

FINAL PLAT
BUTLER ESTATES UNIT 1
A RESUBDIVISION OF LOTS 13-15, 17, 19 OF THE
RANCHO EL TOREO SUBDIVISION
AS RECORDED IN BOOK 4, PAGE 100 YUMA COUNTY RECORDS
ALL IN SECTION 12, T.9S., R.22W., YUMA, ARIZONA

PREPARED BY: COLVIN ENGINEERING, INC.
6105 E. ALYSSA LANE
YUMA, ARIZONA 85365
PH. 928-580-1061

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:
THAT HARDKNOCKS AZ LTD PARTNERSHIP, HAS THIS DAY OF , 2025, CAUSED A PORTION OF SECTION 12 , T.9S., R.22W., G.&S.R.B.&M., YUMA COUNTY, ARIZONA, AS PLATTED HEREON TO BE SUBDIVIDED INTO LOTS, STREETS AND TRACT UNDER THE NAME OF "BUTLER ESTATES UNIT 1" AND HEREBY DECLARES THAT THE ACCOMPANYING PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS AND STREETS, CONSTITUTING SAID "BUTLER ESTATES UNIT 1" AND THAT THE LOTS SHALL BE KNOWN BY THE NUMBER, THE STREETS BY THE NAME, AND THE TRACTS BY THE LETTER, GIVEN EACH RESPECTIVELY ON SAID PLAT, AND THAT HARDKNOCKS AZ LTD PARTNERSHIP, HEREBY DEDICATES TO THE CITY OF YUMA FOR ITS USE AND BENEFIT THE STREETS SHOWN HEREON, AND THE OTHER EASEMENTS ARE DEDICATED TO THE USE SHOWN, DEFINED ON SAID PLAT AND AS SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED CONCURRENTLY HEREWITH. TRACTS A AND B ARE DEDICATED TO THE CITY OF YUMA FOR USE AS DRAINAGE AND STORM WATER RETENTION BASINS.

IN WITNESS WHEREOF, HARDKNOCKS AZ LTD PARTNERSHIP, HAS CAUSED ITS NAME TO BE SIGNED AND ITS SEAL TO BE AFFIXED AS ATTESTED BY THE SIGNATURE OF ITS OFFICER, THEREUNTO DULY AUTHORIZED.

HARDKNOCKS AZ LTD PARTNERSHIP

XXX
XXX

ACKNOWLEDGMENT

STATE OF ARIZONA)
COUNTY OF YUMA) ss
ON THIS DAY OF , 2025 BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED XXX WHO ACKNOWLEDGED XXX TO BE XXX OF HARDKNOCKS AZ LTD PARTNERSHIP AND THAT XXX AS SUCH OFFICER, BEING AUTHORIZED TO DO SO, EXECUTED THE FOREGOING INSTRUMENTS FOR THE PURPOSES THEREIN CONTAINED BY SIGNING THE NAME OF THE XXX BY XXX, AS SUCH OFFICER, IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES

NOTARY PUBLIC

APPROVALS

CITY DEPARTMENT OF YUMA COMMUNITY DEVELOPMENT

CITY OF YUMA ENGINEER

STATE OF ARIZONA) ss
COUNTY OF YUMA)
THIS SUBDIVISION, AS SHOWN HEREON, HAS BEEN APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF YUMA ON THE DAY OF , 2025.

MAYOR

ATTEST:

CITY OF YUMA CLERK

RESTRICTIVE COVENANTS

HAVE BEEN RECORDED CONCURRENTLY AND ARE A PART OF THIS PLAT.

LAND SURVEYOR 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 (1) SHEET CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION DURING FEBRUARY 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.

