

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

129

MID#

Desert Ridge Townhomes

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: 698-07-123

By: [Signature]

Name: Lane Heida

Title: Member

Address: 190 S. Madison Ave. #2
Yuma, AZ 85364

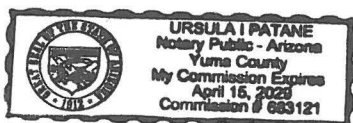
Date: 8.12.25

(ACKNOWLEDGMENT)

STATE OF Arizona)
COUNTY OF Yuma) ss.

This instrument was acknowledged before me on Aug. 12,
2025.

by Lane S. Heida, as Manager of Hiknocks, LLC, an Arizona Limited Liability Company, on
behalf of the LLC.



(affix notary seal here)

[Signature]

Notary Public in and for the State of Arizona

[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

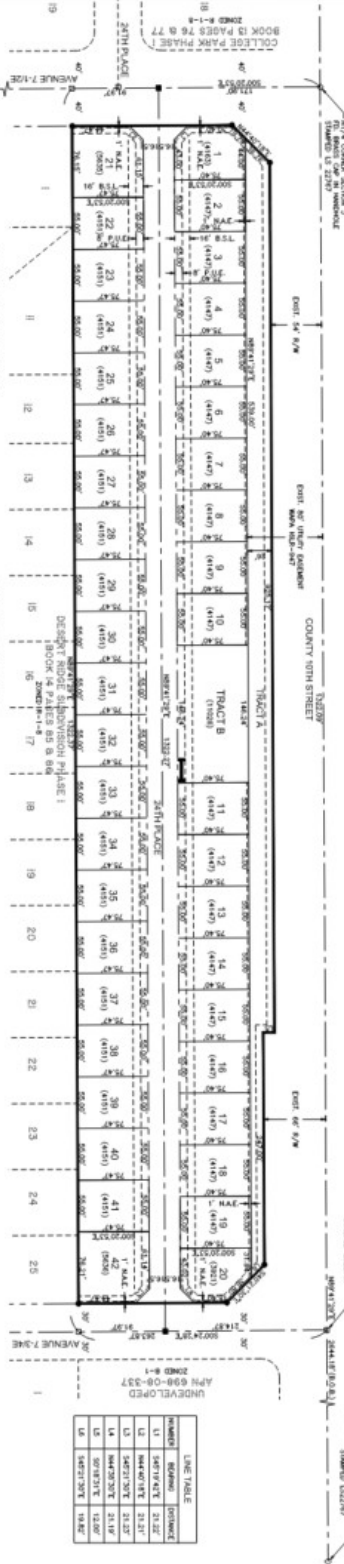
(ACKNOWLEDGMENT)

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)

[illegible][illegible]

LINE TABLE		
member	begin	end
L1	54571942E	21.22
L2	80446018E	21.21
L3	54571730E	21.23
L4	80442020E	21.19
L5	50718731E	12.00
L6	54571730E	19.85

[illegible]

RESTRICTIVE COVENANTS

WILL BE REQUIRED CONCURRENTLY AND ARE A PART OF THE PLAN

APPROVALS

CITY OF VILAM COMMUNITY DEVELOPMENT DEPARTMENT

CITY OF VILAM ENGINEER

CITY OF VILAM

STATE OF ALABAMA


THE SUBDIVISION AS SHOWN HEREON, HAS BEEN APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF VILAM ON THE _____ DAY OF _____ 2004.

[illegible][illegible]

CITY OF MIAMI GLENN

(A17)	SHOES LOT AREA IN SQUARE FEET
B.B.	BASED ON RECORDS
W.C.	WORTHINGTON
N.E.	WORTHINGTON
P.L.	PUBLIC UTILITY EXCAVATE
S.W.	SHOES LOT AREA

OWNER & DEVELOPER:
HIRONOCKS, LLC
190 S. MADISON AVENUE #2
YUUA, AZ 85364
(928)314-3434

Prepared by:
 ePhon
Engineering, Inc.
1000 E. ALICIA Lane
New Bedford, MA 01945
TEL: 508/338-1241 FAX: 508/338-1242

Desert Ridge Townhomes
Legal Description

The South 230.87 feet of the North 263.87 feet of Lot 2 of the Northeast quarter of Section 3, Township 9 South, Range 22 West of the Gila and Salt River Base and Meridian, Yuma County, Arizona;

EXCEPT that portion deeded to the City of Yuma in Document No. 2007-31389, records of Yuma County, Arizona, more particularly described as follows:

BEGINNING at the Northwest corner (brass cap in asphalt "LS 6022") of the Northeast quarter of said Section 3 with a Basis of Bearing to the Northeast corner (brass cap in handhold "Bureau of Reclamation Cadastral Survey, 1960") of the Northeast quarter of said Section 3 of the South 89°54'00" East;

thence South 00°03'33" West along the West line of the Northeast quarter of said Section 3, a distance of 33.00 feet to the South right-of-way line of 24th Street and to the TRUE POINT OF BEGINNING:

thence South 89°54'00" East parallel to and 33.00 feet South of the North line of the Northeast quarter of said Section 3, a distance of 1,322.25 feet;

thence South 00°00'19" West, a distance of 230.82 feet;

thence North 89°59'41" West, a distance of 30.00 feet;

thence North 00°00'19" East, a distance of 157.8 feet;

thence North 44°56'50" West, a distance of 56.62 feet;

thence North 89°54'00" West parallel to and 66.00 feet South of the North line of the Northeast quarter of said Section 3, a distance of 247.00 feet;

thence North 00°06'00" East perpendicular to the North line of the Northeast quarter of said Section 3, a distance of 12.00 feet;

thence North 89°54'00" West parallel to and 54.00 feet South of the North line of the Northeast quarter of said Section 3, a distance of 925.29 feet;

thence South 45°04'47" West, a distance of 56.55 feet;

thence South 00°03'33" West parallel to and 40.00 feet East of the West line of the Northeast quarter of said Section 3, a distance of 169.84 feet;

thence North 89°56'27" West perpendicular to the West line of the Northeast quarter of said Section 3, a distance of 40.00 feet;

thence North 00°03'33" East along the West line of the Northeast quarter of said Section 3, a distance of 230.87 feet to THE TRUE POINT OF BEGINNING.