

RESOLUTION NO. 2025-31

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. 1293, SADDLEBACK VILLAGE B PARCEL 14 - PHASE 5 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. 1293.

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. 1293 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. 1293 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. 1293 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. 1293.

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. 1293 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

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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 22nd day of April, 2025.

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: _____

EXHIBIT "A"
VILLAGE B PARCEL 14 PHASE 5 (R240052) – MID BOUNDARY DESCRIPTION

A PORTION OF LAND LOCATED IN THE EAST HALF OF SECTION 3, TOWNSHIP 5 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 3, BEING MARKED BY A GLO BRASS CAP, FROM WHICH THE SOUTHEAST CORNER OF SAID SECTION 3, BEING MARKED BY A GLO BRASS CAP, BEARS SOUTH 00 DEGREES 13 MINUTES 19 SECONDS WEST, 2640.15 FEET;

THENCE SOUTH 00 DEGREES 13 MINUTES 19 SECONDS WEST, ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 3, 83.12 FEET TO THE **POINT OF BEGINNING**;

THENCE CONTINUING SOUTH 00 DEGREES 13 MINUTES 19 SECONDS WEST, ALONG SAID EAST LINE, 771.87 FEET;

THENCE DEPARTING SAID EAST LINE, NORTH 89 DEGREES 46 MINUTES 41 SECONDS WEST, 47.73 FEET;

THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, 227.23 FEET;

THENCE NORTH 27 DEGREES 50 MINUTES 28 SECONDS WEST, 206.07 FEET;

THENCE NORTH 30 DEGREES 52 MINUTES 54 SECONDS WEST, 53.22 FEET;

THENCE NORTH 59 DEGREES 15 MINUTES 42 SECONDS WEST, 54.30 FEET;

THENCE NORTH 76 DEGREES 34 MINUTES 05 SECONDS WEST, 58.22 FEET;

THENCE NORTH 73 DEGREES 46 MINUTES 34 SECONDS WEST, 74.02 FEET;

THENCE NORTH 68 DEGREES 55 MINUTES 18 SECONDS WEST, 74.04 FEET;

THENCE NORTH 64 DEGREES 04 MINUTES 55 SECONDS WEST, 72.14 FEET;

THENCE NORTH 57 DEGREES 26 MINUTES 48 SECONDS WEST, 27.10 FEET;

THENCE NORTH 31 DEGREES 39 MINUTES 05 SECONDS EAST, 104.52 FEET;

THENCE NORTH 75 DEGREES 25 MINUTES 18 SECONDS EAST, 28.88 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE NORTHEASTERLY, WHOSE CENTER BEARS NORTH 28 DEGREES 24 MINUTES 46 SECONDS EAST, 735.54 FEET;

THENCE ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 01 DEGREES 03 MINUTES 24 SECONDS, AN ARC LENGTH 13.56 FEET;

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THENCE NORTH 27 DEGREES 21 MINUTES 22 SECONDS EAST, 50.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE NORTHEASTERLY, WHOSE CENTER BEARS NORTH 27 DEGREES 21 MINUTES 22 SECONDS EAST, 685.54 FEET;

THENCE ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 01 DEGREES 13 MINUTES 09 SECONDS, AN ARC LENGTH OF 14.59 FEET TO THE BEGINNING OF A COMPOUND CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 19.50 FEET;

THENCE ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 43 DEGREES 49 MINUTES 47 SECONDS, AN ARC LENGTH OF 14.92 FEET TO THE BEGINNING OF A REVERSE CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 40.50 FEET;

THENCE ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 80 DEGREES 57 MINUTES 16 SECONDS, AN ARC LENGTH OF 57.22 FEET TO THE BEGINNING OF A REVERSE CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 19.50 FEET;

THENCE ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 43 DEGREES 49 MINUTES 47 SECONDS, AN ARC LENGTH OF 14.92 FEET TO THE BEGINNING OF A COMPOUND CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 685.54 FEET;

THENCE ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 27 DEGREES 28 MINUTES 52 SECONDS, AN ARC LENGTH OF 328.81 FEET TO THE BEGINNING OF A REVERSE CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 525.00 FEET;

THENCE ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 01 DEGREES 58 MINUTES 11 SECONDS, AN ARC LENGTH OF 18.05 FEET;

THENCE NORTH 11 DEGREES 41 MINUTES 46 SECONDS EAST, 29.73 FEET;

THENCE NORTH 53 DEGREES 41 MINUTES 30 SECONDS EAST, 40.39 FEET TO A POINT ON THE EAST-WEST MID-SECTION LINE OF SAID SECTION 3;

