

EXHIBIT 1

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

104

MID#

Desert Sky Unit No. 1
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 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 retention basins, 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 any necessity for publication and posting of the Resolution of Intention and the Notice of Propsed 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: 197-10-014; 197-10-015

By: [Signature]

Name: Brian L. Hall

Title: Manager Yuma's Desert Sky Development LLC

Address: 3064 South Ave B Yuma AZ 85364

Date: 8-10-2020

(ACKNOWLEDGMENT)

STATE OF Arizona)
COUNTY OF Yuma) ss.

This instrument was acknowledged before me on Aug 10, 2020,
by Brian Hall, as Manager of Desert Sky Dev., a(n) 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

Desert Sky Unit No. 1 **LEGAL DESCRIPTION**

That portion of the Southwest quarter of Section 10, Township 9 South, Range 22 West, Gila and Salt River Base and Meridian, Yuma County, Arizona more particularly described as follows:

Beginning at the Southeast corner of the Southwest quarter of said Section 10;

Thence South 89°40'25" West along the South line of the Southwest quarter of said Section 10 a distance of 1204.01 feet;

Thence North 00°08'25" West a distance of 62.00 feet to a point on the north right-of-way line of 40th Street and the TRUE POINT OF BEGINNING;

Thence continuing North 00°08'25" West a distance of 1643.94 feet;

Thence North 35°32'29" East a distance of 50.19 feet;

Thence North 89°40'25" East a distance of 1134.73 feet to a point on the west right-of-way line of Avenue 7-1/2 E;

Thence South 00°08'25" East parallel with and 40.00 feet westerly of East line of the Southwest quarter of said Section 10 a distance of 1484.61 feet;

Thence South 89°40'25" West parallel with and 262.00 feet northerly of South line of the Southwest quarter of said Section 10 a distance of 24.00;

Thence South 00°08'25" East parallel with and 64.00 feet westerly of East line of the Southwest quarter of said Section 10 a distance of 160.00 feet;

Thence South 44°46'00" West a distance of 56.66 feet to a point on the north right-of-way line of 40th Street;

Thence South 89°40'25" West parallel with and 62.00 feet northerly of South line of the Southwest quarter of said Section 10 a distance of 1100.01 feet to the TRUE POINT OF BEGINNING;

