



Resolution

No. 2249

OFFICE OF THE
MAYOR
CITY OF SAN LUIS

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF SAN LUIS, ARIZONA, ORDERING IMPROVEMENTS FOR THE MUNICIPAL IMPROVEMENT DISTRICT, SERVING BIENESTAR ESTATES 12 PHASE 1, TO OPERATE, MAINTAIN AND REPAIR LANDSCAPING IMPROVEMENTS INCLUDED WITHIN, NEAR AND ADJACENT TO THE RETENTION AND DETENTION BASINS AND PARKINGS AND PARKWAYS AND RELATED FACILITIES TOGETHER WITH THE APPURTENANT STRUCTURES OF BIENESTAR ESTATES 12 PHASE 1 LANDSCAPE IMPROVEMENT DISTRICT.

WHEREAS, the Mayor and City Council did pass Resolution of intention No. 2246 declaring the intention to create Bienestar Estates 12 Phase 1 Landscape Improvement District to operate, maintain, and repair certain landscape improvements within, near, and adjacent to the retention and detention basins and the parkings and parkways and related improvements (Landscape Improvements) in the Bienestar Estates 12 Phase 1 Subdivision;

WHEREAS, the petition to form Bienestar Estates 12 Phase 1 Landscape Improvement District was signed by all of the real property owners within the proposed District and A.R.S. § 574(C) authorizes City Council to adopt the resolution ordering the improvements, pursuant to the provision of A.R.S. § 48-581, without the necessity of publication and positing of the resolution of intention provided for in A.R.S. § 48-578.

WHEREAS, a legal description of the boundary for Bienestar Estates 12 Phase 1 Landscape Improvement District and a diagram for Bienestar Estates 12 Phase 1 Landscape Improvement District has been presented to City Council for consideration in this declaration of intention to order Bienestar Estates 12 Phase 1 Landscape Improvement District as provided in A.R.S. § 48-576.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of San Luis, Arizona, as follows:

Section 1: City Council orders Landscape Improvements for Bienestar Estates 12 Phase 1 Landscape Improvement District serving Bienestar Estates 12 Phase 1 Subdivision. Once the Landscape Improvements are approved and constructed by the developer, the estimate of the cost and expenses shall be placed on file with the City Clerk and presented to City Council in accordance with the provisions of A.R.S. § 48-574.

Section 2: City Council finds the Landscape Improvements for Bienestar Estates 12 Phase 1 Landscape Improvement District are of more than local or ordinary public benefit, and are of special benefit to the respective lots, parcels and pieces of land within the described real property of Bienestar Estates 12 Phase 1 Landscape Improvement District. City Council orders the cost and expense for the Landscape Improvements of Bienestar Estates 12 Phase 1 Landscape Improvement District be chargeable upon the real and personal property within Bienestar Estates 12 Phase 1 Landscape Improvement District, as described in Exhibits A attached. City Council declares that Bienestar Estates 12 Phase 1 Landscape Improvement District is benefited by the Landscape Improvements and the real and personal properties within Bienestar Estates 12 Phase 1 Landscape Improvement District are to be assessed the proportional share of the costs and expenses of the Landscape Improvements.

Section 3: All proceedings concerning the Landscape Improvements for Bienestar Estates 12 Phase 1 Landscape Improvement District, including the calculations for the costs and expenses and all assessments to pay the costs and expenses of the Landscape Improvements, shall be made in accordance with the provisions of Title 48, Chapter 4, Article 2 of the A.R.S., as amended.

Section 4: Any public street or alley within the boundaries of Bienestar Estates 12 Phase 1 Landscape Improvement District are omitted from the real and personal property of Bienestar Estates 12 Phase 1 Landscape Improvement District and shall not be included in the assessment.

Section 5: In no event will the City of San Luis or any officer thereof be liable for any portion of the cost of said Improvement District nor any delinquency of persons or property assessed.

Section 6: City Council shall make annual statements and estimates of the expenses of the District which shall be provided for by the levy and collection of ad valorem taxes upon the assessed value of all real and personal property within Bienestar Estates 12 Phase 1 Landscape Improvement District as provided in A.R.S. § 48- 574, as amended.

PASSED AND ADOPTED by the Mayor and City Council of the City of San Luis, Arizona, this **28th** day of **December 2022**.

