



# *Resolution*

OFFICE OF THE  
MAYOR  
CITY OF SAN LUIS

NO. 2031

**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 NO. 2 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 No. 2 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 No. 2 Street Lighting Improvement District for the area described as Santa Cecilia No. 2 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 No. 2 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 \_\_\_\_\_, 2018.

\_\_\_\_\_  
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 No. 2  
(OWNER: RIEDEL HOLDINGS, 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 32.92 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 No. 2 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 21<sup>st</sup> day of February 2018.

Commission Expires 03/15/2019  
PROPERTY OWNER  
NAME, ADDRESS AND  
SIGNATURE DATE

Notary  
PROPERTY  
(Tax Parcel Nos.)



RIEDEL HOLDINGS, LLC  
P.O. BOX 1649  
San Luis, AZ 85349

By: [Signature] 2/21/18 APN 227-10-012  
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 No. 2 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

DATE: JANUARY 2018      ACREAGE: 32.92 ACRES

OFFICE OF YUMA COUNTY RECORDER



BOOK \_\_\_\_\_ OF PLATS,  
PAGE \_\_\_\_\_

## APPROVED

STATE OF ARIZONA: \_\_\_\_\_  
CITY OF SAN LUIS: \_\_\_\_\_  
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: \_\_\_\_\_  
DIRECTOR OF PLANNING AND ZONING DEPARTMENT: \_\_\_\_\_ DATE: \_\_\_\_\_  
CITY ENGINEER: \_\_\_\_\_ DATE: \_\_\_\_\_  
CITY PUBLIC WORKS DIRECTOR: \_\_\_\_\_ DATE: \_\_\_\_\_

## BASIS OF BEARING

THE WEST LINE OF THE SW ¼ OF SECTION 10, T11S, R24W, CLACKS RANCH, YUMA COUNTY, ARIZONA (BEING THE CENTERLINE OF AVENUE 77), AS SHOWN ON BORDER RANCHES SUBDIVISION, AS RECORDED IN BOOK 27 OF PLATS, PAGES 8410, YUMA COUNTY RECORDERS OFFICE, YUMA COUNTY, ARIZONA, BEARING N00°02'42"W

## RESTRICTIVE COVENANTS

HAVE BEEN RECORDED CONCURRENTLY AND ARE A PART OF THIS PLAT

## SUBDIVIDER/OWNER

**RIEDEL HOLDINGS, LLC**  
1103 BORDER RANCHES BLVD  
P.O. BOX 1048  
SAN LUIS, AZ 85369  
(928) 427-6991

## PREPARED BY:

**Edasis**  
Engineering, Inc.  
3075 S. AVENUE 4 E  
YUMA, ARIZONA 85365  
(928) 344-3566

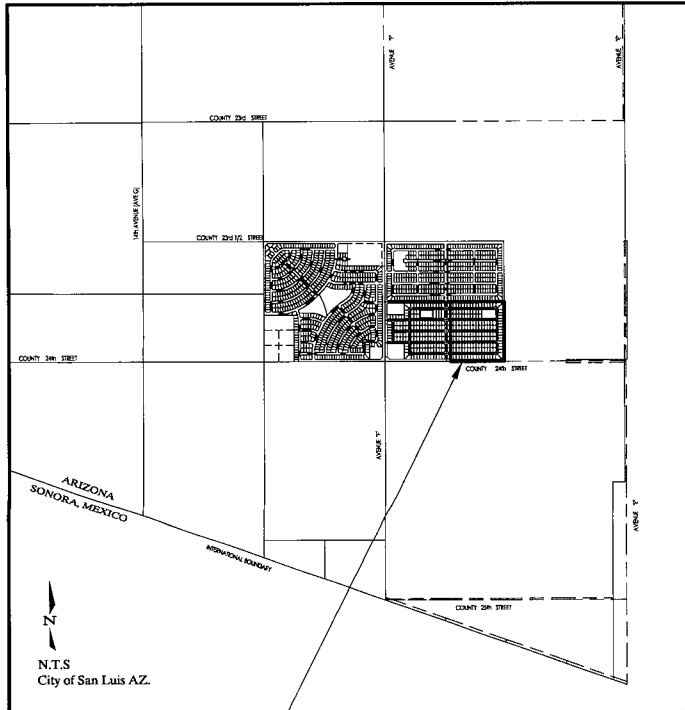
## SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I AM A LAND SURVEYOR LICENSED ON THE 10th OF OCTOBER 1985 BY THE STATE BOARD OF PROFESSIONAL REGISTRATION OF ARIZONA AND THAT THE MAP CONSISTING OF ONE (1) SHEET CORRECTLY REPRESENTS A SURVEY MADE BY ME OR BY PERSONS TO WHOM I HAVE DELEGATED DUTY HEREON ACCORDING TO THE RULES AND REGULATIONS OF THE BOARD AND THAT THE INFORMATION SHOWN HEREON IS ACCURATE AND TRUTHFUL AND CORRECTLY SHOWN.



