

WHEN RECORDED MAIL TO:



**CITY OF SAN LUIS
ATTN: CITY CLERK
P.O. BOX 1170
SAN LUIS, ARIZONA 85349**

The above area is to be reserved for recording information

CAPTION HEADING:

RESOLUTION

Resolution No. 2164

To provide enhanced municipal service improvement district of operating and maintaining retention basins serving Bienestar Estates 11 Subdivision.



Resolution

No. 2164

OFFICE OF THE
MAYOR
CITY OF SAN LUIS

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 SERVING THE AREA DESCRIBED AS BIENESTAR ESTATES 11 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 Bienestar Estates 11 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 Bienestar Estates 11 Municipal Services Improvement District for the area described as Bienestar Estates 11 Subdivision, City of San Luis, Arizona, and as further shown on the subdivision plat or plats of record for Bienestar Estates 11 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 Bienestar Estates 11 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 Bienestar Estates 11 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 14th day of April, 2021.



Gerardo Sanchez, Mayor

ATTEST:



Sonia Cornelio, City Clerk

APPROVED AS TO FORM:



Kay Marion Macuil, City Attorney

**PETITION, WAIVER AND CONSENT TO FORMATION
OF AN ENHANCED MUNICIPAL SERVICES IMPROVEMENT DISTRICT
BY THE CITY OF SAN LUIS FOR THE NEW SUBDIVISION,
BIENESTAR ESTATES 11
(OWNER: COMITE DE BIENESTAR, INC)**

**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 19.19 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 serving Bienestar Estates 11 Subdivision.
4. Public Convenience and Necessity. The necessity for the proposed District is for the operation, maintenance, repair and improvements of retention basins serving 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 30th day of March 2021.

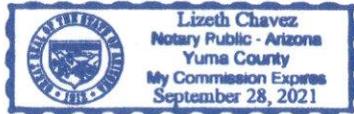
<u>PROPERTY OWNER</u>		<u>PROPERTY</u>
<u>NAME, ADDRESS AND</u>		<u>(Tax Parcel Nos.)</u>
<u>SIGNATURE</u>	<u>DATE</u>	

COMITE DE BIENESTAR, INC
 963 E. B STREET
 SAN LUIS, AZ 85349

By: [Signature] 3/30/21 APN 227-15-028
 George Guerrero, President Date Property

STATE OF ARIZONA)
)ss.
 County of Yuma)

The foregoing acknowledged before me this 30th day of March 2021 by George Guerrero, President of Comite De Bienestar Inc., an Arizona Corporation, on behalf of said corporation.



My Commission Expires
9/28/2021

[Signature]
 Notary Public

ACCEPTED AND APPROVED BY:

CITY OF SAN LUIS, ARIZONA an
ARIZONA MUNICIPAL CORPORATION

By 
Gerardo Sanchez, Mayor

ATTEST:


