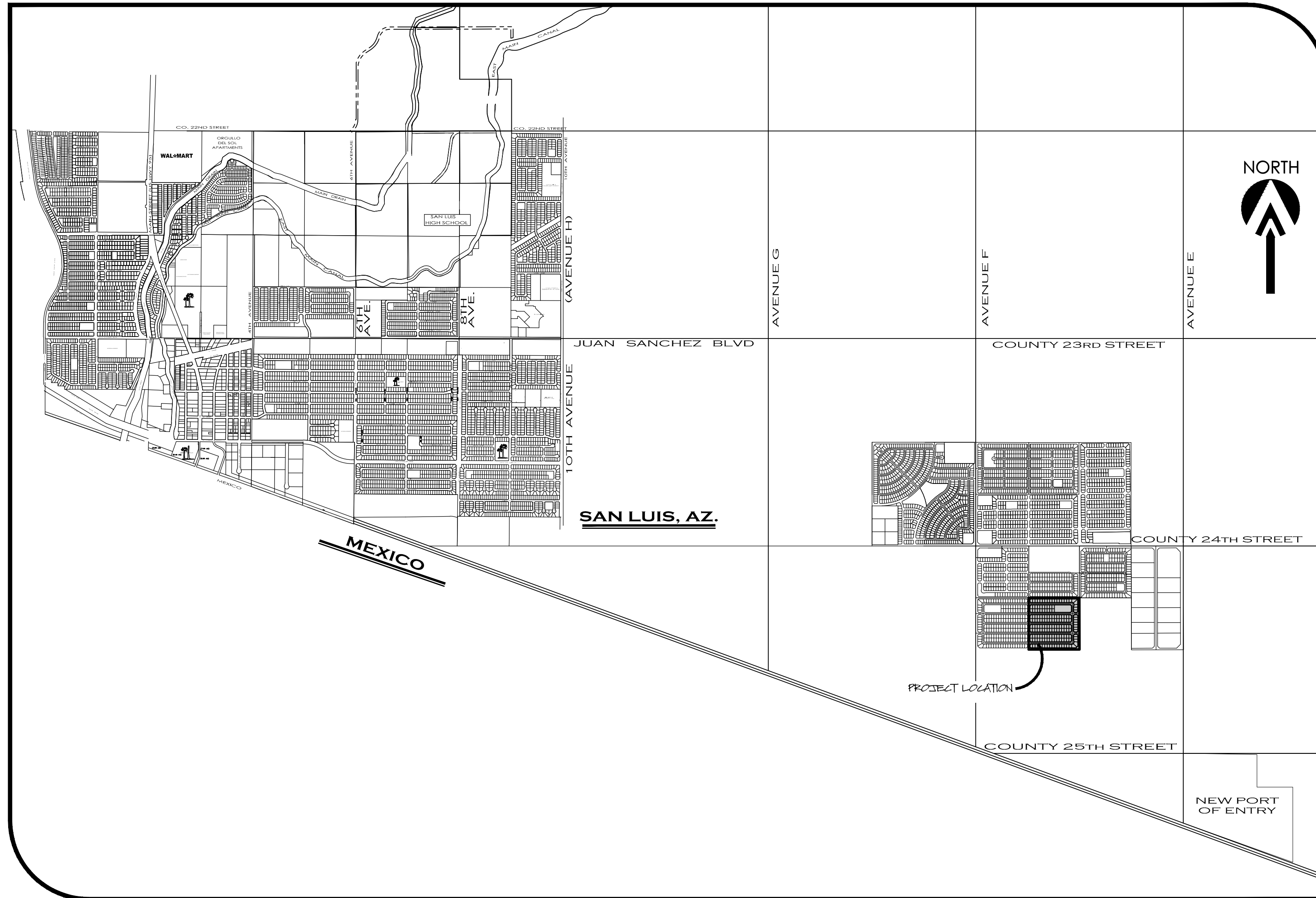


BIENESTAR ESTATES 12 - PHASE 2 SUBDIVISION

A SUBDIVISION OF OF PARCEL "B2" 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 2024 ACREAGE: 39.21 AC (GROSS)

