

LA ESPERANZA ESTATES

A SUBDIVISION OF PARCEL B OF BARKLEY LOT SPLIT No. 3 AS RECORDED IN BOOK 27 OF PLATS,
 PAGES 68 YUMA COUNTY RECORDERS OFFICE. YUMA, COUNTY, AZ. AND BEING A PORTION OF THE
 N ½ OF THE SW ¼ OF SECTION 6, T11S, R24W, G. & S. R. B. & M. YUMA COUNTY ARIZONA
 DATE OF PREPARATION: OCTOBER 2023 NUMBER OF LOTS: 31 ACREAGE: 15.1
 FINAL PLAT

OFFICE OF YUMA COUNTY RECORDER



BOOK _____ OF _____
 PAGE _____

APPROVED

STATE OF ARIZONA)
) SS
 CITY OF SAN LUIS)

THIS SUBDIVISION AS PLATTED HEREON HAS BEEN APPROVED BY THE
 MAYOR AND THE CITY COUNCIL OF THE CITY OF SAN LUIS, ARIZONA.

VICE MAYOR _____ DATE _____

CITY MANAGER _____ DATE _____

DIRECTOR OF PLANNING AND ZONING _____ DATE _____

CITY ENGINEER _____ DATE _____

CITY PUBLIC WORKS DIRECTOR _____ DATE _____

BASIS OF BEARING

THE SOUTH LINE OF THE SW 1/4 OF THE SECTION 6,
 T11S, R24W, NAMED N 89°40'11" E AS SHOWN ON
 BARKLEY LOT SPLIT No. 3 RECORDED IN BOOK 27 OF PLATS
 PAGE 68, YUMA COUNTY RECORDER.