Nieves Riedel, Mayor

ATTEST:

Sonia Cornelio, City Clerk

APPROVED AS TO FORM:

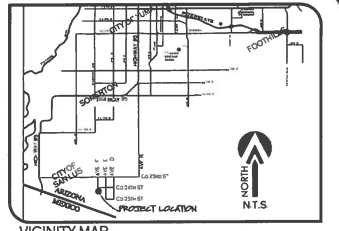
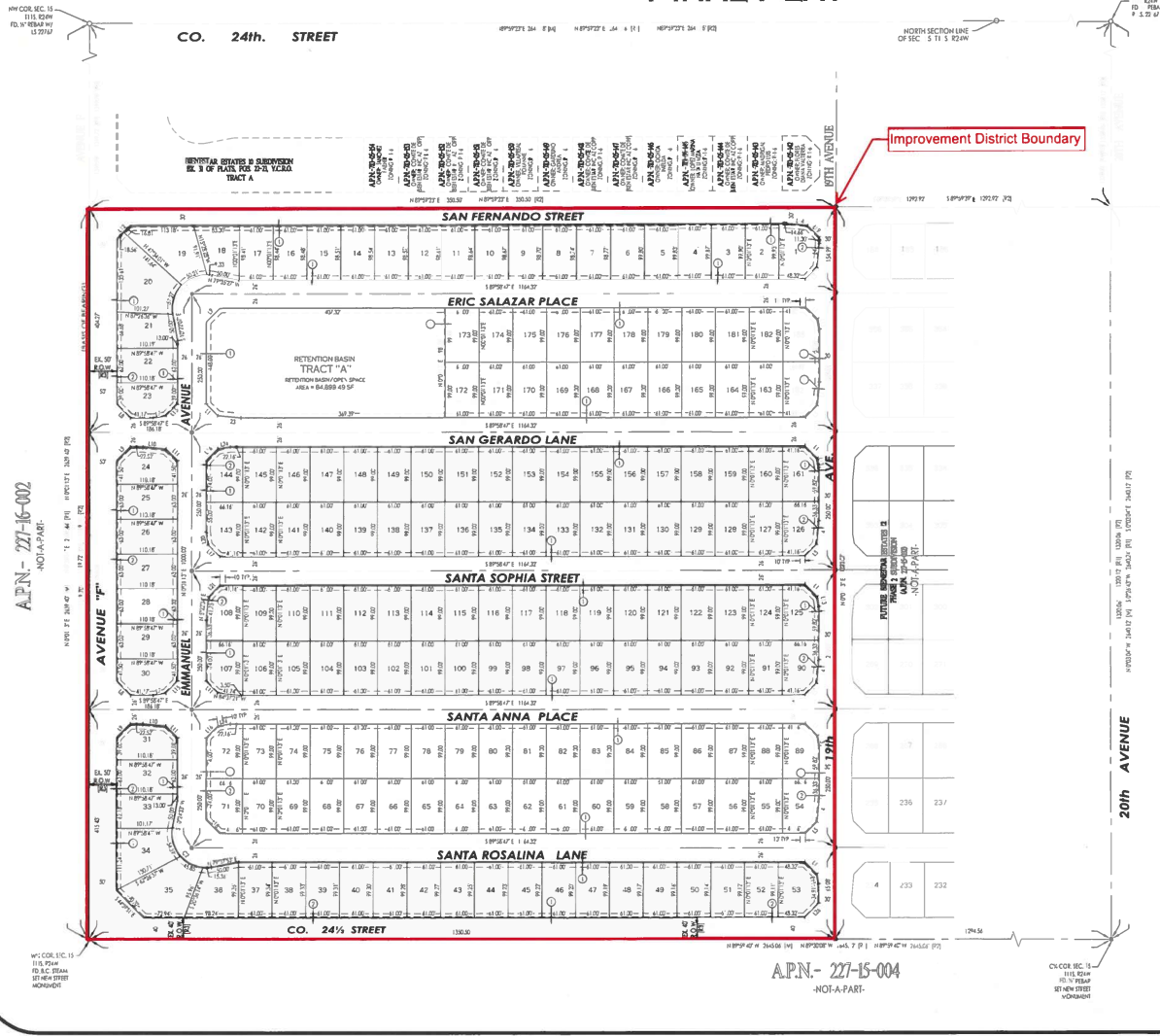
Kay Marion Macuil, City Attorney

BIENESTAR ESTATES 12 - PHASE 1 SUBDIVISION

A SUBDIVISION OF OF PARCEL "B1" OF BIENESTAR ESTATES 12 - LOT SPLIT, AS RECORDED IN BK. 34, OF PLATS, PG. 07, YUMA COUNTY RECORDERS OFFICE, YUMA COUNTY, AZ., ALSO BEING A PORTION OF THE S¹/₂ OF THE NW¹/₄ OF SECTION 15, T11S, R24W, G.&S.R.B.&M., YUMA COUNTY, ARIZONA.