**PRELIMINARY**

Expires 6/30/2018



SANTA CECILIA No. 2

VICINITY MAP

## DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT RIEDEL HOLDINGS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER HAS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2018, CAUSED A PORTION OF THE SW ¼ OF SECTION 10, T11S, R24W, G. & S. R. B. & M. YUMA COUNTY, ARIZONA, AS PLATTED HEREON, TO BE SUBDIVIDED INTO LOTS, TRACT & STREETS UNDER THE NAME OF "SANTA CECILIA No. 2 SUBDIVISION" AND HEREBY DECLARED THAT ITS ACCOMPANYING PLAT SETS FORTH THE LOCATION AND DIMENSIONS OF THE LOTS AND STREETS, CONSTITUTING SAID "SANTA CECILIA No. 2 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 RIEDEL HOLDINGS, LLC, AS OWNER, HEREBY DEDICATES THE STREETS SHOWN HEREON TO THE PUBLIC FOR ITS USE AND BENEFIT, AND THAT THE DEDICATIONS ARE INTENDED 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 HEREWITH. TRACT "A" IS DEDICATED TO THE PUBLIC FOR USE AS STORM WATER RETENTION BASIN AND COMPATIBLE RECREATIONAL USES. THE EASEMENTS ARE DEDICATED FOR THE PURPOSE SHOWN HEREON. A THREE FOOT NON-CONSTRUCTION AND NO DESTRUCTION EASEMENT FROM THE FURTHER PROTECTION ON ANY SIDE OF ALL FIRE HYDRANTS, A TWELVE INCH NON-CONSTRUCTION AND NO DESTRUCTION EASEMENT AROUND WATER METERS, AND 24 INCH NON-CONSTRUCTION AND NO DESTRUCTION EASEMENT FOR STREET LIGHTS IS HEREBY GRANTED.

IN WITNESS WHEREOF, RIEDEL HOLDINGS, LLC, HAS CAUSED ITS CORPORATE NAME TO BE SIGNED AND ITS CORPORATE SEAL TO BE AFFIXED BY THE SIGNATURE OF NIVES GARCIA RIEDEL, AS MEMBER, THROUGHOUT DULY AUTHORIZED, ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2018.

BY: \_\_\_\_\_  
NIVES GARCIA RIEDEL, MEMBER  
RIEDEL HOLDINGS, LLC.

## ACKNOWLEDGMENT

STATE OF ARIZONA: \_\_\_\_\_  
COUNTY OF YUMA: \_\_\_\_\_

ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 2018 BEFORE ME, THE UNDERSIGNED OFFICER PERSONALLY APPEARED, NIVES GARCIA RIEDEL, WHO ACKNOWLEDGED HERSELF TO BE MEMBER OF RIEDEL HOLDINGS, LLC, 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: \_\_\_\_\_

