

WHEN RECORDED, MAIL TO:

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

2022-38737 RESOLUTION
12/29/2022 03:40:57 PM Pages: 8 Fees: \$15.00
Requested By: SAN LUIS CITY CLERK'S OFFICE

Richard Colwell County Recorder, YUMA County AZ



The above area is to be reserved for recording information

CAPTION HEADING:

RESOLUTION

Resolution No. 2246

Intention of Operating, Maintaining, Repairing and Improving certain Landscape Improvements – Bienestar Estates 12 Phase 1



Resolution

No. 2246

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 SERVICES OF MAINTAINING AND REPAIRING CERTAIN LANDSCAPE IMPROVEMENTS INCLUDED WITHIN, NEAR AND ADJACENT TO THE RETENTION BASINS AND PARKING AND PARKWAYS AND RELATED FACILITIES TOGETHER WITH APPURTENANT STRUCTURES SERVING THE AREA DESCRIBED AS BIENESTAR ESTATES 12 PHASE 1 LANDSCAPE IMPROVEMENT DISTRICT, SAN LUIS, ARIZONA.

WHEREAS, pursuant to Title 48, Chapter 4, Article 2, Arizona Revised Statutes, a Municipal Improvement District (MID) may be formed for the sole purpose of the operation maintenance, repair and improvements of pedestrian malls, off-street parking facilities, retention and detention basins, and parkings and parkways;

WHEREAS, a petition has been received by Mayor and City Council of the City of San Luis to form a MID to provide operation, maintenance, improvements and repair of the landscape improvements within, near and adjacent to the retention and detention basins and the parkings and parkways and related improvements in the Bienestar Estates 12 Phase 1 Subdivision;

WHEREAS, the formation of a MID for the operation, maintenance and repair of the landscape improvements within, near, and adjacent to retention and detention basins and the parkings and parkways and related improvements serving Bienestar Estates 12 Phase 1 will provide a dedicated stream of funding for the maintenance of those improvements and will provide neighborhood decisions on those improvements, and will privatize the maintenance of those improvements;

WHEREAS, the Mayor and City Council of the City of San Luis, Arizona, find and declare that the formation of the MID to provide the operation, maintenance and repair of the landscape improvements within, near, and adjacent to the retention and detention basins and the parkings and parkways and related improvements in the Bienestar Estates 12 Phase 1 Subdivision to be of more than local or ordinary public benefit, and not a general public benefit, and further that the expenses of said operation, maintenance, and repair shall be Bienestar Estates 12 Phase 1 District;

WHEREAS, the Mayor and City Council of the City of San Luis, Arizona, find and declare that the operation, maintenance, and repair of landscaping improvements in the retention and detention basins and the parkings and parkways and related improvements in the District is incidental to the maintenance and preservation of the retention and detention basins and the parkings and parkways and related improvements, has aesthetic value, and maintains and increases the value of property within the District;

WHEREAS, the Mayor and City Council of the City of San Luis, Arizona find and declare that the operation, maintenance, and repair of landscaping improvements within, near or adjacent to the retention and detention basins and the parkings and parkways and related improvements in the MID preserves and promotes the health, safety, and welfare of those citizens living within the District as well as preservation of the streets and parkways in the District which may be adversely impacted by drainage; and,

WHEREAS, the Mayor and City Council of the City of San Luis, Arizona find and declare that the operation, maintenance, and repair of a landscaped buffer between a parkway and the adjacent developments reduces the visual and other impact of light, air, and noise pollution and tends to increase personal and vehicular safety on the parkway and decreases the likelihood vehicular accidents will harm adjacent developments in furtherance of the health, safety and welfare of those citizens living within the District.

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

Section 1: The petition to form a MID for Bienestar Estates 12 Phase 1 purporting to be signed by all of the real property owners within the proposed District attached as Exhibit "A" is hereby accepted as provided in A.R.S. § 48-574(C).

Section 2: Bienestar Estates 12 Phase 1 Landscape, serving Bienestar Estates 12 Phase 1 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 appurtenant structures of Bienestar Estates 12 Phase 1, is hereby created.