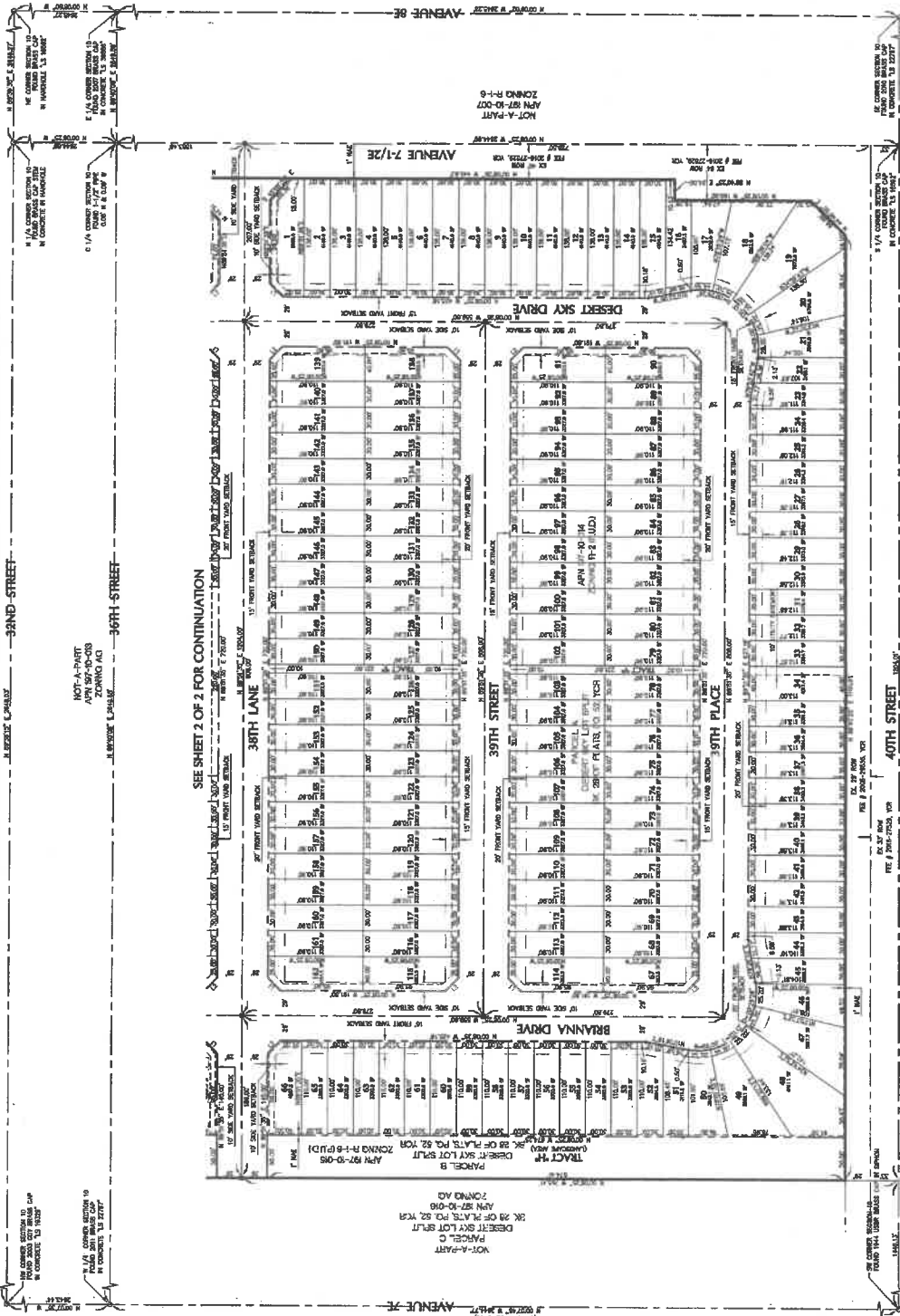
Aforementioned parcel contains approximately 44.8735 acres.

DESERT SKY UNIT No. 1

A SUBDIVISION OF PARCEL A AND PARCEL B OF DESERT SKY LOT SPLIT AS RECORDED IN BOOK 28 OF PLATS, PAGE 52, YUMA COUNTY RECORDS, LOCATED IN A PORTION OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 9 SOUTH, RANGE 22 WEST, GILA AND SALT RIVER BASE AND MERIDIAN, YUMA COUNTY, ARIZONA.

DATE OF PREPARATION: OCTOBER 2018 NUMBER OF LOTS: 332 ACREAGE: 44.8735 ACRES

0:30 P: 35-36



LEGEND

---	Centerline / Section Line
---	Property Line (Type as shown)
---	Set 1/4" (Main) with 1/4" (Sub)
---	City of Yuma
---	County
---	Page
---	Parcel Number
---	Map Number

BASIS OF BEARINGS

The bearings and distances are based on the survey of the 22 West, 9 South, Range 22 West, Gila and Salt River Base and Meridian, Yuma County, Arizona, recorded in Book 28 of Plats, Page 52, Yuma County Records.

CURRENT ZONING

R-2-1/4-1/4 with a Full Overlay

LINE DATA

Line	Length	Bearing
1	1.0000	N 0° 00' 00" E
2	1.0000	N 0° 00' 00" E

OWNER/DEVELOPER

Yuma County Development, LLC

FLOOD ZONE DESIGNATION

The flood zone designation is based on the survey of the 22 West, 9 South, Range 22 West, Gila and Salt River Base and Meridian, Yuma County, Arizona, recorded in Book 28 of Plats, Page 52, Yuma County Records.

