



Resolution

OFFICE OF THE
MAYOR
CITY OF SAN LUIS

No. 2096

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 BELLEZA DEL DESIERTO PHASE 1 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 Belleza Del Desierto Phase 1 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 Belleza Del Desierto Phase 1 Street Lighting Improvement District for the area described as Belleza Del Desierto Phase 1 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 Belleza Del Desierto Phase 1 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,
BELLEZA DEL DESIERTO PHASE 1
(OWNER: SAM GROUP INVESTMENTS CO. LIMITED PARTNERSHIP)**

**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 18.69 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 Belleza Del Desierto Phase 1 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 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 _____ day of _____ 20_____.

<u>PROPERTY OWNER</u>		
<u>NAME, ADDRESS AND</u>		<u>PROPERTY</u>
<u>SIGNATURE</u>	<u>DATE</u>	<u>(Tax Parcel Nos.)</u>

Sam Group Investments Co. Limited Partnership
 10602 S. Camino Del Sol
 Yuma, AZ 85367

By: _____ PORTION OF APN 227-15-019
 Eddie Loo, Owner

STATE OF ARIZONA)
)ss.
 County of Yuma)

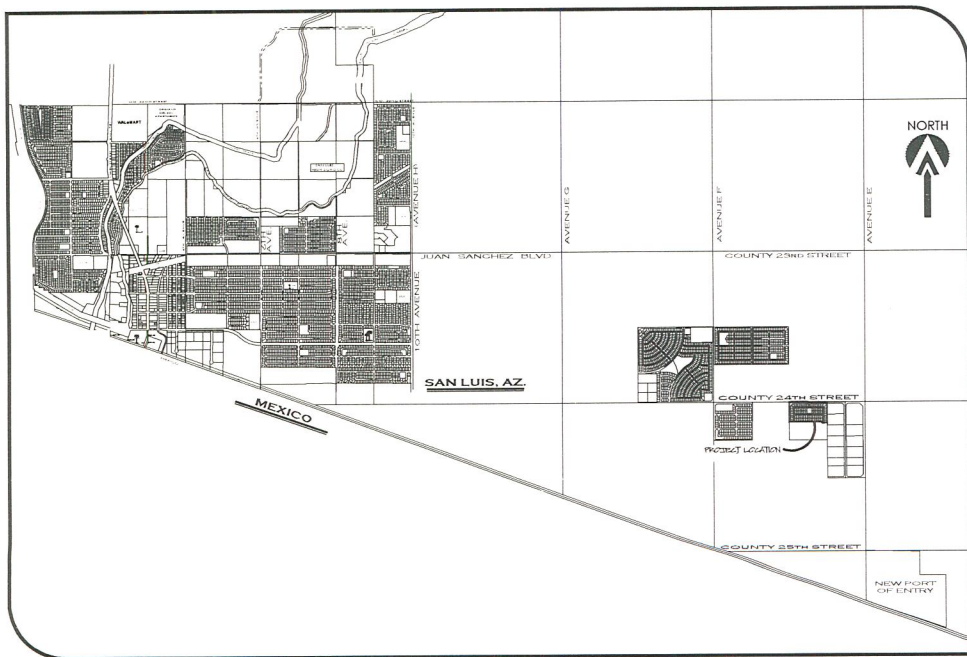
The foregoing acknowledged before me this _____ day of _____ 20____ by Eddie Loo, Owner of Sam Group Investments Co. Limited Partnership, an Arizona Private Corporation, on behalf of said Corporation.

My Commission Expires _____

 Notary Public

BELLEZA DEL DESIERTO PHASE 1 SUBDIVISION

A SUBDIVISION OF A PORTION OF SECTION 15, T11S, R24W, G.&S.R.B.&M., YUMA COUNTY, ARIZONA,
 ALSO BEING PARCEL "A" OF THE BELLEZA DEL DESIERTO - LOT SPLIT, AS RECORDED IN BK. ___
 OF PLATS, PAGE ___, YUMA COUNTY RECORDERS OFFICE, YUMA COUNTY, AZ
 SEPTEMBER OF 2019 ACREAGE: 18.69 AC
FINAL PLAT



VICINITY MAP
 SCALE: 1"=2000'

