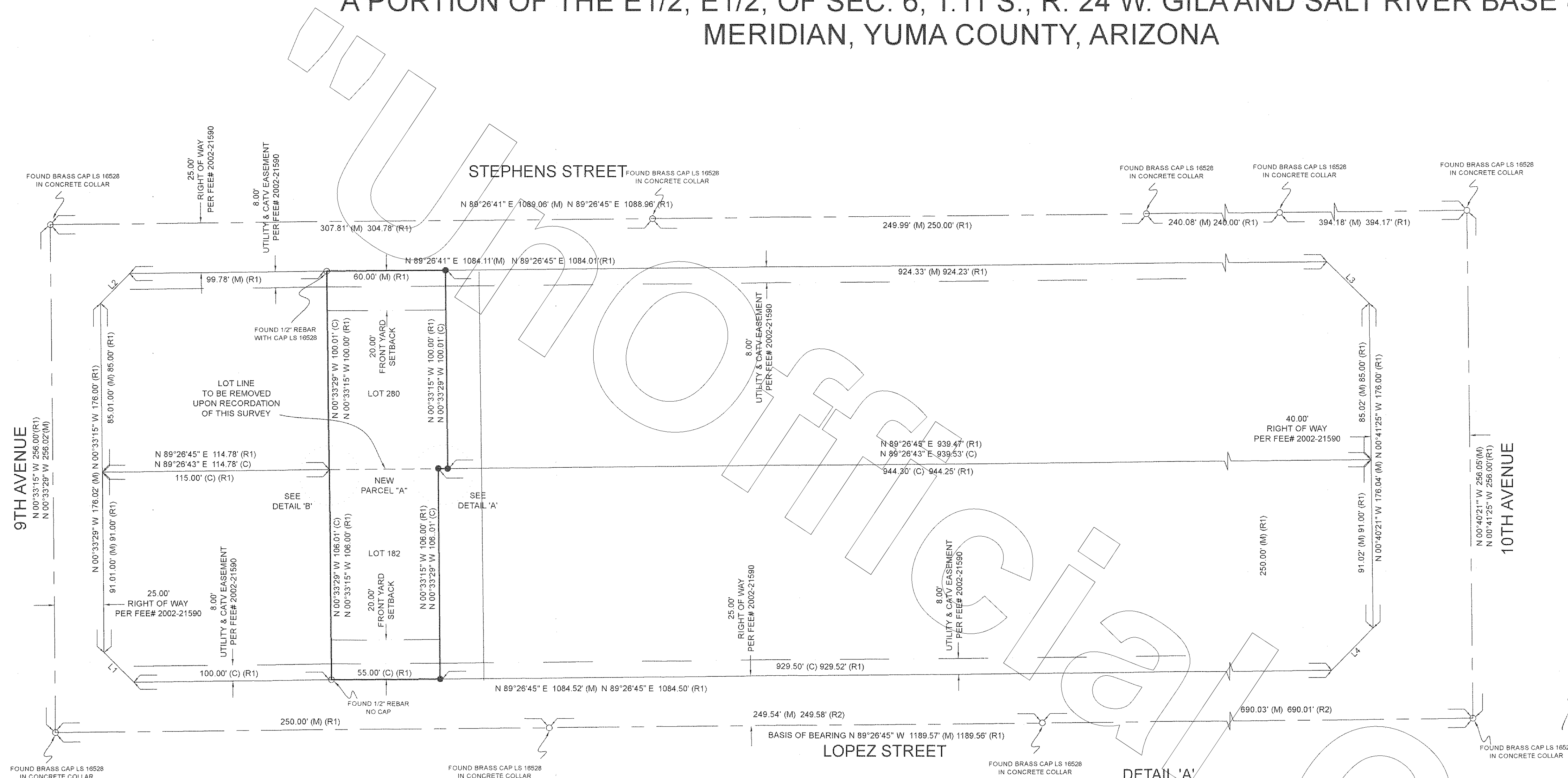


MAGANA LOT TIE

A LOT TIE OF A LOTS 182 AND 280 BIENESTAR ESTATES NO. 7
A PORTION OF THE E1/2, E1/2, OF SEC. 6, T.11 S., R. 24 W. GILA AND SALT RIVER BASE &
MERIDIAN, YUMA COUNTY, ARIZONA