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 PARCEL "B2" OF BIENESTAR ESTATES 12 - LOT SPLIT, AS RECORDED IN BOOK 34 OF PLATS, PAGE 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, 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 "BIENESTAR ESTATES 12 - PHASE 2 SUBDIVISION" AND HEREBY DECLARES THAT THE ACCOMPANYING PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF LOTS AND STREETS CONSTITUTING SAID "BIENESTAR ESTATES 12 - PHASE 2 SUBDIVISION", THAT EACH LOT SHALL BE KNOWN BY THE NUMBER, TRACT BY THE LETTER 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, TRACT "A" IS DEDICATED TO THE CITY OF SAN LUIS FOR USE AS A STORMWATER RETENTION BASIN AND COMPATIBLE USES, 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 PLANNING AND ZONING

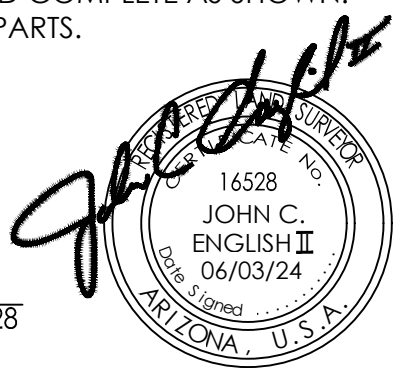
CITY ENGINEER

CITY PUBLIC WORKS DIRECTOR

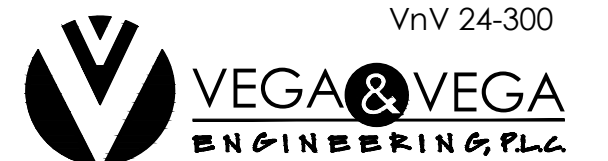
LAND SURVEYOR'S CERTIFICATE:

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 MARCH OF 2024 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



PREPARED BY: _____
VnV 24-300



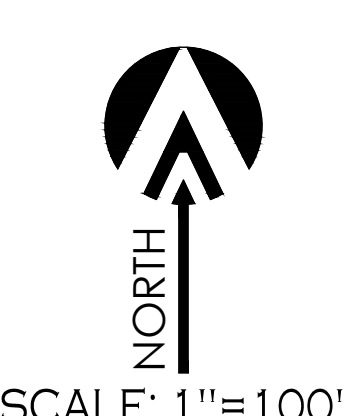
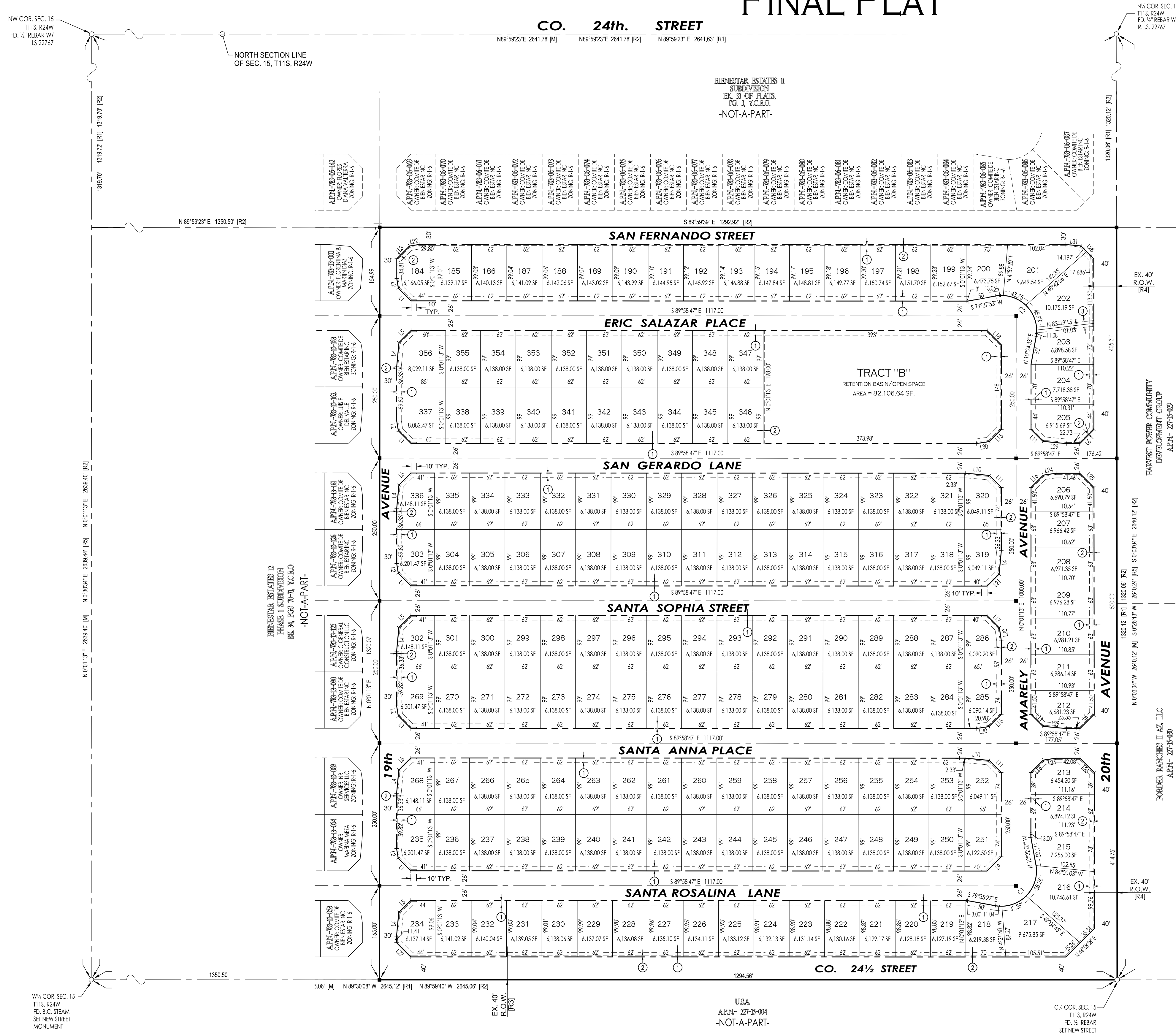
2619 S. Ave 2-1/2E Ste.3 928-329-0000 Tel
Yuma, Az. 85365 928-247-6232 Fax
www.veganvega.com