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT SAM GROUP INVESTMENTS CO. LIMITED PARTNERSHIP, AN ARIZONA CORPORATION, AS OWNER HAS CAUSED THE FOLLOWING DESCRIBED PROPERTY, A SUBDIVISION OF A PORTION OF LOT 14 OF SOUTHWEST ARIZONA INDUSTRIAL SUBDIVISION (PHASE 1), AS RECORDED IN BOOK 28 OF PLATS, PAGES 49, YUMA COUNTY RECORDERS OFFICE, YUMA COUNTY, AZ, AS PLATTED HEREON, TO BE SUBDIVIDED INTO LOTS, TRACT & STREETS UNDER THE NAME OF "BELLEZA DEL DESIERTO PHASE 1 SUBDIVISION" AND HEREBY DECLARES THAT THE ACCOMPANYING PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF LOTS, TRACT AND STREETS CONSTITUTING SAID "BELLEZA DEL DESIERTO PHASE 1 SUBDIVISION". THAT EACH LOT SHALL BE KNOWN BY THE NUMBER, TRACT BY THE LETTER AND THE STREETS BY THE NAME GIVEN EACH RESPECTIVELY ON SAID PLAT; AND THAT SAM GROUP INVESTMENTS CO. LIMITED PARTNERSHIP, AN ARIZONA CORPORATION, HEREBY DEDICATES THE STREETS SHOWN HEREON TO THE CITY OF SAN LUIS FOR ITS USE AND BENEFIT. TRACT "A" IS DEDICATED TO THE PUBLIC FOR USE AS A STORMWATER RETENTION BASIN AND COMPATIBLE USES; THE EASEMENTS ARE DEDICATED FOR THE USES SHOWN AND DEFINED ON SAID PLAT AND AS SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED CONCURRENTLY HEREWITH. A THREE-FOOT NON-OBSTRUCTION AND NO OBSTRUCTION EASEMENT FROM THE FURTHEST PROJECTION ON ALL SIDES OF ALL FIRE HYDRANTS; A 12-INCH NON-CONSTRUCTION AND NO OBSTRUCTION EASEMENT AROUND ALL WATER METERS AND A 24-INCH NON-CONSTRUCTION AND NO OBSTRUCTION EASEMENT AROUND STREETLIGHTS IS HEREBY GRANTED.

IN WITNESS WHEREOF, SAM GROUP INVESTMENTS CO. LIMITED PARTNERSHIP, AN ARIZONA CORPORATION, HAS CAUSED ITS CORPORATE NAME TO BE SIGNED AND ITS CORPORATE SEAL TO BE AFFIXED AS ATTESTED BY THE SIGNATURE OF EDDIE LOO, AS MANAGER OF DSA INVESTMENT COMPANY, L.L.C., GENERAL PARTNER OF SAM GROUP INVESTMENT CO. LIMITED PARTNERSHIP, THEREUNTO DULY AUTHORIZED ON THIS ___ DAY OF ___, 20__.

EDDIE LOO
 MANAGER OF DSA INVESTMENT COMPANY, L.L.C., GENERAL PARTNER OF
 SAM GROUP INVESTMENT CO. LIMITED PARTNERSHIP

ACKNOWLEDGMENT

STATE OF ARIZONA)
 COUNTY OF YUMA)

ON THE ___ DAY OF ___, 20__ BEFORE ME, THE UNDERSIGNED NOTARY, PERSONALLY APPEARED EDDIE LOO, AS MANAGER OF DSA INVESTMENT COMPANY, L.L.C., GENERAL PARTNER OF SAM GROUP INVESTMENT CO. LIMITED PARTNERSHIP.

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

BY: _____ MY COMMISSION EXPIRES: _____
 NOTARY PUBLIC

APPROVED

STATE OF ARIZONA)
 COUNTY OF YUMA)

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

MAYOR _____

CITY MANAGER _____

DIRECTOR OF PLANNING AND ZONING _____

CITY ENGINEER _____

CITY PUBLIC WORKS DIRECTOR _____

LAND SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT I AM A LAND SURVEYOR LISTED ON THE ROSTER OF ACTIVE REGISTRANTS BY THE STATE BOARD OF TECHNICAL REGISTRATION OF ARIZONA AND THAT THIS MAP, CONSISTING OF TWO (2) SHEETS CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION DURING JUNE OF 2018 THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THEIR POSITIONS ARE CORRECTLY SHOWN, OR WILL BE IN PLACE WITHIN ONE YEAR FROM RECORDATION OF THIS MAP. THE MONUMENTS WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED, THE SURVEY IS TRUE AND COMPLETE AS SHOWN. ALL DISTANCES ARE SHOWN IN FEET AND DECIMALS PARTS.