2021-16893 B: 32 P: 83 PLAT
05/03/2021 03:49:35 PM Pages: 1 Fees: \$24.00
Requested By: CITY OF SAN LUIS
Recorded By: J. C. GONZALEZ
Return To: 1100 N. 10th Street, Suite 100, Yuma, Arizona 85402
B:32 Pg:83



APPROVALS

Edgijuan 01/20/21
PUBLIC WORKS DIRECTOR DATE
Jose Arroyo 4/28/21
PLANNING AND ZONING DIRECTOR DATE

OWNERS OF RECORD

1960 E. LOPEZ STREET
SAN LUIS, ARIZONA, 85349
JESUS MAGANA 4/21/2021
JESUS MAGANA / OWNER DATE
APPROVAL
Leticia Magaña 4/21/2021
LETICIA MAGANA / OWNER DATE
APPROVAL

ACKNOWLEDGEMENT

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 21 DAY OF April, 2021 BY

Barbara Mae Black
NOTARY PUBLIC
BARBARA MAE BLACK
Notary Public - State of Arizona
YUMA COUNTY
Commission # 566605
Expires June 23, 2023

LEGAL DESCRIPTIONS

EXISTING PARCELS:

LOT 280, BIENESTAR ESTATES NO. 7B, ACCORDING TO BOOK 18 OF PLATS, PAGE 59, RECORDS OF YUMA COUNTY, ARIZONA
LOT 182, BIENESTAR ESTATES NO. 7B, ACCORDING TO BOOK 18 OF PLATS, PAGE 59, RECORDS OF YUMA COUNTY, ARIZONA

NEW PARCEL A:

LOT 280 AND LOT 182, BIENESTAR ESTATES NO. 7B, ACCORDING TO BOOK 18 OF PLATS, PAGE 59, RECORDS OF YUMA COUNTY, ARIZONA

LINE DATA

NUMBER	DIRECTION	DISTANCE
L1	N45°33'22"W	21.21
L2	N44°26'36"E	21.21
L3	N45°36'50"W	21.24
L4	N45°23'12"E	21.19

FLOOD ZONE

FEMA FLOOD ZONE X

ZONING

R-2

ACREAGE

11,831.45 SQ. FT. TOTAL

ASSESSOR PARCEL NO.

776-20-182 AND 776-20-280

NOTES:

- (1) SIDE YARD SET BACKS WILL BE 7.00'
- (2) FENCE, WALL OR HEDGE MAY BE ERRECTED OR MAINTAINED AT A HEIGHT NO GREATER THAN THREE FEET SIX INCHES (3'6") WITHIN THE REQUIRED FRONT OR BACK YARD SETBACK.
- (2) THE BACK YARD SETBACK WILL REMAIN THE SAME AS THE FRONT YARD SETBACK AT TWENTY FEET. (20.00')

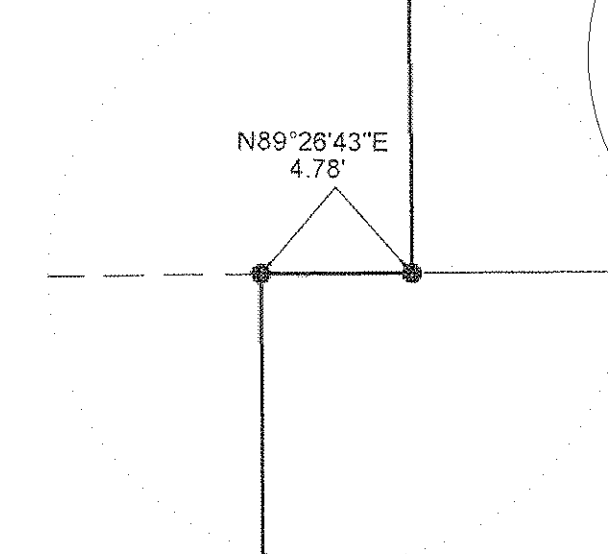
BASIS OF BEARING:

THE BASIS OF BEARING IS THE CENTERLINE OF LOPEZ STREET AS SHOWN IN THE BIENESTAR ESTATES NO. 7B PLAT, RECORDED IN BOOK 18 OF PLATS, PAGE 59, RECORDS OF YUMA COUNTY, ON JULY 26, 2002. HAVING A BEARING OF N 89°26'45" E.

