

ORDINANCE NO. 2024-15

AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF PEORIA, ARIZONA EXTENDING AND INCREASING THE CORPORATE LIMITS OF THE CITY OF PEORIA OF MARICOPA COUNTY, STATE OF ARIZONA, PURSUANT TO THE PROVISIONS OF TITLE 9, CHAPTER 4, ARTICLE 7, ARIZONA REVISED STATUTES AND AMENDMENTS THERETO, BY ANNEXING THERETO CERTAIN TERRITORY CONTIGUOUS TO THE EXISTING CITY LIMITS OF THE CITY OF PEORIA, AND PROVIDING FOR SEVERABILITY.

WHEREAS, a petition in writing, accompanied by a map or plot of said real property, having been filed and presented to the Mayor and Council of the City of Peoria, Arizona, signed by the owners of more than one-half in value of the real and personal property and more than one-half of the persons owning real and personal property as would be subject to taxation by the City of Peoria in the event of annexation within the territory and land hereinafter described as shown by the last assessment of said property, which said territory is contiguous to the City of Peoria, and not now embraced within its limits, asking that the property more particularly hereinafter described be annexed to the City of Peoria, and to extend and increase the corporate limits of the City of Peoria so as to embrace the same; and

WHEREAS, the Mayor and Council of the City of Peoria, Arizona, are desirous of complying with said petition and extending and increasing the corporate limits of the City of Peoria to include said territory; and

WHEREAS, the said petition sets forth a true and correct description of all the exterior boundaries of the entire area proposed to be annexed to the City of Peoria, and had attached thereto at all times an accurate map to the territory desired to be annexed; and

WHEREAS, no alterations increasing or reducing the territory sought to be annexed have been made after the said petition had been signed by any owner of real and personal property in such territory; and

WHEREAS, the area proposed to be annexed consists of Arizona State Trust Land and approval of the State Land Commissioner and State Selection Board has been granted; and

WHEREAS, the provisions of Sections 9-471, Arizona Revised Statutes, and amendments thereto, have been fully observed; and

WHEREAS, in accordance with Arizona Revised Statute 9-462.01.E, the City of Peoria finds that the subject ordinance would not have a direct impact on the cost to construct housing for sale or rent within the City of Peoria; and

WHEREAS, proper and sufficient certification and proof of the foregoing facts are now on file in the office of the City Clerk of the City of Peoria, Arizona, together with a true and correct copy of the original petition referred to herein, which is on file in the office of the county recorder; and

WHEREAS, the City of Peoria may elect to provide regular fire department services to a newly annexed area under A.R.S. § 48.813(A).

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council of the City of Peoria, Arizona, as follows:

SECTION 1. That the following described territory be, and the same hereby is, annexed to the City of Peoria, and that the present corporate limits be, and the same hereby are, extended and increased to include the following described territory contiguous to the present City limits, to wit:

See EXHIBIT "A" to this Ordinance

SECTION 2. Upon Annexation, the property shall be placed in the Mesquite Council District for purposes of City Council Elections.

SECTION 3. Pursuant to A.R.S. § 48.813(A), the property described in Exhibit A is hereby placed under the City's fire, emergency medical, and police protection generally provided to other residents within the City. The services shall take effect on the date on which this annexation becomes final as set forth in Section 5 below, without further action by the City Council.

SECTION 4. That a copy of this ordinance, together with an accurate map of the territory hereby annexed to the City of Peoria, certified by the Mayor of said city and attached as EXHIBIT "A", Pages 5-11 of this Ordinance, be forthwith filed and recorded in the office of the County Recorder of Maricopa County, Arizona.

SECTION 5. This ordinance shall become effective in the manner provided by law.

PASSED AND ADOPTED by the Mayor and Council of the City of Peoria, Arizona,
this 15th day of October, 2024.

Jason Beck, Mayor

Date Signed

ATTEST:

Agnes Goodwine, City Clerk

APPROVED AS TO FORM:

Emily Jurmu, City Attorney

Published in: Peoria Times

Publication Dates:

Effective 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 263.10 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 TO 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

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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;

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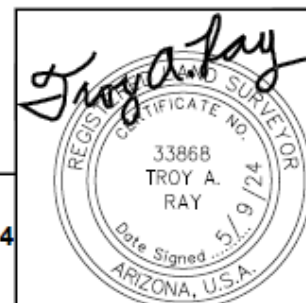