Sonia Cornelio, City Clerk

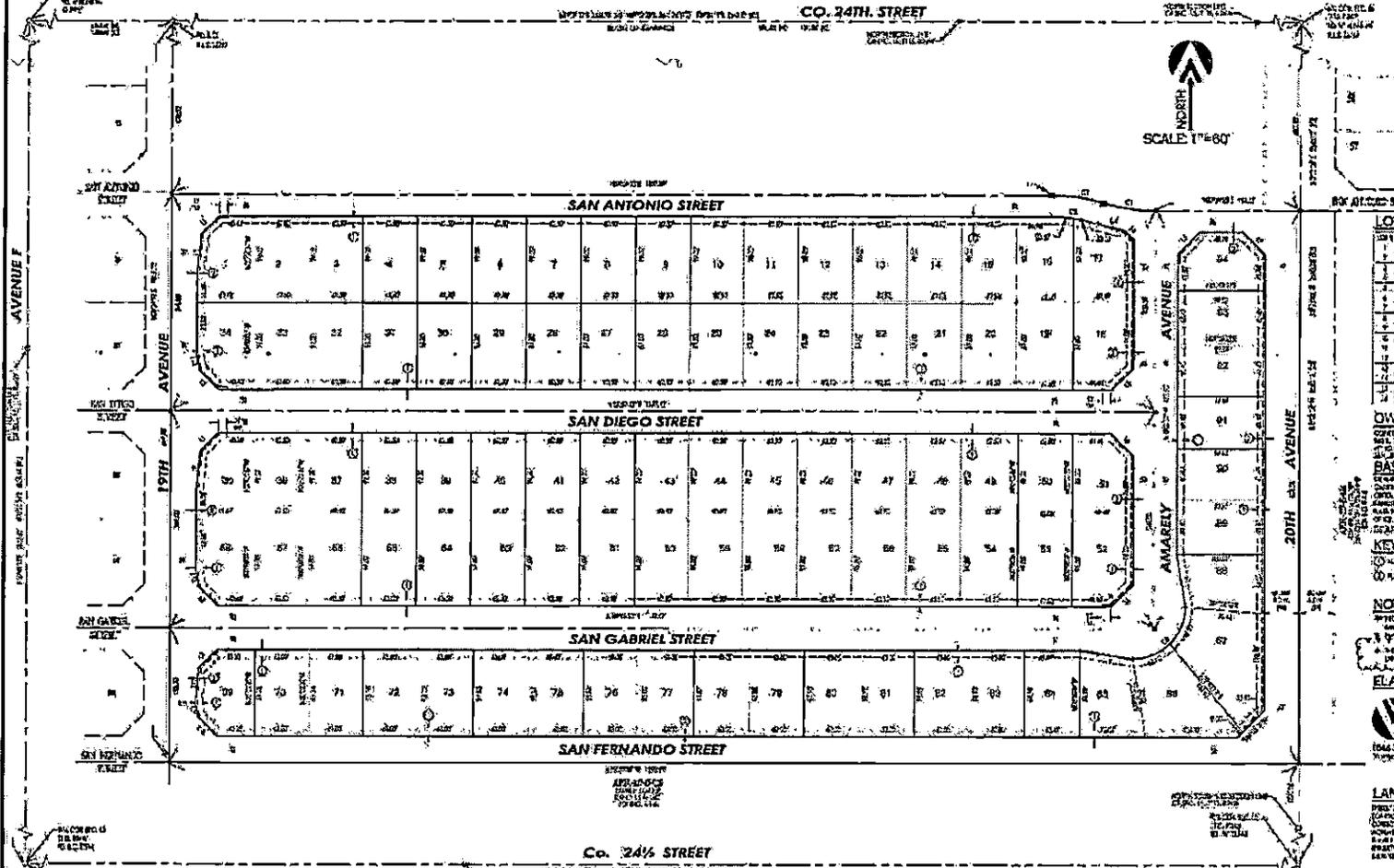
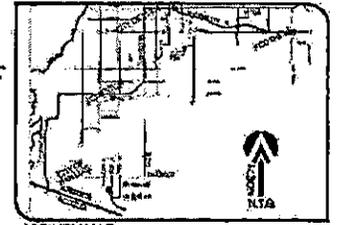
APPROVED AS TO FORM:


Kay Marion Macuil, City Attorney

BIENESTAR ESTATES 11 SUBDIVISION

A SUBDIVISION OF OF PARCEL "A2" OF BIENESTAR ESTATES 11A- LOT SPLIT, AS RECORDED IN BK. 31, OF PLATS, PG. 100, YUMA COUNTY RECORDERS OFFICE, YUMA COUNTY, AZ., ALSO BEING A PORTION OF THE NE 1/4 OF THE NW 1/4 OF SECTION 15, T11S, R24W, G.&S.R.B.&M., YUMA COUNTY, ARIZONA. APRIL OF 2021 ACREAGE: 19.19 AC (GROSS)

