



Resolution

OFFICE OF THE
MAYOR
CITY OF SAN LUIS

NO. 2000

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF SAN LUIS, ARIZONA, CREATING A STREET LIGHTING IMPROVEMENT DISTRICT AND DECLARING ITS INTENTION TO PURCHASE ELECTRICITY, AND MAINTAIN POLES, LUMINARIES, AND UNDERGROUND CONDUIT, TOGETHER WITH A CHARGE FOR USE OF LIGHTING FACILITIES, FOR LIGHTING PUBLIC STREETS WITHIN AN AREA DESCRIBED AS SANTA CECILIA SUBDIVISION, YUMA COUNTY, ARIZONA.

WHEREAS, a petition for the street lighting improvement district has been presented by all of the real property owners of record for the real property described as Santa Cecilia Subdivision, Yuma County, Arizona.

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council of the City of San Luis, Arizona, as follows:

Section 1: The City of San Luis hereby creates a street lighting improvement district to be tentatively known as Santa Cecilia Street Lighting Improvement District for the area described as Santa Cecilia Subdivision, Yuma County, Arizona, and as further shown on Exhibit "A" attached hereto.

Section 2: That the public interest and convenience require, and it is the intention of the governing body of the City of San Luis to order the purchase of electricity which includes a charge for the maintenance and use of the lighting facilities. That the maintenance and purchase of electricity is of more than local or ordinary public benefit, and the cost is hereby made chargeable upon the District, and the District benefited by said streetlights is legally described as set forth in Section 1 hereinabove.

Section 3: That the cost of the electricity shall be the established rate of Arizona Public Service for street lighting service.

Section 4: That the lighting of the streets in the area described shall be in accordance with the lighting location plan hereby approved and adopted by the Council of the City of San Luis, Arizona, and on file in the office of the City Engineer, tentatively known as Santa Cecilia Street Lighting Improvement District.

Section 5: In no event will the City of San Luis or any officer thereof be liable for any portion of the cost of supplying electricity to said Improvement District, no assessment for district purposes against the property within such district exceeds the maximum contained in A.R.S. § 48-616.D, in which event the City of San Luis shall be liable for the cost of supplying electricity in excess of said statutory maximums.

Section 6: The City Council shall make an annual statement of the expenses relative to the District which shall be provided for by the levy and collection of the ad valorem taxes of the assessed value of all property, real and personal, in the District as provided in Title 48 of the Arizona Revised Statutes, which taxes shall be collected in the amount shown by the statement adopted by the City Council.

PASSED AND ADOPTED by the Mayor and City Council of the City of San Luis, Arizona, this _____ day of _____, 2017.

Gerardo Sanchez, Mayor

ATTEST:

Sonia Cornelio, City Clerk

APPROVED AS TO FORM:

Kay Marion Macuil, City Attorney

**PETITION, WAIVER AND CONSENT TO FORMATION
OF A STREET LIGHTING IMPROVEMENT DISTRICT
BY THE CITY OF SAN LUIS NEW SUBDIVISION, SANTA CECILIA
(OWNER: R&G ASSOCIATES LLC)**

**To: Honorable Mayor and City Council
 City of San Luis, Arizona**

Pursuant to Arizona Revised Statutes, Section 48-571 to 48-617, as amended , and specifically A.R.S. §48-572(A)(7), §48-616 and §48-617 the undersigned property owner respectfully petitions the City Council of the City of San Luis, Arizona (City Council) to order the formation of Street Lighting Improvement District under Arizona Revised Statutes, Title 48 Chapter 4, Article 2. In support of this petition, the undersigned agrees to waive certain rights under the Arizona Improvement District Law and to consent to the formation and completion of the District.

1. Area of District. The proposed district is described by a map and by a legal description of Exhibit "A" which is attached hereto and incorporated herein by reference. The proposed district consists of approximately 34.63 acres and is entirely within the corporate boundaries of the City of San Luis.
2. Ownership. The undersigned (is) (are) the sole owner(s) of the real property within the proposed district.
3. Purpose. The district is proposed to be formed for the purpose of the installation of light poles and luminaries together with purchasing the electricity for lighting of public streets within Santa Cecilia Subdivision.
4. Public Convenience and Necessity. The necessity for the proposed district is for the installation of light poles and luminaries with purchasing the electricity for lighting public streets within the proposed district by the levying of special assessments in the proposed district.
5. Wavier and Consent. The petitioners with full knowledge of their rights being waived hereunder, hereby expressly waive.
 - (a) Any and all irregularities, illegalities or deficiencies which may exist in adoption of Resolution Ordering the work;
 - (b) Any necessity for publication and posting of the Resolution of Intention and the Note of Proposed Improvements;
 - (c) All protest rights, whatsoever under A.R.S. §48-579 (A) and (B), which provide for protests against the work; and

(d) All objections to the filing of and adoption by the City of the plans and specifications, the Engineer's estimate and the Assessment Diagram, all of which provide for the completion of the District.

