

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. 2168

Ordering improvements for the municipal improvement district, serving Bienestar Estates 11, to operate, maintain and repair landscaping improvements



Resolution

No. 2168

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 11, 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 11 LANDSCAPE IMPROVEMENT DISTRICT.

WHEREAS, the Mayor and City Council did pass Resolution of intention No. 2165 declaring the intention to create Bienestar Estates 11 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 11 Subdivision;

WHEREAS, the petition to form Bienestar Estates 11 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 11 Landscape Improvement District and a diagram for Bienestar Estates 11 Landscape Improvement District has been presented to City Council for consideration in this declaration of intention to order Bienestar Estates 11 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 11 Landscape Improvement District serving Bienestar Estates 11 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 11 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 11 Landscape Improvement District. City Council orders the cost and expense for the Landscape Improvements of Bienestar Estates 11 Landscape Improvement District be chargeable upon the real and personal property within Bienestar Estates 11 Landscape Improvement District, as described in Exhibits A attached. City Council declares that Bienestar Estates 11 Landscape Improvement District is benefited by the Landscape Improvements and the real and personal properties within Bienestar Estates 11 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 11 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 11 Landscape Improvement District are omitted from the real and personal property of Bienestar Estates 11 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 11 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 14th day of April, 2021.



Gerardo Sanchez, Mayor

ATTEST:



Sonia Cornelio, City Clerk

APPROVED AS TO FORM:

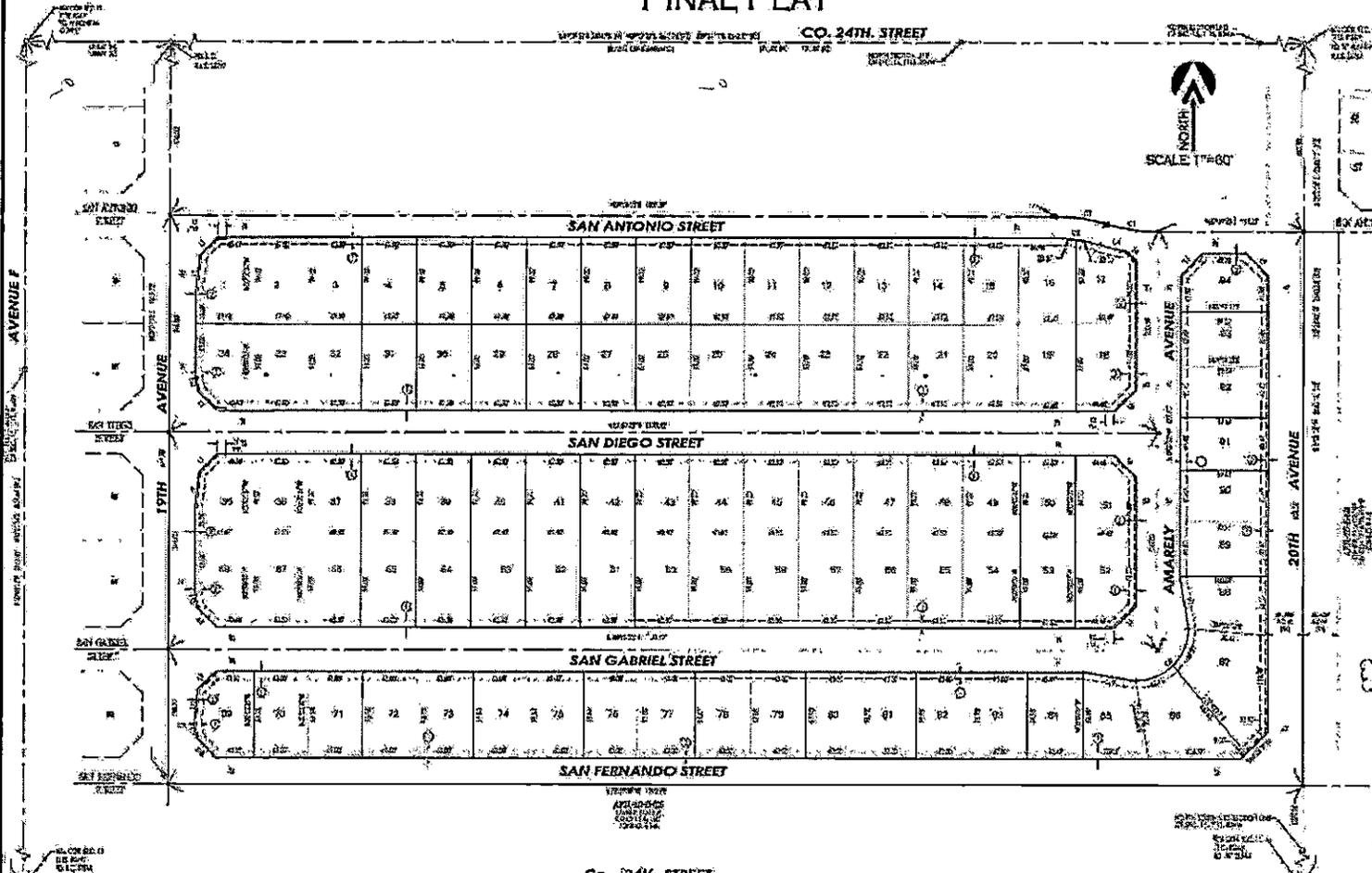
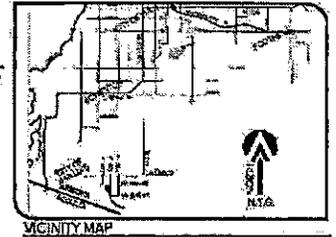