SURVEYOR'S NOTE

All new property corners to be set 1/2" (Main) with 1/4" (Sub)

LAND SURVEYOR'S CERTIFICATE

I, the undersigned, a duly licensed land surveyor, have surveyed the above described property and have found the same to conform with the requirements of the Surveyor's Regulations of the State of Arizona.

Surveyor's Seal

Surveyor's Name

Surveyor's Address

Surveyor's Phone

Surveyor's Email

Surveyor's Commission

Surveyor's License

Surveyor's Registration

Surveyor's Certification

Surveyor's Declaration

Surveyor's Signature

Surveyor's Date

Surveyor's Title

Surveyor's Office

Surveyor's Contact

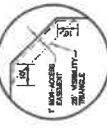
Surveyor's Information

Surveyor's Details

Surveyor's Notes

Surveyor's Remarks

TYPICAL 1" NON-ACCESS EASEMENT AND 25' VISIBILITY TRIANGLE AT STREET INTERSECTION CORNERS



TYPICAL LOT LAYOUTS



DEDICATION

Yuma County Development, LLC, as the owner of the above described property, hereby dedicates the same to the public for use as a public street, to be known as Desert Sky Drive, and for use as a public easement, to be known as the 1" non-access easement and 25' visibility triangle at street intersection corners.

The dedication is made subject to the following conditions:

1. The dedication is made for the use and benefit of the public.

2. The dedication is made for the use and benefit of the public.

3. The dedication is made for the use and benefit of the public.

4. The dedication is made for the use and benefit of the public.

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Surveyor's Observations

Surveyor's Findings

Surveyor's Conclusions

Surveyor's Recommendations

Surveyor's Suggestions

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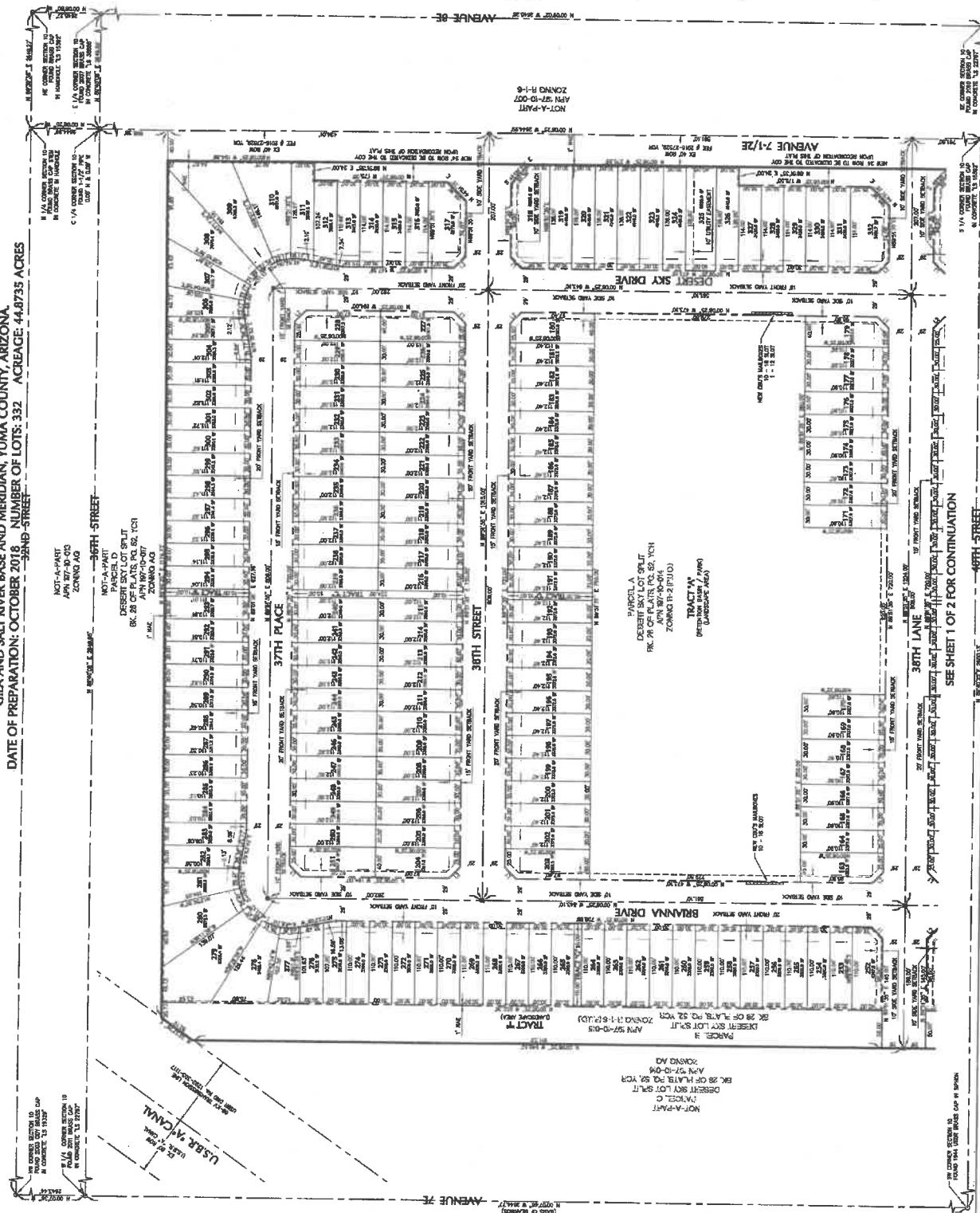
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DATE OF PREPARATION: OCTOBER 2018 NUMBER OF LOTS: 332 ACREAGE: 44.8735 ACRES