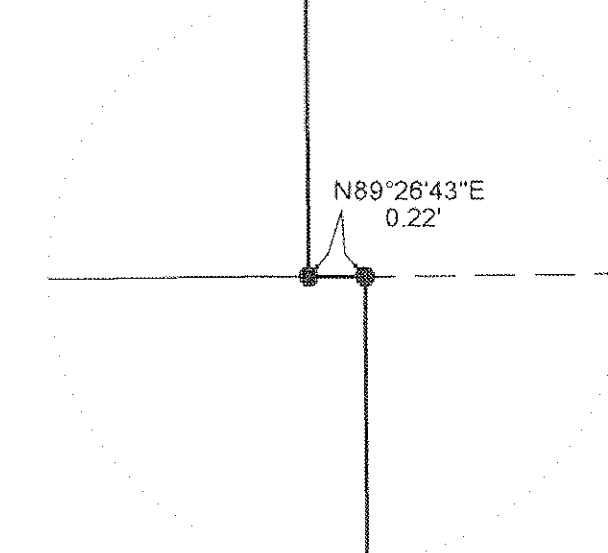
LEGEND

- FOUND BRASS CAP IN CONC COLLAR LS 16528 - UNLESS NOTED DIFFERENTLY
- SET NEW BRASS NAIL AND TAG "PLS 49335"
- (M) MEASURED DISTANCE
- (C) CALCULATED DISTANCE
- (R1) RECORD DATA PER THE BIENESTAR ESTATES NO. 7B PLAT RECORDED IN BOOK 18 OF PLATS, PAGE 59, RECORDS OF YUMA COUNTY, FEE# 2002-21590
- (R2) RECORD DATA PER THE BIENESTAR ESTATES NO. 7C PLAT RECORDED IN BOOK 22 OF PLATS, PAGE 56, RECORDS OF YUMA COUNTY, FEE# 2006-20777

DETAIL 'A' NTS

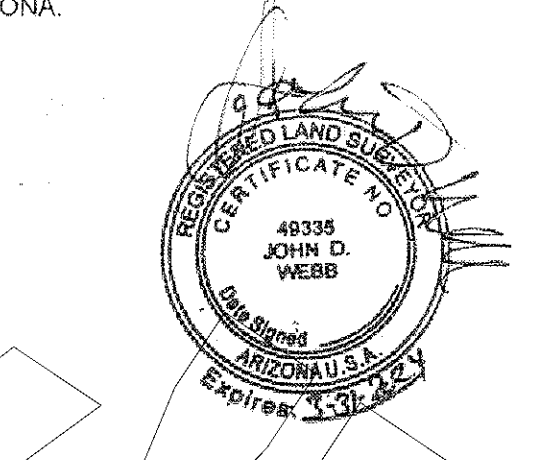


DETAIL 'B' NTS



SURVEYOR'S CERTIFICATION:

I, JOHN D. WEBB, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA; AND THAT THE LAND DIVISION/LAND TIE SHOWN HEREON WAS COMPLETED UNDER MY SUPERVISION DURING THE MONTH OF FEBRUARY, 2021; THE RESULTING LOT, PARCEL, OR FRACTIONAL INTEREST BEING CREATED HAVE PHYSICAL ACCESS THAT IS LOCATED WITHIN THE BOUNDARIES OF THE LEGAL ACCESS AS IDENTIFIED ON THIS SURVEY AND THAT THIS LAND DIVISION/LAND TIE CONFORMS TO ALL ZONING REGULATIONS AND REQUIREMENTS OF THE SUBDIVISION REGULATION OF SAN LUIS, ARIZONA.



JOHN D. WEBB, LS 49335
EXPIRES MARCH 31, 2024

 DESERT SURVEYING & ENGINEERING Arizona, California and New Mexico Land Surveyors and Civil Engineers Land Surveying and Civil Engineering 1-928-318-2043 670 E. 32ND STREET SUITE 2, 85365 Yuma, AZ, 85365 www.Desertsurveying.com	LOT TIE MAGANA LOT SPLIT	SHEET 1 1
	YUMA COUNTY, AZ	DATE FEB 2021 BY DSE
CLIENT NAME MAGANA	FILE NAME 21007.01Y.DWG	JOB NUMBER 21007.01Y