



Resolution

OFFICE OF THE
MAYOR
CITY OF SAN LUIS

No. 2090

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 THE AREA DESCRIBED AS SANTA CECILIA NO. 3 SUBDIVISION, SAN LUIS, 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. 3 Subdivision, San Luis, 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. 3 Street Lighting Improvement District for the area described as Santa Cecilia No. 3 Subdivision, San Luis, 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. 3 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 _____, 2019.

Gerardo Sanchez, Mayor

ATTEST:

APPROVED AS TO FORM:

Sonia Cornelio, City Clerk

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. 3
(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 ("District") under Arizona Revised Statutes, Title 48 Chapter 4, Article 2. In support of this petition, the undersigned agree 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 30.30 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 (the "Petitioner(s)") including any required public dedications of property.
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. 3 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. Waiver and Consent. The Petitioners with full knowledge of their rights being waived hereunder, hereby expressly waive all of the following:
 - (a) Any and all irregularities, illegalities or deficiencies which may exist in the acts or proceedings resulting in the adoption of the Resolution of Intention and the Resolution Ordering the Work relating to the District;
 - (b) Any necessity for publication and posting of the Resolution of Intention and the Notice of Proposed Improvements;
 - (c) All protest rights, whatsoever under A.R.S. §48-579 (A) and (B) as amended, which provide for protests against the work; and

- (d) All rights to petition to dissolve the district pursuant to A.R.S. §48-574(N);
- (e) 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 31 day of July 2019.

<u>PROPERTY OWNER</u> <u>NAME, ADDRESS AND</u> <u>SIGNATURE</u>	<u>DATE</u>	<u>PROPERTY</u> <u>(Tax Parcel Nos.)</u>
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Riedel Holdings, LLC
P.O Box 1649
San Luis, AZ 85349

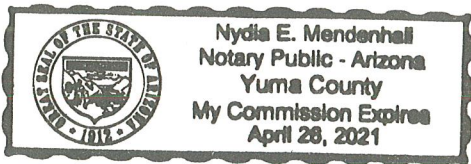
By: *Nieves Riedel* _____ PORTION OF APN 227-10-009
Nieves Riedel, Owner

STATE OF ARIZONA)
)ss.
County of Yuma)

The foregoing acknowledged before me this 31 day of July 2019 by Nieves Riedel, Owner of Riedel Holdings, an Arizona Corporation, on behalf of said Corporation.

04/26/2019
My Commission Expires

Notary Public



ACCEPTED AND APPROVED BY:

CITY OF SAN LUIS, ARIZONA AN
ARIZONA PRIVATE CORPORATION

By _____
Gerardo Sanchez, Mayor

ATTEST:

Sonia Cornelio, City Clerk

APPROVED AS TO FORM:

Kay Marion Macuil, City Attorney



BOOK _____ OF PLATS,
PAGE _____

SANTA CECILIA No. 3 SUBDIVISION

A SUBDIVISION OF LOT 3B OF SANTA CECILIA LOT TIE/LOT SPLIT AS RECORDED IN BOOK __ OF PLATS,
PAGES __, YUMA COUNTY RECORDERS OFFICE, YUMA COUNTY, ARIZONA
AND A PORTION OF THE SW1/4 SE1/4 OF SECTION 10, T11S, R24W, G.&S.R.B.&M., YUMA COUNTY, ARIZONA.
DATE OF PREPARATION: APRIL 2019 NUMBER OF LOTS: 140 ACREAGE: 30.91 ACRES

FINAL PLAT

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 1/4 OF SECTION 10, T11S, R24W, G.&S.R.B.&M., YUMA COUNTY, ARIZONA (BEING THE CENTERLINE OF AVENUE T7), AS SHOWN ON BORDER RANCHES SUBDIVISION, AS RECORDED IN BOOK 27 OF PLATS, PAGES 3810, YUMA COUNTY RECORDERS OFFICE, YUMA COUNTY, ARIZONA, BEARING 30°02'42" W

