

RESOLUTION NO. 2024-88

RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF PEORIA, ARIZONA DECLARING ITS INTENTION TO ORDER THE IMPROVEMENTS OF A CERTAIN AREA WITHIN THE CORPORATE LIMITS OF THE CITY AND CREATING AN IMPROVEMENT DISTRICT KNOWN AS THE CITY OF PEORIA MAINTENANCE IMPROVEMENT DISTRICT NO. 1294, VILLAGE I AT VISTANCIA, PARCEL I-1/2 PROVIDING THAT THE COST OF THE MAINTENANCE OF THE LANDSCAPING INCLUDED WITHIN, NEAR, AND ADJACENT TO A PARKWAY AND RELATED FACILITIES TOGETHER WITH APPURTENANT STRUCTURES AS SHOWN ON THE PLANS, SHALL BE ASSESSED UNDER THE PROVISIONS OF TITLE 48, CHAPTER 4, ARTICLE 2, ARIZONA REVISED STATUTES, AS AMENDED; AND DECLARING AN EMERGENCY.

BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF PEORIA, ARIZONA, THAT:

SECTION 1. The public interest or convenience require and it is the intention of the Mayor and Council of the City of Peoria, Arizona to order the maintenance of landscaping within the proposed district and that the cost of maintaining landscaping included within, near, and adjacent to a parkway and related facilities together with appurtenant structures be assessed upon a certain improvement district to be known as Peoria Maintenance Improvement District No. 1294.

The estimate of the cost and expenses for the maintenance of the landscaping on file with the Superintendent of Streets and the City Clerk is approved and adopted by the Mayor and Council of the City.

SECTION 2. The maintenance of the landscaping, therefore, in the opinion of the Mayor and Council of the City, are of more than local or ordinary public benefit, and are of special benefit to the respective lots, pieces and parcels

of land within the real property described herein. The Mayor and Council of the City make and order that the cost and expense for the maintenance of the landscaping included within, near, and adjacent to a parkway and related facilities together with appurtenant structures be chargeable upon a district to be known and designated as the City of Peoria Maintenance Improvement District No. 1294 and as described and bounded as set forth on Exhibits A and B attached, and declare that the district in the City benefited by the maintenance of landscaping included within, near, and adjacent to a parkway and related facilities together with appurtenant structures to be assessed, to pay the costs and expenses thereof in proportion to the benefits derived therefrom.

The City shall not assess the costs and expenses for the maintenance of landscaping included within, near, and adjacent to a parkway and related facilities together with appurtenant structures, which are for the general public benefit against the respective lots, pieces and parcels of land located within the boundaries of the City of Peoria Maintenance Improvement District No. 1294 and if a portion of the costs and expenses for the maintenance of landscaping is for the general public benefit, the City shall assess the boundaries of the City of Peoria Maintenance Improvement District No. 1294 only that portion of such costs and expenses which benefits the lots, pieces and parcels of land located within the boundaries of the City of Peoria Maintenance Improvement District No. 1294.

SECTION 3. The costs and expense for the maintenance of landscaping shall be made and all proceedings therein taken; that the Superintendent of Streets of the City shall post or cause to be posted notices thereof; that the City Clerk shall certify to the passage of this Resolution of Intention; that the Engineer shall prepare duplicate diagrams of the City of Peoria Maintenance Improvement District No. 1294 described in Section 2 of this Resolution to be assessed to pay the costs and expenses thereof, under and in accordance with the provisions of Title 48, Chapter 4, Article 2, Arizona Revised Statutes, as amended.

SECTION 4. The majority of owners of all of the real property within the proposed district have executed a Petition for formation of a Maintenance Improvement District and the City Council has verified the ownership of the property. Publication and posting of the notice of the passage of the Resolution of Intention will be completed as prescribed by the State Statues.

SECTION 5. Any Resolutions or parts of Resolutions in conflict with the provisions of this Resolution are hereby repealed.

SECTION 6. The immediate operation of the provisions of this Resolution is necessary for the preservation of the public peace, health and safety and an emergency is declared to exist, and this Resolution will be in full force and effect from and after its passage and approval by the Mayor and Council of the

Resolution No. 2024-88
MID 1294, Village I at Vistancia, Parcel I-1/2
November 19, 2024
Page 3 of 8 Pages

City of Peoria, Arizona as required by law and is exempt from the referendum provisions of the Constitution and laws of the State of Arizona.

PASSED AND ADOPTED by the Mayor and Council of the City of Peoria, Arizona, this 19th day of November, 2024.

CITY OF PEORIA, an Arizona
municipal corporation

Jason Beck, Mayor

Date Signed

ATTEST:

Agnes Goodwine, City Clerk

APPROVED AS TO FORM:

Emily Jurmu, City Attorney

Effective Date: _____

All that certain lot, tract, or parcel of land, situated in a portion of the Southwest Quarter of Section 11, and the Northwest Quarter of Section 14, Township 5 North, Range 1 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, and being more completely described as follows, to-wit:

COMMENCING at a 1" iron pipe with a GLO cap stamped "1922 S. 14, 15-1/4" for the West quarter corner of said Section 14.