SEPTEMBER OF 2022 ACREAGE: 40.92 AC (GROSS)

FINAL PLAT



KEYNOTES
 ① NEW UTILITY EASEMENT
 ② NEW EASEMENT ACCESS EASEMENT

OWNER OF RECORD:
 COMITE DE BIENESTAR
 9461 W STREET
 PO BOX 110
 SAN JUAN, AZ. 85349

NOTE
 * PROPERTY CORNERS TO BE MARKED BY 1/2" DIA. BRASS NAIL TAGGED WITH CAP'S 1/8" DIA.
 † PROJECT TOWING 3-1/4"

REVISIONS:
 1. REVISION TO BEARING OF SECTION 15, T11S, R24W, G.&S.R.B.&M., YUMA COUNTY, ARIZONA, BEING THE CENTER OF AVERAGE IS AS SHOWN ON OTHER PLATS IN THIS SUBDIVISION AS RECORDED IN BOOK 37 OF PLATS, PAGES 9 & 10, YUMA COUNTY RECORDERS OFFICE, YUMA COUNTY, ARIZONA.

BEARING N 0°01'13" E

LEGEND
 --- INDICATES BOUNDARY LINE
 --- INDICATES CENTERLINE
 --- INDICATES EASEMENT LINE
 --- NEW YUMA COUNTY STD. DETAIL NO. 4-000 (BAND BOUNDARY MONUMENT)
 --- NEW YUMA COUNTY STD. DETAIL NO. 4-000 (STREET MONUMENT)
 ○ EXISTING MONUMENT (TYPE AS SHOWN)
 B.C. INDICATES BRASS CAP
 Y.C.R. INDICATES YUMA COUNTY RECORDERS
 C.L.O. INDICATES CENTERLINE EASEMENT
 H.A.E. INDICATES EASEMENT ACCESS EASEMENT
 (M) INDICATES MEASUREMENT DATA
 (R1) DATA REFERS TO U.S.B.R. BALANCED SECTION OF SECTION 15 T11S R24W, DATE: APRIL 1977
 (R2) DATA REFERS TO BIENESTAR ESTATES 11A, AS RECORDED IN BOOK 31, PAGE 100, Y.C.R.
 (R3) DATA REFERS TO BIENESTAR ESTATES 11A LOT SPLIT, AS RECORDED IN BOOK 31, PAGE 58, Y.C.R.

LINE DATA

LINE NUMBER	BEARING	LENGTH (FEET)	LINE NUMBER	BEARING	LENGTH (FEET)
11	N 4°02'52" E	3.25	116	S 4°02'52" E	35.55
12	S 9°22'52" E	17.24	117	S 4°02'52" E	35.55
13	S 4°52'12" W	31.36	118	S 4°02'52" E	35.55
14	N 9°22'52" E	41.72	119	N 4°02'52" W	35.55
15	N 4°02'52" E	29.84	120	N 4°02'52" W	22.66
16	N 4°02'52" E	35.32	121	N 4°02'52" E	29.84
17	N 4°02'52" E	22.66	122	S 8°02'52" W	17.24
18	S 4°02'52" E	35.36	123	S 4°02'52" E	42.00
19	S 4°02'52" W	35.36	124	S 8°02'52" W	22.66
110	N 4°02'52" W	41.72	125	N 4°02'52" W	35.36
111	N 4°02'52" W	29.84	126	N 4°02'52" E	35.36
112	S 4°02'52" W	35.36	127	S 4°02'52" E	35.32
113	N 9°22'52" W	17.24	128	N 4°02'52" W	35.32
114	N 4°02'52" E	32.22	129	S 4°02'52" E	41.72
115	N 4°02'52" E	30.54	130	N 8°02'52" E	22.66

LOT AREAS TABLE:

LOT #	AREA (SQ. FT.)	LOT #	AREA (SQ. FT.)	LOT #	AREA (SQ. FT.)	LOT #	AREA (SQ. FT.)	LOT #	AREA (SQ. FT.)	LOT #	AREA (SQ. FT.)	LOT #	AREA (SQ. FT.)	LOT #	AREA (SQ. FT.)	LOT #	AREA (SQ. FT.)	LOT #	AREA (SQ. FT.)	LOT #	AREA (SQ. FT.)																		
1	4,497.65	22	4,801.45	43	4,864.77	64	4,609.00	85	4,609.00	106	4,609.00	127	4,609.00	148	4,609.00	169	4,609.00	190	4,609.00	211	4,609.00	232	4,609.00	253	4,609.00	274	4,609.00	295	4,609.00	316	4,609.00	337	4,609.00	358	4,609.00	379	4,609.00	400	4,609.00
2	4,609.00	23	4,609.00	44	4,609.00	65	4,609.00	86	4,609.00	107	4,609.00	128	4,609.00	149	4,609.00	170	4,609.00	191	4,609.00	212	4,609.00	233	4,609.00	254	4,609.00	275	4,609.00	296	4,609.00	317	4,609.00	338	4,609.00	359	4,609.00	380	4,609.00	401	4,609.00
3	4,609.00	24	4,609.00	45	4,609.00	66	4,609.00	87	4,609.00	108	4,609.00	129	4,609.00	150	4,609.00	171	4,609.00	192	4,609.00	213	4,609.00	234	4,609.00	255	4,609.00	276	4,609.00	297	4,609.00	318	4,609.00	339	4,609.00	360	4,609.00	381	4,609.00	402	4,609.00
4	4,609.00	25	4,609.00	46	4,609.00	67	4,609.00	88	4,609.00	109	4,609.00	130	4,609.00	151	4,609.00	172	4,609.00	193	4,609.00	214	4,609.00	235	4,609.00	256	4,609.00	277	4,609.00	298	4,609.00	319	4,609.00	340	4,609.00	361	4,609.00	382	4,609.00	403	4,609.00
5	4,609.00	26	4,609.00	47	4,609.00	68	4,609.00	89	4,609.00	110	4,609.00	131	4,609.00	152	4,609.00	173	4,609.00	194	4,609.00	215	4,609.00	236	4,609.00	257	4,609.00	278	4,609.00	299	4,609.00	320	4,609.00	341	4,609.00	362	4,609.00	383	4,609.00	404	4,609.00
6	4,609.00	27	4,609.00	48	4,609.00	69	4,609.00	90	4,609.00	111	4,609.00	132	4,609.00	153	4,609.00	174	4,609.00	195	4,609.00	216	4,609.00	237	4,609.00	258	4,609.00	279	4,609.00	300	4,609.00	321	4,609.00	342	4,609.00	363	4,609.00	384	4,609.00	405	4,609.00
7	4,609.00	28	4,609.00	49	4,609.00	70	4,609.00	91	4,609.00	112	4,609.00	133	4,609.00	154	4,609.00	175	4,609.00	196	4,609.00	217	4,609.00	238	4,609.00	259	4,609.00	280	4,609.00	301	4,609.00	322	4,609.00	343	4,609.00	364	4,609.00	385	4,609.00	406	4,609.00
8	4,609.00	29	4,609.00	50	4,609.00	71	4,609.00	92	4,609.00	113	4,609.00	134	4,609.00	155	4,609.00	176	4,609.00	197	4,609.00	218	4,609.00	239	4,609.00	260	4,609.00	281	4,609.00	302	4,609.00	323	4,609.00	344	4,609.00	365	4,609.00	386	4,609.00	407	4,609.00
9	4,609.00	30	4,609.00	51	4,609.00	72	4,609.00	93	4,609.00	114	4,609.00	135	4,609.00	156	4,609.00	177	4,609.00	198	4,609.00	219	4,609.00	240	4,609.00	261	4,609.00	282	4,609.00	303	4,609.00	324	4,609.00	345	4,609.00	366	4,609.00	387	4,609.00	408	4,609.00
10	4,609.00	31	4,609.00	52	4,609.00	73	4,609.00	94	4,609.00	115	4,609.00	136	4,609.00	157	4,609.00	178	4,609.00	199	4,609.00	220	4,609.00	241	4,609.00	262	4,609.00	283	4,609.00	304	4,609.00	325	4,609.00	346	4,609.00	367	4,609.00	388	4,609.00	409	4,609.00