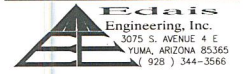
RESTRICTIVE COVENANTS

HAVE BEEN RECORDED CONCURRENTLY AND ARE A PART OF THIS PLAT

SUBDIVIDER/OWNER

RIEDEL HOLDINGS, LLC
1910 SAN JUAN STREET
P.O. BOX 1481
SAN LUIS, AZ 85359
(928) 827-6913

PREPARED BY:

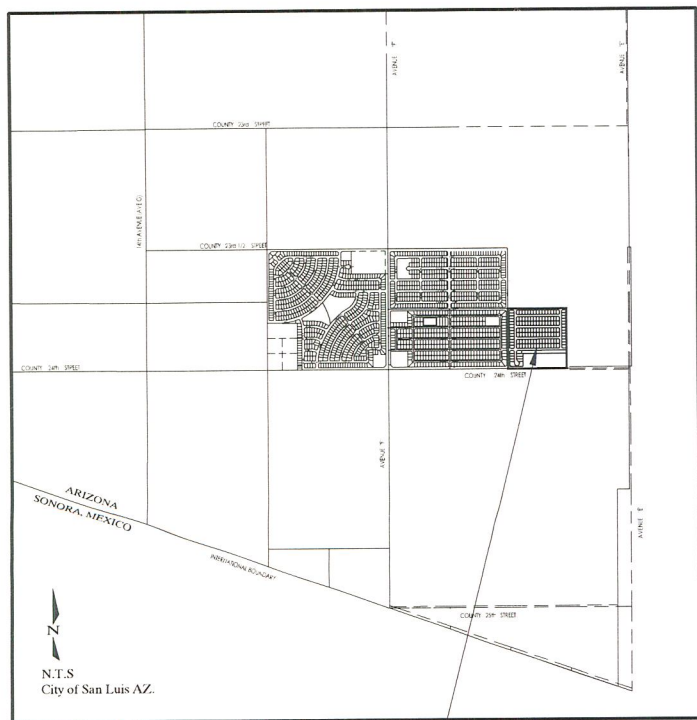


SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS LAND SURVEY HAS BEEN FILED ON THE REGISTER OF ACTIVE SURVEYS IN THE PUBLIC RECORDS OF TECHNICAL RECORDS OF ARIZONA AND THAT THE MAP CONSISTING OF ONE (1) SHEET CORRECTLY REPRESENTS A SURVEY MADE IN ACCORDANCE WITH THE SURVEYING ACTS OF ARIZONA AND THAT ALL INFORMATION IS CORRECTLY SHOWN AND THEREFORE IS CORRECTLY SHOWN.



JUAN A. LOPEZ P.L.S. No. 2287



SANTA CECILIA No. 3
VICINITY MAP

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT RIEDEL HOLDINGS, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER HAS THIS THE ____ DAY OF _____ 2019, CAUSED A PORTION OF THE SW 1/4 OF THE SW 1/4 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. 3 SUBDIVISION" AND HEREBY DECLARES THAT THE ACCOMPANYING PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS AND STREETS, CONSTITUTING SAID "SANTA CECILIA No. 3 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, L.L.C., AS OWNER, HEREBY DEDICATES THE STREETS SHOWN HEREON TO THE CITY OF SAN LUIS FOR ITS USE AND BENEFIT, AND THAT THE EASEMENTS ARE DEDICATED FOR THE USES SHOWN AND INTEND 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 COMPLETE RECREATIONAL USES; THE EASEMENTS ARE DEDICATED FOR THE PURPOSE SHOWN HEREON. A THREE FOOT NON-CONSTRUCTION AND NO OBSTRUCTION EASEMENT FROM THE FURTHER PROJECTION ON ANY SIDE OF ALL FIRE HYDRANTS; A TWELVE INCH NON-CONSTRUCTION AND NO OBSTRUCTION EASEMENT AROUND WATER METERS; AND 24 INCH NON-CONSTRUCTION AND NO OBSTRUCTION EASEMENT FOR STREET LIGHTS IS HEREBY GRANTED.

IN WITNESS WHEREOF, RIEDEL HOLDINGS, L.L.C., HAS CAUSED ITS CORPORATE NAME TO BE SIGNED AND ITS CORPORATE SEAL TO BE AFFIXED BY THE SIGNATURE OF NEVES GARCIA RIEDEL, AS MEMBER, THEREAFTER DULY AUTHORIZED ON THIS THE ____ DAY OF _____ 2019.

