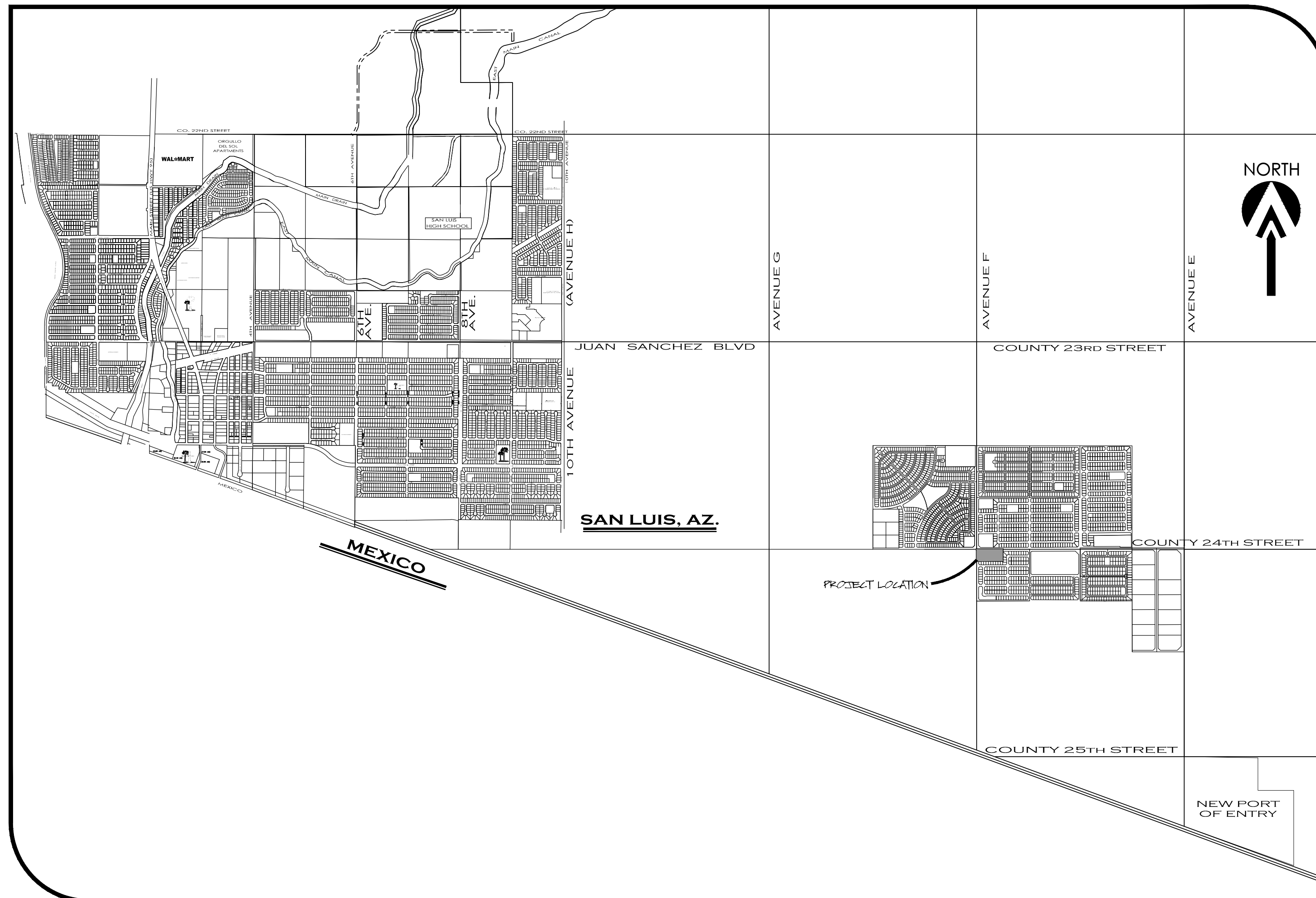


BE 10 TOWNHOME SUBDIVISION

A SUBDIVISION OF OF TRACT "B" OF BIENESTAR ESTATES 10 SUBDIVISION, AS RECORDED IN BK. 31, OF PLATS, PG. 22 - 23, YUMA COUNTY RECORDERS OFFICE, YUMA COUNTY, AZ., ALSO BEING A PORTION OF THE NW¹/₄ OF NW¹/₄ OF THE NW¹/₄ OF SECTION 15, T11S, R24W, G.&S.R.B.&M., YUMA COUNTY, ARIZONA.