11	4,609.00	32	4,609.00	53	4,609.00	74	4,609.00	95	4,609.00	116	4,609.00	137	4,609.00	158	4,609.00	179	4,609.00	200	4,609.00	221	4,609.00	242	4,609.00	263	4,609.00	284	4,609.00	305	4,609.00	326	4,609.00	347	4,609.00	368	4,609.00	389	4,609.00	410	4,609.00
12	4,609.00	33	4,609.00	54	4,609.00	75	4,609.00	96	4,609.00	117	4,609.00	138	4,609.00	159	4,609.00	180	4,609.00	201	4,609.00	222	4,609.00	243	4,609.00	264	4,609.00	285	4,609.00	306	4,609.00	327	4,609.00	348	4,609.00	369	4,609.00	390	4,609.00	411	4,609.00
13	4,609.00	34	4,609.00	55	4,609.00	76	4,609.00	97	4,609.00	118	4,609.00	139	4,609.00	160	4,609.00	181	4,609.00	202	4,609.00	223	4,609.00	244	4,609.00	265	4,609.00	286	4,609.00	307	4,609.00	328	4,609.00	349	4,609.00	370	4,609.00	391	4,609.00	412	4,609.00
14	4,609.00	35	4,609.00	56	4,609.00	77	4,609.00	98	4,609.00	119	4,609.00	140	4,609.00	161	4,609.00	182	4,609.00	203	4,609.00	224	4,609.00	245	4,609.00	266	4,609.00	287	4,609.00	308	4,609.00	329	4,609.00	350	4,609.00	371	4,609.00	392	4,609.00	413	4,609.00
15	4,609.00	36	4,609.00	57	4,609.00	78	4,609.00	99	4,609.00	120	4,609.00	141	4,609.00	162	4,609.00	183	4,609.00	204	4,609.00	225	4,609.00	246	4,609.00	267	4,609.00	288	4,609.00	309	4,609.00	330	4,609.00	351	4,609.00	372	4,609.00	393	4,609.00	414	4,609.00
16	4,609.00	37	4,609.00	58	4,609.00	79	4,609.00	100	4,609.00	121	4,609.00	142	4,609.00	163	4,609.00	184	4,609.00	205	4,609.00	226	4,609.00	247	4,609.00	268	4,609.00	289	4,609.00	310	4,609.00	331	4,609.00	352	4,609.00	373	4,609.00	394	4,609.00	415	4,609.00
17	4,609.00	38	4,609.00	59	4,609.00	80	4,609.00	101	4,609.00	122	4,609.00	143	4,609.00	164	4,609.00	185	4,609.00	206	4,609.00	227	4,609.00	248	4,609.00	269	4,609.00	290	4,609.00	311	4,609.00	332	4,609.00	353	4,609.00	374	4,609.00	395	4,609.00	416	4,609.00
18	4,609.00	39	4,609.00	60	4,609.00	81	4,609.00	102	4,609.00	123	4,609.00	144	4,609.00	165	4,609.00	186	4,609.00	207	4,609.00	228	4,609.00	249	4,609.00	270	4,609.00	291	4,609.00	312	4,609.00	333	4,609.00	354	4,609.00	375	4,609.00	396	4,609.00	417	4,609.00
19	4,609.00	40	4,609.00	61	4,609.00	82	4,609.00	103	4,609.00	124	4,609.00	145	4,609.00	166	4,609.00	187	4,609.00	208	4,609.00	229	4,609.00	250	4,609.00	271	4,609.00	292	4,609.00	313	4,609.00	334	4,609.00	355	4,609.00	376	4,609.00	397	4,609.00	418	4,609.00
20	4,609.00	41	4,609.00	62	4,609.00	83	4,609.00	104	4,609.00	125	4,609.00	146	4,609.00	167	4,609.00	188	4,609.00	209	4,609.00	230	4,609.00	251	4,609.00	272	4,609.00	293	4,609.00	314	4,609.00	335	4,609.00	356	4,609.00	377	4,609.00	398	4,609.00	419	4,609.00
21	4,609.00	42	4,609.00	63	4,609.00	84	4,609.00	105	4,609.00	126	4,609.00	147	4,609.00	168	4,609.00	189	4,609.00	210	4,609.00	231	4,609.00	252	4,609.00	273	4,609.00	294	4,609.00	315	4,609.00	336	4,609.00	357	4,609.00	378	4,609.00	399	4,609.00	420	4,609.00

CURVE DATA

NUMBER	DELTA ANGLE	CHORD DIRECTION	CHORD LENGTH	TANGENT	RADIUS	ARC LENGTH
C1	109°17' E	N 4°02'52" E	100.19	85.51	61.80	114.80
C2	109°17' E	N 4°02'5				