BY: _____
NEVES GARCIA RIEDEL, MEMBER
RIEDEL HOLDINGS, L.L.C.

ACKNOWLEDGMENT

STATE OF ARIZONA: _____
COUNTY OF YUMA: _____

ON THIS THE ____ DAY OF _____ 2019 BEFORE ME, THE UNDERSIGNED OFFICER PERSONALLY APPEARED, NEVES GARCIA RIEDEL, WHO ACKNOWLEDGED HERSELF TO BE MEMBER OF RIEDEL HOLDINGS, 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.

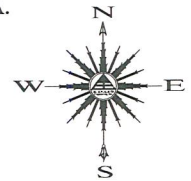
IN WITNESS WHEREOF, I HAVE SET MY HAND AND OFFICIAL SEAL.

BY: _____
NOTARY PUBLIC
MY COMMISSION EXPIRES: _____

SANTA CECILIA No. 3 SUBDIVISION

A SUBDIVISION OF LOT 3B OF SANTA CECILIA LOT TIE/LOT SPLIT AS RECORDED IN BOOK ___ OF PLATS,
 PAGES ___, YUMA COUNTY RECORDERS OFFICE, YUMA COUNTY, ARIZONA
 AND A PORTION OF THE SW1/4 SE1/4 OF SECTION 10, T11S, R24W, G.&S.R.B.&M., YUMA COUNTY, ARIZONA.
 DATE OF PREPARATION: APRIL 2019 NUMBER OF LOTS: 140 ACREAGE: 30.91 ACRES

FINAL PLAT



SCALE: 1"=100'

LEGEND

- CENTERLINE
- RIGHT OF WAY/BROW LINE
- NEW PROPERTY LINE
- EXISTING PROPERTY LINE
- EASEMENT (TYPE AS NOTED)
- SUBDIVISION LINE
- NEW STREET MONUMENT AS PER YUMA COUNTY STD. DETAIL NO. 4-000
- NEW SUBDIVISION BOUNDARY MONUMENT AS PER YUMA COUNTY STD. DETAIL NO. 4-010
- EXISTING MONUMENT (TYPE AS SHOWN)
- N/W LOT NUMBER
- EXISTING LOT NUMBER
- ADJACENT PARCEL NUMBER
- MASS GAP
- MASS HOLE
- C/S/P
- G.S.A. P.L. 8-2-0
- EXISTING R.O.W. PER SANTA CECILIA LOT TIE/LOT SPLIT AS RECORDED IN BOOK ___, PAGES ___, T.C.R.

LINE DATA

LINE	LENGTH	BEARING
L1	35.37	N44°01'59"W
L2	35.34	N44°58'01"E
L3	35.37	S45°02'15"W
L4	35.34	N44°57'46"E
L5	42.44	S45°02'03"E

CURVE DATA

CURVE	DELTA	CHORD	DIRECTION	CHORD	TANGENT	RADIUS	LENGTH
C1	219°59'44"	N55°56'33"E	86.60'	-86.61'	50.00'	209.44'	
C2	219°59'44"	N55°56'33"E	86.60'	-86.61'	50.00'	209.44'	
C3	105°59'59"	S35°03'15"W	50.00'	28.87'	50.00'	53.36'	

