



Resolution

OFFICE OF THE
MAYOR
CITY OF SAN LUIS

No. 2286

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF SAN LUIS, ARIZONA, REMOVING PROPERTY FROM THE SAN LUIS PORT SUBDIVISION MUNICIPAL SERVICES IMPROVEMENT DISTRICT; DECLARING CERTAIN TERRITORY TO BE NO LONGER BENEFITED BY INCLUSION WITHIN THE DISTRICT; AMENDING THE DISTRICT BOUNDARIES TO EXCLUDE SUCH AREAS; AND FORMING A NEW DISTRICT, TO BE KNOWN AS LOS MEZQUITES ENHANCED MUNICIPAL SERVICES IMPROVEMENT DISTRICT, OUT OF THE BALANCE OF THE ORIGINAL DISTRICT PURSUANT TO A.R.S. §48-575(J).

WHEREAS, the City of San Luis, Arizona (the "City") is authorized and empowered pursuant to the Arizona Improvement District Law, Title 8 of the Arizona Revised Statutes, as amended, to establish an enhanced municipal improvement district as proposed by a verified petition; and

WHEREAS, on January 10, 2018, after the submission of a verified petition to establish an improvement district, City Council adopted Resolution No. 2022 establishing the San Luis Port Subdivision Municipal Services Improvement District ("District"); and

WHEREAS, Arizona Revised Statute §48-575(J), provides that in the opinion of the governing body, any territory of a district formed under this section is not benefited by being a part of the district, the governing body may, by resolution, exempt such territory from assessment under this chapter, or if any portion of the territory of a district formed under this section is no longer benefited by being a part of the district, the governing body may, by resolution, summarily delete from the district formed under this section any such area and may form a new district from the balance of the original district formed under this section; and

WHEREAS, the layout of the property as shown on the original boundary changed and is now being developed as a multi-phased residential subdivision known as Los Mezquites Subdivision and Plaza Colibri Commercial Subdivision, as shown on "Exhibit B"; and

WHEREAS, the area now known as Plaza Colibri Commercial Subdivision is covered by a subsequently formed district adopted by Resolution No. 2272 and Resolution No. 2273; and

WHEREAS, the boundary adjustment proposed that the boundaries of the District be adjusted to delete certain real property, known as Plaza Colibri Commercial Subdivision, from the District’s existing boundaries; and

WHEREAS, the City Council has determined that the proposed boundary adjustment is necessary and in the interest of the public health, safety, morals and general welfare of the people of the City to adjust the boundaries of the District as provided in the Boundary Adjustment Map attached hereto and incorporated herein as “Exhibit B”

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

SECTION 1: The boundaries of the District are hereby adjusted to delete real property known as Plaza Colibri Commercial Subdivision from the original district boundary as shown on the map attached here to as “Exhibit A”.

SECTION 2: The boundaries of the District are hereby adjusted as shown on the new boundary map attached here to as “Exhibit B” and forming a new district, to be known as Los Mezquites Enhanced Municipal Services Improvement District, out of the balance of the original district pursuant to A.R.S. §48-575(J).

PASSED AND ADOPTED by the Mayor and City Council of the City of San Luis, Arizona, this _____ day of _____, 2023.

Luis E. Cabrera, Vice Mayor

ATTEST:

