

CONFORMED COPY  
2021-30661 RESOLUTION  
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Requested By: CITY OF SAN LUIS  
Recorded By: arios  
Robyn Stallworth Puerquette 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. 2191**

Removing Property from the Southwest Arizona industrial subdivision Municipal Service 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 out of the balance of the original district to A.R.S. 48-575 (J).



# *Resolution*

No. 2191

OFFICE OF THE  
MAYOR  
CITY OF SAN LUIS

**A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF SAN LUIS, ARIZONA, REMOVING PROPERTY FROM THE SOUTHWEST ARIZONA INDUSTRIAL 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 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 October 12, 2016, after the submission of a verified petition to establish an improvement district, City Council adopted Resolution No. 1161 establishing the Southwest Arizona Industrial 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**, Lot No. 14, as shown on the original boundary map of the District, is covered by a subsequently formed district adopted by Resolution No. 2096 and Resolution No. 2181; and

**WHEREAS**, the boundary adjustment proposed that the boundaries of the District be adjusted to delete certain real property, Lot No. 14, 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

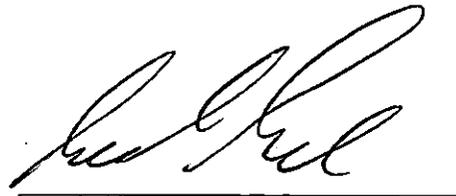
the people of the City to adjust the boundaries of the District as provided in the Boundary Adjustment Map attached hereto and incorporated here in as "Exhibit B"

**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 Lot No. 14 on the original boundary 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 out of the balance of the original to A.R.S. §48-575(J).

**PASSED AND ADOPTED** by the Mayor and City Council of the City of San Luis, Arizona, this 11<sup>th</sup> day of August, 2021.