Section 3: The expenses of Bienestar Estates 12 Phase 1 Landscape shall be assessed to the several properties within the MID as provided for in A.R.S. § 48-574 et seq.

Section 4: No sooner than fifteen (15) calendar days after this Resolution is adopted, City staff shall present a legal description of the boundary for Bienestar Estates 12 Phase 1 Landscape and a diagram for Bienestar Estates 12 Phase 1 Landscape to Mayor and City Council for consideration to declare an intention to order improvements to Bienestar Estates 12 Phase 1 Landscape as provided in A.R.S. § 48-576.

PASSED AND ADOPTED by the Mayor and City Council of the City of San Luis, Arizona, this 28th day of December 2022.



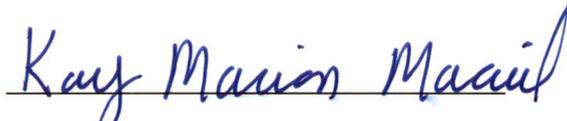
Nieves Riedel, Mayor

ATTEST:



Sonia Cornelio, City Clerk

APPROVED AS TO FORM:



Kay Marion Macuil, City Attorney

**PETITION, WAIVER, AND CONSENT TO FORMATION
OF A MUNICIPAL IMPROVEMENT DISTRICT
BY THE CITY OF SAN LUIS**

Bienestar Estates 12 Phase 1 Landscape Improvement District

MID Name

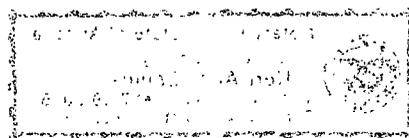
Bienestar Estates 12 Phase 1 Subdivision

Subdivision Name

**To: Honorable Mayor and City Council
City of San Luis, Arizona**

Pursuant to Arizona Revised Statutes ("A.R.S.") §48-574, the undersigned property owners respectfully petitions the Mayor and City Council of the City of San Luis, Arizona (the "City Council") to order the formation of a Municipal Improvement District (the "District") under A.R.S., Title 48, Chapter 4, Article 2. In support of this petition, the undersigned agrees to waive certain rights under 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/diagram and by a legal description on "Exhibit A" that is attached hereto and incorporated herein by reference. The proposed District consists of 40.92 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 installation, operation, maintenance, repair, and improvements of landscape, irrigation, cluster box units, subdivision signs, and hardscape in pedestrian malls, off-street parking facilities, retention and detention basins, parkings and parkways adjacent to designated public roadways within the proposed District.
4. Public Convenience and Necessity. The necessity for the proposed District is for the operation, maintenance, repair, and improvements of landscape, irrigation, cluster box units, subdivision signs, and hardscape in parkways and parkings adjacent to designated public roadways 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 the Resolution Ordering the Work relating to the District.



ACCEPTED AND APPROVED BY:

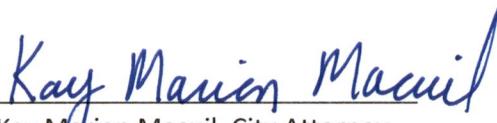
CITY OF SAN LUIS, ARIZONA AN
ARIZONA MUNICIPAL CORPORATION

By: 
Nieves Riedel, Mayor

ATTEST:

