RESOLUTION NO. 2024-69

RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF PEORIA, ARIZONA, AUTHORIZING THE EXECUTION OF DOCUMENTS FOR THE CONVEYANCE OF CITY OWNED SURPLUS LAND TO LSP PEORIA DEVELOPMENT, LLC.

WHEREAS, the City owns a fifteen foot strip of land located east of Lake Pleasant Parkway south of Avenida del Sol which has been declared as surplus; and

WHEREAS, the City advertised an Invitation for Bid for the sale of surplus land for bid, subject to the criteria established in the City's Disposal of Surplus Land Policy; and

WHEREAS, Pursuant to Article I, Section III of the Peoria City Charter, the City Council may convey any right, title or interest in any real property in such terms as the City Council determines to be appropriate and necessary; and

WHEREAS, Pursuant to the Peoria City Charter and in accordance with the findings set forth above, the Mayor and Council of the City of Peoria consent to the conveyance of the surplus land described in "Exhibit A" to LSP Peoria Development, and authorize the City Manager to execute any and all documents necessary to convey the land right; and

THEREFORE, BE IT RESOLVED that the Mayor and Council of the City of Peoria, Arizona authorize the conveyance of the surplus land described in "Exhibit A" to A and B Homes, Inc., and authorize the City Manager to execute any and all documents necessary to finalize the land right transfer.

PASSED AND ADOPTED by the Mayor and Council of the City of Peoria, Arizona this 17th day of September, 2024.

_____
Jason Beck, Mayor

_____
Date Signed

ATTEST:

_____
Agnes Goodwine, City Clerk

APPROVED AS TO FORM:

_____
Emily Jurmu, City Attorney

EXHIBITS:

A. Legal Description
B. Real Estate Purchase Agreement

EXHIBIT "A"
LEGAL DESCRIPTION

That portion of the parcel described in Maricopa County Recorder's Office Document No. 00-0503099A, located in Section 8, Township 4 North, Range 1 East of the Gila and Salt River Meridian, being 15.00 feet wide and lying northwesterly to the following described EASEMENT line:

LINE DESCRIPTION:

COMMENCING at a stone, as per GLO notes, marking the South Quarter corner of Section 8, Township 4 North, Range 1 East, Gila and Salt River Meridian, from which a stone, as per GLO notes, marking the North quarter corner of said Section 8, bears North 00 degrees 36 minutes 38 seconds West, 5231.34 feet, and from which a M.C.D.O.T. brass cap in hand hole marking the Southeast corner of said Section 8, bears South 89 degrees 06 minutes 45 seconds East, 2587.45 feet;

Thence South 89 degrees 06 minutes 45 seconds East, 1869.63 feet along the South line of said Section 8, to the POINT OF BEGINNING, being on a line parallel with and 115.00 feet measured perpendicular easterly to the existing right of way centerline of Lake Pleasant Road; the existing right of way centerline of Lake Pleasant Road, as shown on the unrecorded Record of Survey prepared for the City of Peoria, by TBE Group, Inc., project "LAKE PLEASANT PARKWAY", and sealed on January 8, 2001;

Thence North 24 degrees 45 minutes 59 seconds East, 66.58 feet along said line parallel with and 115.00 feet measured perpendicular easterly to the existing right of way centerline of Lake Pleasant Road;

Thence North 65 degrees 14 minutes 01 West, 20.00 feet to a line parallel with and 95.00 feet easterly to said existing right of way centerline of Lake Pleasant Road;

Thence North 24 degrees 45 minutes 59 seconds East, 1575.90 feet along said parallel line to a tangent curve concentric with and 95.00 feet easterly to said existing right of way centerline of Lake Pleasant Road;

Thence 120.37 feet along said concentric tangent curve concave northwesterly and having a radius of 1527.39 feet and a central angle of 4 degrees 30 minutes 55 seconds, to the east line of said Section 8 and the POINT OF TERMINATION, from which a 1 inch iron bar, marking the East Quarter corner of said Section 8, bears North 00 degrees 03 minutes 44 seconds West, 1017.60 feet.