Further the improvements described above are of more than local or ordinary public benefit.

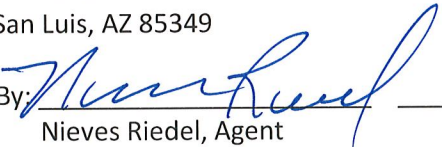
In Witness whereof the parties have executed this Petition and waiver agreement as of the _____ day of _____ 20_____.

PROPERTY OWNER
NAME, ADDRESS AND
SIGNATURE

DATE

PROPERTY
(Tax Parcel Nos.)

R&G ASSOCIATES LLC
P.O. BOX 1649
San Luis, AZ 85349

By:  7/27/17 APN 227-10-010
Nieves Riedel, Agent

Accepted and approved by:

CITY OF SAN LUIS, ARIZONA an
ARIZONA MUNICIPAL CORPORATION

By _____
Gerardo Sanchez, Mayor

ATTEST:

Sonia Cornelio, City Clerk

APPROVED AS TO FORM:

Kay Marion Macuil, City Attorney

SANTA CECILIA SUBDIVISION

A SUBDIVISION OF LOT 1A OF THE BORDER RANCHES LOT SPLIT AS RECORDED IN BOOK 28 OF PLATS, PAGES 80 & 81 Y.C.R., YUMA COUNTY ARIZONA AND BEING A PORTION OF THE S½ OF THE SW¼ OF SECTION 10, T11S, R24W, G. & S. R. B. & M. YUMA COUNTY, ARIZONA
 JUNE 2017 ACREAGE= 34.63 Acres

BOOK _____ OF PLATS,
 PAGE _____

APPROVED

STATE OF ARIZONA 1
 CITY OF SAN LUIS 1

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

MAYOR	DATE
CITY MANAGER	DATE
CITY PLANNING & ZONING DIRECTOR	DATE
CITY ENGINEER	DATE
CITY PUBLIC WORKS DIRECTOR	DATE

BASIS OF BEARING

THE WEST SECTION LINE OF SECTION 10, T11S, R24W, G&S R.B.M., YUMA COUNTY, ARIZONA (BEING THE CENTERLINE OF AVENUE 77), AS SHOWN ON BORDER RANCHES SUBDIVISION, AS RECORDED IN BOOK 27 OF PLATS, PAGES 9&10, YUMA COUNTY RECORDERS OFFICE, YUMA COUNTY, ARIZONA, BEARING 70°05'24"E.

RESTRICTIVE COVENANTS

HAVE BEEN RECORDED CONCURRENTLY AND ARE A PART OF THIS PLAT

SUBDIVIDER/OWNER

R & G ASSOCIATES LLC
 P.O. BOX 146
 SAN LUIS, AZ 85349
 (928) 437-4293

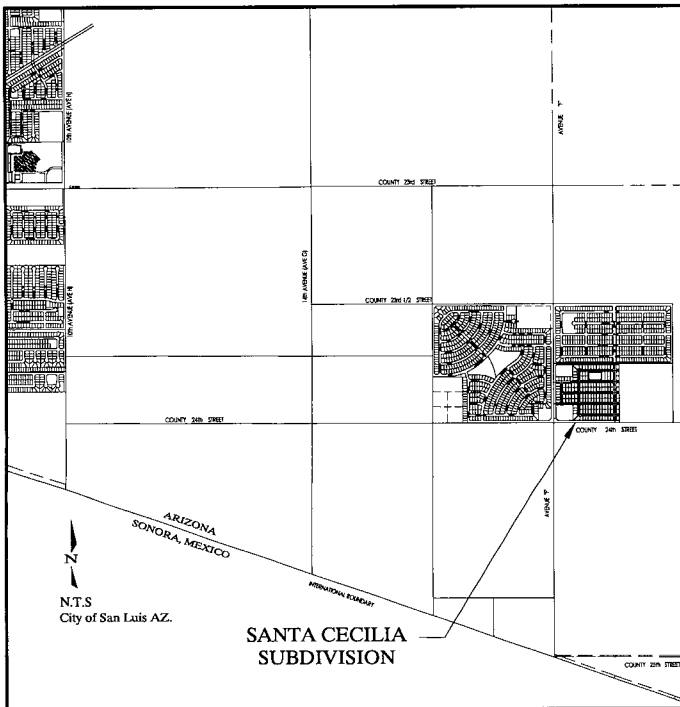
PREPARED BY:

Edais Engineering, Inc.
 3075 S. AVENUE 4 E
 YUMA, ARIZONA 85335
 (928) 344-3566

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I AM A LAND SURVEYOR LICENSED ON THE BORDER OF ACTIVE REGISTRATION BY THE STATE BOARD OF TECHNICAL REGISTRATION OF ARIZONA AND THAT THIS MAP CONSISTS OF ONE (1) SHEET CORRECTLY REPRESENTING A SURVEY MADE HEREON AT SAN LUIS, THAT ALL DIMENSIONS SHOWN HEREON ACCURATELY DEPICT AND THEIR POSITIONS ARE CORRECTLY SHOWN.

Bradley C. Lusk
 BRADLEY C. LUSK S.L.S. NO. 47358



VICINITY MAP

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT R&G ASSOCIATES, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER HAS THIS THE ____ DAY OF _____ 2017, CAUSED A PORTION OF THE SW¼ OF SECTION 10, TOWNSHIP 11 SOUTH, RANGE 24 WEST, G&S R.B.M., YUMA COUNTY, ARIZONA, AS PLATTED HEREON, TO BE SUBDIVIDED INTO LOTS, TRACT & STREETS UNDER THE NAME OF "SANTA CECILIA SUBDIVISION" AND HEREBY DECLARES THAT THE ACCOMPANYING PLAT SETS FORTH THE LOCATION AND GAVES THE DIMENSIONS OF THE LOTS AND STREETS, CONSTITUTING SAID "SANTA CECILIA SUBDIVISION" 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;

AND THAT R&G ASSOCIATES, L.L.C., AS OWNER, HEREBY DEDICATES THE STREETS SHOWN HEREON TO THE PUBLIC FOR ITS USE AND BENEFIT, AND THAT THE EASEMENTS ARE DEDICATED FOR THE USES SHOWN AND SET FORTH ON SAID PLAT AND AS SET FORTH IN THE DECLARATION OF RESERVATIONS, COVENANTS, CONDITIONS AND RESTRICTIONS, RECORDED CONCURRENTLY HERETO. TRACT "A" IS DEDICATED TO THE PUBLIC FOR USE AS STORM WATER DETENTION BASIN AND COMPUTED REGIONAL LOSS; THE EASEMENTS ARE DEDICATED FOR THE PURPOSES SHOWN HEREON, A THREE FOOT NON-CONSTRUCTION AND NO OBSTRUCTION EASEMENT (EASEMENT FROM THE FURTHER PROTECTION ON ANY SIDE OF ALL FIRE HYDRANTS; A TWELVE INCH NON-CONSTRUCTION AND NO OBSTRUCTION EASEMENT AROUND UNDER PIPES; AND A TWO FOOT NON-CONSTRUCTION AND NO OBSTRUCTION EASEMENT FOR STREET LIGHTS IF ANY ARE INSTALLED.

IN WITNESS WHEREOF, R&G ASSOCIATES, L.L.C., HAS CAUSED ITS CORPORATE NAME TO BE SIGNED AND ITS CORPORATE SEAL TO BE ATTEST BY THE SIGNATURE OF NEVES GARCIA REDELL AS MEMBER, THEREUNTO DULY AUTHORIZED ON THIS THE ____ DAY OF _____ 2017.

BY: _____
 NEVES GARCIA REDELL, MEMBER
 R & G ASSOCIATES, L.L.C.

