

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

126

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MID#

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Barkley Ranch Units 8-10

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Subdivision Name

To: Honorable Mayor and  
Honorable Councilmembers  
City of Yuma, Arizona

Pursuant to Arizona Revised Statutes (“A.R.S.”) §48-574, the undersigned property owner respectfully petitions the Mayor and City Council of the City of Yuma, 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 Law and to consent to the formation and completion of the District.

1. Area of District. The proposed District is described by a diagram and by a legal description on Exhibit “A” that is attached hereto and incorporated herein by reference.
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 landscape, irrigation, and hardscape in retention basins, parkways and parkings 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, and hardscape in retention basins, parkways and parkings 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.
  - (b) Any necessity for publication and posting of the Resolution of Intention and the Notice of Proposed Improvements pursuant to A.R.S §48-578.
  - (c) All rights to petition to dissolve the district pursuant to A.R.S. §48-574(N).
  - (d) All protest rights whatsoever under A.R.S. §48-579(A) and (B), as amended.

- (e) All objections to the filing of and legislative adoption by the City Council of the plans and specifications, the Engineer's estimate and the Assessment Diagram, all of which provide for the completion of the District.
- (f) It is the intent of the undersigned Petitioners that items (a) through (e) above shall be binding on all successors and assigns and shall run with the land.

Further, the improvements described above are of more than local or ordinary public benefit, and not a general public benefit.

IN WITNESS WHEREOF, the parties have executed this Petition and Waiver Agreement as of \_\_\_\_\_, 20\_\_\_\_\_.

[SIGNATURES ON FOLLOWING PAGES]

**“Property Owner”**

Property Tax Parcel Numbers: 693-31-002

By: HH Holdco, LLC an Arizona Limited Liability Company

By: BAA, LLC an Arizona Limited Liability Company, Its Manager

Name: [Signature]

Toburn C. Jones, Its Vice President

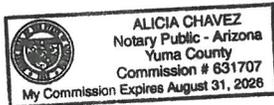
Address: 1818 S. Letvin Ave Yuma, AZ 85365

Date: 5/30/2024

(ACKNOWLEDGMENT)

STATE OF ARIZONA )  
 ) ss.  
COUNTY OF YUMA )

This instrument was acknowledged before me on May 30, 2024  
by TOBURN C. JONES, as VICE PRESIDENT of BAA, LLC, a(n) LIMITED LIABILITY  
COMPANY on behalf of the COMPANY.



[Signature]  
Notary Public in and for the State of AZ

(affix notary seal here)

[SIGNATURES CONTINUE ON FOLLOWING PAGES]

**ACCEPTED AND APPROVED BY:**

“City”

CITY OF YUMA,  
an Arizona municipal corporation

\_\_\_\_\_  
Douglas J. Nicholls, Mayor

ATTEST:

\_\_\_\_\_  
Lynda Bushong, City Clerk

(ACKNOWLEDGMENT)

STATE OF ARIZONA        )  
  ) ss.  
COUNTY OF YUMA    )

This instrument was acknowledged before me on \_\_\_\_\_, 20\_\_,  
by Douglas J. Nicholls, the Mayor of the CITY OF YUMA, an Arizona municipal corporation, on  
behalf of the City of Yuma.

\_\_\_\_\_  
Notary Public in and for the State of Arizona

(affix notary seal here)

**EXHIBIT "A"**

**LEGAL DESCRIPTION**

APN: 693-31-002

Parcel A, CITY OF YUMA FIRE STATION NO. 6 LOT SPLIT, according to Book 22 of Plats, page 58, records of Yuma County, Arizona, being a portion of the Southeast quarter of the Southeast quarter and the East half of the Southwest quarter of Section 1, Township 9 South, Range 24 West of the Gila and Salt River Base and Meridian, Yuma County, Arizona.

# EXHIBIT "A"

## PRELIMINARY PLAT - BARKLEY RANCH UNIT Nos. 8, 9 AND 10

A SUBDIVISION OF PARCEL A OF CITY OF YUMA FIRE STATION No. 6 LOT SPLIT AS RECORDED IN BOOK 2 OF PLATS, PAGE 58, YCR BEING LOCATED IN A PORTION OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 9 SOUTH, RANGE 24 WEST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, YUMA COUNTY, ARIZONA  
DATE OF PREPARATION: APRIL 2023 NUMBER OF LOTS: 239 ACREAGE: 57.6447 ACRES