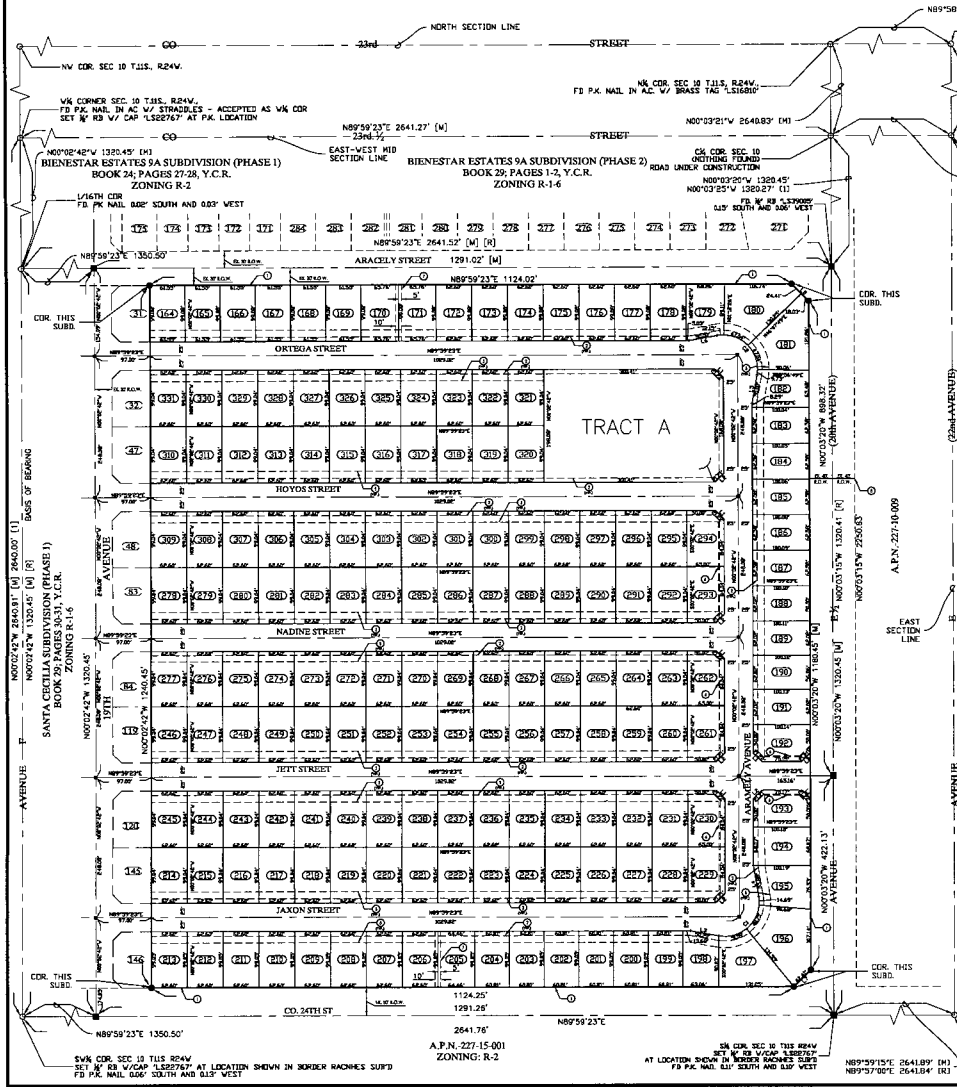
# SANTA CECILIA No. 2 SUBDIVISION

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 S $\frac{1}{2}$  OF THE SW $\frac{1}{4}$  OF SECTION 10, T11S, R24W, G. & S. R. B. & M. YUMA COUNTY, ARIZONA

DATE OF PREPARATION: JANUARY 2018

NUMBER OF LOTS: 168

ACREAGE: 32.92 ACRES

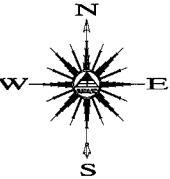


### CURVE DATA

CURVE	DELTA	CHORD DIRECTION	CHORD	TANGENT	RADIUS	LENGTH
C1	109°50'55"	N45°25'11"E	96.21'	85.45'	60.00'	115.03'
C2	119°44'35"	N49°01'40"W	98.74'	86.88'	60.00'	115.97'