BIENESTAR ESTATES 12 - PHASE 2 SUBDIVISION

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JUNE 2024 ACREAGE: 39.21 AC (GROSS)

FINAL PLAT



- ### LEGEND
- INDICATES BOUNDARY LINE
 - INDICATES CENTERLINE
 - INDICATES EASEMENT LINE
 - NEW LOT NUMBER
 - NEW YUMA COUNTY STD. DETAIL No. 4-030 SUB'D BOUNDARY MONUMENT
 - NEW YUMA COUNTY STD. DETAIL No. 4-080 STREET MONUMENT
 - EXISTING MONUMENT (TYPE AS SHOWN)
 - INDICATES BRASS CAP
 - Y.C.R.O. INDICATES YUMA COUNTY RECORDERS OFFICE
 - G.L.O. INDICATES GENERAL LAND OFFICE
 - N.A.E. INDICATES NON ACCESS EASEMENT
 - [M] INDICATES MEASURED DATA
 - [R1] DATA REFERS TO BORDER RANCHES SUBDIVISION, AS RECORDED IN BOOK 27, PAGES 9 & 10, Y.C.R.O., DATED: JUNE 1977
 - [R2] DATA REFERS TO BIENESTAR ESTATES 11A LOT SPLIT, AS RECORDED IN BOOK 31, PAGE 100, Y.C.R.O.
 - [R3] DATA REFERS TO BIENESTAR ESTATES 11 LOT SPLIT, AS RECORDED IN BOOK 31, PAGE 58, Y.C.R.O.
 - [R4] DATA REFERS TO FEE #2006-24019, Y.C.R.O.
 - [R5] DATA REFERS TO US.B.R. BALANCED SECTION OF SECTION 15, T11S,R24W, DATED: JUNE 1977

NOTE

- PROPERTY CORNERS TO BE MARKED BY 1/2" DIAMETER REBAR TAGGED WITH CAP L.S. 16528
- PROJECT ZONING: R-1-6

- ### KEYNOTES
- NEW 8" UTILITY EASEMENT
 - NEW 1' NON-ACCESS EASEMENT
 - NEW 10' DRAINAGE EASEMENT

OWNER OF RECORD:

COMITE DE BIENESTAR
963 E. "B" STREET
PO BOX 7170
SAN LUIS, AZ. 85349

BASIS OF BEARING

THE WEST SECTION LINE OF SECTION 15, T11S, R24W, G.&S.R.B.&M., YUMA COUNTY, ARIZONA, BEING THE CENTERLINE OF AVENUE F, AS SHOWN ON BORDER RANCHES SUBDIVISION, AS RECORDED IN BOOK 27 OF PLATS, PAGES 9 & 10, YUMA COUNTY RECORDERS OFFICE, YUMA COUNTY, ARIZONA.