BY: *John C. Englund*
 JOHN C. ENGLUND
 F.L.S. NO. 14328

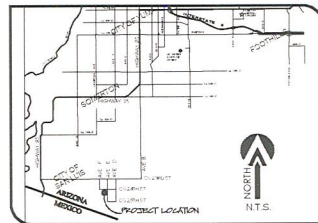
ELABORATED BY:

VEGA & VEGA
 1840 S. 8th Avenue 928-329-0200 Tel
 Yuma, Az 85364 928-247-6232 Fax
 www.vegaandvega.com

BELLEZA DEL DESIERTO PHASE 1 SUBDIVISION

A SUBDIVISION OF A PORTION OF SECTION 15, T11S, R24W, G.&S.R.B.&M., YUMA COUNTY, ARIZONA,
 ALSO BEING PARCEL "A" OF THE BELLEZA DEL DESIERTO - LOT SPLIT, AS RECORDED IN BK. ___
 OF PLATS, PAGE ___, YUMA COUNTY RECORDERS OFFICE, YUMA COUNTY, AZ
 SEPTEMBER OF 2019 ACREAGE: 18.69 AC

FINAL PLAT



VICINITY MAP
OWNER OF RECORD:
 SAN GROUP INVESTMENTS CO. LIMITED PARTNERSHIP
 1846 S. 8th Avenue, Suite 200
 YUMA, AZ 85404

BASIS OF BEARING

THE BEARING OF THE NORTHWEST QUARTER OF SECTION 15, THE 1/4 CORNER, SAN YUMA COUNTY RECORDS OFFICE, YUMA COUNTY, ARIZONA, BEING THE ORIGINAL OF RECORD AS SHOWN ON YUMA AREA SURVEY HIGHWAY RIGHTS OF WAY AS RECORDED BOOK OF SURVEYS PAGE 44, YUMA COUNTY RECORDS OFFICE.

BEARING N 00°27'40" E

KEYNOTES

- NEW 1/4 CORNER
- NEW 1/4 CORNER ESTABLISHMENT

NOTE

- + PROPERTY COPIES TO BE MAILED BY THE DRAWER: REAP, ENCLOSED WITH PLAT, DATE
- + PROJECT NUMBER: 1846

ELABORATED BY:

VEGA & VEGA
 ENGINEERS & SURVEYORS
 1846 S. 8th Avenue, Suite 200
 Yuma, AZ 85404 | 928-229-0000 Tel
 928-229-0232 Fax
 www.vega-vega.com