RESTRICTIVE COVENANTS

HAVE BEEN RECORDED CONCURRENTLY AND ARE A PART OF THIS PLAT

SUBDIVIDER/OWNER

RIEDEL HOLDINGS, LLC
 P.O. BOX 1649
 SAN LUIS, AZ. 85349

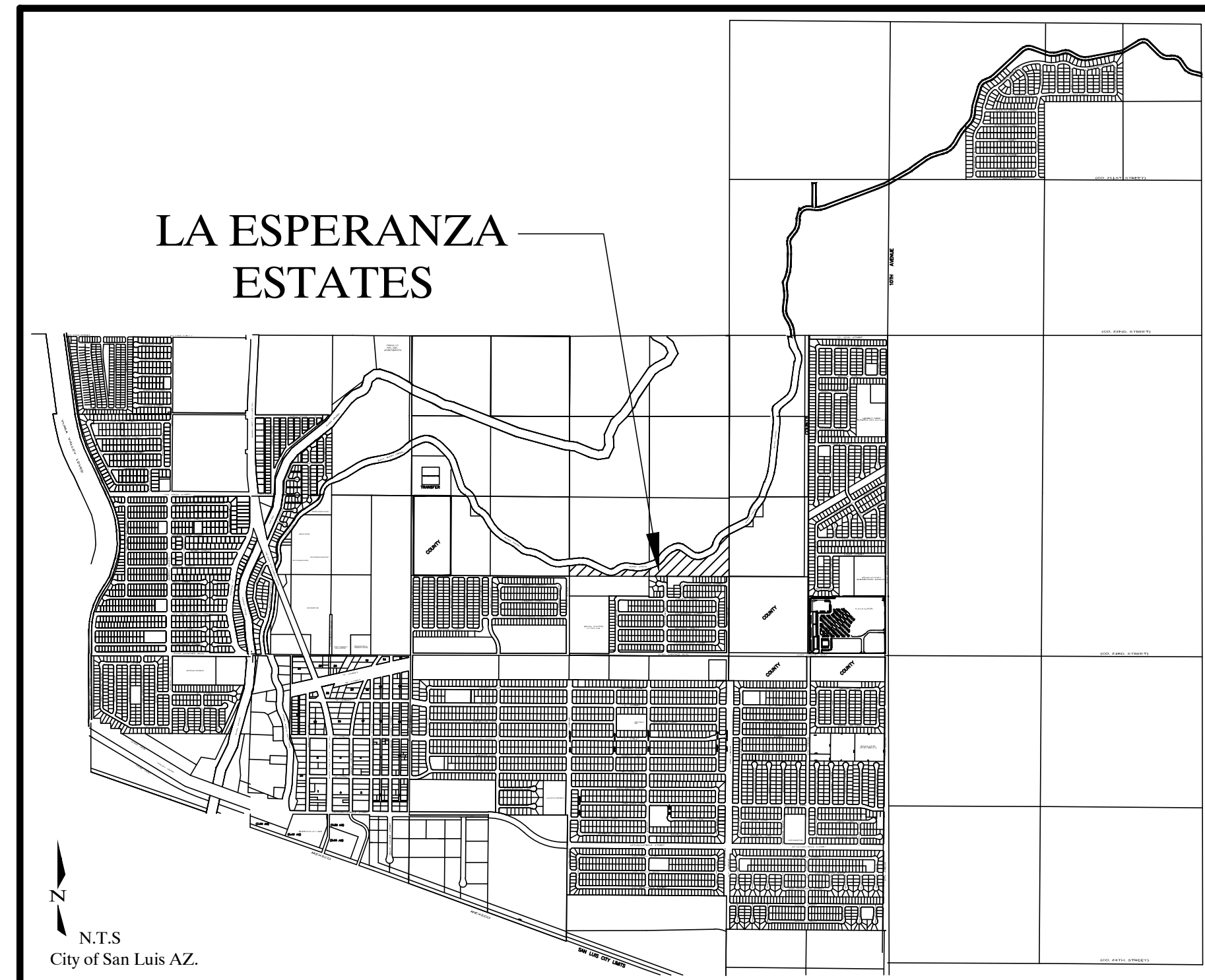
SURVEYOR'S CERTIFICATE

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) SHEET CORRECTLY REPRESENTS A SURVEY
 MADE UNDER MY SUPERVISION THAT ALL MONUMENTS SHOWN HEREON ACTUALLY
 EXIST AND THEIR POSITIONS ARE CORRECTLY SHOWN.



JUAN N. LOMELI

R.L.S. No. 22767



VICINITY MAP

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT RIEDEL HOLDINGS, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER HAS THIS THE ____ DAY OF _____ 2023,
 CAUSED A PORTION OF THE N ½ OF THE SW ¼ OF SECTION 6, T11S, R24W, G. & S. R. B. & M. YUMA COUNTY, ARIZONA, AS PLATTED HEREON,
 TO BE SUBDIVIDED INTO LOTS, TRACT & STREETS UNDER THE NAME OF "LA ESPERANZA ESTATES" AND HEREBY DECLARES THAT THE ACCOMPANYING PLAT SETS
 FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS AND STREETS, CONSTITUTING SAID "LA ESPERANZA ESTATES" AND THAT EACH LOT SHALL BE KNOWN
 BY THE NUMBER, THE TRACT BY THE LETTER AND THE STREETS BY THE NAME GIVEN EACH RESPECTIVELY ON SAID PLAT;

TRACT "A" AND TRACT "B" ARE DEDICATED TO THE LA ESPERANZA ESTATES HOA, INC. FOR THE USE AND ENJOYMENT OF THE RESIDENTS OF "LA ESPERANZA ESTATES
 SUBDIVISION". TRACT "B" IS HEREBY DECLARED AS PRIVATE STREET AND WILL NEVER CONVERT TO PUBLIC OWNERSHIP. THE MAINTENANCE OF THE PRIVATE STREET
 KNOWN AS UNION STREET, LANDSCAPE IN TRACT "A" AND LANDSCAPE WITHIN THE ADJACENT RIGHT OF WAY SHALL BE THE RESPONSIBILITY OF LA ESPERANZA ESTATES
 HOMEOWNERS ASSOCIATION. THE 5' DRAINAGE EASEMENT ALONG THE REAR OF LOTS 20 -29, UTILITY EASEMENTS SHOWN HEREON AND TRACT "B" ARE DEDICATED
 FOR THE PURPOSES SHOWN OR NOTES HEREON ARE SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED CONCURRENTLY
 HERewith. A THREE FOOT NON-CONSTRUCTION AND NO OBSTRUCTION EASEMENT FROM THE FURTHEST PROJECTION ON ALL SIDES OF ALL FIRE HYDRANTS AND A 12
 INCH NON-CONSTRUCTION AND NO OBSTRUCTION EASEMENT AROUND ALL WATER METERS AND A 24 INCH NON-CONSTRUCTION AND NO OBSTRUCTION EASEMENT
 AROUND ALL STREET LIGHTS IS HEREBY GRANTED.

