

**When recorded mail to:**

City Clerk  
City of Peoria  
8401 West Monroe Street  
Peoria, Arizona 85345

**AFFIDAVIT  
ANNEXATION FILING  
ANX24-01**

STATE OF ARIZONA        )  
  )  
COUNTY OF MARICOPA    )

The undersigned being first duly sworn, deposes and says:

1. That he is the Planning Manger in and for the City of Peoria, Maricopa County, Arizona.
2. That he executes this affidavit pursuant to the requirements of A.R.S. §9-471.A.6 and is duly authorized to do so.
3. That he has reviewed the records of the City of Peoria and that he is aware of no other annexation filings pertaining to this property.
4. That the property for which the proposed petition is to be filed lies within an unincorporated portion of Maricopa County and is contiguous to the City of Peoria's jurisdictional boundaries to the north. The subject annexation area is not subject to the filing of an annexation petition by any other city or town.

[Redacted Signature]

Cody Gleason  
Planning Department  
City of Peoria, Arizona

Subscribed and sworn to before me this 31<sup>st</sup> day of July, 2024

[Redacted Notary Signature]

Notary Public

My Commission expires:

May 30th 2027



**BEFORE THE PEORIA CITY COUNCIL**

PETITION FOR ANNEXATION  
ANX 24-01

TO THE HONORABLE MAYOR AND COUNCIL OF THE CITY OF PEORIA, ARIZONA

We the undersigned are the owner(s) of one-half (1/2) or more in value of the real and personal property and more than one-half (1/2) of the person(s) owning real and personal property that would be subject to taxation by the City of Peoria in the event of annexation within the territory proposed to be annexed. The exterior boundaries of the territory to be annexed, being contiguous to the corporate limits of the City of Peoria, are identified in the legal description and map attached hereto and marked as Exhibit "A" and Exhibit "B" and made a part hereof. We, the undersigned, request that the City of Peoria annex the following described territory, provided that the requirements of ARS Section 9-471, Arizona Revised Statutes, and amendments thereto, are fully observed.

The description of the territory proposed to be annexed that is not already within the present limits of the City of Peoria and is located in Maricopa County, Arizona is as follows:

See Exhibit "A" and Exhibit "B"

PARCEL NUMBER See attached legal description

*(Please provide us with your parcel number, it is the same number as the Tax Parcel ID)*

MAILING ADDRESS \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_ PHONE NUMBER \_\_\_\_\_

\_\_\_\_\_  
YOUR NAME (PLEASE PRINT)

\_\_\_\_\_  
YOUR SIGNATURE

\_\_\_\_\_  
YOUR NAME (PLEASE PRINT)

\_\_\_\_\_  
YOUR SIGNATURE

\_\_\_\_\_  
DATE

# EXHIBIT A

## LEGAL DESCRIPTION

A PARCEL OF LAND BEING ARIZONA STATE LAND DEPARTMENT AND ARIZONA DEPARTMENT OF TRANSPORTATION PROPERTY (NO MARICOPA COUNTY ASSESSOR'S OFFICE PARCEL NUMBER (APN) OR DEED RECORDING INFORMATION AVAILABLE AT THE MARICOPA COUNTY RECORDER'S (MCR) OFFICE FOR THE AREA DESCRIBED BELOW) LYING WITHIN THE EAST HALF OF SECTION 1 AND NORTHEAST QUARTER SECTION 12, TOWNSHIP 4 NORTH, RANGE 1 WEST OF THE GILA & SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS

BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 1 (CALCULATED) FROM WHICH POINT THE SOUTH QUARTER CORNER THEREOF (CALCULATED) BEARS N89 56'47"W A DISTANCE OF 2632 35 FEET,

THENCE S0 04'09"E, ALONG AN EAST LINE OF SAID NORTHEAST QUARTER OF SECTION 12, A DISTANCE OF 26310 FEET TO AN ANGLE POINT IN SAID EAST LINE BEING THE NORTHWEST CORNER OF SECTION 7, TOWNSHIP 4 NORTH, RANGE 1 EAST,