Kay Marion Macuil, City Attorney

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	FRONT FEET	DEPTH FEET	AREA SQ. FT.
1	0.10	100	100	10000
2	0.10	100	100	10000
3	0.10	100	100	10000
4	0.10	100	100	10000
5	0.10	100	100	10000
6	0.10	100	100	10000
7	0.10	100	100	10000
8	0.10	100	100	10000
9	0.10	100	100	10000
10	0.10	100	100	10000
11	0.10	100	100	10000
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28	0.10	100	100	10000
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36	0.10	100	100	10000
37	0.10	100	100	10000
38	0.10	100	100	10000
39	0.10	100	100	10000
40	0.10	100	100	10000
41	0.10	100	100	10000
42	0.10	100	100	10000
43	0.10	100	100	10000
44	0.10	100	100	10000
45	0.10	100	100	10000
46	0.10	100	100	10000
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48	0.10	100	100	10000
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99	0.10	100	100	10000
100	0.10	100	100	10000

OWNER OF RECORD:
 CREDIT VALLEY REAL ESTATE INVESTMENT TRUST, L.P.
 11111 N. 11TH AVENUE
 SUITE 100
 DENVER, CO 80231

LEGEND

- 11 - 11' WIDE STRIP
- 12 - 12' WIDE STRIP
- 13 - 13' WIDE STRIP
- 14 - 14' WIDE STRIP
- 15 - 15' WIDE STRIP
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- 94 - 94' WIDE STRIP
- 95 - 95' WIDE STRIP
- 96 - 96' WIDE STRIP
- 97 - 97' WIDE STRIP
- 98 - 98' WIDE STRIP
- 99 - 99' WIDE STRIP
- 100 - 100' WIDE STRIP

KEYNOTES

NOTE:
 THIS PLAT IS A REVISION OF A PREVIOUS PLAT AND DOES NOT REPRESENT THE ORIGINAL PLAT. THE ORIGINAL PLAT IS ON FILE WITH THE COUNTY RECORDERS OFFICE.

ELABORATED BY:

 VEGA & VEGA, INC.
 11111 N. 11TH AVENUE, SUITE 100
 DENVER, CO 80231
 (303) 733-1111
 www.vegavega.com

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 County Records Office of Yuma County, Arizona, on the date hereof.

