



Resolution

OFFICE OF THE
MAYOR
CITY OF SAN LUIS

NO. 2001

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF SAN LUIS, ARIZONA, DECLARING ITS INTENTION TO PROVIDE THE ENHANCED MUNICIPAL SERVICES OF OPERATING AND MAINTAINING CERTAIN RETENTION BASINS WITHIN THE AREA DESCRIBED AS SANTA CECILIA SUBDIVISION, YUMA COUNTY, ARIZONA.

WHEREAS, a petition for enhanced municipal services 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 an enhanced municipal services district to be tentatively known as Santa Cecilia Municipal Services Improvement District for the area described as Santa Cecilia Subdivision, City of San Luis, Yuma County, Arizona, and as further shown on the subdivision plat or plats of record for Santa Cecilia Subdivision with the Office of Public Works Director and the Office of City Engineer of the City of San Luis, Arizona. The legal description for the district is as follows:

See exhibit A attached hereto.

Section 2: That the public interest requires, and it is the intention of the governing body of the City of San Luis to provide, for the enhance municipal services of the operation and maintenance of retention basins described as Santa Cecilia Subdivision, City of San Luis, Yuma County, Arizona.

Section 3: That the operation and maintenance of said retention basins shall be in accordance with the plan showing location, type and character of the enhanced municipal services, as well as duplicate diagrams of the property contained within the improvement district which is here by 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 Municipal Services Improvement District.

Section 4: That all lots within the Improvement District will benefit by the enhanced municipal services of the operation and maintenance of said retention basins at a higher level or greater degree than provided in the remainder of the City of San Luis that is not included in the Improvement District.

Section 5: That the City Council shall make an annual statement and/or statements of the expenses relative to the District for the operation and maintenance of said retention basins which shall be provided 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 AN ENHANCED MUNICIPAL SERVICES IMPROVEMENT DISTRICT
BY THE CITY OF SAN LUIS FOR THE 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. §48-575 and §48-576 the undersigned property owner respectfully petitions the City Council of the City of San Luis, Arizona (City Council) to order the formation of an Enhancement Municipal Service 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 operation, maintenance, repair and improvements of retention basins described in Santa Cecilia Subdivision.
4. Public Convenience and Necessity. The necessity for the proposed district is for the operation, maintenance, repair and improvements of retention basins within the proposed district by the levying of special assessments in the proposed district.
5. Waiver 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.

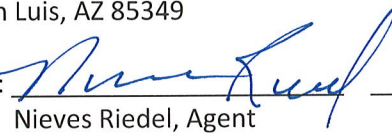
In Witness whereof the parties have executed this Petition and waiver agreement as of the _____ day of _____ 20_____.

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°02'42" 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

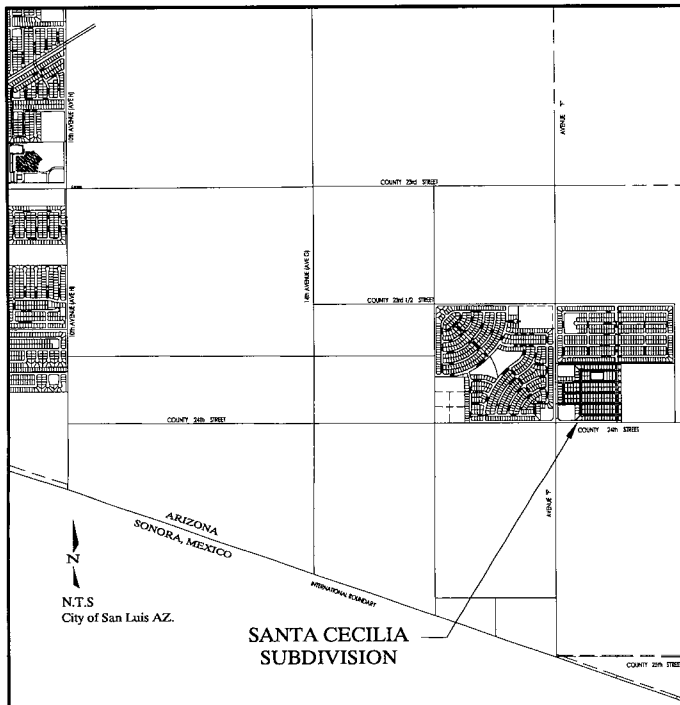
PREPARED BY:

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 _____ 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 PERIODS 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 _____ DAY OF _____ 2017.