### LOT AREA TABLE

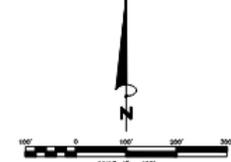
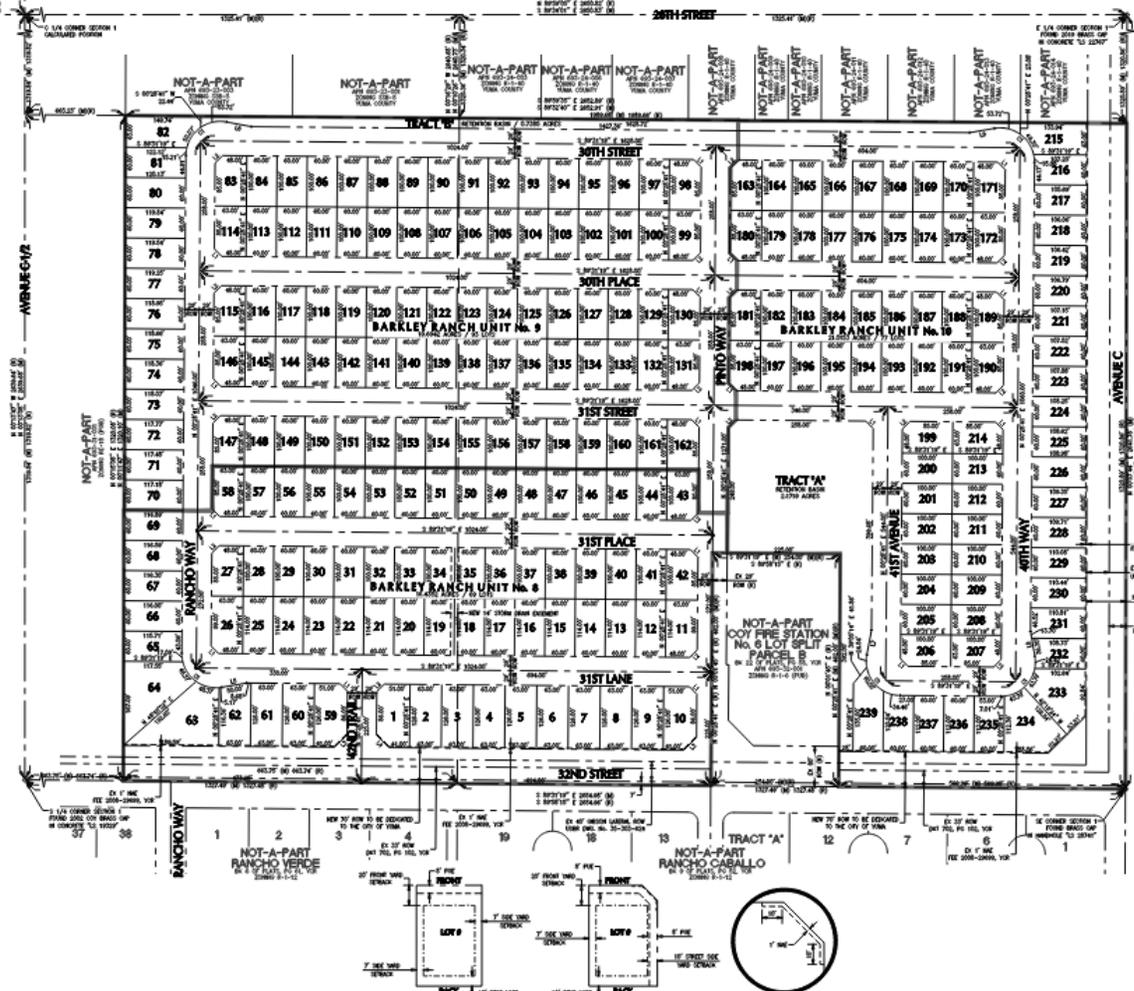
LOT NO.	AREA (SQ. FT.)	AREA (ACRES)
1	7080.00	0.162
2	7080.00	0.153
3	7080.00	0.153
4	7080.00	0.154
5	7080.00	0.155
6	7080.00	0.156
7	7080.00	0.157
8	7080.00	0.158
9	7080.00	0.159
10	7080.00	0.160
11	7080.00	0.161
12	7080.00	0.162
13	7080.00	0.163
14	7080.00	0.164
15	7080.00	0.165
16	7080.00	0.166
17	7080.00	0.167
18	7080.00	0.168
19	7080.00	0.169
20	7080.00	0.170
21	7080.00	0.171
22	7080.00	0.172
23	7080.00	0.173
24	7080.00	0.174
25	7080.00	0.175
26	7080.00	0.176
27	7080.00	0.177
28	7080.00	0.178
29	7080.00	0.179
30	7080.00	0.180
31	7080.00	0.181
32	7080.00	0.182
33	7080.00	0.183
34	7080.00	0.184
35	7080.00	0.185
36	7080.00	0.186
37	7080.00	0.187
38	7080.00	0.188
39	7080.00	0.189
40	7080.00	0.190
41	7080.00	0.191
42	7080.00	0.192
43	7080.00	0.193
44	7080.00	0.194
45	7080.00	0.195
46	7080.00	0.196
47	7080.00	0.197
48	7080.00	0.198
49	7080.00	0.199
50	7080.00	0.200
51	7080.00	0.201
52	7080.00	0.202
53	7080.00	0.203
54	7080.00	0.204
55	7080.00	0.205
56	7080.00	0.206
57	7080.00	0.207
58	7080.00	0.208
59	7080.00	0.209
60	7080.00	0.210
61	7080.00	0.211
62	7080.00	0.212
63	7080.00	0.213
64	7080.00	0.214
65	7080.00	0.215
66	7080.00	0.216
67	7080.00	0.217
68	7080.00	0.218
69	7080.00	0.219
70	7080.00	0.220
71	7080.00	0.221
72	7080.00	0.222
73	7080.00	0.223
74	7080.00	0.224
75	7080.00	0.225
76	7080.00	0.226
77	7080.00	0.227
78	7080.00	0.228
79	7080.00	0.229
80	7080.00	0.230
81	7080.00	0.231
82	7080.00	0.232
83	7080.00	0.233
84	7080.00	0.234
85	7080.00	0.235
86	7080.00	0.236
87	7080.00	0.237
88	7080.00	0.238
89	7080.00	0.239
90	7080.00	0.240
91	7080.00	0.241
92	7080.00	0.242
93	7080.00	0.243
94	7080.00	0.244
95	7080.00	0.245
96	7080.00	0.246
97	7080.00	0.247
98	7080.00	0.248
99	7080.00	0.249
100	7080.00	0.250
101	7080.00	0.251
102	7080.00	0.252
103	7080.00	0.253
104	7080.00	0.254
105	7080.00	0.255
106	7080.00	0.256
107	7080.00	0.257
108	7080.00	0.258
109	7080.00	0.259
110	7080.00	0.260
111	7080.00	0.261
112	7080.00	0.262
113	7080.00	0.263
114	7080.00	0.264
115	7080.00	0.265
116	7080.00	0.266
117	7080.00	0.267
118	7080.00	0.268
119	7080.00	0.269
