



Resolution

OFFICE OF THE
MAYOR
CITY OF SAN LUIS

No. 2182

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 BELLEZA DEL DESIERTO PHASE 2 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 Belleza Del Desierto Phase 2 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 Belleza Del Desierto Phase 2 Municipal Services Improvement District for the area described as Belleza Del Desierto Phase 2 Subdivision, City of San Luis, Arizona, and as further shown on the subdivision plat or plats of record for Belleza Del Desierto Phase 2 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 Belleza Del Desierto Phase 2 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 Belleza Del Desierto Phase 2 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 _____, 2021.

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,
BELLEZA DEL DESIERTO PHASE 2
(OWNER: DSA INVESTMENT COMPANY, L.L.C., GENERAL PARTNER OF 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. §48-575 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 18.44 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 Belleza Del Desierto Phase 2 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 _____ 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>

DSA INVESTMENT COMPANY, L.L.C,
 GENERAL PARTNER OF SAM GROUP
 INVESTMENT OF CO. LIMITED PARTNERSHIP
 10602 S. CAMINO DEL SOL
 YUMA, AZ 85367

By: _____ APN 227-15-024
 David John Loo, Member

STATE OF ARIZONA)
)ss.
 County of Yuma)

The foregoing acknowledged before me this _____ day of _____ 20____ by David John Loo, Member of DSA Investment Company, L.L.C., General Partner of Sam Group Investment Co. Limited Partnership, an Arizona Private Corporation, on behalf of said Corporation.

My Commission Expires _____

 Notary Public

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:

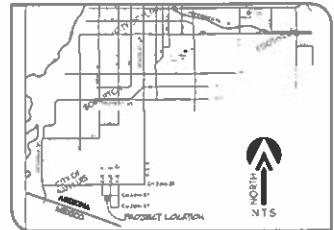
Kay Marion Macuil, City Attorney

BELLEZA DEL DESIERTO PHASE 2 SUBDIVISION

A SUBDIVISION OF A PORTION OF SECTION 15, T11S, R24W, G.&S.R.B.&M., YUMA COUNTY, ARIZONA,
ALSO BEING PARCEL "B" OF THE BELLEZA DEL DESIERTO - LOT SPLIT, AS RECORDED IN BK. 31
OF PLATS, PAGE 24, YUMA COUNTY RECORDERS OFFICE, YUMA COUNTY, AZ
MARCH OF 2021 ACREAGE: 18.44 AC

FINAL PLAT

NORTH
SCALE: 1"=60'



VICINITY MAP

OWNER OF RECORD:
D&A INVESTMENT COMPANY LLC, GENERAL PARTNER
OF D&A GROUP INVESTMENTS CO. LIMITED PARTNERSHIP
1600 S. CANTON DR. SUITE 100
TULSA, OK 74104

BASIS OF BEARING:
THE L&P ARE IN THE NEAREST ADJACENT PLATS, AND THE
THEY HAVE BEEN MEASURED FROM CORNER TO CORNER
THEY ARE CORRECTED FOR ANGLES, CURVATURE AND OTHER
AREAS THAT AFFECT THE LINE OF BEARING AS REQUIRED
BY THE SURVEYING ACTS AND REGULATIONS OF THE STATE
OF ARIZONA.