AREAS

LOT	AREA	LOT	AREA	LOT	AREA	LOT	AREA	LOT	AREA	LOT	AREA	LOT	AREA
312	5875.00 SF	352	8413.19 SF	372	6253.39 SF	392	6253.39 SF	412	6253.39 SF	432	6253.39 SF	452	6255.90 SF
313	6491.38 SF	353	8411.03 SF	373	6253.39 SF	393	6253.39 SF	413	6125.10 SF	433	6253.38 SF	453	6255.90 SF
314	6484.00 SF	354	6125.10 SF	374	6253.39 SF	394	6253.39 SF	414	6125.10 SF	434	6253.35 SF	454	6255.90 SF
315	6484.00 SF	355	6253.39 SF	375	6253.39 SF	395	6253.39 SF	415	6253.39 SF	435	6253.38 SF	455	6255.90 SF
316	6484.00 SF	356	6253.39 SF	376	6253.39 SF	396	6253.39 SF	416	6253.39 SF	436	6253.39 SF	456	6255.90 SF
317	6484.00 SF	357	6253.39 SF	377	6253.39 SF	397	6253.39 SF	417	6253.39 SF	437	6253.39 SF	457	6258.87 SF
318	6484.00 SF	358	6253.39 SF	378	6253.39 SF	398	6125.07 SF	418	6253.39 SF	438	6253.39 SF	458	5815.19 SF
319	6484.00 SF	359	6253.39 SF	379	6253.39 SF	399	6125.07 SF	419	6253.39 SF	439	6253.39 SF	459	5867.28 SF
320	6484.00 SF	360	6253.39 SF	380	6253.39 SF	400	6256.36 SF	420	6253.39 SF	440	6253.39 SF	460	6475.01 SF
321	6484.00 SF	361	6253.39 SF	381	6253.39 SF	401	6253.39 SF	421	6253.39 SF	441	6253.39 SF	461	6478.72 SF
322	6484.00 SF	362	6253.38 SF	382	6253.39 SF	402	6253.39 SF	422	6253.39 SF	442	6253.39 SF	462	6479.41 SF
323	6484.00 SF	363	6253.38 SF	383	6125.10 SF	403	6253.39 SF	423	6253.39 SF	443	6125.03 SF	463	6480.99 SF
324	5875.00 SF	364	6253.38 SF	384	6125.10 SF	404	6253.39 SF	424	6253.39 SF	444	5815.19 SF	464	6480.78 SF
325	5875.00 SF	365	6253.38 SF	385	6253.39 SF	405	6253.39 SF	425	6253.39 SF	445	6255.90 SF	465	6481.47 SF
326	6000.00 SF	366	6253.38 SF	386	6253.39 SF	406	6253.39 SF	426	6253.39 SF	446	6255.90 SF	466	6482.16 SF
327	5999.98 SF	367	6256.35 SF	387	6253.39 SF	407	6253.39 SF	427	6256.36 SF	447	6255.90 SF	467	6482.95 SF
328	5999.98 SF	368	6125.10 SF	388	6253.39 SF	408	6253.39 SF	428	6125.10 SF	448	6255.90 SF	468	6483.54 SF
329	3847.08 SF	369	6125.11 SF	389	6253.39 SF	409	6253.39 SF	429	6125.10 SF	449	6255.90 SF	469	6484.22 SF
330	9107.56 SF	370	6256.36 SF	390	6253.39 SF	410	6253.39 SF	430	6256.35 SF	450	6255.90 SF	470	6484.91 SF
331	7745.22 SF	371	6253.39 SF	391	6253.39 SF	411	6253.39 SF	431	6253.38 SF	451	6255.90 SF	471	5875.09 SF

LOCATION MAP



TRACT AREAS

TRACT	AREA
"A"	168 ACRES

OWNER

RIEDEL HOLDINGS, LLC

710 N. 10th St
 Suite 402 West
 P.O. Box 4085
 Yuma, Arizona 85305

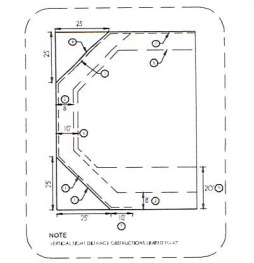
SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I AM A LICENSED SURVEYOR LISTED ON THE REGISTER OF ACTIVE REGISTERED SURVEYORS OF THE STATE BOARD OF TECHNICAL REGISTRATION OF ARIZONA AND THAT THIS MAP CONSISTS OF ONE (2) SHEET CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION AND THAT ALL MONUMENTS SHOWN HEREON ARE ACTUALLY EXIST AND THEIR POSITIONS ARE CORRECTLY SHOWN.