120	7080.00	0.270
121	7080.00	0.271
122	7080.00	0.272
123	7080.00	0.273
124	7080.00	0.274
125	7080.00	0.275
126	7080.00	0.276
127	7080.00	0.277
128	7080.00	0.278
129	7080.00	0.279
130	7080.00	0.280
131	7080.00	0.281
132	7080.00	0.282
133	7080.00	0.283
134	7080.00	0.284
135	7080.00	0.285
136	7080.00	0.286
137	7080.00	0.287
138	7080.00	0.288
139	7080.00	0.289
140	7080.00	0.290
141	7080.00	0.291
142	7080.00	0.292
143	7080.00	0.293
144	7080.00	0.294
145	7080.00	0.295
146	7080.00	0.296
147	7080.00	0.297
148	7080.00	0.298
149	7080.00	0.299
150	7080.00	0.300
151	7080.00	0.301
152	7080.00	0.302
153	7080.00	0.303
154	7080.00	0.304
155	7080.00	0.305
156	7080.00	0.306
157	7080.00	0.307
158	7080.00	0.308
159	7080.00	0.309
160	7080.00	0.310
161	7080.00	0.311
162	7080.00	0.312
163	7080.00	0.313
164	7080.00	0.314
165	7080.00	0.315
166	7080.00	0.316
167	7080.00	0.317
168	7080.00	0.318
169	7080.00	0.319
170	7080.00	0.320
171	7080.00	0.321
172	7080.00	0.322
173	7080.00	0.323
174	7080.00	0.324
175	7080.00	0.325
176	7080.00	0.326
177	7080.00	0.327
178	7080.00	0.328
179	7080.00	0.329
180	7080.00	0.330
181	7080.00	0.331
182	7080.00	0.332
183	7080.00	0.333
184	7080.00	0.334
185	7080.00	0.335
186	7080.00	0.336
187	7080.00	0.337
188	7080.00	0.338
189	7080.00	0.339
190	7080.00	0.340
191	7080.00	0.341
192	7080.00	0.342
193	7080.00	0.343
194	7080.00	0.344
195	7080.00	0.345
196	7080.00	0.346
197	7080.00	0.347
198	7080.00	0.348
199	7080.00	0.349
200	7080.00	0.350
201	7080.00	0.351
202	7080.00	0.352
203	7080.00	0.353
204	7080.00	0.354
205	7080.00	0.355
206	7080.00	0.356
207	7080.00	0.357
208	7080.00	0.358
209	7080.00	0.359
210	7080.00	0.360
211	7080.00	0.361
212	7080.00	0.362
213	7080.00	0.363
214	7080.00	0.364
215	7080.00	0.365
216	7080.00	0.366
217	7080.00	0.367
218	7080.00	0.368
219	7080.00	0.369
220	7080.00	0.370
221	7080.00	0.371
222	7080.00	0.372
223	7080.00	0.373
224	7080.00	0.374
225	7080.00	0.375
226	7080.00	0.376
227	7080.00	0.377
228	7080.00	0.378
229	7080.00	0.379
230	7080.00	0.380
231	7080.00	0.381
232	7080.00	0.382
233	7080.00	0.383
234	7080.00	0.384
235	7080.00	0.385
236	7080.00	0.386
237	7080.00	0.387
238	7080.00	0.388
239	7080.00	0.389