FINAL PLAT



LOT AREA TABLE:

LOT NO.	ACREAGE	LOT NO.	ACREAGE	LOT NO.	ACREAGE
1	0.25	21	0.25	41	0.25
2	0.25	22	0.25	42	0.25
3	0.25	23	0.25	43	0.25
4	0.25	24	0.25	44	0.25
5	0.25	25	0.25	45	0.25
6	0.25	26	0.25	46	0.25
7	0.25	27	0.25	47	0.25
8	0.25	28	0.25	48	0.25
9	0.25	29	0.25	49	0.25
10	0.25	30	0.25	50	0.25
11	0.25	31	0.25	51	0.25
12	0.25	32	0.25	52	0.25
13	0.25	33	0.25	53	0.25
14	0.25	34	0.25	54	0.25
15	0.25	35	0.25	55	0.25
16	0.25	36	0.25	56	0.25
17	0.25	37	0.25	57	0.25
18	0.25	38	0.25	58	0.25
19	0.25	39	0.25	59	0.25
20	0.25	40	0.25	60	0.25
21	0.25	41	0.25	61	0.25
22	0.25	42	0.25	62	0.25
23	0.25	43	0.25	63	0.25
24	0.25	44	0.25	64	0.25

OWNER OF RECORD:
 CO. 24TH STREET
 SAN ANTONIO STREET
 SAN DIEGO STREET
 SAN GABRIEL STREET
 SAN FERNANDO STREET
 AMARELY AVENUE A
 19TH AVENUE
 20TH AVENUE

LEGEND:

- 1" = 1' (Scale)
- North Arrow
- Lot Lines
- Street Lines
- Survey Markers
- Property Boundaries
- Right-of-Way Lines
- Utility Lines
- Other Features

NOTE:
 THIS PLAT IS A FINAL PLAT AND IS SUBJECT TO THE RECORDS OF THE YUMA COUNTY RECORDERS OFFICE. THE PLAT IS SUBJECT TO THE RECORDS OF THE YUMA COUNTY RECORDERS OFFICE. THE PLAT IS SUBJECT TO THE RECORDS OF THE YUMA COUNTY RECORDERS OFFICE.

ELABORATED BY:
 VEGA & VEGA
 LAND SURVEYORS
 1000 N. 24TH STREET, SUITE 100
 YUMA, ARIZONA 85403
 PHONE: 928-782-1111
 FAX: 928-782-1112

LINE DATA

LINE NO.	START POINT	END POINT	BEARING	DISTANCE	MARKER
1	1	2	N 00° 00' 00" E	100.00	1/4" IRON PIN
2	2	3	S 00° 00' 00" E	100.00	1/4" IRON PIN
3	3	4	S 00° 00' 00" W	100.00	1/4" IRON PIN
4	4	5	N 00° 00' 00" W	100.00	1/4" IRON PIN
5	5	6	N 00° 00' 00" E	100.00	1/4" IRON PIN

CURVE DATA

CURVE NO.	START POINT	END POINT	BEARING	DISTANCE	MARKER
1	1	2	N 00° 00' 00" E	100.00	1/4" IRON PIN
2	2	3	S 00° 00' 00" E	100.00	1/4" IRON PIN
3	3	4	S 00° 00' 00" W	100.00	1/4" IRON PIN
4	4	5	N 00° 00' 00" W	100.00	1/4" IRON PIN
5	5	6	N 00° 00' 00" E	100.00	1/4" IRON PIN

LAND SURVEYOR'S CERTIFICATE:
 I, the undersigned, being a duly Licensed Land Surveyor in the State of Arizona, do hereby certify that the foregoing is a true and correct copy of the original plat as recorded in the Office of the County Recorder, Yuma County, Arizona, on this 15th day of April, 2021.

[Signature]
 LAND SURVEYOR

SHEET: 2 OF 2