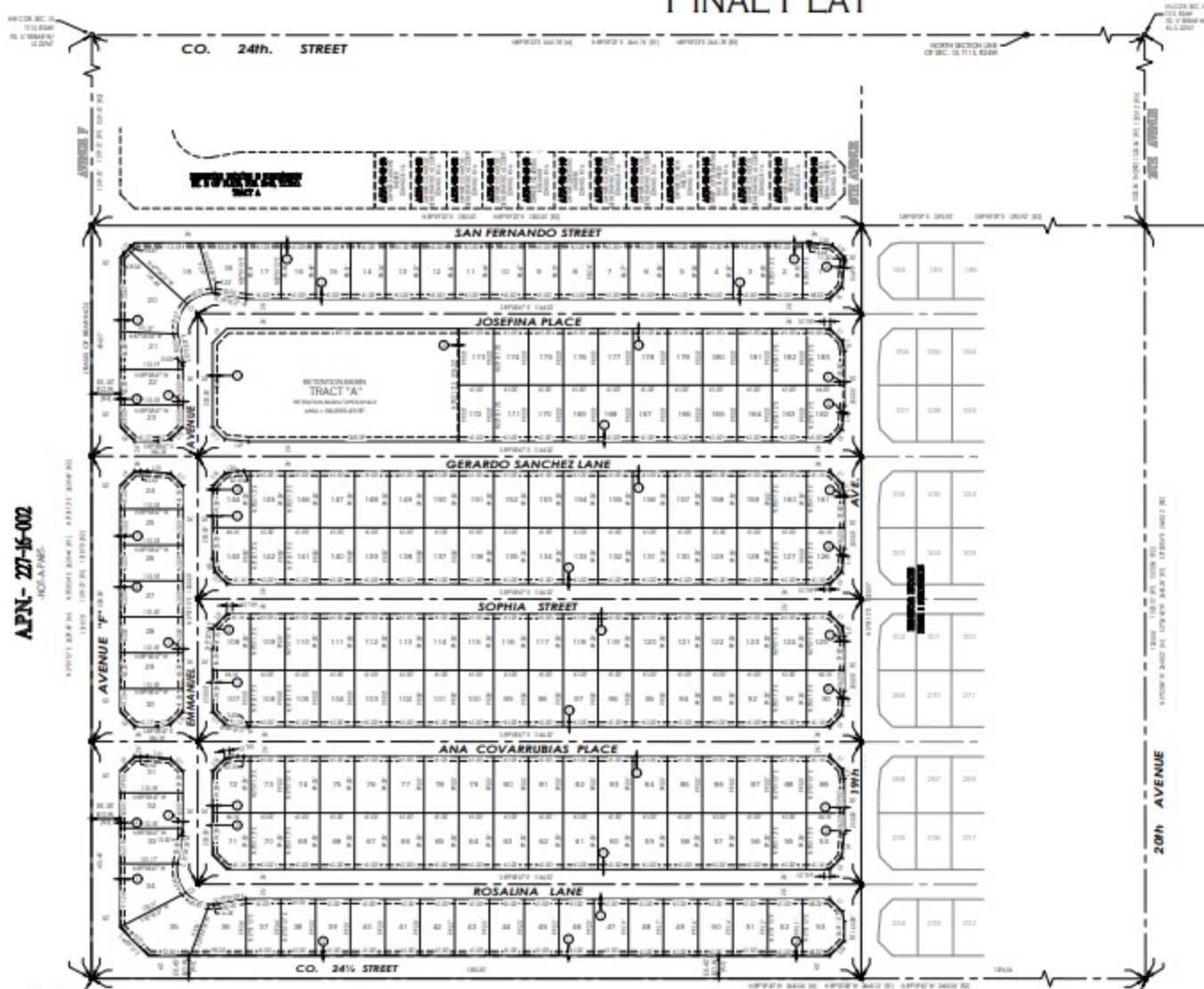


# BIENESTAR ESTATES 12 - PHASE 1 SUBDIVISION

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 1/2 OF THE NW 1/4 OF SECTION 15, T11S, R24W, G.&S.R.B.&M., YUMA COUNTY, ARIZONA.

JUNE OF 2022 ACREAGE: 40.92 AC (GROSS)

## FINAL PLAT



### KEYNOTES

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

### NOTE

- ▲ PROPERTY CORNER TO BE MARKED BY 1" CHAIN BEAM TACKED WITH COPPER LUGS
- ◆ PROJECT CORNER 8" x 8"

### OWNER OF RECORD:

COURTNEY DE BIENESTAR  
REG. # 108887  
PO BOX 1710  
SAN LUIS, AZ. 85349

### BASIS OF BEARING

BEARING AND DISTANCE TO THE CORNER OF SECTION 15, T11S, R24W, G.&S.R.B.&M. AS SHOWN ON THE COURSE OF AVENUE C, YUMA COUNTY RECORDERS OFFICE, YUMA COUNTY, ARIZONA. AS RECORDED IN BOOK 34 OF PLATS, PAGE 07. AS TO YUMA COUNTY RECORDERS OFFICE, YUMA COUNTY, ARIZONA.  
BEARING N 0°11'13" E