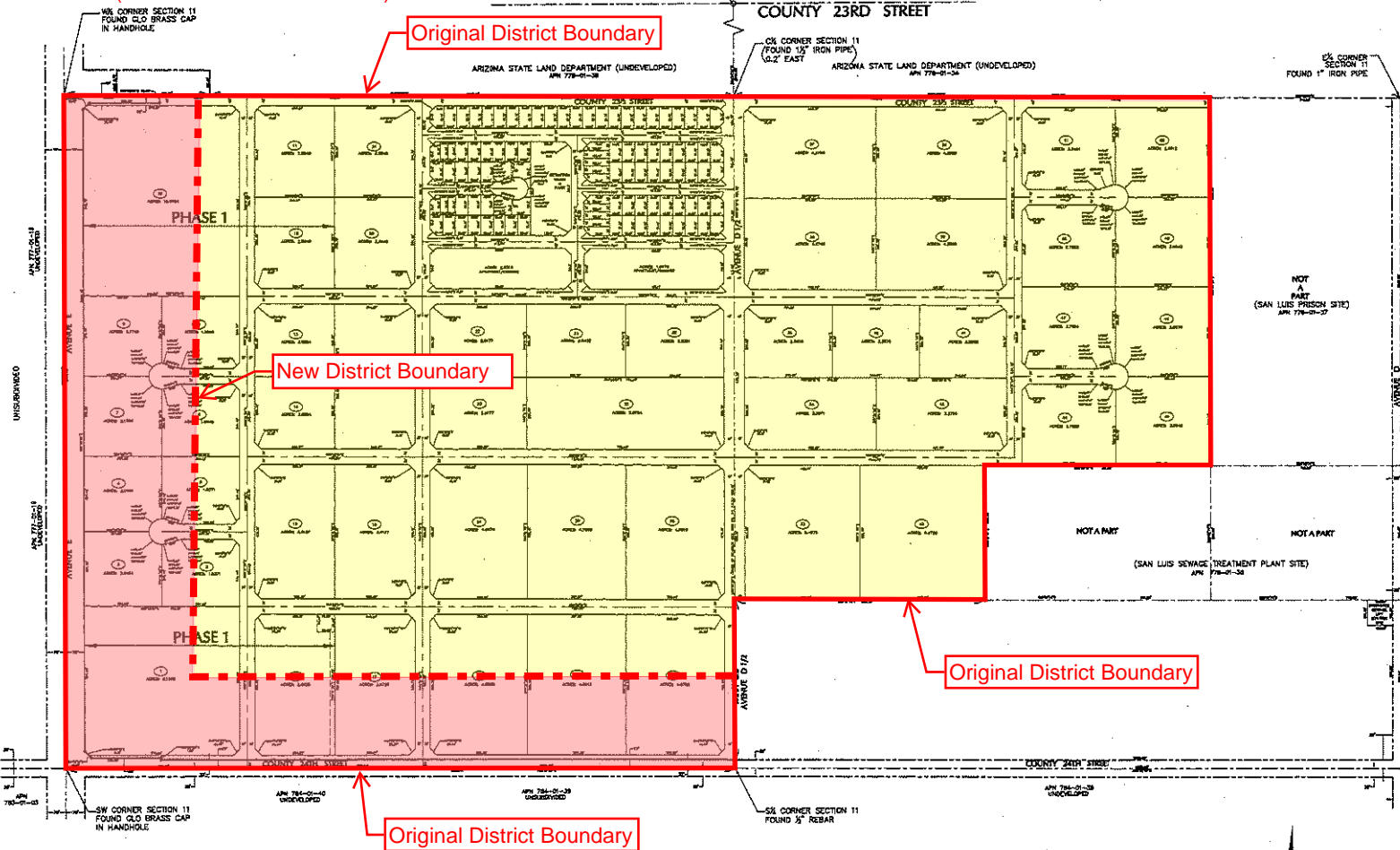
APPROVED AS TO FORM:

Sonia Cornelio, City Clerk

Kay Marion Macuil, City Attorney

PRELIMINARY PLAT
SAN LUIS PORT SUBDIVISION
 A SUBDIVISION OF A PORTION OF THE SOUTH HALF OF SECTION 11, TOWNSHIP 11 SOUTH, RANGE 24 WEST
 OF THE GILA AND SALT RIVER BASE AND MERIDIAN, YUMA COUNTY, ARIZONA
 TOTAL = 227.9 ACRES

- Los Mezquites Subdivision
- Plaza Colibri Commercial Subdivision
 (To be removed from district)