IN WITNESS WHEREOF: RIEDEL HOLDINGS, L.L.C., HAS CAUSED ITS CORPORATE NAME TO BE SIGNED AND ITS CORPORATE SEAL TO BE AFFIXED BY THE SIGNATURE
 OF NIEVES GARCIA RIEDEL, AS MEMBER, THEREUNTO DULY AUTHORIZED ON THIS THE ____ DAY OF _____ 2023.

BY: _____
 NIEVES GARCIA RIEDEL, MEMBER
 RIEDEL HOLDINGS, L.L.C.

ACKNOWLEDGMENT

STATE OF ARIZONA)
) SS
 COUNTY OF YUMA)

ON THIS THE ____ DAY OF _____, 2023 BEFORE ME, THE UNDERSIGNED OFFICER
 PERSONALLY APPEARED, NIEVES GARCIA RIEDEL, WHO ACKNOWLEDGED HERSELF TO BE MEMBER OF
 RIEDEL HOLDINGS, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, AND SHE AS SUCH OFFICER BEING
 AUTHORIZED TO DO SO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN
 CONTAINED, BY SIGNING THE NAME OF THE LIMITED LIABILITY COMPANY BY HERSELF, AS SUCH
 OFFICER.

IN WITNESS WHEREOF, I HAVE SET MY HAND AND OFFICIAL SEAL.

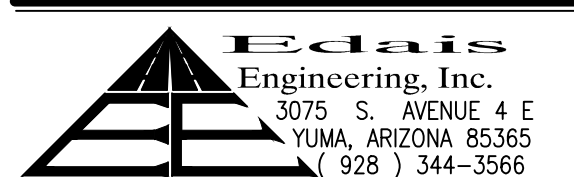
BY: _____
 NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

NOTES:

- TRACT "B" WHICH INCLUDES THE INTERIOR STREET OF THIS
 SUBDIVISION NAMED UNION STREET, IS DESIGNATED AS
 A PRIVATE STREET AND EASEMENTS FOR PUBLIC UTILITIES AND
 CABLE TELEVISION, WATER, SEWER, EMERGENCY VEHICLE ACCESS
 AND REFUSE COLLECTION. TRACT "B" SHALL ALSO BE RESERVED
 FOR THE COMMON USAGE BY THE RESIDENTS OF LA ESPERANZA
 ESTATES SUBDIVISION.

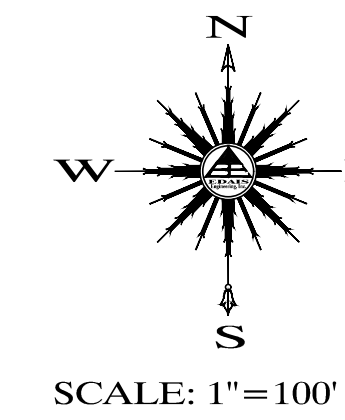
PREPARED BY: _____



JOB# 17-025

LA ESPERANZA ESTATES

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FINAL PLAT



OFFICE OF YUMA COUNTY RECORDER

BOOK _____ OF _____
 PAGE _____

SUBDIVIDER/OWNER

RIEDEL HOLDINGS, LLC

P.O. BOX 1649
 SAN LUIS, AZ. 85349
 (928) 627-9385

BASIS OF BEARING

THE SOUTH LINE OF THE SW 1/4 OF THE SECTION 6, T11S, R24W, NAMED N 89°40'11" E AS SHOWN ON BARKLEY LOT SPLIT No. 3 RECORDED IN BOOK 27 OF PLATS PAGE 68, YUMA COUNTY RECORDER.