APRIL OF 2024 ACREAGE: 3.47 AC (NET)

FINAL PLAT



VICINITY MAP
SCALE: 1"=2000'

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS: THAT COMITE DE BIENESTAR, INC. AN ARIZONA CORPORATION, AS OWNER HAS CAUSED THE FOLLOWING DESCRIBED PROPERTY, A SUBDIVISION OF TRACT "B" OF BIENESTAR ESTATES 10 SUBDIVISION, AS RECORDED IN BK. 31 OF PLATS, PAGE 22 & 23, YUMA COUNTY RECORDERS OFFICE, YUMA COUNTY, AZ., ALSO BEING A PORTION OF THE NW¹/₄ OF THE NW¹/₄ OF THE NW¹/₄ OF SECTION 15, TOWNSHIP 11 SOUTH, RANGE 24 WEST, G.&S.R.B.&M., YUMA COUNTY, AZ, AS PLATTED HEREON, TO BE SUBDIVIDED INTO LOTS & STREETS UNDER THE NAME OF "BE 10 TOWNHOME SUBDIVISION" AND HEREBY DECLARES THAT THE ACCOMPANYING PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF LOTS AND STREETS CONSTITUTING SAID "BE 10 TOWNHOME SUBDIVISION", THAT EACH LOT SHALL BE KNOWN BY THE NUMBER AND THE STREETS BY THE NAME GIVEN EACH RESPECTIVELY ON SAID PLAT; AND THAT COMITE DE BIENESTAR, INC. AN ARIZONA CORPORATION, HEREBY DEDICATES THE STREETS SHOWN HEREON TO THE CITY OF SAN LUIS FOR ITS USE AND BENEFIT, THE EASEMENTS ARE DEDICATED FOR THE USES SHOWN AND DEFINED ON SAID PLAT AND AS 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; 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 STREETLIGHTS IS HEREBY GRANTED

IN WITNESS WHEREOF: COMITE DE BIENESTAR, INC. AN ARIZONA CORPORATION, HAS CAUSED ITS CORPORATE NAME TO BE SIGNED AND ITS CORPORATE SEAL TO BE AFFIXED AS ATTESTED BY THE SIGNATURE OF GEORGE GUERRERO, AS PRESIDENT OF COMITE DE BIENESTAR, INC. AN ARIZONA CORPORATION, THEREUNTO DULY AUTHORIZED ON THIS _____ DAY OF _____, 20____.

GEORGE GUERRERO
PRESIDENT OF COMITE DE BIENESTAR, INC. AN ARIZONA CORPORATION.

ACKNOWLEDGMENT

STATE OF ARIZONA }
 } SS
COUNTY OF YUMA }

ON THIS THE _____ DAY OF _____, 20____ BEFORE ME, THE UNDERSIGNED NOTARY, PERSONALLY APPEARED: GEORGE GUERRERO, AS PRESIDENT OF COMITE DE BIENESTAR, INC. AN ARIZONA CORPORATION.

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

BY: _____ MY COMMISSION EXPIRES: _____
NOTARY PUBLIC

APPROVED

STATE OF ARIZONA }
 } SS
COUNTY OF YUMA }

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

MAYOR

CITY MANAGER

DIRECTOR OF DEVELOPMENT SERVICES

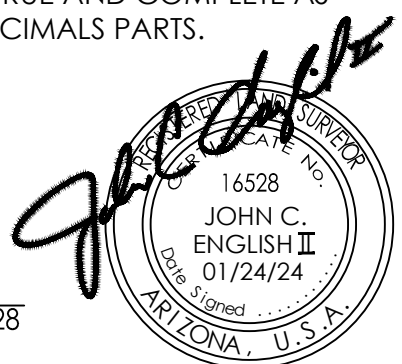
CITY ENGINEER

CITY PUBLIC WORKS DIRECTOR

LAND 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) SHEETS CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION DURING DECEMBER OF 2020 THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THEIR POSITIONS ARE CORRECTLY SHOWN, OR WILL BE IN PLACE WITHIN ONE YEAR FROM RECORDATION OF THIS MAP. THE MONUMENTS WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED. THE SURVEY IS TRUE AND COMPLETE AS SHOWN. ALL DISTANCES ARE SHOWN IN FEET AND DECIMALS PARTS.

