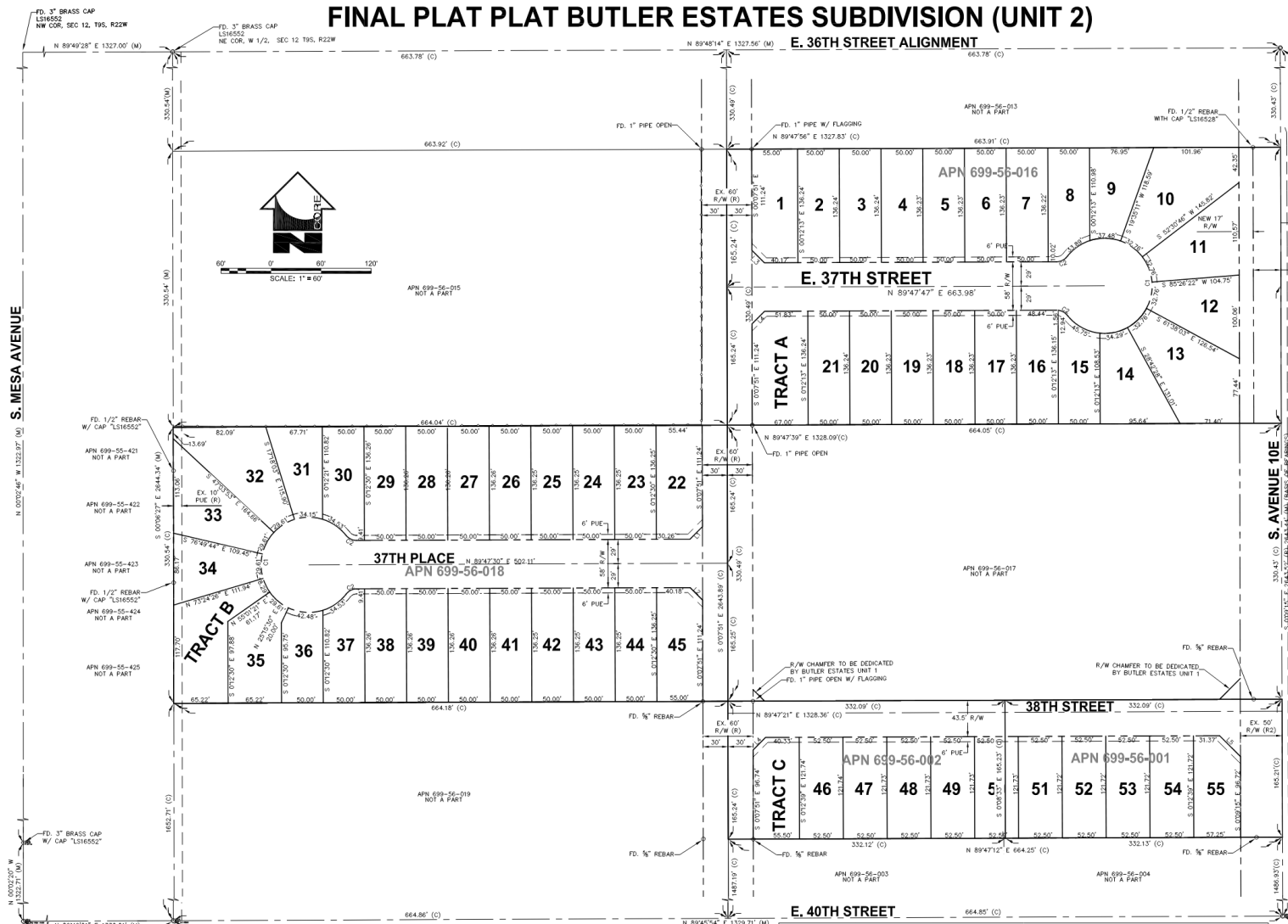


# FINAL PLAT PLAT BUTLER ESTATES SUBDIVISION (UNIT 2)

E. 36TH STREET ALIGNMENT



### LEGEND

- CENTERLINE
- - - PROPOSED R/W
- - - SUBDIVISION BOUNDARY
- PUBLIC UTILITY EASEMENT
- Y.C.R. YUMA COUNTY RECORDS
- 11 NEW LOT NUMBER
- FOUND MONUMENT (TYPE AS NOTED)
- SET MONUMENT
- (M) MEASURED
- (C) CALCULATED
- (R) PER BOOK 4 OF PLATS, PAGE 100, Y.C.R.
- (R2) PER FEE #2002-0014, Y.C.R.

### MAILBOXES

1 PER NEIGHBORHOOD

### BASIS OF BEARINGS

THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 9 SOUTH, RANGE 22 WEST OF THE GILA AND GALT RIVER BASE AND MERIDIAN, YUMA COUNTY, ARIZONA PER RANCHO EL TORREO SUBDIVISION AS RECORDED IN BOOK 4 OF PLATS, PAGE 100, Y.C.R.

NAMELY: N 00°09'15" W

### CITY OF YUMA ZONING

ZONING: R-2.5 MEDIUM DENSITY SINGLE-FAMILY RESIDENTIAL

### BENCHMARK

CITY OF YUMA BENCHMARK #2216:  
31' GENERAL LAND OFFICE SURVEY (1920) BRASS CAP WITH PUNCH MARK IN HAND HOLE 13" BELOW ASPHALT BENE THE EX. CORNER OF SECTION 12, R22W, T9S OF THE GILA AND GALT RIVER MERIDIAN BASIN, LOCATED IN THE INTERSECTION OF 36TH AVE 10E.  
ELEVATION = 259.48 (NAVD-1988)

### FLOOD ZONE

PER FLOOD INSURANCE RATE MAP (PANEL NUMBER 9402731910) EFFECTIVE DATE JANUARY 16, 2014, THE SUBJECT PROPERTY IS LOCATED WITHIN ZONE X AREAS OF 0.25 ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