LEGEND

- CENTERLINE
- BOUNDARY LINE
- EXISTING LOTS
- NEW STREET MONUMENT AS PER CITY OF YUMA STD. DETAIL No. 4-030
- FOUND MONUMENT (TYPE AS SHOWN)
- NEW BOUNDARY MONUMENT AS PER CITY OF YUMA STD. DETAIL No. 4-015
- B.C. INDICATES BRASS CAP
- H.H. INDICATE HAND HOLE
- (R1) RECORDED INFORMATION PER BARKLEY LOT SPLIT No. 3 AS SHOWN IN BOOK 27 OF PLATS, PAGE 68 YUMA COUNTY RECORDS
- (R2) DATA REFER TO 110' U.S.B.R. EAST MAIN CANAL R.O.W. AS SHOWN ON R.O.W. MAP No. 35-303-646 RECORD @ YUMA COUNTY WATER USERS ASSOC.
- A.P.N. ASSESSOR PARCEL NUMBER
- 85 EXISTING NUMBER LOT

KEYNOTES

- 1 NEW 1' NON-ACCESS EASEMENT
- 2 NEW 8' UTILITY & CATV EASEMENT
- 3 NEW 20' FRONT BUILDING SETBACK
- 4 NEW 5' DRAINAGE EASEMENT TO BE PRIVATELY MAINTAINED
- 5 ADDITIONAL RIGHT-OF-WAY TO BE DEDICATED TO THE CITY OF SAN LUIS
- 6 ADDITIONAL RIGHT-OF-WAY TO BE DEDICATED TO THE CITY OF SAN LUIS WITH EASEMENT TO USBR EAST MAIN CANAL (FEET)
- 7 LAND DEEDED TO LOT 107 OF BIENESTAR ESTATES NO. 5 AS RECORDED IN BOOK 14, PAGE 59, Y.C.R. (FEET)
- 8 LAND DEEDED TO LOT 106 OF BIENESTAR ESTATES NO. 5 AS RECORDED IN BOOK 14, PAGE 59, Y.C.R. (FEET)
- 9 LAND DEEDED TO LOT 105 OF BIENESTAR ESTATES NO. 5 AS RECORDED IN BOOK 14, PAGE 59, Y.C.R. (FEET)

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 ONE (2) SHEET CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION, THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THEIR POSITIONS ARE CORRECTLY SHOWN.



JUAN N. LOMEI R.L.S. No. 22767

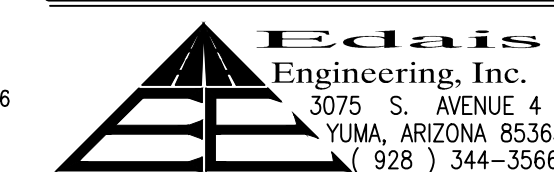
100' 34.5 kv TRANSMISSION LINE ROW
 USBR DWG NO. 1292-303-3636
 AS SET FORTH IN DKT 138, PG 418-420, YCR.

120' USBR TRANSMISSION LINE ROW
 DKT 2072, PGS. 923-926, TCR.

EX 50' ROW
 (FEET) 2015-03576 YCR.