JUAN N. JOWDY PLS. NO. 2270

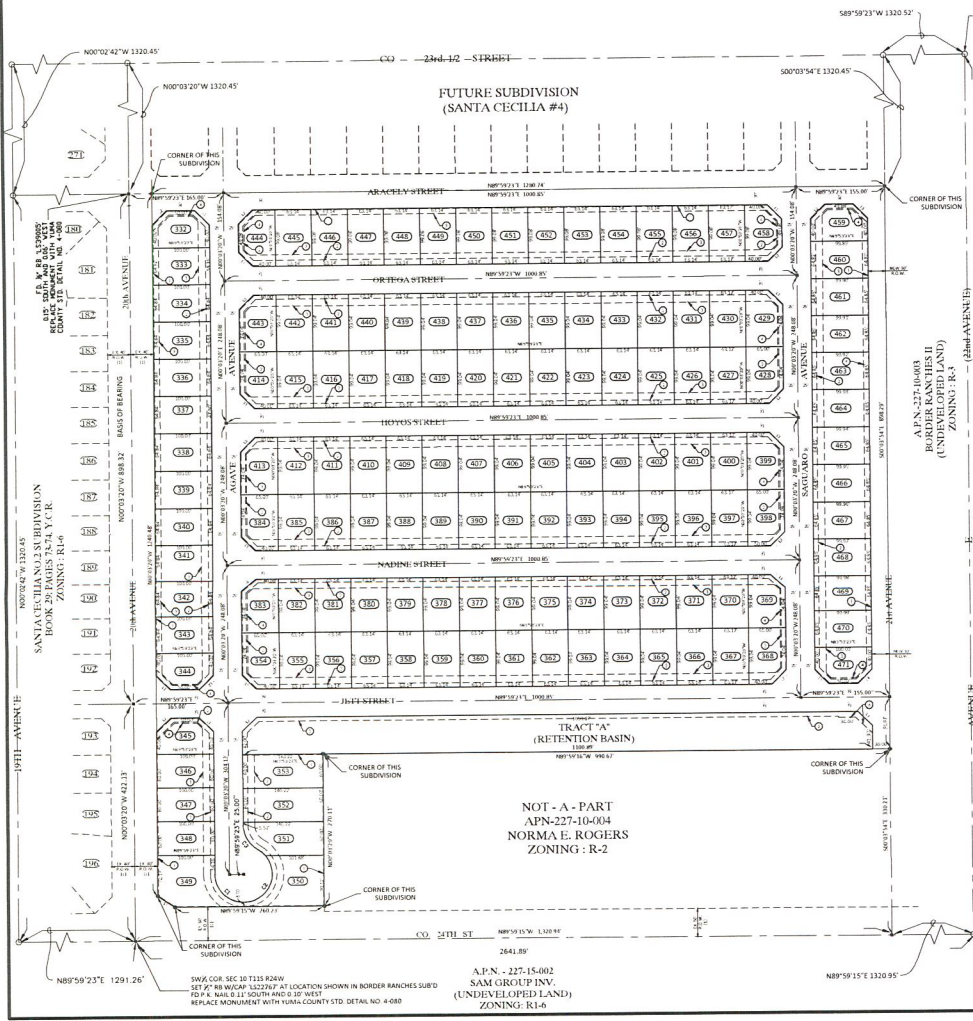
PREPARED BY:



TYPICAL CORNER LOT DETAIL

KEYNOTES

- NEW 1' NON-ACCESS EASEMENT
- NEW 8' UTILITY & CATV EASEMENT
- INDICATES 1' NON-ACCESS EASEMENT
- 25' VISIBILITY TRIANGLE
- SEE TYPICAL CORNER LOT DETAIL
- NEW 20' FRONT YARD SETBACK LINE
- NEW 10' SIDE YARD SETBACK LINE
- 40' R.O.W. DEDICATED TO CITY OF SAN LUIS ON BLOCK 27 N.E. 1/4 OF PLATS, BORDER RANCHES SUBDIVISION.
- NEW 10' UTILITY EASEMENT
- NEW 10' HEAR SETBACK LINE.



NOT - A - PART
 APN-227-10-004
 NORMA E. ROGERS
 ZONING : R-2

A.P.N. - 227-10-002
 SAM GROUP INC.
 (UNDEVELOPED LAND)
 ZONING: R-1-6