### ASSESSORS PARCEL NUMBERS

APN 699-56-016: GROSS AREA = 5.0371 ACRES  
APN 699-56-018: GROSS AREA = 5.0390 ACRES  
APN 699-56-002: GROSS AREA = 1.2568 ACRES  
APN 699-56-001: GROSS AREA = 1.2597 ACRES

### DATE PREPARED

FEBRUARY 2025

### SURVEY DATE

FEBRUARY 15, 2022

### SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE SUBDIVISION AS SHOWN HEREON WAS MADE UNDER MY DIRECTION DURING FEBRUARY 2025 AND THAT ALL REGULATIONS AND REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE CITY OF YUMA HAVE BEEN MET.



### PREPARED BY

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Core Project No. R21-127



SHEET 2 OF 2

NUMBER	BEARING	DISTANCE (FT)
1B	N 44°09'49" E	21.23
1C	S 45°10'11" E	21.20
1D	S 45°07'27" E	21.20
1E	N 44°05'03" E	21.23
1S	S 45°10'57" E	35.34

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH
CT	87.00'	283°53'13"	382.42'
C2	16.00'	51°56'37"	14.51'

LOT #	AREA	LOT #	AREA	LOT #	AREA	LOT #	AREA	LOT #	AREA
1	7392	11	7983	21	6812	31	5558	41	6813
2	6812	12	7135	22	7429	32	9428	42	6813
3	6812	13	11210	23	6812	33	8314	43	6812
4	6812	14	7245	24	6812	34	6136	44	6812
5	6812	15	5993	25	6813	35	7607	45	7394
6	6812	16	6811	26	6813	36	5442	46	6391
7	6811	17	6811	27	6813	37	6399	47	6391
8	6302	18	6812	28	6813	38	6813	48	6391
9	6260	19	6812	29	6813	39	6813	49	6391
10	10905	20	6812	30	6289	40	6813	50	6391