LEGEND

[illegible]

BASIS OF BEARINGS

THE WEST LAKE OF SCOTTON 12, TOWNSHIP 6 SOUTH, RANGE 22 WEST, ORLA
AND SALT RIVER BLADE AND MENDHAM, AS SHOWN ON DEEDS UNIT HAS
RECORDED IN BOOK 28 OF PLATS, PAGE 48, TOWNSHIP 6 NORTH, RANGE 22 WEST, ORLA

CURRENT ZONING

2 & R-1-0 WITH A P.U.D. OVERLAY

NUMBER	WEARING	DISTANCE
1.1	W 44°31'28" E	21.1'
1.2	W 45°08'25" E	22.1'

OWNER/DEVELOPER

SEA'S CEMENT SKY DEVELOPMENT, L.L.C.
184 SOUTH AVENUE "B"
TAMPA, AZ 85304

FLOOD ZONE DESIGNATION

2. SUBJECT PROPERTY IS LOCATED WITHIN AN AREA HAVING A "NO SPECIAL FLOOD HAZARD AREAS" DESIGNATION BY THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT FLOOD INSURANCE MAP FOR NEW YORK, COLENTIC, ALBANY, COMMUNITY NAME. NUMBER 04027C ISLAND DATED AUGUST 28, 2000. FLOOD INSURANCE RATE MAP (FIRM) NOT PROVIDED FOR THE COMMUNITY IN WHICH THIS PROPERTY IS SITUATED.

SURVEYOR'S NOTE

ALL NEW PROPERTY CONDO'S TO BE SET 1/2" REBAR WITH CAP STAMPED
"LJ 3F015"

AND SURVEYOR'S CERTIFICATES

THEY CERTIFY THAT THE SUBDIVISION SHOWN HEREON WAS MADE UNDER DIRECTION DURING OCTOBER 22ND AND THAT THIS SUBDIVISION COMPLES ALL REGULATIONS AND REQUIREMENTS OF THE SUBDIVISION REGULATIONS THE CITY OF YUMA, ARIZONA.



KEVIN A. DAHL

AND SURVEYOR

DAHL, ROBINS & ASSOCIATES, INC.
1400 E. 9th Avenue
Portland, ME 04102
Phone: (603) 776-0025
Fax: (603) 776-0026
E-mail: info@dra-inc.com
DRA-Web: www.dra-inc.com