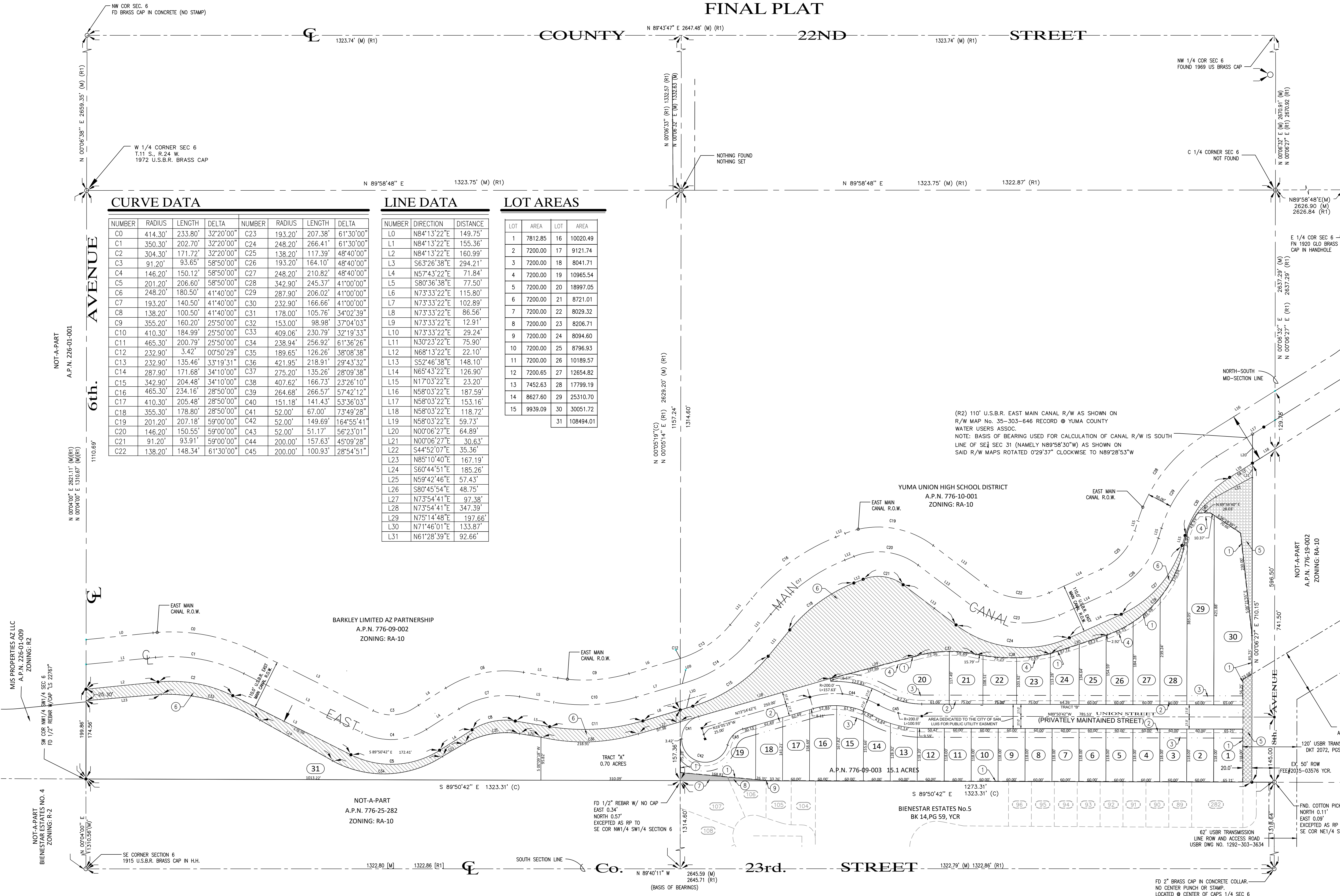
FND. COTTON PICKER SPINDLE
 NORTH 2072,
 EAST 0.09'
 EXCEPTED AS RP TO
 SE COR NE1/4 SW1/4 SEC 6

PREPARED BY:



SHEET 2 OF 2

FD 2" BRASS CAP IN CONCRETE COLLAR.
 NO CENTER PUNCH OR STAMP.
 LOCATED @ CENTER OF CAPS 1/4 SEC 6



CURVE DATA

NUMBER	RADIUS	LENGTH	DELTA	NUMBER	RADIUS	LENGTH	DELTA
C0	414.30'	233.80'	32°20'00"	C23	193.20'	207.38'	61°30'00"
C1	350.30'	202.70'	32°20'00"	C24	248.20'	266.41'	61°30'00"
C2	304.30'	171.72'	32°20'00"	C25	138.20'	117.39'	48°40'00"
C3	91.20'	93.65'	58°50'00"	C26	193.20'	164.10'	48°40'00"
C4	146.20'	150.12'	58°50'00"	C27	248.20'	210.82'	48°40'00"
C5	201.20'	206.60'	58°50'00"	C28	342.90'	245.37'	41°00'00"
C6	248.20'	180.50'	41°40'00"	C29	287.90'	206.02'	41°00'00"
C7	193.20'	140.50'	41°40'00"	C30	232.90'	166.66'	41°00'00"
C8	138.20'	100.50'	41°40'00"	C31	178.00'	105.76'	34°02'39"
C9	355.20'	160.20'	25°50'00"	C32	153.00'	98.98'	37°04'03"
C10	410.30'	184.99'	25°50'00"	C33	409.06'	230.79'	32°19'33"
C11	465.30'	200.79'	25°50'00"	C34	238.94'	256.92'	61°36'26"
C12	232.90'	3.42'	00°50'29"	C35	189.65'	126.26'	38°08'38"
C13	232.90'	135.46'	33°19'31"	C36	421.95'	218.91'	29°43'32"
C14	287.90'	171.68'	34°10'00"	C37	275.20'	135.26'	28°09'38"
C15	342.90'	204.48'	34°10'00"	C38	407.62'	166.73'	23°26'10"
C16	465.30'	234.16'	28°50'00"	C39	264.68'	266.57'	57°42'12"
C17	410.30'	205.48'	28°50'00"	C40	151.18'	141.43'	53°36'03"
C18	355.30'	178.80'	28°50'00"	C41	52.00'	67.00'	73°49'28"
C19	201.20'	207.18'	59°00'00"	C42	52.00'	149.69'	164°55'41"
C20	146.20'	150.55'	59°00'00"	C43	52.00'	51.17'	56°23'01"
C21	91.20'	93.91'	59°00'00"	C44	200.00'	157.63'	45°09'28"
C22	138.20'	148.34'	61°30'00"	C45	200.00'	100.93'	28°54'51"