### LINE DATA

LINE NO.	BEARING	DISTANCE
1	N 0° 00' 00" E	12.50
2	S 0° 00' 00" E	12.50
3	N 0° 00' 00" E	12.50
4	S 0° 00' 00" E	12.50
5	N 0° 00' 00" E	12.50
6	S 0° 00' 00" E	12.50
7	N 0° 00' 00" E	12.50
8	S 0° 00' 00" E	12.50
9	N 0° 00' 00" E	12.50
10	S 0° 00' 00" E	12.50

### CURVE DATA

CURVE NO.	BEARING	DISTANCE
1	N 0° 00' 00" E	12.50
2	S 0° 00' 00" E	12.50
3	N 0° 00' 00" E	12.50
4	S 0° 00' 00" E	12.50
5	N 0° 00' 00" E	12.50
6	S 0° 00' 00" E	12.50
7	N 0° 00' 00" E	12.50
8	S 0° 00' 00" E	12.50
9	N 0° 00' 00" E	12.50
10	S 0° 00' 00" E	12.50



- ### LEGEND
- CENTERLINE / SECTION LINE
  - ALIEN LINE
  - SUBDIVISION BOUNDARY
  - RIGHT OF WAY LINE
  - EASEMENT LINE
  - EASEMENT LINE (TYPE AS SHOWN)
  - 10 NEW LOT NUMBER
  - 8 NEW STREET NAME/NUMBER
  - 1/2" ROAD WIDTH "ALL DIMENSIONS"
  - EXISTING EASEMENT (TYPE AS SHOWN)
  - ROW RIGHT OF WAY
  - NEW ACCESS EASEMENT
  - PUE PUBLIC UTILITY EASEMENT
  - APN ASSessor's PARCEL NUMBER
  - BN BOUNDARY
  - FS FIRE STATION
  - YCR YUMA COUNTY RECORDS
  - CM CITY OF YUMA
  - (M) MEASURED DATA
  - (R) RECORD DATA FOR CITY OF YUMA, FIRE STATION No. 6, LOT SPLIT, 57.6447 ACRES, PAGE 58, YCR

### OWNER/DEVELOPER

DAHL, ROBIN & ASSOCIATES, INC.

### CURRENT ZONING

R-1-1

### MAILBOX NOTES

TO BE REVIEWED BY THE CITY OF YUMA

### FLOOD ZONE DESIGNATION

BASED ON FLOOD PLANE COMPARISON SYSTEM (FLOOD MAPS AS MEASURED BY FEDERAL GOVERNMENT)

### SURVYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE SUBDIVISION SHOWN HEREON WAS MADE UNDER THE AUTHORITY OF THE CITY OF YUMA, ARIZONA, AND THAT THE SUBDIVISION IS IN ACCORDANCE WITH THE CITY OF YUMA, ARIZONA, ORDINANCES AND REGULATIONS OF THE CITY OF YUMA, ARIZONA.



DAHL, ROBIN & ASSOCIATES, INC.

LAND SURVEYOR

DAHL, ROBIN & ASSOCIATES, INC.

1000 N. GILBERT ST. SUITE 100  
YUMA, AZ 85404  
PHONE: (928) 782-1000  
FAX: (928) 782-1001  
WWW.DRAINC.COM

TYPICAL LOT LAYOUT - ZONING R-1-6