KEYNOTES

1. NEW 1/2" BORE HOLE
2. NEW 3/4" BORE ACCESS EASEMENT
3. BE NEAR EASEMENT
4. BE NEAR EASEMENT
5. BE NEAR EASEMENT

NOTE

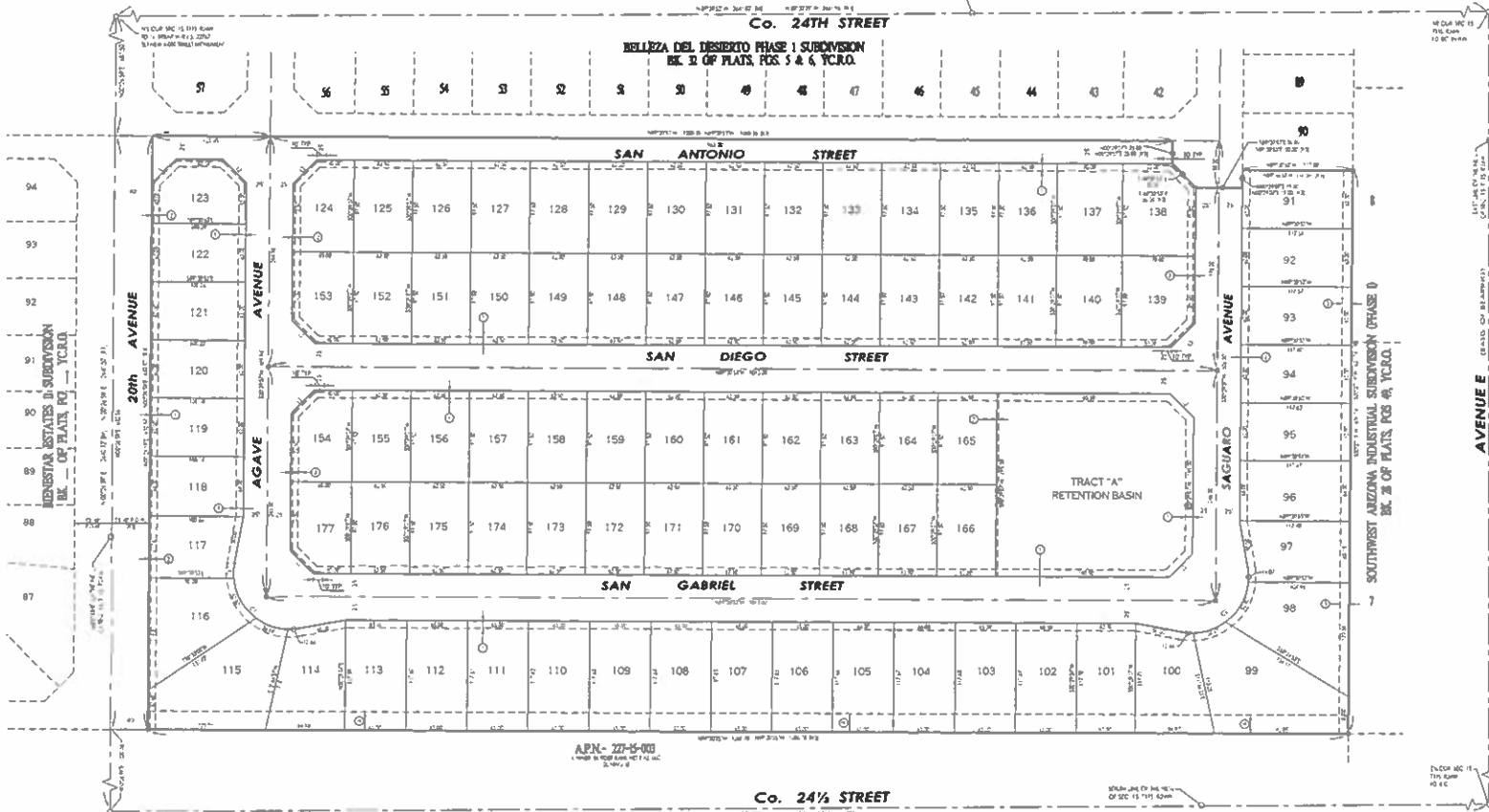
- 1. ALL POINTS LOCATED BY BEARING AND DISTANCE FROM
ADJACENT PLATS.
- 2. POINTS BEARING 1/4"

ELABORATED BY:

VEGA & VEGA
SURVEYING & ENGINEERING P.C.
1646 S. 8TH AVENUE, SUITE 200, TULSA, OK 74104
918-277-0000
www.vegaandvega.com

LEGEND

- 1. INDICATES PROPERTY LINE
- 2. INDICATES CURVE DATA
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APN: 227-16-003

Co. 24 1/2 STREET

LINE DATA

LINE NO.	START POINT	END POINT	BEARING	DISTANCE
1	1	2	N 00° 00' 00" E	100.00
2	2	3	S 00° 00' 00" E	100.00
3	3	4

CURVE DATA

CURVE NO.	START POINT	END POINT	BEARING	DISTANCE
1	1	2	N 00° 00' 00" E	100.00
2	2	3	S 00° 00' 00" E	100.00
3	3	4

LOT AREAS TABLE:

LOT NO.	ACREAGE	AREA (SQ. FT.)
100	0.10	13,600
101	0.10	13,600
102	0.10	13,600
103	0.10	13,600
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LAND SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT I AM A LICENSED SURVEYOR IN THE STATE OF ARIZONA AND THAT I HAVE PERSONALLY CONDUCTED THE SURVEY AND THAT THE DATA AND INFORMATION CONTAINED HEREIN ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT I AM NOT PROVIDING ANY SERVICES THAT ARE NOT PERMITTED BY THE BOARD OF SURVEYING AND MAPPING.

[Signature]
JOHN C. THORNTON, LICENSED SURVEYOR