THENCE S0 08'33"E, CONTINUING ALONG SAID EAST LINE, A DISTANCE OF 2380 66 FEET TO THE EAST QUARTER CORNER OF SAID SECTION 12,

THENCE N89 50'15"W, ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 2631 91 FEET THE THE CENTER QUARTER CORNER (CALCULATED) OF SAID SECTION 12,

THENCE N0 08'43"W, ALONG THE WEST LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 2638 76 FEET TO THE NORTH QUARTER CORNER (CALCULATED) OF SAID SECTION 12,

THENCE N0 06'13"W, ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 1, A DISTANCE OF 2638 39 FEET TO THE CENTER QUARTER CORNER (CALCULATED) OF SAID SECTION 1,

THENCE N0 06'13"W, ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF SECTION 1, A DISTANCE OF 77 10 FEET TO THE SOUTH CORNER OF THAT TRACT AS CONVEYED TO COLDWATER RANCH COMMUNITY ASSOCIATION BY DEED OF RECORD IN INSTRUMENT NUMBER 2008-0078901, MCR BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT FROM WHICH POINT THE RADIUS POINT BEARS S86 40'26"E,

THENCE ALONG THE EAST LINE OF SAID COLDWATER TRACT THE FOLLOWING THREE (3) COURSES AND DISTANCES

1) 596 27 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 2315 00 FEET, A CENTRAL ANGLE OF 14 45'28" AND A CHORD BEARING N10 42'18"E TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT FROM WHICH POINT THE RADIUS POINT BEARS N77 24'41"W,

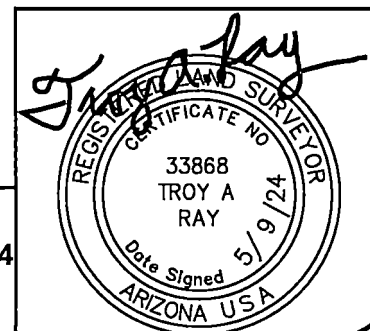
### ASLD - ANNEXATION AREA

Preparing Firm **ARDURRA**

Address **1001 N CENTRAL AVENUE, SUITE 900 PHOENIX, AZ 85004**

Phone **602-263-1177** Fax **602-277-6286**

Sheet 1 of 5



# EXHIBIT A

## LEGAL DESCRIPTION

2) 30 77 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 20 00 FEET, A CENTRAL ANGLE OF 88 08'58" AND A CHORD BEARING N31 29'10"W,

3) N75 33'39"W A DISTANCE OF 100 23 FEET TO A POINT ON SAID WEST LINE OF THE NORTHEAST QUARTER OF SECTION 1,

THENCE N0 06'13"W, ALONG SAID WEST LINE, A DISTANCE OF 1658 13 FEET TO THE NORTH QUARTER CORNER OF SAID SECTION 1 WITH SAID POINT BEING ON THE SOUTH LINE OF THE LEGAL DESCRIPTION CONTAINED IN CITY OF PEORIA ORDINANCE NUMBER 03-176 WHICH EXTENDS THE CORPORATE LIMITS OF THE CITY OF PEORIA (ANNEXATION) AND WAS RECORDED IN INSTRUMENT NUMBER 2003-1568312, MCR,

THENCE N89 55'28"E, ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER BEING COMMON TO THE SOUTH LINE OF SAID ORDINANCE NUMBER 03-176, A DISTANCE OF 65 91 FEET TO AN ANGLE POINT IN SAID NORTH LINE BEING THE SOUTH QUARTER CORNER OF SECTION 36, TOWNSHIP 5 NORTH, RANGE 1 WEST,

THENCE S89 48'40"E, CONTINUING ALONG SAID COMMON LINE, A DISTANCE OF 2569 82 FEET TO THE NORTHEAST CORNER OF SAID SECTION 1,

