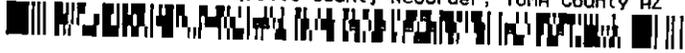


CONFORMED COPY  
2021-25893 RESOLUTION  
07/08/2021 09:51:15 AM Pages: 7 Fees: \$15.00  
Requested By: CITY OF SAN LUIS  
Recorded By: arios  
Robyn Stallworth Piquette County Recorder, YUMA County AZ



**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

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**CAPTION HEADING:**

**Resolution**

Resolution No. 2182

Petition for enhanced municipal services improvement district of operating and maintaining certain resolution basin within the area of Belleza Del Desierto Phase 2.



# *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 9th day of June, 2021.



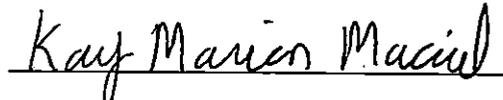
Gerardo Sanchez, Mayor

**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 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;

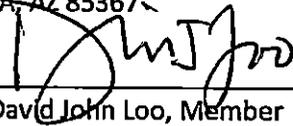
- (d) All rights to petition to dissolve the district pursuant to A.R.S. §48-574(N); and
- (e) All objections to the filing of and adoption by the City of the plans and specifications, the Engineer's estimate and the Assessment Diagram, all of which provide for the completion of the District.

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 9<sup>th</sup> day of June, 2021.

<u>PROPERTY OWNER</u> <u>NAME, ADDRESS AND</u> <u>SIGNATURE</u>	<u>DATE</u>	<u>PROPERTY</u> <u>(Tax Parcel Nos.)</u>
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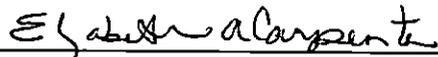
DSA INVESTMENT COMPANY, L.L.C,  
GENERAL PARTNER OF SAM GROUP  
INVESTMENT OF CO. LIMITED PARTNERSHIP  
10602 S. CAMINO DEL SOL  
YUMA, AZ 85367

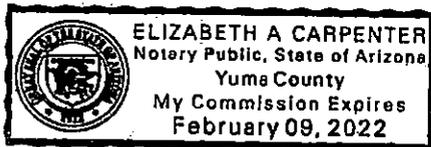
By: <u></u>	<u>6/9/21</u>	<u>APN 227-15-024</u>
David John Loo, Member		

STATE OF ARIZONA     )  
  )ss.  
County of Yuma         )

The foregoing acknowledged before me this 9<sup>th</sup> day of June 2021 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.

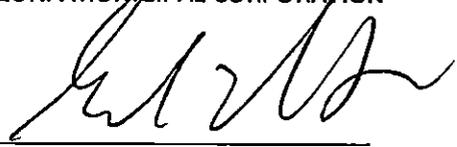
My Commission Expires 2-9-22

  
Notary Public



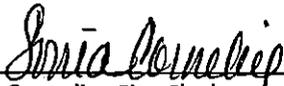
**ACCEPTED AND APPROVED BY:**

CITY OF SAN LUIS, ARIZONA AN  
ARIZONA MUNICIPAL CORPORATION

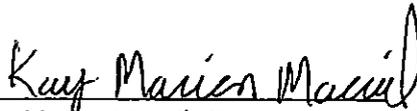
By 

Gerardo Sanchez, Mayor

**ATTEST:**

  
\_\_\_\_\_  
Sonia Cornelio, City Clerk

**APPROVED AS TO FORM:**

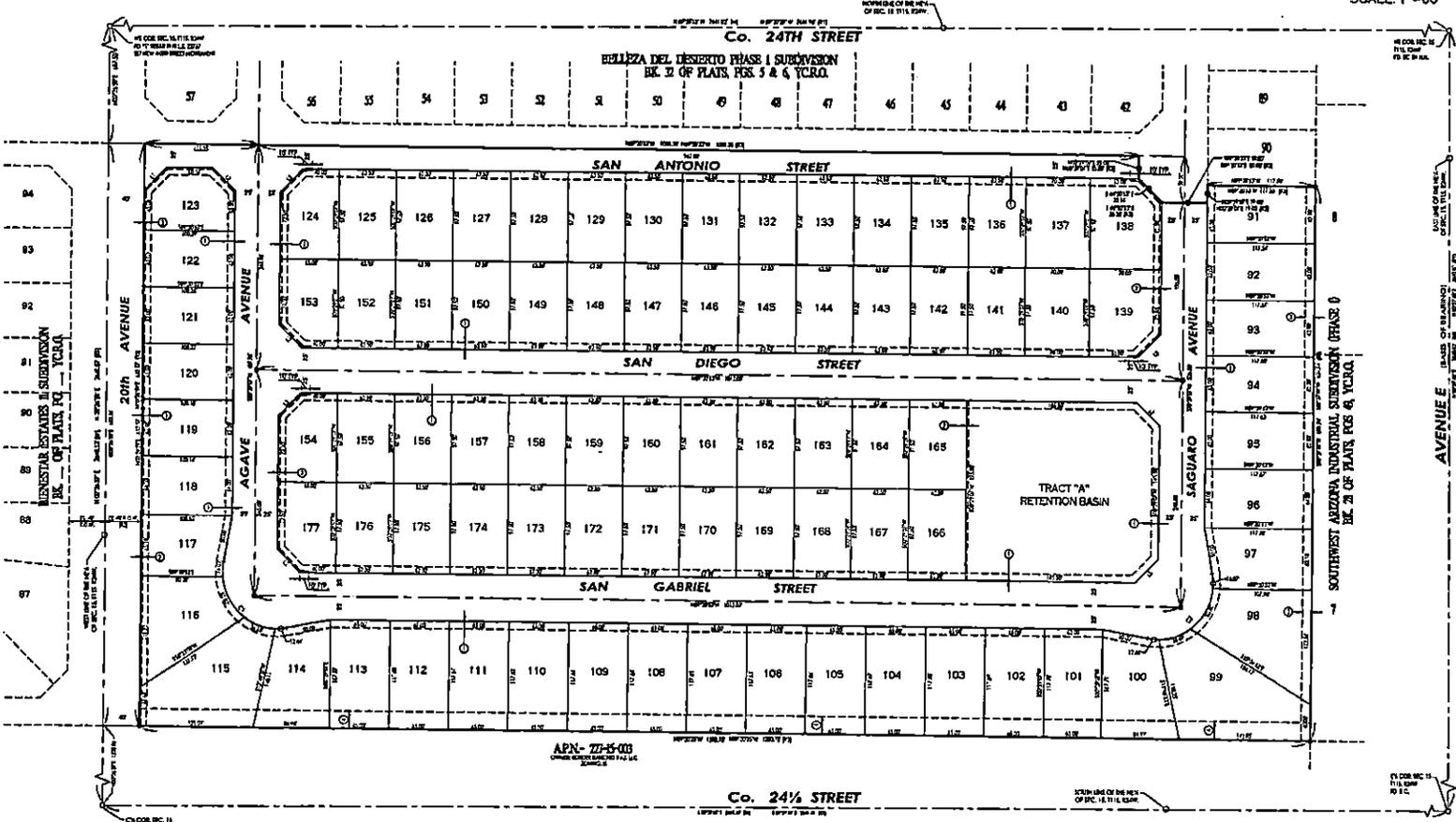
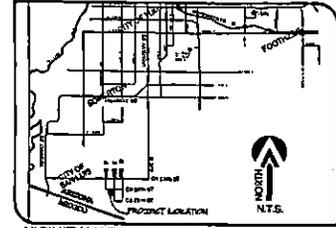
  