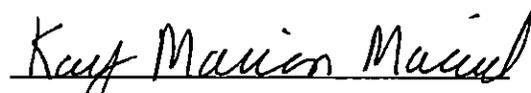
Gerardo Sanchez, Mayor

**ATTEST:**



Sonia Cornelio, City Clerk

**APPROVED AS TO FORM:**



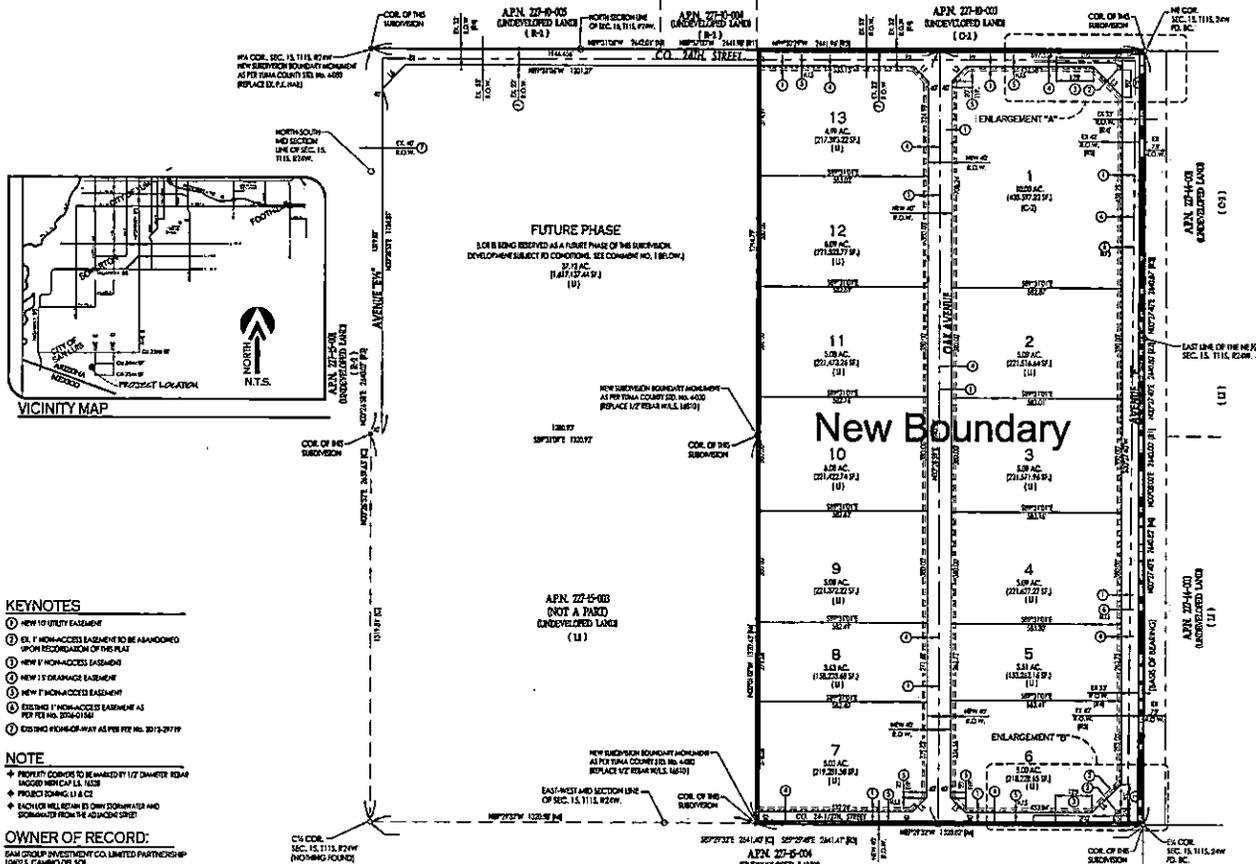
Kay Marion Macuil, City Attorney



# SOUTHWEST ARIZONA INDUSTRIAL SUBDIVISION - (PHASE 1)

A SUBDIVISION OF THE NW 1/4 OF THE NE 1/4 AND THE E 1/2 OF THE NE 1/4  
OF SECTION 15, T11S, R24W, G.&S.R.B.&M., YUMA COUNTY, ARIZONA.  
JULY OF 2016      ACREAGE: 120.09 AC

## FINAL PLAT

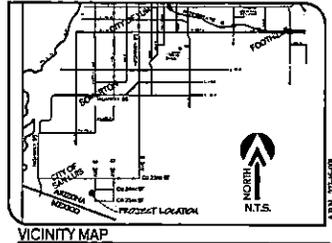


**LINE DATA**

LINE NUMBER	BEARING	LENGTH
11	S45°00'00" E	70.00
12	S45°00'00" E	70.00
13	S45°00'00" E	110.00
14	S45°00'00" E	70.00
15	S45°00'00" E	70.00
16	S45°00'00" E	110.00

**AREA TABLE**

LOT NUMBER	AREA (ACRES)	AREA (SQ FT)
1	1.0000	43,560.224
2	1.0000	43,560.224
3	1.0000	43,560.224
4	1.0000	43,560.224
5	0.5000	21,780.112
6	0.5000	21,780.112
7	1.0000	43,560.224
8	0.5000	21,780.112
9	1.0000	43,560.224
10	1.0000	43,560.224
11	1.0000	43,560.224
12	1.0000	43,560.224
13	1.0000	43,560.224
14	1.0000	43,560.224



**FUTURE PHASE**  
LOT 8 BEING RECEIVED AS A FUTURE PHASE OF THIS SUBDIVISION.  
DEVELOPMENT SUBJECT TO CONDITIONS, SEE COMMENT NO. 1 (BELOW).  
37.00 AC  
(1,017,137.41 SQ FT) (U)

- LEGEND**
- INDICATES BOUNDARY LINE
  - - - INDICATES COASTLINE
  - · - · - INDICATES POH-OH-WAY LINE
  - · - · - INDICATES EASEMENT LINE
- 11**
- NEW YUMA COUNTY E.D. DATA
  - NEW YUMA COUNTY BOUNDARY MONUMENT
  - NEW YUMA COUNTY E.D. DATA NO. 4000 STREET MONUMENT
  - EXISTING MONUMENT (TYPE AS SHOWN)
  - C.C. INDICATES BRASS CAP
  - T.C.A. INDICATES TUMA COUNTY RECORDERS
  - G.L.O. INDICATES GENERAL LAND OFFICE
  - N.A.E. INDICATES NON-ACCESS EASEMENT
  - M.S.A. INDICATES METERS TO SCALE
  - M. INDICATES METERS DATA
  - (M) DATA REFERS TO GENERAL LAND OFFICE MAP OF SECTION 15, T11S, R24W, G&S.R.B.&M.
  - (P2) DATA REFERS TO EAST CITY OF SAN LUIS, SAN LUIS PORTLAND PAPERS, E.C. AS RECORDED IN BOOK 78 OF PLATS, P.L. & TUMA COUNTY RECORDERS OFFICE, TUMA COUNTY, ARIZONA.
  - (P3) DATA REFERS TO TUMA AREA SERVICE INCORPORATED RECORDS OF SURVEYS, AS RECORDED IN BOOK 3 OF SURVEYS, PAGES 44-77, TUMA COUNTY RECORDERS OFFICE, TUMA COUNTY, ARIZONA.
  - (P4) DATA REFERS TO DEQUET 674 PAGE 18, AS RECORDED IN TUMA COUNTY RECORDERS OFFICE, TUMA COUNTY ARIZONA.
  - (P5) DATA REFERS TO T2E NO. 3006-0154 AND T2E NO. 3006-0142 AS RECORDED IN TUMA COUNTY RECORDERS OFFICE, TUMA COUNTY ARIZONA.