THENCE S0 03'56"E, ALONG THE EAST LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 2368 67 FEET TO THE EAST QUARTER CORNER OF SAID SECTION 1,

THENCE S0 00'02"W, ALONG AN EAST LINE OF SAID SOUTHEAST QUARTER OF SECTION 1, A DISTANCE OF 262 68 FEET TO AN ANGLE POINT IN SAID EAST LINE BEING THE WEST QUARTER CORNER OF SECTION 6, TOWNSHIP 4 NORTH, RANGE 1 EAST,

THENCE S0 04'19"E, CONTINUING ALONG SAID EAST LINE, A DISTANCE OF 1182 66 FEET TO A POINT ON THE NORTH LINE OF THE LEGAL DESCRIPTION CONTAINED IN CITY OF PEORIA ORDINANCE NUMBER 2019-22 WHICH EXTENDS THE CORPORATE LIMITS OF THE CITY OF PEORIA (ANNEXATION) AND WAS RECORDED IN INSTRUMENT NUMBER 2019-0641615, MCR,

THENCE ALONG THE PERIMETER OF SAID ORDINANCE 2019-22 THE FOLLOWING NINE (9) COURSES AND DISTANCES

- 1) S89 55'41"W A DISTANCE OF 42 63 FEET,
- 2) S0 03'16"E A DISTANCE OF 76 92 FEET,
- 3) S89 51'33"W A DISTANCE OF 234 18 FEET,
- 4) S0 08'27"E A DISTANCE OF 60 00 FEET,

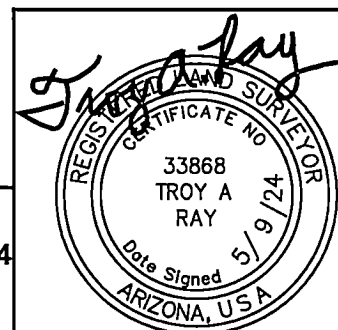
Sheet 2 of 5

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# EXHIBIT A

## LEGAL DESCRIPTION

- 5) S89 51'33"W A DISTANCE OF 173 00 FEET,
- 6) S0 08'27"E A DISTANCE OF 300 00 FEET,
- 7) N89 51'33"E A DISTANCE OF 279 90 FEET,
- 8) S33 01'03"W A DISTANCE OF 53 85 FEET,
- 9) N89 50'17"E A DISTANCE OF 198 90 FEET TO A POINT ON SAID EAST LINE OF THE SOUTHEAST QUARTER,

THENCE S0 04'19"E, ALONG SAID EAST LINE, A DISTANCE OF 704 82 FEET TO THE POINT OF BEGINNING

THE ABOVE PARCEL CONTAINS 19,939,660 74 SQUARE FEET (457 7516 ACRES) OF LAND, MORE OR LESS, INCLUDING ANY EASEMENTS OF RECORD

THE BASIS OF BEARING FOR THE ABOVE DESCRIPTION IS N89 56'47"W FOR THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 4 NORTH, RANGE 1 WEST OF THE GILA & SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA AS SHOWN ON THE RESULTS OF SURVEY FOR BOB STUMP MEMORIAL PARKWAY, MC85 - I-17, PROJECT NUMBER 303L MA 005 H6811 01R, FEDERAL AID NUMBER S-303-A-701, PERFORMED BY URS AND SIGNED AND SEALED ON 6/30/2010 BY ROBERT J PECHA, AZ RLS #21080

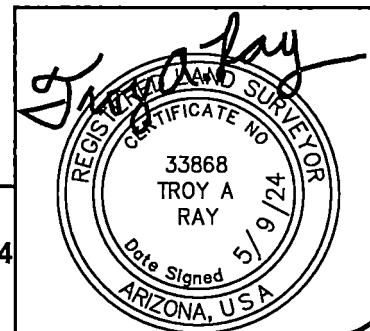
Sheet 3 of 5

**ASLD - ANNEXATION AREA**

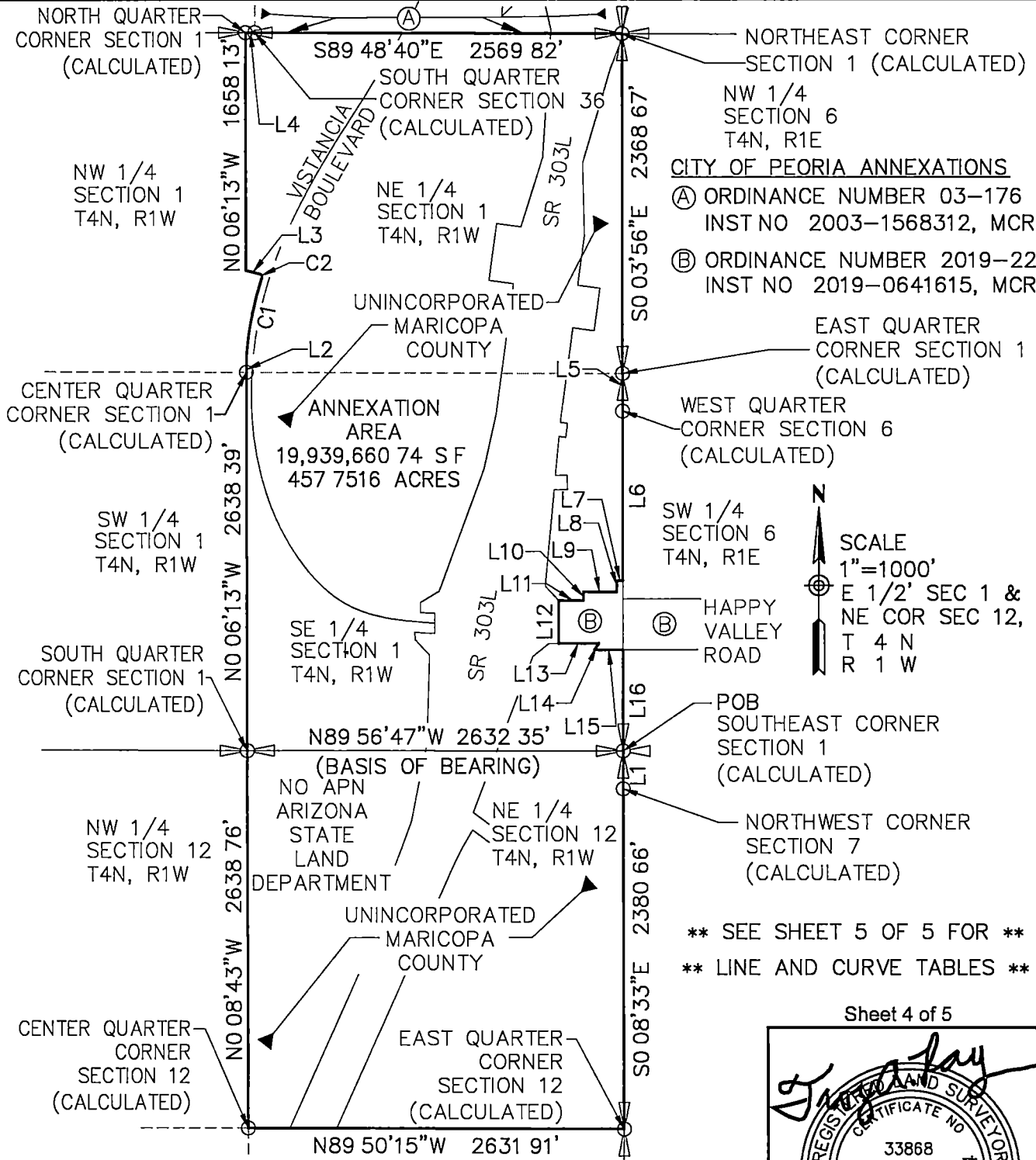
**Preparing Firm ARDURRA**

**Address 1001 N CENTRAL AVENUE, SUITE 900 PHOENIX, AZ 85004**

**Phone 602-263-1177 Fax 602-277-6286**



# EXHIBIT A SKETCH

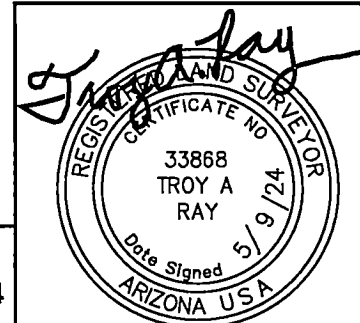


**CITY OF PEORIA ANNEXATIONS**  
 (A) ORDINANCE NUMBER 03-176  
 INST NO 2003-1568312, MCR  
 (B) ORDINANCE NUMBER 2019-22  
 INST NO 2019-0641615, MCR

**SCALE**  
 1"=1000'  
 E 1/2' SEC 1 &  
 NE COR SEC 12,  
 T 4 N  
 R 1 W

**\*\* SEE SHEET 5 OF 5 FOR \*\***  
**\*\* LINE AND CURVE TABLES \*\***

Sheet 4 of 5



**ASLD - ANNEXATION AREA**

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**Fax 602-277-6286**

# EXHIBIT A

## LINE AND CURVE TABLES

CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	CHD BRNG
C1	14 45'28"	2315 00'	596 27'	N10 42'18"E
C2	88 08'58"	20 00'	30 77'	N31 29'10"W

LINE TABLE		
LINE	BEARING	LENGTH
L1	S0 04'09"E	263 10'
L2	N0 06'13"W	77 10'
L3	N75 33'39"W	100 23'
L4	N89 55'28"E	65 91'
L5	S0 00'02"W	262 68'
L6	S0 04'19"E	1182 66'
L7	S89 55'41"W	42 63'
L8	S0 03'16"E	76 92'
L9	S89 51'33"W	234 18'
L10	S0 08'27"E	60 00'
L11	S89 51'33"W	173 00'
L12	S0 08'27"E	300 00'
L13	N89 51'33"E	279 90'
L14	S33 01'03"W	53 85'
L15	N89 50'17"E	198 90'
L16	S0 04'19"E	704 82'

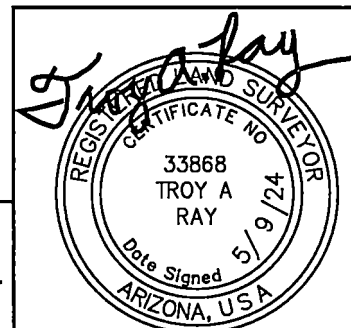
Sheet 5 of 5

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ASLD - ANNEXATION AREA

NORTH 986682 4199' EAST 581078 3677'  
SEGMENT #1 LINE  
COURSE S0 04' 09"E LENGTH 263 10'  
NORTH 986419 3201' EAST 581078 6853'

SEGMENT #2 LINE  
COURSE S0 08' 33"E LENGTH 2380 66'  
NORTH 984038 6675' EAST 581084 6062'

SEGMENT #3 LINE  
COURSE N89 50' 15"W LENGTH 2631 91'  
NORTH 984046 1320' EAST 578452 7068'

SEGMENT #4 LINE  
COURSE N0 08' 43"W LENGTH 2638 76'  
NORTH 986684 8835' EAST 578446 0160'

SEGMENT #5 LINE  
COURSE N0 06' 13"W LENGTH 2638 39'  
NORTH 989323 2692' EAST 578441 2449'

SEGMENT #6 LINE  
COURSE N0 06' 13"W LENGTH 77 10'  
NORTH 989400 3691' EAST 578441 1054'

SEGMENT #7 CURVE  
LENGTH 596 27' RADIUS 2315 00'  
DELTA 14 45'28" TANGENT 299 80'  
CHORD 594 63' COURSE N10 42' 18"E  
COURSE IN S86 40' 26"E COURSE OUT N71 54' 58"W  
RP NORTH 989266 0551' EAST 580752 2058'  
END NORTH 989984 6523' EAST 578551 5597'

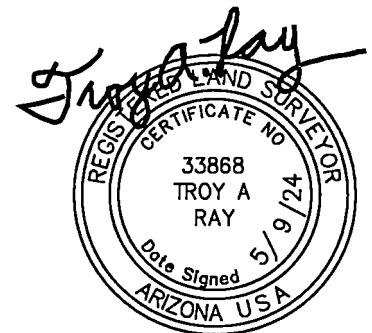
SEGMENT #8 CURVE  
LENGTH 30 77' RADIUS 20 00'  
DELTA 88 08'58" TANGENT 19 36'  
CHORD 27 82' COURSE N31 29' 10"W  
COURSE IN N77 24' 41"W COURSE OUT N14 26' 21"E  
RP NORTH 989989 0113' EAST 578532 0405'  
END NORTH 990008 3795' EAST 578537 0276'

SEGMENT #9 LINE  
COURSE N75 33' 39"W LENGTH 100 23'  
NORTH 990033 3721' EAST 578439 9635'

SEGMENT #10 LINE  
COURSE N0 06' 13"W LENGTH 1658 13'  
NORTH 991691 4993' EAST 578436 9650'

SEGMENT #11 LINE  
COURSE N89 55' 28"E LENGTH 65 91'  
NORTH 991691 5863' EAST 578502 8750'

SEGMENT #12 LINE  
COURSE S89 48' 40"E LENGTH 2569 82'  
NORTH 991683 1143' EAST 581072 6810'



SEGMENT #13      LINE  
 COURSE S0 03' 56"E      LENGTH 2368 67'  
 NORTH 989314 4458'      EAST 581075 3912'

SEGMENT #14      LINE  
 COURSE S0 00' 02"W      LENGTH 262 68'  
 NORTH 989051 7658'      EAST 581075 3886'

SEGMENT #15      LINE  
 COURSE S0 04' 19"E      LENGTH 1182 66'  
 NORTH 987869 1067'      EAST 581076 8736'

SEGMENT #16      LINE  
 COURSE S89 55' 41"W      LENGTH 42 63'  
 NORTH 987869 0532'      EAST 581034 2437'

SEGMENT #17      LINE  
 COURSE S0 03' 16"E      LENGTH 76 92'  
 NORTH 987792 1333'      EAST 581034 3168'

SEGMENT #18      LINE  
 COURSE S89 51' 33"W      LENGTH 234 18'  
 NORTH 987791 5576'      EAST 580800 1375'

SEGMENT #19      LINE  
 COURSE S0 08' 27"E      LENGTH 60 00'  
 NORTH 987731 5578'      EAST 580800 2849'

SEGMENT #20      LINE  
 COURSE S89 51' 33"W      LENGTH 173 00'  
 NORTH 987731 1326'      EAST 580627 2855'

SEGMENT #21      LINE  
 COURSE S0 08' 27"E      LENGTH 300 00'  
 NORTH 987431 1335'      EAST 580628 0229'

SEGMENT #22      LINE  
 COURSE N89 51' 33"E      LENGTH 279 90'  
 NORTH 987431 8215'      EAST 580907 9220'

SEGMENT #23      LINE  
 COURSE S33 01' 03"W      LENGTH 53 85'  
 NORTH 987386 6680'      EAST 580878 5794'

SEGMENT #24      LINE  
 COURSE N89 50' 17"E      LENGTH 198 90'  
 NORTH 987387 2302'      EAST 581077 4786'

SEGMENT #25      LINE  
 COURSE S0 04' 19"E      LENGTH 704 82'  
 NORTH 986682 4108'      EAST 581078 3636'

PERIMETER 21589 26'  
 AREA 19,939,660 74 SQ FT (457 7516 ACRES)  
 ERROR CLOSURE      0 0100      COURSE S23 43'  
 56"W  
 ERROR NORTH      -0 00916  
                  EAST      -0 00403  
 PRECISION 1 2,158,926 00

