

EXHIBIT 1

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

100

MID#

Park West Units 4 and 5
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.

1. Area of District. The proposed District is described by a diagram and by a legal description on Amended 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 parkways and parkings 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, 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. Petitioner’s provide a waiver as to expressly waiving any necessity for publication and posting of the Resolution of Intention and the Notice of Proposed Improvements pursuant to A.R.S. §48-578.

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: 693-15-001 ~~693-07-004~~ 693-07-004

By: [Signature]

Name: Brian L Hall

Title: Manager Park West Yuma Development LLC

Address: 3069 South Ave B Yuma AZ 85364

Date: 8/10/2020

(ACKNOWLEDGMENT)

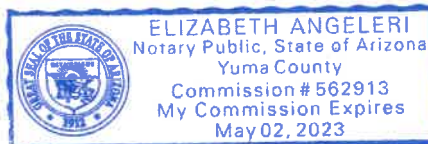
STATE OF Arizona)
) ss.

COUNTY OF Yuma)

This instrument was acknowledged before me on Aug. 10th,
20 20, by Brian Hall as Manager of Park West Development LLC,
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)

Amended Exhibit A

LEGAL DESCRIPTION

Park West Unit No. 4

That portion of the Northeast quarter (NE¼) of Section 1, Township 9 South, Range 24 West of the Gila and Salt River Base and Meridian, Yuma County, Arizona, more particularly described as follows:

BEGINNING at the Southwest corner of the Northeast quarter of said Section 1;

THENCE North 00°15'44" West along the West line of the Northeast quarter of said Section 1 a distance of 50.00 feet to the TRUE POINT OF BEGINNING;

THENCE continuing North 00°15'44" West along the West line of the Northeast quarter of said Section 1 a distance of 1403.00 feet;

THENCE North 89°57'07" East a distance of 604.14 feet;

THENCE North 00°17'04" West a distance of 48.50 feet;

THENCE North 89°57'07" East a distance of 181.79 feet;

THENCE South 00°21'03" East a distance of 185.25 feet;

THENCE South 89°50'27" West a distance of 124.00 feet;

THENCE South 00°17'04" East a distance of 838.48 feet;

THENCE South 09°55'06" West a distance of 125.42 feet;

THENCE North 89°57'07" East a distance of 103.01 feet;

THENCE South 00°21'03" East a distance of 304.00 feet;

THENCE South 89°57'07" West parallel with and 50.00 feet northerly of the South line of the Northeast quarter of said Section 1 a distance of 743.84 feet to the TRUE POINT OF BEGINNING.

Containing 22.458 acres, more or less.

LEGAL DESCRIPTION

Park West Unit No. 5

That portion of the Northeast quarter (NE¼) of Section 1, Township 9 South, Range 24 West of the Gila and Salt River Base and Meridian, Yuma County, Arizona, more particularly described as follows:

BEGINNING at the Southwest corner of the Northeast quarter of said Section 1;

THENCE North 89°57'07" East along the South line of the Northeast quarter of said Section 1 a distance of 743.91 feet;

THENCE North 00°21'03" West 50.00 feet to the TRUE POINT OF BEGINNING;

THENCE continuing North 00°21'03" West a distance of 304.00 feet;

THENCE North 89°57'07" East a distance of 103.01 feet;;

THENCE North 09°55'06" East a distance of 125.42 feet;

THENCE North 00°17'04" West a distance of 180.48 feet;

THENCE North 89°53'48" East a distance of 1,925.35 feet;

THENCE South 00°21'03" East parallel with and 62.00 feet westerly of the East line of the Northeast quarter of said Section 1 a distance of 298.87 feet;

THENCE South 89°57'07" West a distance of 18.00 feet;

THENCE South 00°21'03" East parallel with and 80.00 feet westerly of the East line of the Northeast quarter of said Section 1 a distance of 225.00 feet;

THENCE South 44°48'02" West a distance of 105.79 feet;

THENCE South 89°57'07" West parallel with and 61.00 feet northerly of the South line of the Northeast quarter of said Section 1 a distance of 85.00 feet;

THENCE South 00°21'03" East a distance of 5.00 feet;

THENCE South 89°57'07" West parallel with and 56.00 feet northerly of the South line of the Northeast quarter of said Section 1 a distance of 290.00 feet;

THENCE South 00°21'03" East a distance of 6.00 feet;

THENCE South 89°57'07" West parallel with and 50.00 feet northerly of the South line of the Northeast quarter of said Section 1 a distance of 1,376.92 feet to the TRUE POINT OF BEGINNING.

Containing 26.113 acres, more or less.

A SUBDIVISION OF A PORTION OF THE SOUTH HALF OF THE NORTH-EAST 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: JULY 2018 NUMBER OF LOTS: 99 ACREAGE: 26.1129 ACRES

NOT-A-PART
APN 693-16-001
ZONING AG

SEE SHEET 2 OF 2 FOR CONTINUATION

• CEU'S TO BE LOCATED ON 43RD DRIVE BETWEEN LOTS 414 & 440

HAVE BEEN RECORDED CONCURRENTLY AND ARE A PART OF THIS PLAT

1. ALL NEW PROPERTY COMPARE TO THE SET 1/2" REDAR WITH CAP STAMPED "S 514"

1580 S. 10th Avenue
Tulsa, AZ 74106

DAHL, ROBINS & ASSOCIATES, INC.

SHEET 1 OF 2

NUMBER	BEARING
L1	N 45°11'E

1

STATE OF ARIZONA
COUNTY OF YUMA
ON THIS _____ DAY OF _____

STATE OF ARIZONA
COUNTY OF YUMA

PARK WEST YUMA DEVELOPMENT, L.L.C.
3064 SOUTH AVENUE B
YUMA, AZ 85304

0-10

THE EAST LINE OF THE NW 1/4 OF SECTION 11, T. 12N, R. 10E, S. 1E, IN THE GASTRUM, YUMA COUNTY, ARIZONA, AS SHOWN ON THE MAP OF BARDELEY RANCH UNIT No. 5 AS RECORDED IN PUBLIC RECORDS OF YUMA COUNTY, ARIZONA, MAY 11, 1960.

THE SUBJECT PROPERTY IS LOCATED WITHIN A FLOOD ZONE DESIGNATED AS A ZONE V DESIGNATION (AREAS OF VERY HIGH FLOOD RISK).

THE FEMA FEDERAL INSURANCE RATE MAPS