BY: John C. English II R.L.S. No. 16528



ELABORATED BY:
vrv24-100

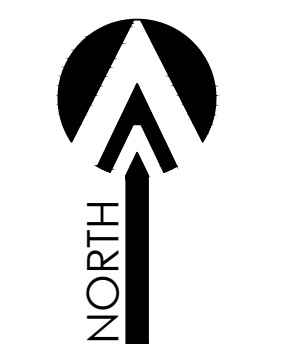
VEGA & VEGA
ENGINEERING & P.L.L.C.
2619 S. AVE. 2 1/2 E, STE#3 928-329-0000 Tel
Yuma, Az. 85364 928-247-6232 Fax
www.vegaNvega.com

BE 10 TOWNHOME SUBDIVISION

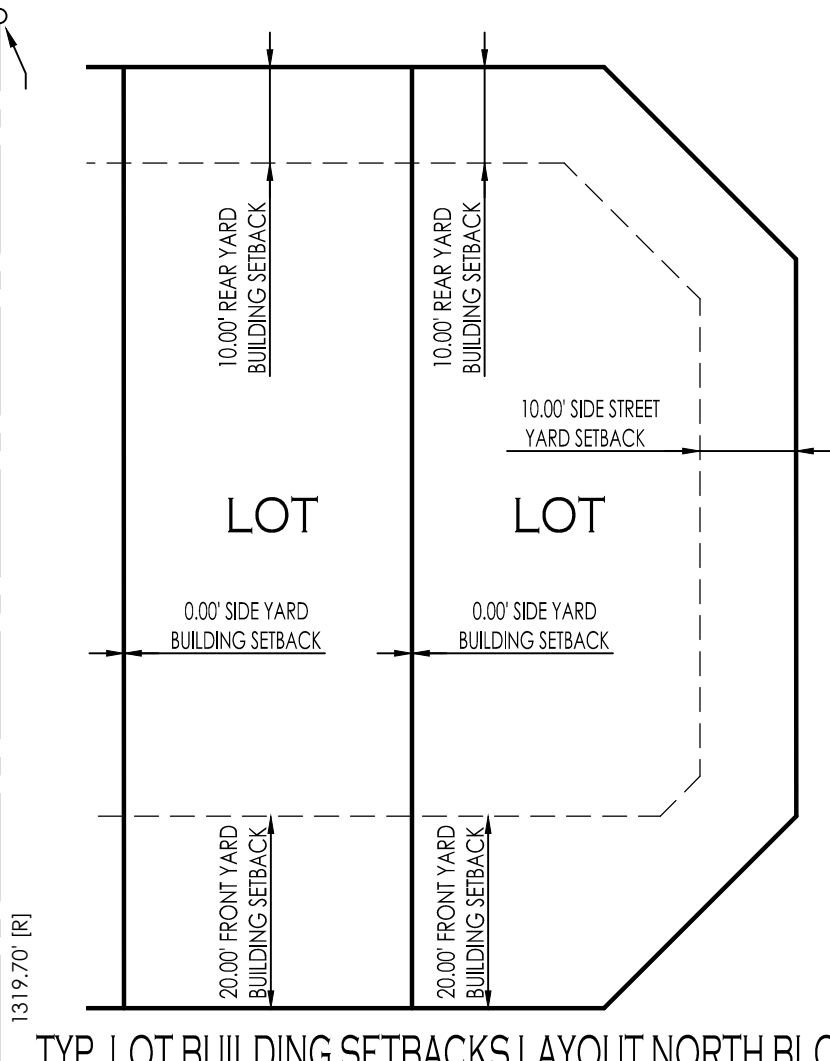