ACKNOWLEDGMENT

STATE OF ARIZONA 1
 COUNTY OF YUMA 1

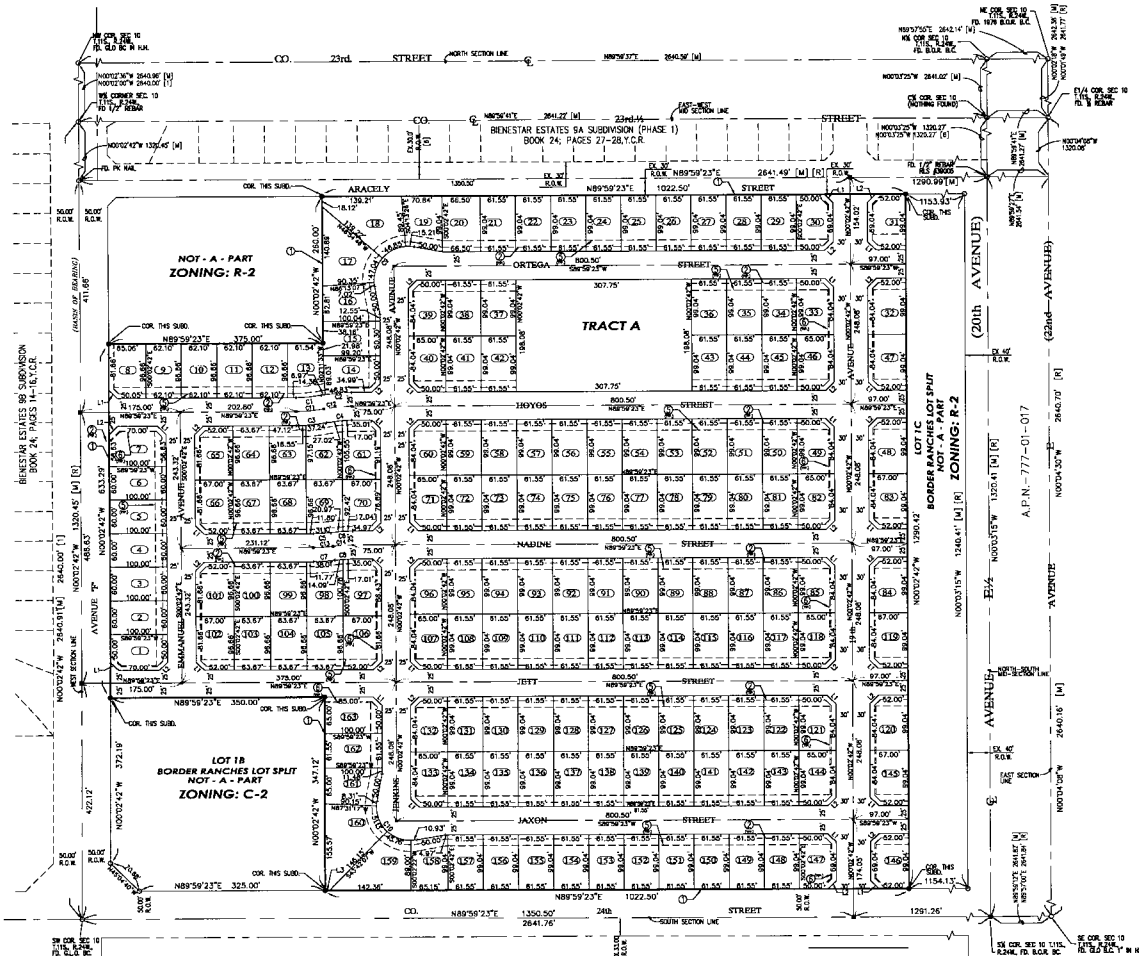
ON THIS THE ____ DAY OF _____ 2017 BEFORE ME, THE UNDERSIGNED OFFICER PERSONALLY APPEARED, NEVES GARCIA REDELL, WHO ACKNOWLEDGED HERSELF TO BE MEMBER OF R&G ASSOCIATES, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, AND SHE AS SUCH OFFICER BEING AUTHORIZED TO DO SO, EXECUTED THE FOREGOING INSTRUMENT FOR 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 _____

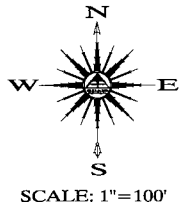
SANTA CECILIA SUBDIVISION

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JUNE 2017 ACREAGE = 34.63 Acres