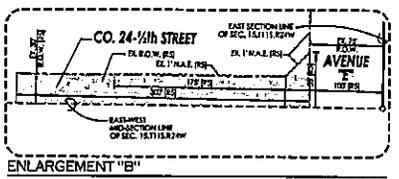
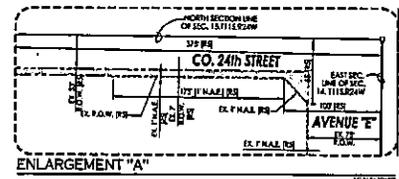
- KEYNOTES**
- 1 NEW 10 UTILITY EASEMENT
  - 2 EX. F. NON-ACCESS EASEMENT TO BE ASSIGNED UPON RECONSTRUCTION OF THE PLAT
  - 3 NEW F. NON-ACCESS EASEMENT
  - 4 NEW F. DRAINAGE EASEMENT
  - 5 NEW F. NON-ACCESS EASEMENT
  - 6 EXISTING F. NON-ACCESS EASEMENT AS PER T2E NO. 3006-0154
  - 7 EXISTING F. NON-ACCESS EASEMENT AS PER T2E NO. 3006-0142

- NOTE**
- ◆ FRONT CORNER TO BE MARKED BY 1/2" DIAMETER IRON NAIL WITH CAP L.S. 1633
  - ◆ PROJECT BEARING IS 4° 00'
  - ◆ SHOWER HALLWAY IS OWN DRAINAGE AND DRAINAGE FROM THE ADJACENT STREET

**OWNER OF RECORD:**  
S&M GROUP INVESTMENT CO. LIMITED PARTNERSHIP  
10625 S. CAMINO DEL SOL  
TUMA, AZ, 85307

**BASIS OF BEARING**  
THE PLAT LINE OF THE HIGHEST CORNER OF SECTION 15, T11S, R24W, G&S.R.B.&M., TUMA COUNTY, ARIZONA, BEING THE LINE THE CORNER OF AVENUE G, AS SHOWN ON TUMA AREA SERVICE INCORPORATED RECORDS OF SURVEYS, AS RECORDED IN BOOK 3 OF SURVEYS, PAGE 44, TUMA COUNTY RECORDERS OFFICE.  
BEARING N00°27'40"E

**COMMENTS**  
IF THE PLAT IS RECORDED AS A FUTURE PHASE OF THIS SUBDIVISION, THE BEARING FROM THE CORNER OF AVENUE G, HIGHEST CORNER SHALL BE THE BEARING FOR THE PLAT LINE, OR UNLESS APPROPRIATE BESS AND CORRECTIONS ARE MADE, THE BEARING FOR THE PLAT LINE SHALL BE THE BEARING OF THE CORNER OF AVENUE G, HIGHEST CORNER.



**ELABORATED BY:**  
VINV12-360  
  
1844 S. 6TH AVENUE, SUITE 200, OROVILLO, AZ 85364  
TUMA, AZ 85364      928-247-4332 Fax  
www.vegaandvega.com

**LAND SURVEYOR'S CERTIFICATE:**  
I HEREBY CERTIFY THAT THIS PLAT AND SURVEY WERE MADE ON THE BASIS OF ACUTE MEASUREMENTS AND THAT THE BEARING AND DISTANCE FROM THE CORNER OF SECTION 15, T11S, R24W, G&S.R.B.&M., TUMA COUNTY, ARIZONA, TO THE CORNER OF AVENUE G, AS SHOWN ON TUMA AREA SERVICE INCORPORATED RECORDS OF SURVEYS, AS RECORDED IN BOOK 3 OF SURVEYS, PAGES 44-77, TUMA COUNTY RECORDERS OFFICE, TUMA COUNTY, ARIZONA, IS AS SHOWN ON THIS PLAT.  
I HAVE REVIEWED THE PLAT AND SURVEY AND FIND THAT THE BEARING AND DISTANCE FROM THE CORNER OF SECTION 15, T11S, R24W, G&S.R.B.&M., TUMA COUNTY, ARIZONA, TO THE CORNER OF AVENUE G, AS SHOWN ON TUMA AREA SERVICE INCORPORATED RECORDS OF SURVEYS, AS RECORDED IN BOOK 3 OF SURVEYS, PAGES 44-77, TUMA COUNTY RECORDERS OFFICE, TUMA COUNTY, ARIZONA, IS AS SHOWN ON THIS PLAT.  
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