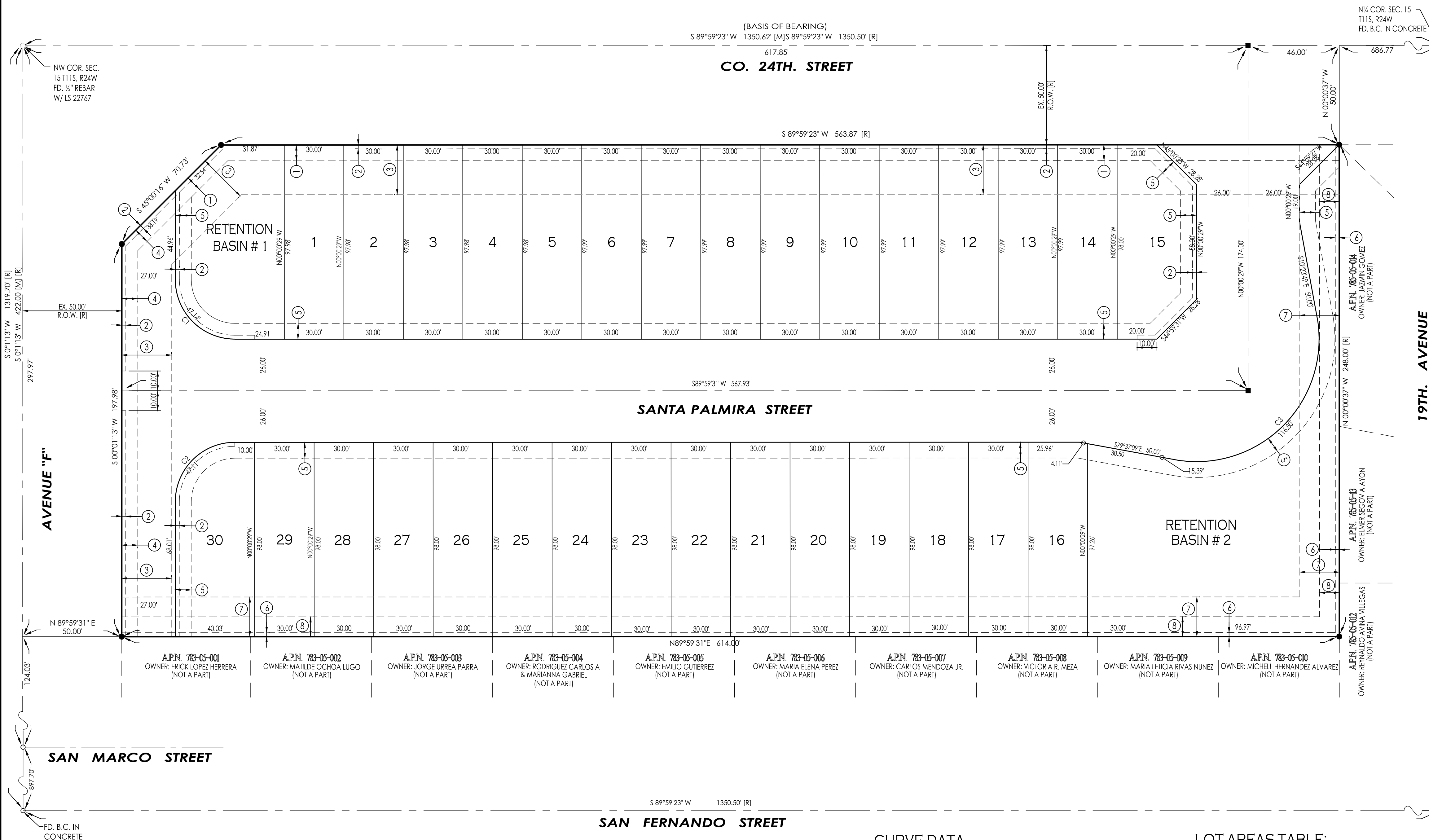
A SUBDIVISION OF OF TRACT "B" OF BIENESTAR ESTATES 10 SUBDIVISION, AS RECORDED IN BK. 31, OF PLATS, PG. 22 - 23, YUMA COUNTY RECORDERS OFFICE, YUMA COUNTY, AZ., ALSO BEING A PORTION OF THE NW¹/₄ OF NW¹/₄ OF THE NW¹/₄ OF SECTION 15, T11S, R24W, G.&S.R.B.&M., YUMA COUNTY, ARIZONA.