### LINE DATA

LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
L1	21.22'	S45°01'40"E	L6	50.00'	N78°35'03"E
L2	21.21'	S44°58'20"W	L7	42.41'	N44°59'01"E
L3	50.20'	S78°39'22"E	L8	42.44'	S45°01'39"E
L4	58.88'	S09°30'17"E			
L5	50.00'	N10°20'38"E			



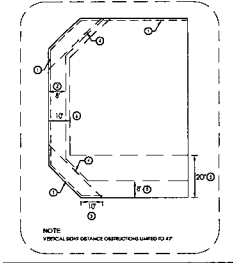
SCALE: 1"=100'

### LOT AREAS

LOT	AREA	LOT	AREA	LOT	AREA	LOT	AREA	LOT	AREA	LOT	AREA	LOT	AREA
164	6098.36 SF	185	6262.34 SF	206	6200.66 SF	227	6200.04 SF	248	6200.04 SF	269	6200.04 SF	290	6200.04 SF
165	6098.36 SF	186	6263.06 SF	207	6200.66 SF	228	6200.04 SF	249	6200.04 SF	270	6200.04 SF	291	6200.04 SF
166	6098.36 SF	187	6263.79 SF	208	6200.66 SF	229	6200.04 SF	250	6200.04 SF	271	6200.04 SF	292	6200.04 SF
167	6098.36 SF	188	6208.46 SF	209	6200.66 SF	230	6200.04 SF	251	6200.04 SF	272	6200.04 SF	293	6200.04 SF
168	6098.36 SF	189	6209.88 SF	210	6200.66 SF	231	6200.04 SF	252	6200.04 SF	273	6200.04 SF	294	6200.04 SF
169	6098.36 SF	190	6209.88 SF	211	6200.66 SF	232	6200.04 SF	253	6200.04 SF	274	6200.04 SF	295	6200.04 SF
170	6202.53 SF	191	6202.53 SF	212	6200.66 SF	233	6200.04 SF	254	6200.04 SF	275	6200.04 SF	296	6200.04 SF
171	6202.53 SF	192	6202.53 SF	213	6200.66 SF	234	6200.04 SF	255	6200.04 SF	276	6200.04 SF	297	6200.04 SF
172	6202.53 SF	193	6202.53 SF	214	6200.66 SF	235	6200.04 SF	256	6200.04 SF	277	6200.04 SF	298	6200.04 SF
173	6202.53 SF	194	6202.53 SF	215	6200.66 SF	236	6200.04 SF	257	6200.04 SF	278	6200.04 SF	299	6200.04 SF
174	6202.53 SF	195	6202.53 SF	216	6200.66 SF	237	6200.04 SF	258	6200.04 SF	279	6200.04 SF	300	6200.04 SF
175	6202.53 SF	196	6202.53 SF	217	6200.66 SF	238	6200.04 SF	259	6200.04 SF	280	6200.04 SF	301	6200.04 SF
176	6202.53 SF	197	6202.53 SF	218	6200.66 SF	239	6200.04 SF	260	6200.04 SF	281	6200.04 SF	302	6200.04 SF
177	6202.53 SF	198	6202.53 SF	219	6200.66 SF	240	6200.04 SF	261	6200.04 SF	282	6200.04 SF	303	6200.04 SF
178	6202.53 SF	199	6202.53 SF	220	6200.66 SF	241	6200.04 SF	262	6200.04 SF	283	6200.04 SF	304	6200.04 SF
179	6202.53 SF	200	6202.53 SF	221	6200.66 SF	242	6200.04 SF	263	6200.04 SF	284	6200.04 SF	305	6200.04 SF
180	6202.53 SF	201	6202.53 SF	222	6200.66 SF	243	6200.04 SF	264	6200.04 SF	285	6200.04 SF	306	6200.04 SF
181	6202.53 SF	202	6202.53 SF	223	6200.66 SF	244	6200.04 SF	265	6200.04 SF	286	6200.04 SF	307	6200.04 SF
182	6202.53 SF	203	6202.53 SF	224	6200.66 SF	245	6200.04 SF	266	6200.04 SF	287	6200.04 SF	308	6200.04 SF
183	6202.53 SF	204	6202.53 SF	225	6200.66 SF	246	6200.04 SF	267	6200.04 SF	288	6200.04 SF	309	6200.04 SF
184	6202.53 SF	205	6202.53 SF	226	6200.66 SF	247	6200.04 SF	268	6200.04 SF	289	6200.04 SF	310	6200.04 SF