LEGEND

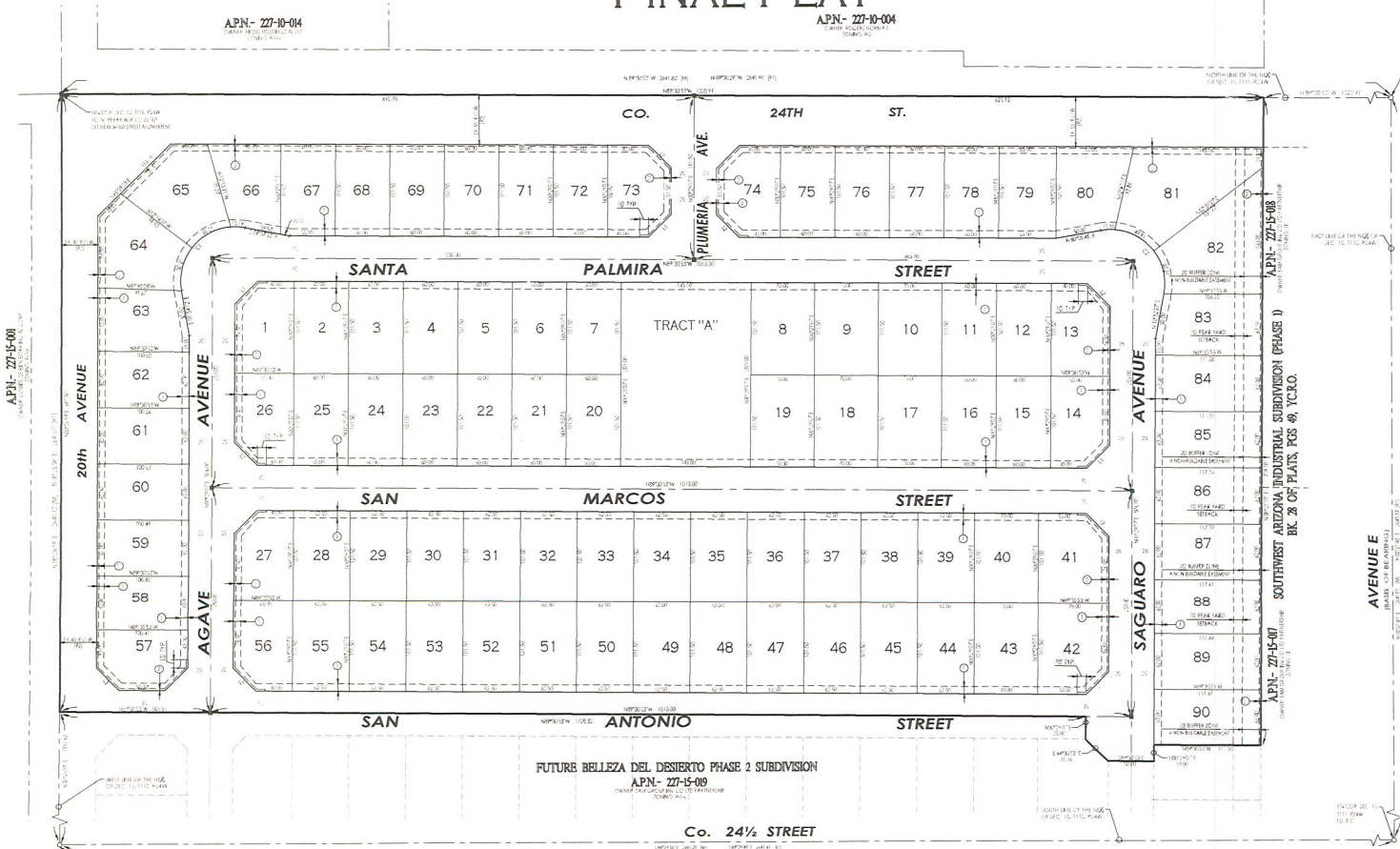
- INDICATES BOUNDARY LINE
- INDICATES CENTERLINE
- INDICATES EASEMENT LINE
- 11 NEW LOT NUMBER
- INDICATES PROPERTY TO BE OWNED BY (Z) OR, IF NOT INDICATED, BELONGS TO AN UNRECORDED INTEREST
- NEW YUMA COUNTY, STD. DATA, FOR 400' STREET ESTABLISHMENT
- EXISTING BOUNDARY (THEY ARE SHOWN)
- B.C. INDICATES BRACKETS
- V.C.P. INDICATES YUMA COUNTY PROCEDURES
- S.O. INDICATES GENERAL LAND OFFICER
- T.A.E. INDICATES TRAIL ACCESS EASEMENT
- (H) INDICATES HIGHWAY RIGHTS OF WAY DATA
- (P) DATA FROM YUMA AREA SURVEY HIGHWAY RIGHTS OF WAY ALLOCATION BOOK OF SURVEYS PAGE 44, YUMA COUNTY RECORDS OFFICE
- (P2) DATA FROM TOWN AND MERIDIAN RECORDS SUBDIVISION PHASE II AS RECORDED IN BOOK OF SURVEYS PAGE 44, YUMA COUNTY RECORDS OFFICE, YUMA COUNTY, AZ

LAND SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT I AM A LICENSED SURVEYOR OF THE STATE OF ARIZONA REGISTERED BY THE BOARD OF THE LAND SURVEYORS OF ARIZONA AND THAT THE CONVEYANCE OF THIS SURVEY IS IN ACCORDANCE WITH THE PUBLIC POLICY AND THE INTERESTS OF THE STATE OF ARIZONA AND THAT THE CONVEYANCE OF THIS SURVEY IS IN ACCORDANCE WITH THE PUBLIC POLICY AND THE INTERESTS OF THE STATE OF ARIZONA. I HAVE REVIEWED THE PLAT AND THE RECORDS OF THE YUMA COUNTY RECORDS OFFICE AND I HAVE FOUND THAT THE PLAT IS IN ACCORDANCE WITH THE PUBLIC POLICY AND THE INTERESTS OF THE STATE OF ARIZONA AND THAT THE CONVEYANCE OF THIS SURVEY IS IN ACCORDANCE WITH THE PUBLIC POLICY AND THE INTERESTS OF THE STATE OF ARIZONA.