APRIL OF 2024 ACREAGE: 3.47 AC (NET)

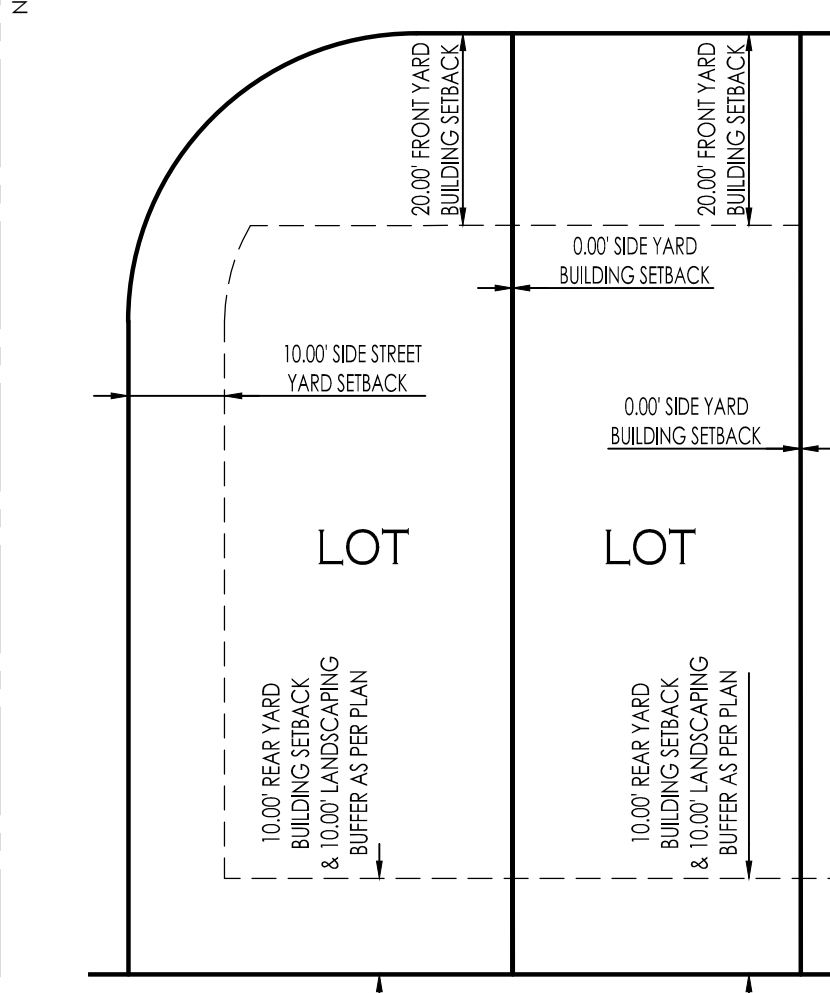
FINAL PLAT



SCALE: 1"=30'



TYP. LOT BUILDING SETBACKS LAYOUT NORTH BLOCK



TYP. LOT BUILDING SETBACKS LAYOUT SOUTH BLOCK

- ### LEGEND
- INDICATES BOUNDARY LINE
 - - - INDICATES CENTERLINE
 - - - INDICATES RIGHT-OF-WAY LINE
 - - - INDICATES EASEMENT LINE
 - SET PROPERTY CORNER: TO BE MARKED BY 1/2" DIA. REBAR WITH CAP L.S. 16528 (UNLESS OTHERWISE NOTED)
 - 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
 - A.P.N. INDICATES ASSESSOR'S PARCEL NUMBER
 - (M) INDICATES MEASURED DATA
 - (R) DATA REFERS TO BIENESTAR ESTATES 10 SUBDIVISION, AS RECORDED IN BOOK 31 OF PLATS, PAGES 22 & 23, YUMA COUNTY RECORDERS OFFICE, YUMA COUNTY ARIZONA