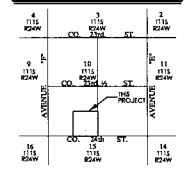
### LEGEND

- CENTERLINE
  - ROAD-TO-WAY (ROW) LINE
  - NEW PROPERTY LINE
  - EXISTING (TYPE AS NOTED)
  - BOUNDARY LINE
  - NEW STREET WIDENING AS PER YUMA COUNTY STD. TECH. PL. L-280
  - NEW SIDEWALK BROADWAY WIDENING AS PER YUMA COUNTY STD. TECH. PL. D-300
  - EXISTING HIGHWAY (TYPE AS SHOWN)
  - NEW LOT NUMBER
  - EXISTING LOT NUMBER
  - A, P, M ASSASSOR PARCEL NUMBER
  - N, S, E, W NEAR HOLE
  - M, S MEASURED DATA
  - (1) 1' RETIRE TO BOUND SPACEDS BARRIERS REFERRED IN BOOK 27 OF PLATS, PAGE 9 YUMA COUNTY RECORDS
  - (1) 1' DATA REFER TO GENERAL LAND OFFICE PLAT OF SECTION 10, T11S, R24W, G. & S. R. B. & M. YUMA COUNTY RECORDS, YUMA COUNTY, AZ. YUMA COUNTY RECORDS
  - Y.C.R. G.282.8.A.M. QUA AND S&T RIVER BASE AND WADING
- ### KEYNOTES
- NEW 1' NON-ACCESS EASEMENT
  - NEW 8' UTILITY & C&V EASEMENT
  - INDICATES 10' (1" NON-ACCESS EASEMENT)
  - 25' VISIBILITY TRIANGLE
  - SEE TYPICAL CORNER LOT DETAIL
  - NEW 20' FRONT YARD SETBACK LINE
  - NEW 10' SIDE YARD SETBACK LINE
  - NEW 10' DRAINAGE EASEMENT
  - 40' R.O.W. DEDICATED TO CITY OF SAN LUIS ON BOOK 27 PC 9-10 OF PLATS, BORDER RANCHES SUBDIVISION.



TYPICAL CORNER LOT DETAIL

### LOCATION MAP



TRACT AREAS		OWNER
TRACT	AREA	RIEDEL HOLDINGS, LLC P.O. BOX 1497 SAN LUIS, AZ 85349 (928) 627-6891
'X'	AREA # F	

### BASIS OF BEARING

THE WEST LINE OF THE SW 1/4 OF SECTION 10, T11S, R24W, G. & S. R. B. & M. YUMA COUNTY, ARIZONA (BEING THE CENTERLINE OF AVENUE 'X') AS SHOWN ON BORDER RANCHES SUBDIVISION, AS RECORDED IN BOOK 27 OF PLATS, IS HEREBY CORRECTLY IDENTIFIED AND UNDER THE SUPERVISION OF THE SURVEYOR SHOWN FROM ACTUAL FIELD MEASUREMENTS AND THE INFORMATION AS CORRECTED THEREON.

### SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I AM A LICENSED SURVEYOR DULY QUALIFIED TO ACT AS A SURVEYOR IN THE STATE OF ARIZONA AND THAT I HAVE CONDUCTED THIS SURVEY IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE BOARD OF SURVEYORS AND ENGINEERS OF THE STATE OF ARIZONA AND THAT I HAVE NOTED THE INFORMATION AS CORRECTED THEREON.

PREPARED BY:

