

WHEN RECORDED MAIL TO:

CYNTHIA SALCIDO
P.O. BOX 1170
SAN LUIS, ARIZONA 85349

OFFICIAL RECORDS OF
YUMA COUNTY RECORDER
SUSAN MARLER



FEE #: 2003 - 21293

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FEES: 3.00 8.00 1.00 .00 .00
REQ BY: CITY OF SAN LUIS
REC BY: Samantha Vaughan

Ordinance

OFFICE OF THE
MAYOR
CITY OF SAN LUIS

ORDINANCE # 177

AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF SAN LUIS, AMENDING ORDINANCE #13, AS AMENDED, REZONING THIRTY (30) ACRES ON THE SOUTH SIDE OF COUNTY 21½ STREET WEST OF US HIGHWAY 95 FROM COUNTY RA-40 TO LIGHT INDUSTRIAL (LI) AND AMENDING THE ZONING MAP TO CONFORM THERETO.

Be it ordained by the Mayor and Council of the City of San Luis, Arizona as follows:

SECTION 1: That Ordinance #13, as amended, adopted by the Mayor and Council of the City of San Luis, Arizona on the 23rd day of October, 1980, be further amended in that the real property described on Exhibit 'A' attached hereto be rezoned from County RA-40 to Light Industrial (LI) as defined in Ordinance #13, as amended, that said property, upon this ordinance taking effect, shall be subject to all rules, regulations, and requirements of Ordinance #13, as amended pertaining to the Light Industrial (LI) Zoning District.

SECTION 2: That the zoning map adopted under said Ordinance No. 13, as amended, is hereby ordered to be changed and amended so as to show that said real property described in this ordinance is located within the district herein provided.

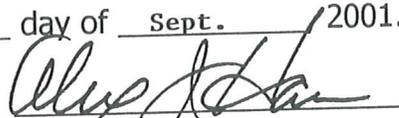
SECTION 3: That the above rezoning be subject to the following conditions:

1. The property owner dedicate to the City of San Luis the south forty feet of the north seventy-five feet of said property for road right-of-way.
2. That the east 418 feet of this said right-of-way be improved as follows:
 1. Twelve inches of subgrade compacted to 95%;

2. Eight inches of ABC compacted to 100%;
3. Two inches of AC pavement compacted to 95%;
4. A paved roadway width of twenty-six feet and
5. A seal coat on the pavement.

PASSED AND ADOPTED by the Mayor and Council of the City of San Luis,
Arizona, this 22nd day of August 2001.

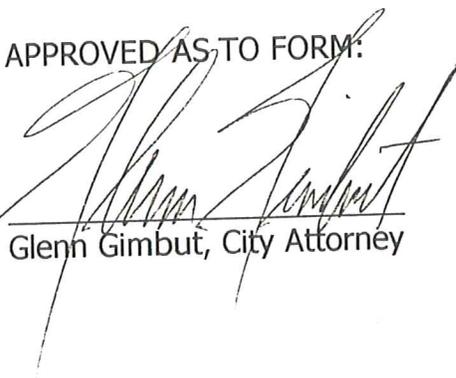
APPROVED this 12th day of Sept. 2001.


Alex Joe Harper, Mayor

ATTEST:


Enrique Castillo, City Clerk

APPROVED AS TO FORM:


Glenn Gimbut, City Attorney

BORDER INDUSTRIAL, L.L.C.

EXHIBIT A

LEGAL DESCRIPTION

THE NORTH HALF OF THE NORTH HALF OF THE SOUTHEAST QUARTER (N1/2N1/2SE1/4) OF SECTION 35, TOWNSHIP 10 SOUTH, RANGE 25 WEST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN (G&SRB&M), YUMA COUNTY, ARIZONA; EXCEPTING THEREFROM PARCEL "A" AND PARCEL "B" AS HEREINBELOW DESCRIBED.

PARCEL "A"

A PARCEL OF LAND LOCATED IN THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 10 SOUTH, RANGE 25 WEST, G&SRB&M, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 35; THENCE SOUTH 89° 59' 35" WEST A DISTANCE OF 928.00 FEET TO THE **TRUE POINT OF BEGINNING**; THENCE SOUTH 00° 23' 59" EAST A DISTANCE OF 395.00 FEET TO A POINT; THENCE SOUTH 89° 59' 35" WEST A DISTANCE OF 605.00 FEET TO A POINT; THENCE NORTH 00° 23' 59" WEST A DISTANCE OF 395.00 FEET TO A POINT; THENCE NORTH 89° 59' 35" EAST A DISTANCE OF 605.00 FEET TO THE **TRUE POINT OF BEGINNING**. CONTAINING 5.49 ACRES, MORE OR LESS.

PARCEL "B"

A PARCEL OF LAND LOCATED IN THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 10 SOUTH, RANGE 25 WEST, G&SRB&M, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 35; THENCE SOUTH 89° 59' 35" WEST A DISTANCE OF 418.00 FEET TO THE **TRUE POINT OF BEGINNING**; THENCE SOUTH 00° 23' 59" EAST A DISTANCE OF 395.00 FEET TO A POINT; THENCE SOUTH 89° 59' 35" WEST A DISTANCE OF 510.00 FEET TO A POINT; THENCE NORTH 00° 23' 59" WEST A DISTANCE OF 395.00 FEET TO A POINT; THENCE NORTH 89° 59' 35" EAST A DISTANCE OF 510.00 FEET TO THE **TRUE POINT OF BEGINNING**. CONTAINING 4.62 ACRES, MORE OR LESS.