BY: JOHN C. ENGLE, P.E. License No. 16258



LINE DATA

LINE NO.	BEARING	DISTANCE	AREA
1	N 00° 27' 40" E	110.00	12100.00
2	S 89° 32' 20" W	110.00	12100.00
3	N 00° 27' 40" E	110.00	12100.00
4	S 89° 32' 20" W	110.00	12100.00

CURVE DATA

CURVE NO.	DELTA ANGLE (CHORD BEARING)	CHORD LENGTH	ANGLE OF TANGENTS	ARC LENGTH
1	179° 44' 47"	144793.51	95.76	86.74
2	179° 44' 47"	144793.51	95.76	86.74

LOT AREAS TABLE

LOT NO.	AREA (SQ. FT.)	AREA (AC.)	PERCENT OF TOTAL
1	12100.00	0.277	1.48
2	12100.00	0.277	1.48
3	12100.00	0.277	1.48
4	12100.00	0.277	1.48
5	12100.00	0.277	1.48
6	12100.00	0.277	1.48
7	12100.00	0.277	1.48
8	12100.00	0.277	1.48
9	12100.00	0.277	1.48
10	12100.00	0.277	1.48
11	12100.00	0.277	1.48
12	12100.00	0.277	1.48
13	12100.00	0.277	1.48
14	12100.00	0.277	1.48
15	12100.00	0.277	1.48
16	12100.00	0.277	1.48
17	12100.00	0.277	1.48
18	12100.00	0.277	1.48
19	12100.00	0.277	1.48
20	12100.00	0.277	1.48
21	12100.00	0.277	1.48
22	12100.00	0.277	1.48
23	12100.00	0.277	1.48
24	12100.00	0.277	1.48
25	12100.00	0.277	1.48
26	12100.00	0.277	1.48
27	12100.00	0.277	1.48
28	12100.00	0.277	1.48
29	12100.00	0.277	1.48
30	12100.00	0.277	1.48
31	12100.00	0.277	1.48
32	12100.00	0.277	1.48
33	12100.00	0.277	1.48
34	12100.00	0.277	1.48
35	12100.00	0.277	1.48
36	12100.00	0.277	1.48
37	12100.00	0.277	1.48
38	12100.00	0.277	1.48
39	12100.00	0.277	1.48
40	12100.00	0.277	1.48
41	12100.00	0.277	1.48
42	12100.00	0.277	1.48
43	12100.00	0.277	1.48
44	12100.00	0.277	1.48
45	12100.00	0.277	1.48
46	12100.00	0.277	1.48
47	12100.00	0.277	1.48
48	12100.00	0.277	1.48
49	12100.00	0.277	1.48
50	12100.00	0.277	1.48
51	12100.00	0.277	1.48
52	12100.00	0.277	1.48
53	12100.00	0.277	1.48
54	12100.00	0.277	1.48
55	12100.00	0.277	1.48
56	12100.00	0.277	1.48
57	12100.00	0.277	1.48
58	12100.00	0.277	1.48
59	12100.00	0.277	1.48
60	12100.00	0.277	1.48
61	12100.00	0.277	1.48
62	12100.00	0.277	1.48
63	12100.00	0.277	1.48
64	12100.00	0.277	1.48
65	12100.00	0.277	1.48
66	12100.00	0.277	1.48
67	12100.00	0.277	1.48
68	12100.00	0.277	1.48
69	12100.00	0.277	1.48
70	12100.00	0.277	1.48
71	12100.00	0.277	1.48
72	12100.00	0.277	1.48
73	12100.00	0.277	1.48
74	12100.00	0.277	1.48
75	12100.00	0.277	1.48
76	12100.00	0.277	1.48
77	12100.00	0.277	1.48
78	12100.00	0.277	1.48
79	12100.00	0.277	1.48
80	12100.00	0.277	1.48
81	12100.00	0.277	1.48
82	12100.00	0.277	1.48
83	12100.00	0.277	1.48
84	12100.00	0.277	1.48
85	12100.00	0.277	1.48
86	12100.00	0.277	1.48
87	12100.00	0.277	1.48
88	12100.00	0.277	1.48
89	12100.00	0.277	1.48
90	12100.00	0.277	1.48