EXHIBIT A LEGAL DESCRIPTION

- 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

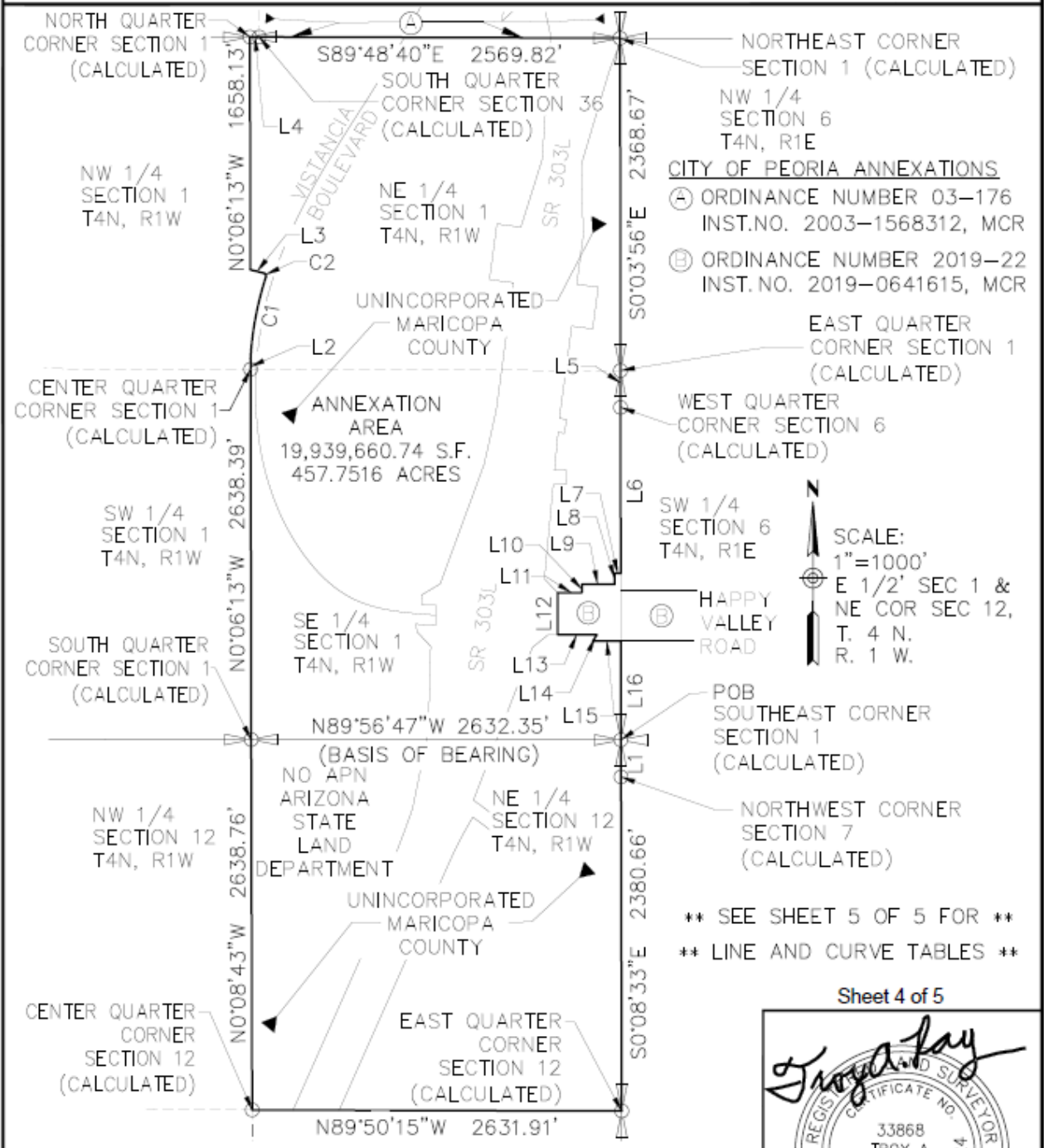
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EXHIBIT A SKETCH



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

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

Sheet 4 of 5



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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



CERTIFICATION OF MAP

SEE ATTACHED EXHIBIT "A", Pages 4-10

I, Jason Beck, Mayor of the City of Peoria, Arizona, do hereby certify that the foregoing map is a true and correct map of the territory annexed under any by virtue of the petition of the real and personal property owners in the said territory and by Ordinance No. 2024-15, annexing the territory described in Ordinance No. 2024-15 and as shown on said map as a part of the territory to be included within the corporate limits of the City of Peoria, Arizona.

Jason Beck, Mayor

ATTEST:

Agnes Goodwine, Acting City Clerk