[Signature]
 DATE: APRIL 15, 2021

LINE DATA

LINE NO.	FROM	TO	BEARING	DISTANCE	AREA	PERIMETER	LENGTH
1	1	2	N 00° 00' 00" E	100.00	10000.00	10000.00	100.00
2	2	3	N 00° 00' 00" E	100.00	10000.00	10000.00	100.00
3	3	4	N 00° 00' 00" E	100.00	10000.00	10000.00	100.00
4	4	5	N 00° 00' 00" E	100.00	10000.00	10000.00	100.00
5	5	6	N 00° 00' 00" E	100.00	10000.00	10000.00	100.00
6	6	7	N 00° 00' 00" E	100.00	10000.00	10000.00	100.00
7	7	8	N 00° 00' 00" E	100.00	10000.00	10000.00	100.00
8	8	9	N 00° 00' 00" E	100.00	10000.00	10000.00	100.00
9	9	10	N 00° 00' 00" E	100.00	10000.00	10000.00	100.00
10	10	11	N 00° 00' 00" E	100.00	10000.00	10000.00	100.00
11	11	12	N 00° 00' 00" E	100.00	10000.00	10000.00	100.00
12	12	13	N 00° 00' 00" E	100.00	10000.00	10000.00	100.00
13	13	14	N 00° 00' 00" E	100.00	10000.00	10000.00	100.00
14	14	15	N 00° 00' 00" E	100.00	10000.00	10000.00	100.00
15	15	16	N 00° 00' 00" E	100.00	10000.00	10000.00	100.00
16	16	17	N 00° 00' 00" E	100.00	10000.00	10000.00	100.00
17	17	18	N 00° 00' 00" E	100.00	10000.00	10000.00	100.00
18	18	19	N 00° 00' 00" E	100.00	10000.00	10000.00	100.00
19	19	20	N 00° 00' 00" E	100.00	10000.00	10000.00	100.00
20	20	21	N 00° 00' 00" E	100.00	10000.00	10000.00	100.00
21	21	22	N 00° 00' 00" E	100.00	10000.00	10000.00	100.00
22	22	23	N 00° 00' 00" E	100.00	10000.00	10000.00	100.00
23	23	24	N 00° 00' 00" E	100.00	10000.00	10000.00	100.00
24	24	25	N 00° 00' 00" E	100.00	10000.00	10000.00	100.00
25	25	26	N 00° 00' 00" E	100.00	10000.00	10000.00	100.00
26	26	27	N 00° 00' 00" E	100.00	10000.00	10000.00	100.00
27	27	28	N 00° 00' 00" E	100.00	10000.00	10000.00	100.00
28	28	29	N 00° 00' 00" E	100.00	10000.00	10000.00	100.00
29	29	30	N 00° 00' 00" E	100.00	10000.00	10000.00	100.00
30	30	31	N 00° 00' 00" E	100.00	10000.00	10000.00	100.00
31	31	32	N 00° 00' 00" E	100.00	10000.00	10000.00	100.00
32	32	33	N 00° 00' 00" E	100.00	10000.00	10000.00	100.00
33	33	34	N 00° 00' 00" E	100.00	10000.00	10000.00	100.00
34	34	35	N 00° 00' 00" E	100.00	10000.00	10000.00	100.00
35	35	36	N 00° 00' 00" E	100.00	10000.00	10000.00	100.00
36	36	37	N 00° 00' 00" E	100.00	10000.00	10000.00	100.00
37	37	38	N 00° 00' 00" E	100.00	10000.00	10000.00	100.00
38	38	39	N 00° 00' 00" E	100.00	10000.00	10000.00	100.00
39	39	40	N 00° 00' 00" E	100.00	10000.00	10000.00	100.00
40	40	41	N 00° 00' 00" E	100.00	10000.00	10000.00	100.00
41	41	42	N 00° 00' 00" E	100.00	10000.00	10000.00	100.00
42	42	43	N 00° 00' 00" E	100.00	10000.00	10000.00	100.00
43	43	44	N 00° 00' 00" E	100.00	10000.00	10000.00	100.00
44	44	45	N 00° 00' 00" E	100.00	10000.00	10000.00	100.00
45	45	46	N 00° 00' 00" E	100.00	10000.00	10000.00	100.00
46	46	47	N 00° 00' 00" E	100.00	10000.00	10000.00	100.00
47	47	48	N 00° 00' 00" E	100.00	10000.00	10000.00	100.00
48	48	49	N 00° 00' 00" E	100.00	10000.00	10000.00	100.00
49	49	50	N 00° 00' 00" E	100.00	10000.00	10000.00	100.00
50	50	51	N 00° 00' 00" E	100.00	10000.00	10000.00	100.00
51	51	52	N 00° 00' 00" E	100.00	10000.00	10000.00	100.00
52	52	53	N 00° 00' 00" E	100.00	10000.00	10000.00	100.00
53	53	54	N 00° 00' 00" E	100.00	10000.00	10000.00	100.00
54	54	55	N 00° 00' 00" E	100.00	10000.00	10000.00	100.00
55	55	56	N 00° 00' 00" E	100.00	10000.00	10000.00	100.00
56	56						