### LINE DATA

LINE NO.	BEARING	DISTANCE	LINE NO.	BEARING	DISTANCE
01	S 89°50'00" W	17.38	14	S 89°50'00" W	10.00
02	S 89°50'00" W	17.38	15	S 89°50'00" W	10.00
03	S 89°50'00" W	17.38	16	S 89°50'00" W	10.00
04	S 89°50'00" W	17.38	17	S 89°50'00" W	10.00
05	S 89°50'00" W	17.38	18	S 89°50'00" W	10.00
06	S 89°50'00" W	17.38	19	S 89°50'00" W	10.00
07	S 89°50'00" W	17.38	20	S 89°50'00" W	10.00
08	S 89°50'00" W	17.38	21	S 89°50'00" W	10.00
09	S 89°50'00" W	17.38	22	S 89°50'00" W	10.00
10	S 89°50'00" W	17.38	23	S 89°50'00" W	10.00
11	S 89°50'00" W	17.38	24	S 89°50'00" W	10.00
12	S 89°50'00" W	17.38	25	S 89°50'00" W	10.00
13	S 89°50'00" W	17.38	26	S 89°50'00" W	10.00
14	S 89°50'00" W	17.38	27	S 89°50'00" W	10.00
15	S 89°50'00" W	17.38	28	S 89°50'00" W	10.00
16	S 89°50'00" W	17.38	29	S 89°50'00" W	10.00
17	S 89°50'00" W	17.38	30	S 89°50'00" W	10.00
18	S 89°50'00" W	17.38	31	S 89°50'00" W	10.00
19	S 89°50'00" W	17.38	32	S 89°50'00" W	10.00
20	S 89°50'00" W	17.38	33	S 89°50'00" W	10.00
21	S 89°50'00" W	17.38	34	S 89°50'00" W	10.00
22	S 89°50'00" W	17.38	35	S 89°50'00" W	10.00
23	S 89°50'00" W	17.38	36	S 89°50'00" W	10.00
24	S 89°50'00" W	17.38	37	S 89°50'00" W	10.00
25	S 89°50'00" W	17.38	38	S 89°50'00" W	10.00
26	S 89°50'00" W	17.38	39	S 89°50'00" W	10.00
27	S 89°50'00" W	17.38	40	S 89°50'00" W	10.00
28	S 89°50'00" W	17.38	41	S 89°50'00" W	10.00
29	S 89°50'00" W	17.38	42	S 89°50'00" W	10.00
30	S 89°50'00" W	17.38	43	S 89°50'00" W	10.00
31	S 89°50'00" W	17.38	44	S 89°50'00" W	10.00
32	S 89°50'00" W	17.38	45	S 89°50'00" W	10.00
33	S 89°50'00" W	17.38	46	S 89°50'00" W	10.00
34	S 89°50'00" W	17.38	47	S 89°50'00" W	10.00
35	S 89°50'00" W	17.38	48	S 89°50'00" W	10.00
36	S 89°50'00" W	17.38	49	S 89°50'00" W	10.00
37	S 89°50'00" W	17.38	50	S 89°50'00" W	10.00
38	S 89°50'00" W	17.38	51	S 89°50'00" W	10.00
39	S 89°50'00" W	17.38	52	S 89°50'00" W	10.00
40	S 89°50'00" W	17.38	53	S 89°50'00" W	10.00
41	S 89°50'00" W	17.38	54	S 89°50'00" W	10.00
42	S 89°50'00" W	17.38	55	S 89°50'00" W	10.00
43	S 89°50'00" W	17.38	56	S 89°50'00" W	10.00
44	S 89°50'00" W	17.38	57	S 89°50'00" W	10.00
45	S 89°50'00" W	17.38	58	S 89°50'00" W	10.00
46	S 89°50'00" W	17.38	59	S 89°50'00" W	10.00
47	S 89°50'00" W	17.38	60	S 89°50'00" W	10.00
48	S 89°50'00" W	17.38	61	S 89°50'00" W	10.00
49	S 89°50'00" W	17.38	62	S 89°50'00" W	10.00
50	S 89°50'00" W	17.38	63	S 89°50'00" W	10.00
51	S 89°50'00" W	17.38	64	S 89°50'00" W	10.00
52	S 89°50'00" W	17.38	65	S 89°50'00" W	10.00
53	S 89°50'00" W	17.38	66	S 89°50'00" W	10.00
54	S 89°50'00" W	17.38	67	S 89°50'00" W	10.00
55	S 89°50'00" W	17.38	68	S 89°50'00" W	10.00
56	S 89°50'00" W	17.38	69	S 89°50'00" W	10.00
57	S 89°50'00" W	17.38	70	S 89°50'00" W	10.00
58	S 89°50'00" W	17.38	71	S 89°50'00" W	10.00
59	S 89°50'00" W	17.38	72	S 89°50'00" W	10.00
60	S 89°50'00" W	17.38	73	S 89°50'00" W	10.00
61	S 89°50'00" W	17.38	74	S 89°50'00" W	10.00
62	S 89°50'00" W	17.38	75	S 89°50'00" W	10.00
63	S 89°50'00" W	17.38	76	S 89°50'00" W	10.00
64	S 89°50'00" W	17.38	77	S 89°50'00" W	10.00
65	S 89°50'00" W	17.38	78	S 89°50'00" W	10.00
66	S 89°50'00" W	17.38	79	S 89°50'00" W	10.00
67	S 89°50'00" W	17.38	80	S 89°50'00" W	10.00
68	S 89°50'00" W	17.38	81	S 89°50'00" W	10.00
69	S 89°50'00" W	17.38	82	S 89°50'00" W	10.00
70	S 89°50'00" W	17.38	83	S 89°50'00" W	10.00
71	S 89°50'00" W	17.38	84	S 89°50'00" W	10.00
72	S 89°50'00" W	17.38	85	S 89°50'00" W	10.00
73	S 89°50'00" W	17.38	86	S 89°50'00" W	10.00
74	S 89°50'00" W	17.38	87	S 89°50'00" W	10.00
75	S 89°50'00" W	17.38	88	S 89°50'00" W	10.00
76	S 89°50'00" W	17.38	89	S 89°50'00" W	10.00
77	S 89°50'00" W	17.38	90	S 89°50'00" W	10.00
78	S 89°50'00" W	17.38	91	S 89°50'00" W	10.00
79	S 89°50'00" W	17.38	92	S 89°50'00" W	10.00
80	S 89°50'00" W	17.38	93	S 89°50'00" W	10.00
81	S 89°50'00" W	17.38	94	S 89°50'00" W	10.00
82	S 89°50'00" W	17.38	95	S 89°50'00" W	10.00
83	S 89°50'00" W	17.38	96	S 89°50'00" W	10.00
84	S 89°50'00" W	17.38	97	S 89°50'00" W	10.00
85	S 89°50'00" W	17.38	98	S 89°50'00" W	10.00
86	S 89°50'00" W	17.38	99	S 89°50'00" W	10.00
87	S 89°50'00" W	17.38	100	S 89°50'00" W	10.00