REGISTERED LAND SURVEYOR NO. 25069
CRAIG R. COLVIN



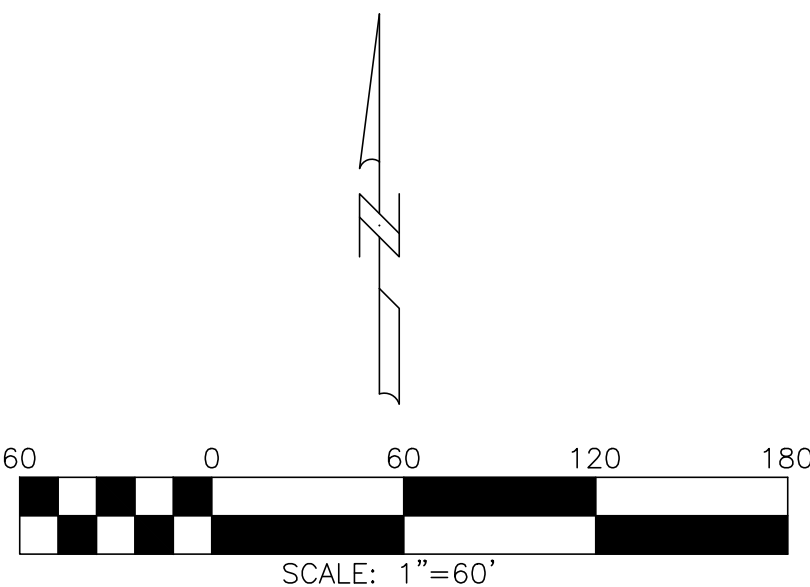
CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	TANGENT
C1	282.42'	57.00'	283°53'13"	44.62'
C2	14.51'	16.00'	51°56'37"	7.79'
C3	45.86'	57.00'	46°05'39"	24.25'
C4	55.32'	57.00'	55°36'40"	30.06'
C5	40.03'	57.00'	40°14'17"	20.88'
C6	39.97'	57.00'	40°10'37"	20.85'
C7	55.52'	57.00'	55°48'17"	30.18'
C8	45.72'	57.00'	45°57'43"	24.17'
C9	50.74'	57.00'	50°59'54"	27.19'
C10	85.46'	57.00'	85°54'29"	53.07'
C11	10.01'	57.00'	10°03'53"	5.02'
C12	85.34'	57.00'	85°47'05"	52.95'
C13	50.87'	57.00'	51°07'51"	27.27'
C14	50.60'	57.00'	50°51'32"	27.10'
C15	80.61'	57.00'	81°01'58"	48.71'
C16	10.00'	57.00'	10°03'07"	5.01'
C17	40.00'	57.00'	40°12'27"	20.86'
C18	50.47'	57.00'	50°44'09"	27.03'
C19	50.74'	57.00'	51°00'00"	27.19'
C20	45.59'	57.00'	45°49'22"	24.09'
C21	55.60'	57.00'	55°53'29"	30.24'
C22	40.02'	57.00'	40°13'46"	20.88'
C23	39.98'	57.00'	40°11'09"	20.85'
C24	55.80'	57.00'	56°05'05"	30.36'
C25	45.44'	57.00'	45°40'22"	24.00'
C26	50.30'	57.00'	50°33'46"	26.92'
C27	50.91'	57.00'	51°10'23"	27.29'
C28	40.00'	57.00'	40°12'27"	20.86'
C29	40.00'	57.00'	40°12'27"	20.86'
C30	50.75'	57.00'	51°00'52"	27.20'
C31	50.46'	57.00'	50°43'17"	27.02'

LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	N49°10'34"E	19.22'
L2	N89°24'52"E	12.36'
L3	N44°26'51"E	35.38'
L4	S45°33'09"E	21.20'
L5	N44°26'51"E	21.23'
L6	S45°33'09"E	35.33'
L7	N89°24'52"E	6.42'
L8	N89°28'50"E	5.34'
L9	N89°28'50"E	5.35'
L10	N89°24'52"E	6.37'
L11	N89°24'52"E	12.43'
L12	S50°24'31"E	19.00'
L13	N89°24'36"E	6.56'
L14	S80°32'17"E	5.94'
L15	N49°12'09"E	24.26'
L16	N89°24'36"E	6.49'
L17	N89°24'20"E	12.63'
L18	N49°10'34"E	18.85'
L19	S50°24'31"E	18.64'
L20	N89°24'20"E	12.71'
L21	N89°24'04"E	6.85'
L22	S50°23'28"E	23.70'
L23	N49°11'37"E	23.89'
L24	N89°24'04"E	6.77'
L25	N44°25'43"E	35.37'

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AREA=24.43 ACRES



F.E.M.A. FLOOD DESIGNATION

AS INDICATED ON THE FIRM COMMUNITY PANEL NO. 04027C1545E, THE ENTIRE SITE IS DESIGNATED AS NO SPECIAL FLOOD HAZARD AREAS.

BASIS OF BEARINGS

THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 9 SOUTH, RANGE 22 WEST, GILA AND SALT RIVER BASE AND MERIDIAN
NAMESLY N 89°15'10" E

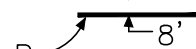
ZONING

R-2

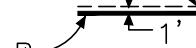
MAP NOTES

- FOUND CITY OF YUMA BOUNDARY MONUMENT NO. 4-015
- FD. CITY OF YUMA STD. NO. 4-030
- SET CITY OF YUMA BOUNDARY MONUMENT NO. 4-015, CORNER THIS SUBDIVISION
- SET CITY OF YUMA STANDARD STREET MONUMENT NO. 4-030 STAMPED L.S. 25069
- SET 1/2" REBAR CAPPED 25069 AT ALL LOT CORNERS
- 8' PUBLIC UTILITY EASEMENT (TYPICAL)

EASEMENT



EASEMENT



- 1' N.A.E.-1' NON-ACCESS EASEMENT, EXTENDS TO 10' BEYOND CHAMFER ANGLE POINTS AT INTERSECTIONS
- POST OFFICE CLUSTER BOX LOCATIONS
- GROSS LOT AREA IN SQUARE FEET
- BRASS CAP
- HAND HOLE
- B.O.B.
- B.S.L.
- S.V.T.
- N.A.E.

OWNER & DEVELOPER:

HARDKNOCKS AZ LTD PARTNERSHIP
190 S. MADISON AVENUE STE. #2
YUMA, ARIZONA 85364
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SHEET 2 OF 2