LOT AREAS

LOT	AREA	LOT	AREA	LOT	AREA	LOT	AREA	LOT	AREA	LOT	AREA	LOT	AREA
1	8275.00 SF	30	8212.68 SF	58	6096.04 SF	86	6096.05 SF	114	6096.04 SF	142	6096.04 SF		
2	8000.00 SF	31	8410.81 SF	59	6096.04 SF	87	6096.04 SF	115	6096.04 SF	143	6096.06 SF		
3	8000.00 SF	32	8523.32 SF	60	6325.16 SF	88	6096.04 SF	116	6096.04 SF	144	6325.23 SF		
4	8000.00 SF	33	8325.23 SF	61	6998.80 SF	89	6096.04 SF	117	6096.06 SF	145	6323.32 SF		
5	8000.00 SF	34	8095.54 SF	62	6440.58 SF	90	6096.04 SF	118	6325.23 SF	146	6410.52 SF		
6	8000.00 SF	35	8095.25 SF	63	6158.50 SF	91	6096.04 SF	119	6323.32 SF	147	6312.69 SF		
7	8938.19 SF	36	8096.37 SF	64	6153.76 SF	92	6096.04 SF	120	6325.23 SF	148	6395.81 SF		
8	8175.90 SF	37	8096.04 SF	65	6383.45 SF	93	6096.04 SF	121	6325.23 SF	149	6095.81 SF		
9	8002.72 SF	38	8096.04 SF	66	6383.72 SF	94	6096.04 SF	122	6096.05 SF	150	6095.81 SF		
10	8002.72 SF	39	6325.23 SF	67	6154.02 SF	95	6096.04 SF	123	6096.04 SF	151	6095.81 SF		
11	8002.72 SF	40	6325.23 SF	68	6154.02 SF	96	6325.05 SF	124	6096.04 SF	152	6095.81 SF		
12	8002.72 SF	41	6096.04 SF	69	6028.48 SF	97	6579.41 SF	125	6096.04 SF	153	6095.81 SF		
13	6028.62 SF	42	6096.04 SF	70	8047.25 SF	98	6325.23 SF	126	6096.04 SF	154	6095.81 SF		
14	6317.36 SF	43	8096.37 SF	71	6325.17 SF	99	6153.89 SF	127	6096.04 SF	155	6095.81 SF		
15	6321.09 SF	44	8096.25 SF	72	6096.04 SF	100	6153.89 SF	128	6096.04 SF	156	6095.78 SF		
16	9161.27 SF	45	8095.54 SF	73	6096.04 SF	101	6363.59 SF	129	6096.04 SF	157	6095.81 SF		
18	10331.54 SF	46	6325.23 SF	74	6096.04 SF	102	6363.59 SF	130	6096.04 SF	158	6116.98 SF		
19	8291.71 SF	47	6323.32 SF	75	6096.04 SF	103	6153.89 SF	131	6096.04 SF	159	9235.37 SF		
20	5886.52 SF	48	6323.32 SF	76	6096.04 SF	104	6153.89 SF	132	6325.05 SF	160	10695.72 SF		
21	6096.03 SF	49	6323.32 SF	77	6096.04 SF	105	6153.89 SF	133	6324.61 SF	161	6414.73 SF		
22	6096.02 SF	50	6096.06 SF	78	6096.04 SF	106	6363.59 SF	134	6096.04 SF	162	6125.16 SF		
23	6096.02 SF	51	6096.04 SF	79	6096.04 SF	107	6324.61 SF	135	6096.04 SF	163	6387.69 SF		
24	6096.02 SF	52	6096.04 SF	80	6096.04 SF	108	6096.04 SF	136	6096.04 SF				
25	6096.02 SF	53	6096.04 SF	81	6096.05 SF	109	6096.04 SF	137	6096.04 SF				
26	6096.02 SF	54	6096.04 SF	82	6325.23 SF	110	6096.04 SF	138	6096.04 SF				
27	6096.02 SF	55	6096.04 SF	83	6323.32 SF	111	6096.04 SF	139	6096.04 SF				
28	6096.02 SF	56	6096.04 SF	84	6323.32 SF	112	6096.04 SF	140	6096.04 SF				
29	6096.02 SF	57	6096.04 SF	85	6325.23 SF	113	6096.04 SF	141	6096.04 SF				



- ### LEGEND
- CONTIGUOUS
 - NEW PROPERTY LINE
 - EXISTING PROPERTY LINE
 - EXISTING TYPE AS NOTED
 - NEW STREET MONUMENT AS PER YUMA COUNTY ORD. DETAIL No. 4-2000
 - NEW SUBDIVISION MONUMENT AS PER YUMA COUNTY ORD. DETAIL No. 4-03
 - EXISTING MONUMENT (TYPE AS SHOWN)
 - PERMITS OF RECORD
 - EXISTING LOT NUMBER
 - A.P.N. ASSessor'S PARCEL NUMBER
 - R.C. BRASS CAP
 - H.W. HAND HOLE
 - (M) MEASURED DATA
 - (N) NOTES TO BORDER RANCHES SUBDIVISION RECORDED IN BOOK 27 OF PLATS, PAGE 9 YUMA COUNTY RECORDS
 - (U) DATA REFER TO GENERAL LAND OFFICE PLAN OF SECTION 10, T11S, R24W, G. & S. R. B. & M. YUMA COUNTY, ARIZONA RECORDED IN YUMA COUNTY RECORDS, YUMA COUNTY, AZ.