THENCE North 00 deg. 15 min. 43 sec. East, a distance of 1,556.88 feet;

THENCE South 89 deg. 44 min. 17 sec. East, a distance of 73.42 feet, to a Point of Curvature of a circular curve to the right, having a radius of 2,500.00 feet, a central angle of 15 deg. 37 min. 07 sec., and being subtended by a chord which bears North 01 deg. 53 min. 28 sec. East - 679.38 feet, said point also being the **TRUE POINT OF BEGINNING**;

THENCE in a northerly direction along said curve to the right, a distance of 681.49 feet;

THENCE North 09 deg. 42 min. 01 sec. East tangent to said curve, a distance of 252.03 feet to a Point of Curvature of a circular curve to the left, having a radius of 1,247.68 feet, a central angle of 04 deg. 49 min. 02 sec., and being subtended by a chord which bears North 07 deg. 17 min. 30 sec. East - 104.87 feet;

THENCE in a northerly direction along said curve to the left, a distance of 104.90 feet;

THENCE South 89 deg. 25 min. 58 sec. East non-tangent to said curve, a distance of 134.87 feet to a Point of Curvature of a circular curve to the left, having a radius of 600.00 feet, a central angle of 56 deg. 04 min. 18 sec., and being subtended by a chord which bears North 62 deg. 31 min. 53 sec. East - 564.03 feet;

THENCE in a northeasterly direction along said curve to the left, a distance of 587.18 feet;

THENCE North 34 deg. 29 min. 44 sec. East tangent to said curve, a distance of 969.32 feet;

THENCE South 55 deg. 30 min. 16 sec. East, a distance of 35.00 feet;

THENCE North 34 deg. 29 min. 44 sec. East, a distance of 66.65 feet;
THENCE South 55 deg. 30 min. 16 sec. East, a distance of 307.60 feet;
THENCE South 39 deg. 46 min. 52 sec. East, a distance of 53.87 feet;
THENCE South 30 deg. 11 min. 30 sec. East, a distance of 304.48 feet;
THENCE South 16 deg. 00 min. 21 sec. East, a distance of 302.01 feet;
THENCE South 27 deg. 36 min. 09 sec. West, a distance of 156.18 feet;
THENCE South 21 deg. 07 min. 44 sec. East, a distance of 329.30 feet;
THENCE South 53 deg. 35 min. 21 sec. East, a distance of 174.84 feet;
THENCE South 11 deg. 14 min. 53 sec. East, a distance of 138.02 feet;
THENCE South 19 deg. 07 min. 51 sec. West, a distance of 510.14 feet;
THENCE South 21 deg. 13 min. 33 sec. East, a distance of 350.93 feet;
THENCE South 63 deg. 46 min. 33 sec. East, a distance of 297.07 feet;
THENCE South 18 deg. 16 min. 23 sec. East, a distance of 284.17 feet;
THENCE South 11 deg. 01 min. 53 sec. West, a distance of 270.40 feet;
THENCE North 78 deg. 58 min. 07 sec. West, a distance of 1,610.70 feet;
THENCE North 11 deg. 02 min. 26 sec. East, a distance of 99.99 feet;
THENCE North 78 deg. 57 min. 34 sec. West, a distance of 200.38 feet;
THENCE South 11 deg. 02 min. 26 sec. West, a distance of 99.99 feet;
THENCE North 78 deg. 57 min. 34 sec. West, a distance of 147.66 feet;
THENCE North 11 deg. 02 min. 26 sec. East, a distance of 74.65 feet;

THENCE North 00 deg. 00 min. 00 sec. East, a distance of 103.32 feet;

THENCE South 90 deg. 00 min. 00 sec. West, a distance of 75.06 feet;

THENCE North 30 deg. 35 min. 24 sec. West, a distance of 78.54 feet;

THENCE North 52 deg. 27 min. 19 sec. West, a distance of 68.96 feet;

THENCE North 37 deg. 25 min. 29 sec. West, a distance of 29.73 feet;

THENCE North 11 deg. 28 min. 04 sec. West, a distance of 66.50 feet;

THENCE North 36 deg. 01 min. 32 sec. West, a distance of 54.08 feet;

THENCE North 65 deg. 31 min. 41 sec. West, a distance of 61.90 feet;

THENCE South 83 deg. 58 min. 37 sec. West, a distance of 134.50 feet to the **POINT OF BEGINNING**, containing 4,056,499 square feet or 93.124 acres of land, more or less.

EXHIBIT "B"

IS ON FILE IN THE

CITY OF PEORIA
CITY CLERK'S OFFICE
8401 W. MONROE STREET
PEORIA, AZ 85345