LINE DATA

NUMBER	DIRECTION	DISTANCE
L0	N84°13'22"E	149.75'
L1	N84°13'22"E	155.36'
L2	N84°13'22"E	160.99'
L3	S63°26'38"E	294.21'
L4	N57°43'22"E	71.84'
L5	S80°36'38"E	77.50'
L6	N73°33'22"E	115.80'
L7	N73°33'22"E	102.89'
L8	N73°33'22"E	86.56'
L9	N73°33'22"E	12.91'
L10	N73°33'22"E	29.24'
L11	N30°23'22"E	75.90'
L12	N68°13'22"E	22.10'
L13	S52°46'38"E	148.10'
L14	N65°43'22"E	126.90'
L15	N17°03'22"E	23.20'
L16	N58°03'22"E	187.59'
L17	N58°03'22"E	153.16'
L18	N58°03'22"E	118.72'
L19	N58°03'22"E	59.73'
L20	N00°06'27"E	64.89'
L21	N00°06'27"E	30.63'
L22	S44°52'07"E	35.36'
L23	N85°10'40"E	167.19'
L24	S60°44'51"E	185.26'
L25	N59°42'46"E	57.43'
L26	S80°45'54"E	48.75'
L27	N73°54'41"E	97.38'
L28	N73°54'41"E	347.39'
L29	N75°14'48"E	197.66'
L30	N71°46'01"E	133.87'
L31	N61°28'39"E	92.66'

LOT AREAS

LOT	AREA	LOT	AREA
1	7812.85	16	10020.49
2	7200.00	17	9121.74
3	7200.00	18	8041.71
4	7200.00	19	10965.54
5	7200.00	20	18997.05
6	7200.00	21	8721.01
7	7200.00	22	8029.32
8	7200.00	23	8206.71
9	7200.00	24	8094.60
10	7200.00	25	8796.93
11	7200.00	26	10189.57
12	7200.65	27	12654.82
13	7452.63	28	17799.19
14	8627.60	29	25310.70
15	9939.09	30	30051.72
31	108494.01		

(R2) 110' U.S.B.R. EAST MAIN CANAL R/W AS SHOWN ON R/W MAP No. 35-303-646 RECORD @ YUMA COUNTY WATER USERS ASSOC.
 NOTE: BASIS OF BEARING USED FOR CALCULATION OF CANAL R/W IS SOUTH LINE OF SEC 31 (NAMED N89°58'30"W) AS SHOWN ON SAID R/W MAPS ROTATED 0°29'37" CLOCKWISE TO N89°28'53"W

YUMA UNION HIGH SCHOOL DISTRICT
 A.P.N. 776-10-001
 ZONING: RA-10

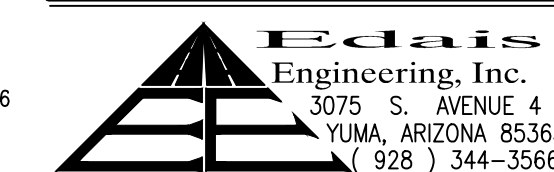
BARKLEY LIMITED AZ PARTNERSHIP
 A.P.N. 776-09-002
 ZONING: RA-10

A.P.N. 776-09-003 15.1 ACRES

BIENESTAR ESTATES No.5
 BK 14, PG 59, YCR

NOT-A-PART
 A.P.N. 776-25-282
 ZONING: RA-10

FD 1/2" REBAR W/ NO CAP
 EAST 0.34'
 NORTH 0.57'
 EXCEPTED AS RP TO
 SE COR NW1/4 SW1/4 SECTION 6



SHEET 2 OF 2