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

ACKNOWLEDGMENT

STATE OF ARIZONA 1
 COUNTY OF YUMA 1

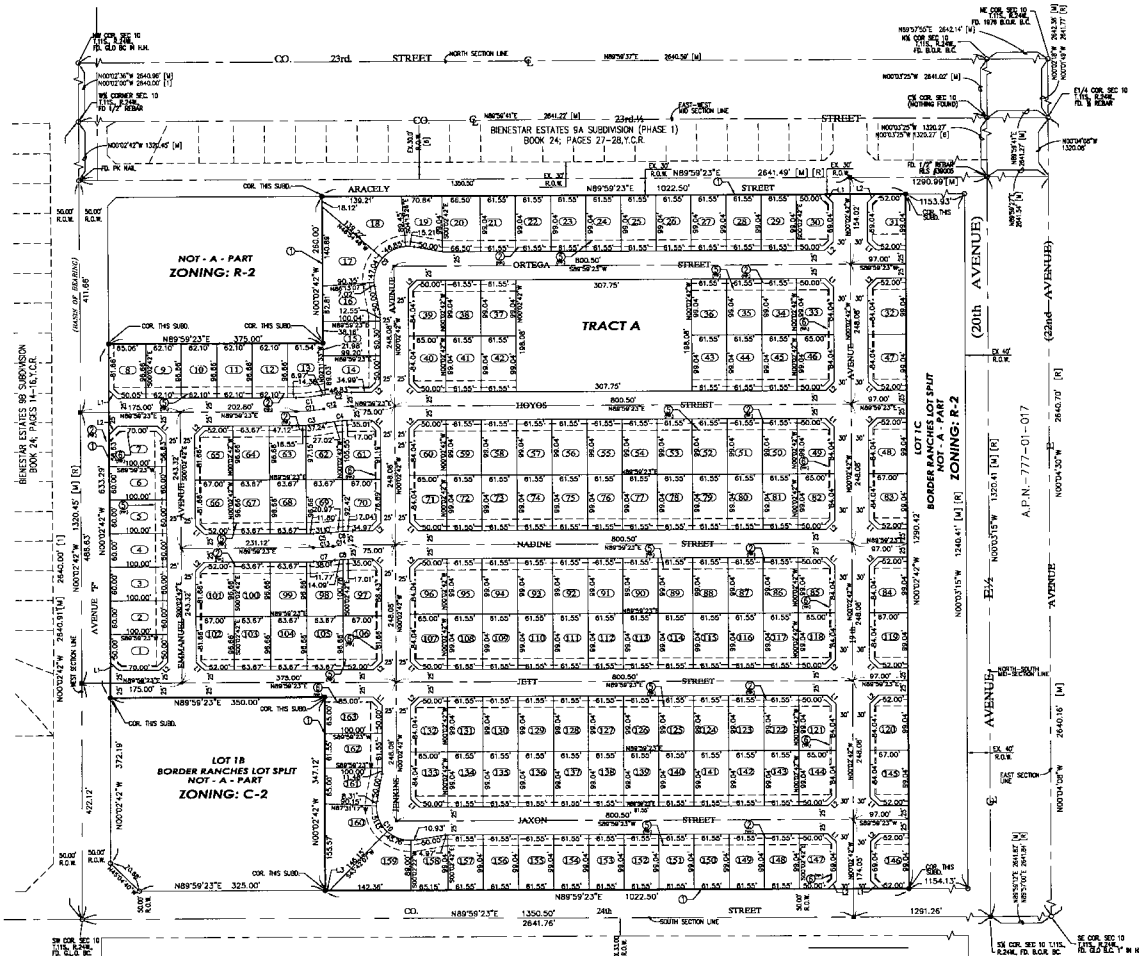
ON THIS THE _____ DAY OF _____ 2017 BEFORE ME, THE UNDERSIGNED OFFICER PERSONALLY APPEARED, NEVES GARCIA REDELL, WHO ACKNOWLEDGED HERSELF TO BE MEMBER OF R&G ASSOCIATES, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, AND SHE AS SUCH OFFICER BEING AUTHORIZED TO DO SO, EXECUTED THE FOREGOING INSTRUMENT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

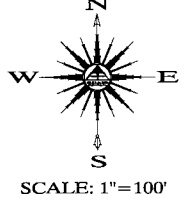
SANTA CECILIA SUBDIVISION

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JUNE 2017 ACREAGE = 34.63 Acres