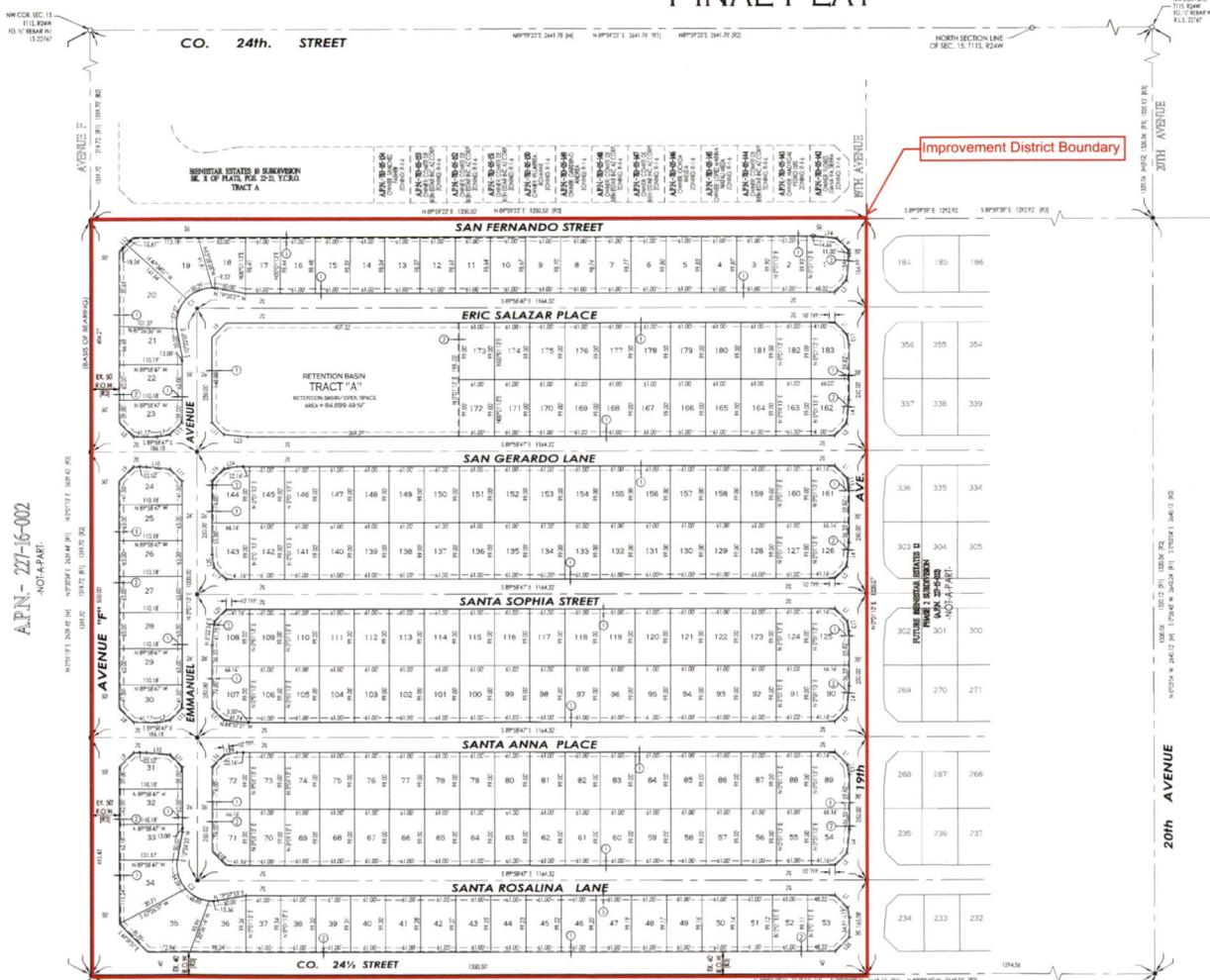
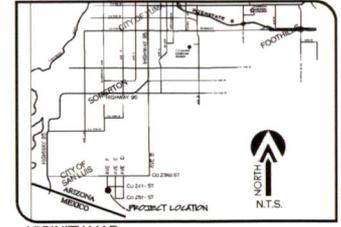

Sonia Cornelio, City Clerk

APPROVED AS TO FORM:


Kay Marion Macuil, City Attorney

BIENESTAR ESTATES 12 - PHASE 1 SUBDIVISION

A SUBDIVISION OF OF PARCEL "B1" OF BIENESTAR ESTATES 12 - LOT SPLIT, AS RECORDED IN BK. 34, OF PLATS, PG. 07, YUMA COUNTY RECORDERS OFFICE, YUMA COUNTY, AZ., ALSO BEING A PORTION OF THE S 1/2 OF THE NW 1/4 OF SECTION 15, T11S, R24W, G.&S.R.B.&M., YUMA COUNTY, ARIZONA.
SEPTEMBER OF 2022 ACREAGE: 40.92 AC (GROSS)
FINAL PLAT