LEGAL DESCRIPTION
 The South half of Section 11, Township 11 South, Range 24 West of the Gila and Salt River Base and Meridian, Yuma County, Arizona
 EXCEPT the East 33 feet; and
 EXCEPT the South 33 feet; and
 EXCEPT the West 75 feet; and
 EXCEPT BEGINNING at the Southwest corner of the Southeast quarter of Section 11;
 Thence North 0 degrees 28 minutes 29 seconds East, a distance of 33 feet along the West line of the Southeast quarter to the TRUE POINT OF BEGINNING;
 Thence North 0 degrees 28 minutes 29 seconds East, a distance of 626.65 feet to a point;
 Thence South 03 degrees 31 minutes 30 seconds East, a distance of 2506.18 feet to a point;
 Thence South 03 degrees 27 minutes 35 seconds West, a distance of 823.94 feet to a point;
 Thence North 69 degrees 32 minutes 25 seconds East, and distance of 2003.66 feet to the TRUE POINT OF BEGINNING; and
 EXCEPT beginning at the center quarter corner of Section 11, at a found iron pin;
 Thence South 89 degrees 56 minutes 51 seconds East along the East-West Mid Section line of Section 11, a distance of 1884.25 feet to the TRUE POINT OF BEGINNING;
 Thence South 00 degrees 55 minutes 51 seconds East continuing along the East-West Mid Section line of Section 11, a distance of 731.23 feet to a found 1" pipe, said pipe being the East quarter corner of Section 11;
 Thence South 00 degrees 01 minutes 00 seconds East, a distance of 1449.59 feet to a set iron pin & cap (P.L.C. #16329);
 Thence North 89 degrees 56 minutes 51 seconds West, a distance of 731.23 feet to a point for corner;
 Thence North 00 degrees 01 minutes 00 seconds West, a distance of 1449.59 feet to the TRUE POINT OF BEGINNING; and
 EXCEPT beginning at the C&K corner of said Section 11;
 Thence South 88 degrees 56 minutes 51 seconds East along the East-West Mid Section line of Section 11, a distance of 985.72 feet to a point;
 Thence South 00 degrees 01 minutes 00 seconds East a distance of 1449.59 feet to the TRUE POINT OF BEGINNING;
 Thence South 88 degrees 56 minutes 51 seconds East a distance of 1652.78 feet to a point on the East line of said Section 11;
 Thence South 00 degrees 01 minutes 00 seconds East along the East line of said Section 11, a distance of 528.10 feet to a point;
 Thence South 88 degrees 56 minutes 00 seconds West a distance of 1652.78 feet to a point;
 Thence North 00 degrees 01 minutes 00 seconds West a distance of 528.10 feet to the TRUE POINT OF BEGINNING.

OWNER/SUBDIVIDER
 SAN LUIS PORT L.L.C. AN ARIZONA LIMITED LIABILITY COMPANY
 833 E. PLAZA CIRCLE
 YUMA, AZ 85365

PRELIMINARY PLAT PREPARER
 NICKLAUS ENGINEERING, INC.
 1851 W. 24TH STREET
 YUMA, AZ 85364
 TIMOTHY V. EISENMANN - CIVIL ENGINEER/LAND SURVEYOR

- LEGEND**
- FOUND SURVEY MONUMENT AS NOTED
 - EXISTING SECTIONAL LINE/PROPOSED CENTERLINE
 - EXISTING SUBDIVISION BOUNDARY LINE
 - EXISTING RIGHT OF WAY LINE
 - NEW LOT LINE
 - NEW LOT NUMBER

SEAL OF THE SURVEYOR
 TIMOTHY V. EISENMANN
 LICENSE NO. 13611

PRELIMINARY PLAN
 NOT FOR CONSTRUCTION

SAN LUIS PORT SUBDIVISION

MASTER SUBDIVISION PLAN OF A PORTION OF THE S&W OF SECTION 11, T.11S., R.24W., YUMA COUNTY, ARIZONA

NEI
 Nicklaus Engineering Inc.
 1851 West 24th Street P.O. Box 8008
 YUMA, ARIZONA 85364 (928)344-5274
 Email: me@nicklaus.com

DATE: DEC. 2010
 DESIGNED BY: T.V.E.
 DRAWN BY: K.S.
 SURVEYED BY: R.L.C.
 JOB NO.: SHD-0155
 FILE NO.: Y-8-00

SHEET 1 OF 17

