.&S.R.B.&M., YUMA COUNTY, ARIZONA.

MARCH OF 2022 ACREAGE: 39.21 AC (GROSS)

## PRELIMINARY PLAT



### KEYNOTES

- NEW E UTILITY EASEMENT
- NEW F NON-ACCESS EASEMENT
- NEW G DRAINAGE EASEMENT

### NOTE

- ◆ PROPERTY CORNERS TO BE MARKED BY L.P. CHAIRMAN, BEING FACED WITH CAP 1.5" DIA.
- ◆ PROJECT ZONING R-14

### OWNER OF RECORD:

COLETTE DE BERNARDIS  
303 E. W. STREET  
PO BOX 1710  
YUMA, AZ. 85404

### BASIS OF BEARING

BY VERTICAL CURVE OR BEARING TO THE  
SOUTHEAST, YUMA COUNTY, ARIZONA, BEING THE  
SECTION 15, T11 S, R24W, G.&S.R.B.&M., YUMA COUNTY, ARIZONA,  
AS RECORDED IN BOOK 31, PAGE 100 OF  
PLATS, YUMA COUNTY RECORDERS  
OFFICE, YUMA COUNTY, ARIZONA.

BEARING N 0° 0' 13" E

### LEGEND

- INDICATES BOUNDARY LINE
- INDICATES CENTERLINE
- INDICATES EASEMENT LINE
- NEW LOT NUMBER
- NEW YUMA COUNTY E.D. DETAIL NO. 4000 LOTS BOUNDARY ALIGNMENT
- NEW YUMA COUNTY E.D. DETAIL NO. 4000 STREET ALIGNMENT
- EXISTING HOUSING (TYPE AS SHOWN)
- C. INDICATES BRASS CAP
- T.C. INDICATES YUMA COUNTY RECORDS
- G.L.O. INDICATES GENERAL LAND OFFICE
- N.A.S. INDICATES NON-ACCESS EASEMENT
- M. INDICATES MEASURED DATA
- (R1) DATA REFERS TO S.L.R. BALANCED SECTION OF SECTION 16, T11 S, R24W, G.&S.R.B.&M., YUMA COUNTY, ARIZONA, AS RECORDED IN BOOK 31, PAGE 100 OF PLATS.
- (R2) DATA REFERS TO BERNARDIS SERIES 11A, AS RECORDED IN BOOK 31, PAGE 100 OF PLATS.
- (R3) DATA REFERS TO BERNARDIS SERIES 11, LOT 101, AS RECORDED IN BOOK 31, PAGE 100 OF PLATS.
- (R4) DATA REFERS TO BE 4258A-2011, T.C.R.O.

### LINE DATA

LINE NO.	START POINT	END POINT	BEARING	DISTANCE
1	10+00.00	11+00.00	N 0° 0' 13" E	100.00
2	11+00.00	12+00.00	N 0° 0' 13" E	100.00
3	12+00.00	13+00.00	N 0° 0' 13" E	100.00
4	13+00.00	14+00.00	N 0° 0' 13" E	100.00
5	14+00.00	15+00.00	N 0° 0' 13" E	100.00
6	15+00.00	16+00.00	N 0° 0' 13" E	100.00
7	16+00.00	17+00.00	N 0° 0' 13" E	100.00
8	17+00.00	18+00.00	N 0° 0' 13" E	100.00
9	18+00.00	19+00.00	N 0° 0' 13" E	100.00
10	19+00.00	20+00.00	N 0° 0' 13" E	100.00
11	20+00.00	21+00.00	N 0° 0' 13" E	100.00
12	21+00.00	22+00.00	N 0° 0' 13" E	100.00
13	22+00.00	23+00.00	N 0° 0' 13" E	100.00
14	23+00.00	24+00.00	N 0° 0' 13" E	100.00
15	24+00.00	25+00.00	N 0° 0' 13" E	100.00
16	25+00.00	26+00.00	N 0° 0' 13" E	100.00
17	26+00.00	27+00.00	N 0° 0' 13" E	100.00
18	27+00.00	28+00.00	N 0° 0' 13" E	100.00
19	28+00.00	29+00.00	N 0° 0' 13" E	100.00
20	29+00.00	30+00.00	N 0° 0' 13" E	100.00

### LOT AREAS TABLE

LOT NO.	AREA (SQ. FT.)	AREA (AC.)	LOT NO.	AREA (SQ. FT.)	AREA (AC.)	LOT NO.	AREA (SQ. FT.)	AREA (AC.)
1	10000	0.23	101	10000	0.23	201	10000	0.23
2	10000	0.23	102	10000	0.23	202	10000	0.23
3	10000	0.23	103	10000	0.23	203	10000	0.23
4	10000	0.23	104	10000	0.23	204	10000	0.23
5	10000	0.23	105	10000	0.23	205	10000	0.23
6	10000	0.23	106	10000	0.23	206	10000	0.23
7	10000	0.23	107	10000	0.23	207	10000	0.23
8	10000	0.23	108	10000	0.23	208	10000	0.23
9	10000	0.23	109	10000	0.23	209	10000	0.23
10	10000	0.23	110	10000	0.23	210	10000	0.23
11	10000	0.23	111	10000	0.23	211	10000	0.23
12	10000	0.23	112	10000	0.23	212	10000	0.23
13	10000	0.23	113	10000	0.23	213	10000	0.23
14	10000	0.23	114	10000	0.23	214	10000	0.23
15	10000	0.23	115	10000	0.23	215	10000	0.23
16	10000	0.23	116	10000	0.23	216	10000	0.23
17	10000	0.23	117	10000	0.23	217	10000	0.23
18	10000	0.23	118	10000	0.23	218	10000	0.23
19	10000	0.23	119	10000	0.23	219	10000	0.23
20	10000	0.23	120	10000	0.23	220	10000	0.23

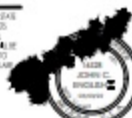
### CURVE DATA

STATION	BEARING	RADIUS (FEET)	CHORD BEARING	CHORD DISTANCE	ARC DISTANCE	ANGLE (DEG.)
10+00.00	N 0° 0' 13" E	100.00	N 0° 0' 13" E	100.00	100.00	180.00
11+00.00	N 0° 0' 13" E	100.00	N 0° 0' 13" E	100.00	100.00	180.00

ELABORATED BY:  
  
 1844 S. 8th Avenue • 928-329-0200 Tel  
 Yuma, Az. 85364 • 928-247-4232 Fax  
 www.vegaaz.com

### LAND SURVEYOR'S CERTIFICATE:

I, JOHN C. WICKER, a duly licensed Professional Land Surveyor in the State of Arizona, do hereby certify that the above described plat was prepared by me or under my direct supervision and that I am a duly licensed Professional Land Surveyor in the State of Arizona.



DATE: 03/15/2022  
 TIME: 10:00 AM  
 PROJECT: BIENESTAR ESTATES 12 - PHASE 2 SUBDIVISION