OWNER OF RECORD:
 COMITE DE BIENESTAR INC. AZ CORP.
 963 E. 1ST STREET
 PO BOX 7170
 SAN LUIS, AZ. 85349

BASIS OF BEARING
 THE NORTH SECTION LINE OF SECTION 15, T11S, R24W, G.&S.R.B.&M., YUMA COUNTY, ARIZONA (BEING THIS LINE THE CENTERLINE OF Co. 24th STREET), AS SHOWN ON BORDER RANCHES SUBDIVISION, AS RECORDED IN BOOK 27 OF PLATS, PAGES 9 & 10, YUMA COUNTY RECORDERS OFFICE, YUMA COUNTY ARIZONA.
 BEARING S89°59'23"W

NOTES:
 * THIS PROJECT IS LOCATED IN FLOOD ZONE "X" AS DETERMINED BY THE FIRM MAPS
 * ZONING: R-2

PREPARED BY:
 VnV23-100

 2619 S. Ave. 2-1/2 E 928-329-0000 Tel
 Yuma, Az. 85365 928-247-6232 Fax
 www.vegaandvega.com

- ### KEYNOTES
- ① EXISTING 8' UTILITY EASEMENT TO REMAIN
 - ② NEW 1' NON-ACCESS EASEMENT
 - ③ EXISTING 25' DRAINAGE EASEMENT TO BE ABANDON UPON RECORDATION OF THIS PLAT TO BE REPLACE WITH RETENTION BASINS.
 - ④ EXISTING 8' UTILITY EASEMENT TO BE ABANDON UPON RECORDATION OF THIS PLAT TO BE REPLACE WITH NEW LOCATION
 - ⑤ NEW 8' UTILITY EASEMENT
 - ⑥ EXISTING 1' NON-ACCESS EASEMENT TO REMAIN
 - ⑦ EXISTING 20' LANDSCAPING BUFFER EASEMENT TO BE ELIMINATED UPON RECORDATION OF THIS PLAT TO BE REPLACE WITH NEW LOCATION
 - ⑧ NEW 10' LANDSCAPING BUFFER EASEMENT TO BE WITHIN THE 10 FT. REAR YARD SETBACK.

LAND 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) SHEETS CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION DURING DECEMBER OF 2018 THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THEIR POSITIONS ARE CORRECTLY SHOWN, OR WILL BE IN PLACE WITHIN ONE YEAR FROM RECORDATION OF THIS MAP. THE MONUMENTS WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED. THE SURVEY IS TRUE AND COMPLETE AS SHOWN. ALL DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS.

BY:
 JOHN C. ENGLISH II R.L.S. No. 16528

CURVE DATA

NUMBER	DELTA ANGLE	CHORD DIRECTION	CHORD LENGTH	TANGENT	RADIUS	ARC LENGTH
C1	90°01'42"	S 44°59'38" E	42.44'	30.01'	30.00'	47.14'
C2	89°58'18"	N 45°02'22" E	42.42'	29.99'	30.00'	47.11'
C3	108°17'6"	S 44°59'31" W	100.18'	85.51'	61.80'	116.80'

LOT AREAS TABLE:

LOT #	AREA (SF)	LOT #	AREA (SF)	LOT #	AREA (SF)
1	2939.40 SF.	13	2939.83 SF.	25	2940.00 SF.
2	2939.44 SF.	14	2939.87 SF.	26	2940.00 SF.
3	2939.47 SF.	15	3519.87 SF.	27	2940.00 SF.
4	2939.44 SF.	16	2835.28 SF.	28	2940.00 SF.
5	2939.54 SF.	17	2938.50 SF.	29	2940.00 SF.
6	2939.58 SF.	18	2940.00 SF.	30	2940.00 SF.
7	2939.62 SF.	19	2940.00 SF.	31	3728.00 SF.
8	2939.65 SF.	20	2940.00 SF.	RET #1	4920.75 SF.
9	2939.69 SF.	21	2940.00 SF.	RET #2	11482.99 SF.
10	2939.73 SF.	22	2940.00 SF.		
11	2939.76 SF.	23	2940.00 SF.		
12	2939.80 SF.	24	2940.00 SF.		