\_\_\_\_\_  
Kay Marlon Macuil, City Attorney

# 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'



**OWNER OF RECORD:**  
 OSA INVESTMENT COMPANY, L.L.C., GENERAL PARTNER  
 OF OSA GROUP INVESTMENT CO. LIMITED PARTNERSHIP  
 1802 S. GARDNER DR. NO.  
 YUMA, AZ 85403

**BASIS OF BEARING:**  
 BEARING IS THE PROPORTION OF BEARING TO  
 THE TRUE GRAVITATIONAL NORTH AS DETERMINED  
 BY THE COMMISSION OF PUBLIC LANDS AND MINING  
 AREA SURVEY, COUNTY RECORDS OF SURVEY, AS RECORDED  
 IN BOOKS OF RECORDS IN YUMA COUNTY RECORDERS  
 OFFICE.

**BEARING N 00° 27' 40" E**

**KEYNOTES**  
 ① NEW Easement  
 ② NEW Easement Easement  
 ③ 30' BUFFER FROM BACKSTOP TO LIGHT INDUSTRIAL  
 (TOWARD STREET)

**NOTE**  
 \* PROPERTY CORNERS TO BE MARKED BY 1/2" DIAMETER IRON  
 JACKETS WITH CAP L.S. 1632  
 + 1/2" DIAMETER IRON

**ELABORATED BY:**

**VEGA & VEGA**  
 LAND SURVEYORS  
 1844 S. 8th Avenue Yuma, AZ 85364  
 Phone: 928-329-0000 Fax: 928-247-4232  
 www.vegaandvega.com

- LEGEND**
- INDICATES BOUNDARY LINE
  - INDICATES EASEMENT LINE
  - INDICATES EASEMENT LINE
  - 11
  - INDICATES PROPERTY CORNERS TO BE MARKED BY 1/2" DIA. IRON JACKETS WITH CAP L.S. 1632 (DIMENSIONS NOTED OTHERWISE)
  - INDICATES MONUMENT TYPE AS SHOWN
  - O INDICATES BRASS CAP
  - I.C.R. INDICATES YUMA COUNTY RECORDS
  - G.L.O. INDICATES GENERAL LAND OFFICE
  - R.O.W. INDICATES RIGHT-OF-WAY
  - R.A.L. INDICATES RIGHT-OF-WAY
  - INDICATES RIGHT-OF-WAY
  - (R) DATA REFERS TO RECORDS IN RECORDERS OFFICE
  - (R) DATA REFERS TO RECORDS IN RECORDERS OFFICE
  - (R) DATA REFERS TO RECORDS IN RECORDERS OFFICE

**LAND SURVEYOR'S CERTIFICATE:**  
 I, the undersigned, a duly licensed and sworn land surveyor, do hereby certify that the foregoing plat is a true and correct copy of the original plat as recorded in the public records of Yuma County, Arizona, and that the same conforms to the provisions of the laws of the State of Arizona relating to the recording of plats.

**LINE DATA**

LINE NO.	START POINT	END POINT	BEARING	DISTANCE
1	...	...	...	...
2	...	...	...	...
3	...	...	...	...

**CURVE DATA**

STATION	CHORD BEARING	CHORD DISTANCE	ARC BEARING	ARC DISTANCE
1	...	...	...	...
2	...	...	...	...

**LOT AREA TABLE**

LOT NO.	AREA (SQ. FT.)	AREA (ACRES)
100	...	...
101	...	...
102	...	...
103	...	...
104	...	...
105	...	...
106	...	...
107	...	...
108	...	...
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*John C. ...*  
 JOHN C. ...  
 LICENSE NO. 15328