



Resolution

OFFICE OF THE
MAYOR
CITY OF SAN LUIS

No. 2091

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF SAN LUIS, ARIZONA, DECLARING ITS INTENTION TO PROVIDE THE ENHANCED MUNICIPAL SERVICE IMPROVEMENT DISTRICT OF OPERATING AND MAINTAINING CERTAIN RETENTION BASINS WITHIN THE AREA DESCRIBED AS SANTA CECILIA NO. 3 SUBDIVISION, SAN LUIS, 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 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 an enhanced municipal services district to be tentatively known as Santa Cecilia No. 3 Municipal Services Improvement District for the area described as Santa Cecilia No. 3 Subdivision, City of San Luis, Arizona, and as further shown on the subdivision plat or plats of record for Santa Cecilia No. 3 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 and convenience require, 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 No. 3 Subdivision, City of San Luis, 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 No. 3 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.

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 _____, 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 AN ENHANCED MUNICIPAL SERVICES 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. §48-575 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 Enhanced Municipal Service District ("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 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 operation, maintenance, repair and improvements of retention basins within in Santa Cecilia No. 3 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 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 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;
 - (d) All rights to petition to dissolve the district pursuant to A.R.S. §48-574(N); and

(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 20 19.

PROPERTY OWNER
NAME, ADDRESS AND
SIGNATURE

DATE

PROPERTY
(Tax Parcel Nos.)

Riedel Holdings, LLC
P.O Box 1649
San Luis, AZ 85349

By: [Signature]
Nieves Riedel, Owner

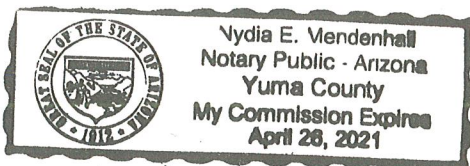
PORTION OF APN 227-10-009

STATE OF ARIZONA)
)ss.
County of Yuma)

The foregoing acknowledged before me this 31 day of July 20 19 by Nieves Riedel, Owner of Riedel Holdings, an Arizona Corporation, on behalf of said Corporation.

04/26/2021
My Commission Expires

[Signature]
Notary Public



ACCEPTED AND APPROVED BY:

CITY OF SAN LUIS, ARIZONA AN
ARIZONA PRIVATE CORPORATION

By _____
Gerardo Sanchez, Mayor

ATTEST:

Sonia Cornelio, City Clerk

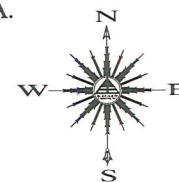
APPROVED AS TO FORM:

Kay Marion Macuil, City Attorney

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 ROW LINE
- NEW PROPERTY LINE
- EASEMENT (TYPE AS NOTED)
- BOUNDARY LINE
- NEW STREET ADJUTMENT AS PER TAMA COUNTY ORD. DETAIL NO. 4000
- NEW SURVEY/ON BOUNDARY MONUMENT AS PER TAMA COUNTY STD. DETAIL NO. 04 010
- EXISTING MONUMENT (TYPE AS SHOWN)
- V.I.A. LOT NUMBER
- FINISHING LOT NUMBER
- A P ASSESSOR PARCEL NUMBER
- BRAS CAP BRAS CAP
- MANHOLE MANHOLE
- C&G C&G COUNTY RECORDS
- GULAND SALT WATER BASIN AND MERRIAM EXTRACT P.D.W. PER SANTA CECILIA LOT TIE/LOT SPLIT AS RECORDED IN BOOK __ PLAT __ C.C.R.

LINE DATA

LINE	LENGTH	BEARING
L1	35.37	N45°01'59"W
L2	35.34	N44°58'01"E
L3	35.37	N45°02'15"W
L4	35.34	N44°57'45"E
L5	42.44	S45°02'03"E

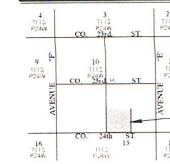
CURVE DATA

CURVE	DELTA	CHORD	DIRECTION	CHORD	TANGENT	RADIUS	LENGTH
C1	239°59'44"	N59°56'33"E	86.00'	-86.61'	50.00'	209.44'	
C2	239°59'44"	N59°56'33"E	86.00'	-86.61'	50.00'	209.44'	
C3	059°59'59"	N39°03'19"W	50.00'	28.87'	50.00'	52.36'	