### LOT AREAS TABLE:

LOT NO.	AREA (SQ. FT.)	AREA (AC.)	LOT NO.	AREA (SQ. FT.)	AREA (AC.)	LOT NO.	AREA (SQ. FT.)	AREA (AC.)	LOT NO.	AREA (SQ. FT.)	AREA (AC.)	LOT NO.	AREA (SQ. FT.)	AREA (AC.)
1	1,125.00	0.0257	11	1,125.00	0.0257	21	1,125.00	0.0257	31	1,125.00	0.0257	41	1,125.00	0.0257
2	1,125.00	0.0257	12	1,125.00	0.0257	22	1,125.00	0.0257	32	1,125.00	0.0257	42	1,125.00	0.0257
3	1,125.00	0.0257	13	1,125.00	0.0257	23	1,125.00	0.0257	33	1,125.00	0.0257	43	1,125.00	0.0257
4	1,125.00	0.0257	14	1,125.00	0.0257	24	1,125.00	0.0257	34	1,125.00	0.0257	44	1,125.00	0.0257
5	1,125.00	0.0257	15	1,125.00	0.0257	25	1,125.00	0.0257	35	1,125.00	0.0257	45	1,125.00	0.0257
6	1,125.00	0.0257	16	1,125.00	0.0257	26	1,125.00	0.0257	36	1,125.00	0.0257	46	1,125.00	0.0257
7	1,125.00	0.0257	17	1,125.00	0.0257	27	1,125.00	0.0257	37	1,125.00	0.0257	47	1,125.00	0.0257
8	1,125.00	0.0257	18	1,125.00	0.0257	28	1,125.00	0.0257	38	1,125.00	0.0257	48	1,125.00	0.0257
9	1,125.00	0.0257	19	1,125.00	0.0257	29	1,125.00	0.0257	39	1,125.00	0.0257	49	1,125.00	0.0257
10	1,125.00	0.0257	20	1,125.00	0.0257	30	1,125.00	0.0257	40	1,125.00	0.0257	50	1,125.00	0.0257

### CURVE DATA

STATION	DATA POINT	CURVE BEARING	CHORD LENGTH	ANGLE	RADIUS	PIE (SQ. FT.)
0+00	1	N 89°50'00" E	173.8	85.1	41.80	114.80
0+173.8	2	S 89°50'00" W	173.8	85.1	41.80	114.80

### LAND SURVEYOR'S CERTIFICATE:

I, JOHN L. DEGEN, a duly licensed and qualified land surveyor, do hereby certify that the above described plat is a true and correct copy of the original as shown to me by the owner of the same, and that the same is in accordance with the laws of the State of Arizona, and that the same is a true and correct copy of the original as shown to me by the owner of the same.

JOHN L. DEGEN  
LAND SURVEYOR  
NO. 10000  
YUMA, ARIZONA

ELABORATED BY:  
VINY 20-000



APN- 27-15-002  
NOI-A-PART

APN- 27-15-004  
NOI-A-PART