BEARING N 0°01'13" E

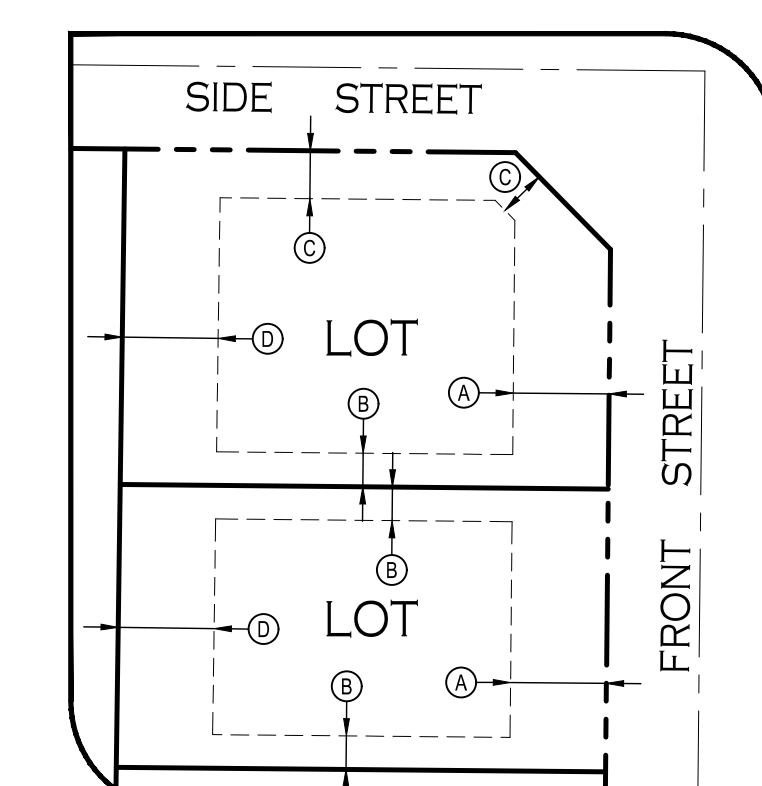
CURVE DATA

CURVE	DELTA	ANGLE	CHORD	DIRECTION	CHORD LENGTH	TANGENT	RADIUS	ARC LENGTH
C1	108°17'6"	N 45°00'36" E	100.18'	85.51'	61.80'	116.80'		
C2	108°17'6"	N 44°59'24" W	100.18'	85.51'	61.80'	116.80'		

LINE DATA

LINE NUMBER	BEARING	LENGTH (FEET)	LINE NUMBER	BEARING	LENGTH (FEET)
L1	S 44°58'47" E	31.36'	L17	N 44°58'47" W	30.55'
L2	N 9°24'32" W	17.24'	L18	S 44°58'47" E	35.36'
L3	N 45°04'47" E	31.36'	L19	N 45°01'59" W	30.42'
L4	S 5°22'34" W	41.75'	L20	S 8°36'38" E	22.66'
L5	N 45°11'13" E	29.84'	L21	S 45°11'13" W	29.84'
L6	S 44°59'05" W	35.33'	L22	N 80°34'33" E	17.27'
L7	N 81°22'43" E	22.66'	L23	S 84°39'55" E	42.01'
L8	S 44°59'24" E	35.36'	L24	S 81°23'22" W	22.66'
L9	S 45°11'13" W	35.36'	L25	N 45°05'55" W	35.38'
L10	N 84°37'26" W	41.75'	L26	N 45°09'9" E	35.36'
L11	N 44°58'47" W	29.84'	L27	N 44°59'14" W	35.35'
L12	S 44°59'41" W	35.36'	L28	S 45°12'1" E	31.88'
L13	N 9°25'9" W	17.24'	L29	N 84°37'21" W	41.74'
L14	N 84°39'55" W	37.29'	L30	S 81°23'20" W	22.66'
L15	S 45°11'13" W	30.54'	L31	S 84°39'18" E	26.50'
L16	S 45°11'13" W	30.55'			

TYP. LOT BUILDING SETBACK LAYOUT



- ### BUILDING SETBACKS KEYNOTES
- A FRONT YARD SETBACK = 20 FEET
 - B SIDE YARD SETBACK = 7 FEET
 - C SIDE STREET YARD SETBACK = 10 FEET
 - D REAR YARD SETBACK = 10 FEET

PREPARED BY:
VnV 24-300
VEGA & VEGA
ENGINEERING PLLC
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BY: *John C. English II*
JOHN C. ENGLISH II
R.L.S. No. 16528