AREAS

LOT	AREA	LOT	AREA	LOT	AREA	LOT	AREA	LOT	AREA	LOT	AREA
332	5875.00 SF	352	8413.19 SF	372	6253.39 SF	392	6253.39 SF	412	6253.39 SF	432	6253.39 SF
333	6493.98 SF	353	8413.63 SF	373	6253.39 SF	393	6253.39 SF	413	6125.10 SF	433	6253.39 SF
334	6484.00 SF	354	6125.10 SF	374	6253.39 SF	394	6253.39 SF	414	6125.10 SF	434	6253.39 SF
335	6484.00 SF	355	6253.39 SF	375	6253.39 SF	395	6253.39 SF	415	6253.39 SF	435	6253.39 SF
336	6484.00 SF	356	6253.39 SF	376	6253.39 SF	396	6253.39 SF	416	6253.39 SF	436	6253.39 SF
337	6484.00 SF	357	6253.39 SF	377	6253.39 SF	397	6253.39 SF	417	6253.39 SF	437	6253.39 SF
338	6484.00 SF	358	6253.39 SF	378	6253.39 SF	398	6125.07 SF	418	6253.39 SF	438	6253.39 SF
339	6484.00 SF	359	6253.39 SF	379	6253.39 SF	399	6125.01 SF	419	6253.39 SF	439	6253.39 SF
340	6484.00 SF	360	6253.39 SF	380	6253.39 SF	400	6256.36 SF	420	6253.39 SF	440	6253.39 SF
341	6484.00 SF	361	6253.39 SF	381	6253.39 SF	401	6253.39 SF	421	6253.39 SF	441	6253.39 SF
342	6484.00 SF	362	6253.39 SF	382	6253.39 SF	402	6253.39 SF	422	6253.39 SF	442	6253.39 SF
343	6484.00 SF	363	6253.39 SF	383	6125.10 SF	403	6253.39 SF	423	6253.39 SF	443	6125.03 SF
344	5875.00 SF	364	6253.39 SF	384	6125.10 SF	404	6253.39 SF	424	6253.39 SF	444	5815.19 SF
345	5875.00 SF	365	6253.39 SF	385	6253.39 SF	405	6253.39 SF	425	6253.39 SF	445	5815.19 SF
346	6000.00 SF	366	6253.39 SF	386	6253.39 SF	406	6253.39 SF	426	6253.39 SF	446	6253.39 SF
347	5999.98 SF	367	6256.36 SF	387	6253.39 SF	407	6253.39 SF	427	6256.36 SF	447	6253.39 SF
348	5999.98 SF	368	6125.10 SF	388	6253.39 SF	408	6253.39 SF	428	6125.10 SF	448	6253.39 SF
349	9847.08 SF	369	6125.11 SF	389	6253.39 SF	409	6253.39 SF	429	6125.10 SF	449	6253.39 SF
350	9187.56 SF	370	6256.36 SF	390	6253.39 SF	410	6253.39 SF	430	6256.36 SF	450	6253.39 SF
351	7735.27 SF	371	6253.39 SF	391	6253.39 SF	411	6253.39 SF	431	6253.39 SF	451	6253.39 SF

LOCATION MAP



TRACT AREAS

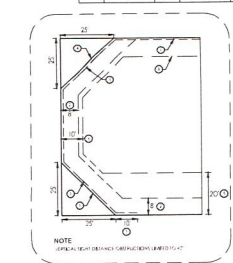
TRACT	AREA
TRACT A	1.98 ACRES

OWNER

RIEDEL HOLDINGS, LLC
 P.O. BOX 149
 SAN LUIS, AZ 85349
 (928) 422-0785

KEYNOTES

- ① NEW 1' NON-ACCESS EASEMENT
- ② NEW 1' UTILITY & CATV EASEMENT
- ③ INDICATES 1' NON-ACCESS EASEMENT
- ④ 25' VISIBILITY TRIANGLE
- ⑤ SEE TYPICAL CORNER LOT DETAIL
- ⑥ NEW 20' FRONT YARD SETBACK LINE
- ⑦ NEW 10' SIDE YARD SETBACK LINE
- ⑧ 30' R.O.W. DEDICATED TO CITY OF SAN LUIS ON BOOK 27 PG. 9 IN BOOK OF PLATS, BORDER RANCHES SUBDIVISION.
- ⑨ NEW 10' UTILITY EASEMENT
- ⑩ NEW 10' REAR SETBACK LINE.



TYPICAL CORNER LOT DETAIL

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I AM A LICENSED SURVEYOR LICENSED IN THE STATE OF ARIZONA AND THAT THIS MAP CONFORMS TO ONE OF THE RULES OF PRACTICE AND ETHICS OF THE SURVEYING BOARD UNDER MY SUPERVISION THAT ALL MONUMENTS SHOWN HEREON ACCURATELY ENCLOSED AND THEIR POSITIONS ARE CORRECTLY SHOWN.

PREPARED BY:



JAGAN, DVSJL PLS NO. 22767