LOT AREAS

LOT	AREA	LOT	AREA	LOT	AREA	LOT	AREA	LOT	AREA
1	8275.00 SF	30	8212.68 SF	58	6096.04 SF	86	6096.04 SF	114	6096.04 SF
2	8000.00 SF	31	8410.81 SF	59	6096.04 SF	87	6096.04 SF	115	6096.04 SF
3	8000.00 SF	32	8523.32 SF	60	6325.16 SF	88	6096.04 SF	116	6096.04 SF
4	8000.00 SF	33	8325.23 SF	61	6998.80 SF	89	6096.04 SF	117	6096.04 SF
5	8000.00 SF	34	8095.54 SF	62	8440.58 SF	90	6096.04 SF	118	8325.23 SF
6	8000.00 SF	35	8095.25 SF	63	8158.50 SF	91	6096.04 SF	119	8323.32 SF
7	8938.19 SF	36	8096.37 SF	64	6153.76 SF	92	6096.04 SF	120	8325.23 SF
8	8175.90 SF	37	8096.04 SF	65	6383.45 SF	93	6096.04 SF	121	8325.23 SF
9	8002.72 SF	38	8096.04 SF	66	6383.72 SF	94	6096.04 SF	122	8096.04 SF
10	8002.72 SF	39	8325.23 SF	67	6154.02 SF	95	6096.04 SF	123	8096.04 SF
11	8002.72 SF	40	8325.23 SF	68	6154.02 SF	96	6325.05 SF	124	6096.04 SF
12	8002.72 SF	41	8096.04 SF	69	8028.48 SF	97	6879.41 SF	125	6096.04 SF
13	8028.62 SF	42	8096.04 SF	70	8047.25 SF	98	6325.23 SF	126	6096.04 SF
14	6317.36 SF	43	8096.37 SF	71	6325.17 SF	99	6153.89 SF	127	6096.04 SF
15	6321.09 SF	44	8096.25 SF	72	6096.04 SF	100	6153.89 SF	128	6096.04 SF
16	9161.27 SF	45	8095.54 SF	73	6096.04 SF	101	6383.59 SF	129	6096.04 SF
17	10331.54 SF	46	8325.23 SF	74	6096.04 SF	102	6383.59 SF	130	6096.04 SF
18	9261.71 SF	47	8325.32 SF	75	6096.04 SF	103	6153.89 SF	131	6096.04 SF
19	5886.52 SF	48	8325.32 SF	76	6096.04 SF	104	6153.89 SF	132	6325.05 SF
20	6096.04 SF	49	8325.32 SF	77	6096.04 SF	105	6153.89 SF	133	8324.61 SF
21	6096.04 SF	50	6096.04 SF	78	6096.04 SF	106	6383.59 SF	134	6096.04 SF
22	6096.04 SF	51	6096.04 SF	79	6096.04 SF	107	6324.61 SF	135	6096.04 SF
23	6096.04 SF	52	6096.04 SF	80	6096.04 SF	108	6096.04 SF	136	6096.04 SF
24	6096.04 SF	53	6096.04 SF	81	6096.04 SF	109	6096.04 SF	137	6096.04 SF
25	6096.04 SF	54	6096.04 SF	82	6325.23 SF	110	6096.04 SF	138	6096.04 SF
26	6096.04 SF	55	6096.04 SF	83	6325.23 SF	111	6096.04 SF	139	6096.04 SF
27	6096.04 SF	56	6096.04 SF	84	6325.23 SF	112	6096.04 SF	140	6096.04 SF
28	6096.04 SF	57	6096.04 SF	85	6325.23 SF	113	6096.04 SF	141	6096.04 SF



LEGEND

- CONTIGUOUS RIGHT-OF-WAY FROM ANCHOR POINT
- NEW PROPERTY LINE
- EXISTING PROPERTY LINE
- EXISTING UTILITY 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

TRACT AREAS

TRACT	AREA
74	8026.17 SF

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

OWNER

R & G ASSOCIATES LLC
14101 14TH
SAN LUIS AZ 85349
958-62-6051

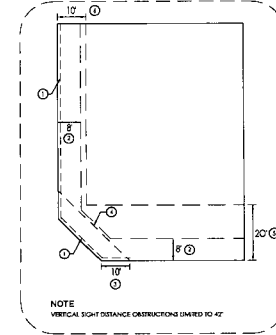
BASIS OF BEARING

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

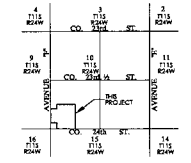
I HEREBY CERTIFY THAT I AM A LAND SURVEYOR LICENSED IN THE STATE OF ARIZONA AND THAT THE MAP CONTENDING OF THE (1) SHEET CORRECTLY REPRESENTS AS SHOWN AND MADE THEREOF BY ME OR MY DEPUTY AND ALL INFORMATION FROM PERSONS ACTUALLY USED AND THEIR POSITIONS ARE CORRECTLY SHOWN.

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	75°50'08"	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	75°50'08"	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	75°50'08"	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	75°50'08"	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