LINE DATA

LINE	LENGTH	BEARING
L1	21.22'	N45°01'49"W
L2	21.21'	N44°58'18"E
L3	7.49'	S89°59'23"W

KEYNOTES

- ① NEW 1/2" NON-ACCESS EASEMENT
- ② NEW 1/2" UTILITY & GATE EASEMENT
- ③ INDICATES 1/2" (1" NON-ACCESS EASEMENT)
- ④ 1/2" MOBILITY TRAILER
- ⑤ SEE TRACT CORNER DETAIL FOR DETAIL
- ⑥ NEW 20' FRONT YARD SETBACK LINE
- ⑦ NEW 10' SIDE YARD SETBACK LINE

TRACT AREAS

TRACT	AREA
74	80267.57 SF

OWNER

R & G ASSOCIATES LLC
14301 104th
SAN LUIS, AZ 85349
908-621-6051

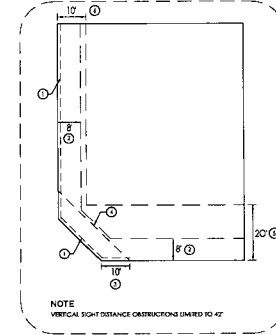
BASIS OF BEARING

THE WEST SECTION LINE OF SECTION 10, T11S, R24W, G. & S. R. B. & M. YUMA COUNTY, ARIZONA (BEING THE CENTERLINE OF AVENUE T), AS SHOWN ON BORDER RANCHES SUBDIVISION, AS RECORDED IN BOOK 27 OF PLATS, PAGES 80 & 81, YUMA COUNTY RECORDS OFFICE, YUMA COUNTY, ARIZONA, BEARING N00°02'48"W

SURVEYOR'S CERTIFICATE

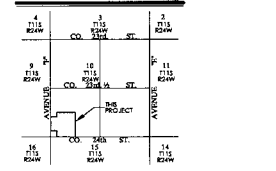
I HEREBY CERTIFY THAT I AM A LAND SURVEYOR LICENSED IN THE STATE OF ARIZONA AND THAT THE MAP CONTENDING OF ONE (1) SHEET CORRECTLY REPRESENTS AS SHOWN HEREON A SUBDIVISION OF THE LAND HEREIN SHOWN FROM PERSONAL ACTUAL SURVEY AND THAT THE POINTS ARE CORRECTLY SHOWN.

Boyle L. Eden
BOYLE L. EDEN
REG. NO. 17328



TYPICAL CORNER LOT DETAIL

LOCATION MAP



CURVE DATA

CURVE	DELTA	CHORD DIRECTION	CHORD	TANGENT	RADIUS	LENGTH	CURVE	DELTA	CHORD DIRECTION	CHORD	TANGENT	RADIUS	LENGTH
C1	111°23'32"	N84°23'07"E	43.95'	22.08'	225.00'	44.02'	C5	7°55'08"	S86°01'49"W	37.98'	19.03'	278.00'	38.01'
C2	111°23'32"	N84°23'07"E	53.71'	26.99'	275.00'	53.80'	C7	7°55'08"	N86°01'49"E	37.98'	19.03'	275.00'	38.01'
C3	111°23'32"	N84°23'07"E	53.71'	26.99'	275.00'	53.80'	C8	7°55'08"	S86°01'49"W	31.07'	15.57'	225.00'	31.10'
C4	111°23'32"	N84°23'07"E	43.95'	22.08'	225.00'	44.02'	C9	110°45'48"	S44°54'16"W	38.87'	17.02'	60.07'	116.13'
C5	7°55'08"	N86°01'49"E	31.07'	15.57'	225.00'	31.10'	C10	110°45'48"	S45°00'16"E	38.87'	17.02'	60.07'	116.13'

PREPARED BY:

Engineering, Inc.
2075 S. AVENUE 4 E
YUMA, ARIZONA 85385
(928) 344-3566