KEYNOTES
 ① NEW 5' UTILITY EASEMENT
 ② NEW 1' NON-ACCESS EASEMENT

OWNER OF RECORD:
 COMITE DE BIENESTAR
 101 W. 24TH STREET
 PO BOX 1730
 YUMA, AZ. 85309

NOTE
 * PROPERTY CORNER TO BE MARKED BY 1/2" DIAMETER IRON NAIL TO BE CAPED WITH CAP U.S. 14289
 * PROJECT ZONING: R-14

BASIS OF BEARING:
 THE MERIDIAN VALUE OF SECTION 15, T11S, R24W, G&S.R.B.&M., YUMA COUNTY, ARIZONA, IS 149° 00' 11.3" E.
 BEARING N 0° 11' 13" E

LEGEND

- INDICATES BOUNDARY LINE
- - - - - INDICATES EASEMENT LINE
- 11 NEW LOT NUMBER
- NEW YUMA COUNTY STD. DETAIL NO. 4-030 BIDDY BOUNDARY MONUMENT
- NEW YUMA COUNTY STD. DETAIL NO. 4-080 STREET MONUMENT
- EXISTING MONUMENT (TYPE AS SHOWN)
- B.C. INDICATES BRASS CAP
- Y.C.R. INDICATES YUMA COUNTY RECORDERS
- G.L.O. INDICATES GROUND LANE OFFICE
- N.A.E. INDICATES NON-ACCESS EASEMENT
- (M) INDICATES MEASURED DATA
- (R1) DATA REFERS TO U.S.B.R. BALANCED CORNER OF SECTION 15, T11S, R24W, DATED: JUNE 1977
- (R2) DATA REFERS TO BIENESTAR ESTATES 11A, AS RECORDED IN BOOK 31, PAGE 100, Y.C.R.
- (R3) DATA REFERS TO BIENESTAR ESTATES 11 LOT SPLIT, AS RECORDED IN BOOK 31, PAGE 98, Y.C.R.

LINE DATA

LINE NUMBER	BEARING	LENGTH (FEET)	LINE NUMBER	BEARING	LENGTH (FEET)
12	S 1°02'00" E	12.24	117	S 44°59'24" E	30.30
13	S 4°02'00" W	31.36	118	S 44°59'24" E	35.36
14	N 8°22'00" E	41.72	119	N 4°07'00" E	38.42
15	N 4°07'00" E	29.84	120	N 8°22'00" E	22.86
16	N 4°07'00" E	35.32	121	N 4°07'00" E	29.84
17	N 4°07'00" E	22.86	122	S 8°07'00" W	17.87
18	S 4°07'00" E	35.36	123	S 18°07'00" E	42.01
19	S 4°07'00" W	35.36	124	S 18°22'45" W	22.86
L10	N 8°07'00" W	41.72	125	N 4°07'00" E	35.36
L11	N 4°07'00" W	29.84	126	N 4°07'00" E	35.36
L12	S 4°07'00" W	35.36	127	S 44°59'24" E	35.36
L13	N 8°07'00" W	17.87	128	N 4°07'00" E	35.37
L14	N 4°07'00" W	37.29	129	S 44°59'24" E	41.74
L15	N 4°07'00" E	30.54	130	N 8°22'45" E	22.88

LOT AREAS TABLE:

LOT #	AREA (SQ FT)														
1	14,972.45	22	1,831.45	43	4,254.72	64	4,039.00	85	4,039.00	106	4,039.00	127	4,039.00	148	4,039.00
2	4,039.00	23	2,364.24	44	4,039.00	65	4,039.00	86	4,039.00	107	4,039.00	128	4,039.00	149	4,039.00
3	4,039.00	24	4,039.00	45	4,039.00	66	4,039.00	87	4,039.00	108	4,039.00	129	4,039.00	150	4,039.00
4	4,039.00	25	1,841.44	46	4,039.00	67	4,039.00	88	4,039.00	109	4,039.00	130	4,039.00	151	4,039.00
5	4,039.00	26	1,841.44	47	4,039.00	68	4,039.00	89	4,217.08	110	4,039.00	131	4,039.00	152	4,039.00
6	4,039.00	27	1,841.44	48	4,039.00	49	4,039.00	90	4,039.00	111	4,039.00	132	4,039.00	153	4,039.00
7	4,039.00	28	1,841.44	49	4,039.00	50	4,039.00	91	4,039.00	112	4,039.00	133	4,039.00	154	4,039.00
8	4,039.00	29	1,841.44	50	4,039.00	51	4,039.00	92	4,227.00	113	4,039.00	134	4,039.00	155	4,039.00
9	4,039.00	30	4,039.00	51	4,039.00	52	4,224.00	93	4,039.00	114	4,039.00	135	4,039.00	156	4,039.00
10	4,039.00	31	1,831.45	52	4,039.00	53	4,039.00	94	4,039.00	115	4,039.00	136	4,039.00	157	4,039.00
11	4,039.00	32	1,831.45	53	4,039.00	54	4,039.00	95	4,039.00	116	4,039.00	137	4,039.00	158	4,039.00
12	4,039.00	33	4,039.00	54	4,039.00	55	4,039.00	96	4,039.00	117	4,039.00	138	4,039.00	159	4,039.00
13	4,039.00	34	4,039.00	55	4,039.00	56	4,039.00	97	4,039.00	118	4,039.00	139	4,039.00	160	4,039.00
14	4,039.00	35	10,408.08	56	4,039.00	57	4,039.00	98	4,039.00	119	4,039.00	140	4,039.00	161	4,217.08
15	4,039.00	36	7,260.00	57	4,039.00	58	4,039.00	99	4,039.00	120	4,039.00	141	4,039.00	162	4,148.11
16	4,039.00	37	4,039.00	58	4,039.00	59	4,039.00	100	4,039.00	121	4,039.00	142	4,039.00	163	4,201.47
17	4,039.00	38	4,039.00	59	4,039.00	60	4,039.00	101	4,039.00	122	4,039.00	143	4,204.80	164	4,039.00
18	4,039.00	39	4,039.00	60	4,039.00	61	4,039.00	102	4,039.00	123	4,039.00	144	4,204.80	165	4,039.00
19	7,260.00	40	4,039.00	61	4,039.00	62	4,039.00	103	4,039.00	124	4,039.00	145	4,039.00	166	4,039.00
20	11,460.00	41	4,039.00	62	4,039.00	63	4,039.00	104	4,039.00	125	4,217.08	146	4,039.00	167	4,039.00
21	18,847.44	42	4,039.00	63	4,039.00	64	4,039.00	105	4,039.00	126	4,143.72	147	4,039.00	168	4,039.00

CURVE DATA

NUMBER	DELTA ANGLE	CHORD DIRECTION	CHORD LENGTH	TANGENT	RADIUS	ARC LENGTH
C1	108°17'6"	N 4°07'00" E	100.18	85.51	41.80	116.80
C2	108°17'6"	N 44°59'24" W	100.18	85.51	41.80	116.80

ELABORATED BY:
 VVVV2-500
VEGA & VEGA
 ENGINEERS & ARCHITECTS
 1846 S. 8th Avenue #28 329 0000 Tel
 Yuma, Az. 85364 #28 247 6232 Fax
 www.vegaandvega.com

LAND SURVEYOR'S CERTIFICATE:
 I HEREBY CERTIFY THAT I AM A LICENSED SURVEYOR IN THE STATE OF ARIZONA AND THAT I AM THE REGISTERED PROFESSIONAL SURVEYOR OF RECORD FOR THIS PROJECT. I HAVE CONDUCTED A FIELD SURVEY OF THE PROPERTY AND HAVE FOUND THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I HAVE ALSO FOUND THAT THE INFORMATION CONTAINED HEREIN IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE ARIZONA SURVEYING ACT AND THE RULES AND REGULATIONS OF THE ARIZONA BOARD OF SURVEYING AND MAPPING. I HAVE ALSO FOUND THAT THE INFORMATION CONTAINED HEREIN IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE ARIZONA BOARD OF SURVEYING AND MAPPING. I HAVE ALSO FOUND THAT THE INFORMATION CONTAINED HEREIN IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE ARIZONA BOARD OF SURVEYING AND MAPPING.



BY: *John C. Englund*
 JOHN C. ENGLUND
 P.E.S. No. 16528