THENCE CONTINUING NORTH 53 DEGREES 41 MINUTES 30 SECONDS EAST, 16.54 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 295.00 FEET;

THENCE ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 17 DEGREES 24 MINUTES 45 SECONDS, AN ARC LENGTH OF 89.65 FEET TO THE BEGINNING OF A REVERSE CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 205.00 FEET;

THENCE ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 10 DEGREES 28 MINUTES 54 SECONDS, AN ARC LENGTH OF 37.50 FEET;

THENCE NORTH 46 DEGREES 45 MINUTES 40 SECONDS EAST, 7.57 FEET;

THENCE NORTH 43 DEGREES 14 MINUTES 20 SECONDS WEST, 90.00 FEET;

THENCE SOUTH 46 DEGREES 45 MINUTES 40 SECONDS WEST, 7.57 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 295.00 FEET;

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THENCE ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 10 DEGREES 28 MINUTES 54 SECONDS, AN ARC LENGTH OF 53.97 FEET TO THE BEGINNING OF A REVERSE CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 205.00 FEET;

THENCE ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 17 DEGREES 24 MINUTES 45 SECONDS, AN ARC LENGTH OF 62.30 FEET;

THENCE SOUTH 53 DEGREES 41 MINUTES 30 SECONDS WEST, 56.93 FEET;

THENCE NORTH 84 DEGREES 18 MINUTES 45 SECONDS WEST, 19.14 FEET;

THENCE SOUTH 46 DEGREES 35 MINUTES 31 SECONDS WEST, 57.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE SOUTHWESTERLY, FROM WHICH THE CENTER BEARS SOUTH 47 DEGREES 33 MINUTES 25 SECONDS WEST, 475.00 FEET;

THENCE ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 01 DEGREES 40 MINUTES 29 SECONDS, AN ARC LENGTH OF 13.88 FEET TO A POINT ON SAID EAST-WEST MID-SECTION LINE;

THENCE CONTINUING ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 13 DEGREES 31 MINUTES 47 SECONDS, AN ARC LENGTH OF 112.17 FEET TO THE BEGINNING OF A REVERSE CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 735.54 FEET;

THENCE ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 27 DEGREES 20 MINUTES 13 SECONDS, AN ARC LENGTH OF 350.94 FEET;

THENCE SOUTH 11 DEGREES 51 MINUTES 06 SECONDS EAST, 29.01 FEET;

THENCE SOUTH 31 DEGREES 39 MINUTES 05 SECONDS WEST, 101.75 FEET;

THENCE NORTH 58 DEGREES 20 MINUTES 55 SECONDS WEST, 59.69 FEET;

THENCE NORTH 50 DEGREES 08 MINUTES 27 SECONDS WEST, 72.12 FEET;

THENCE NORTH 45 DEGREES 12 MINUTES 51 SECONDS WEST, 74.04 FEET;

THENCE NORTH 40 DEGREES 17 MINUTES 16 SECONDS WEST, 74.04 FEET;

THENCE NORTH 80 DEGREES 22 MINUTES 50 SECONDS WEST, 764.28 FEET;

THENCE NORTH 53 DEGREES 33 MINUTES 39 SECONDS WEST, 274.67 FEET TO A POINT ON SAID EAST-WEST MID-SECTION LINE;

THENCE CONTINUING NORTH 53 DEGREES 33 MINUTES 39 SECONDS WEST, 424.07 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE SOUTHEASTERLY, FROM WHICH THE CENTER BEARS SOUTH 53 DEGREES 32 MINUTES 43 SECONDS EAST, 5000.00 FEET;

THENCE ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 05 DEGREES 32 MINUTES 27 SECONDS, AN ARC LENGTH OF 483.52 FEET TO THE BEGINNING OF A REVERSE CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1200.00 FEET;

THENCE ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 20 DEGREES 49 MINUTES 48 SECONDS, AN ARC LENGTH OF 436.26 FEET;

THENCE SOUTH 52 DEGREES 04 MINUTES 15 SECONDS EAST, 123.66 FEET;

THENCE SOUTH 75 DEGREES 09 MINUTES 30 SECONDS EAST, 42.39 FEET;

THENCE SOUTH 76 DEGREES 09 MINUTES 54 SECONDS EAST, 79.59 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 1200.00 FEET;

THENCE ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 07 DEGREES 35 MINUTES 46 SECONDS, AN ARC LENGTH OF 159.09 FEET;

THENCE SOUTH 68 DEGREES 34 MINUTES 07 SECONDS EAST, 226.46 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 1274.00 FEET;

THENCE ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 13 DEGREES 26 MINUTES 59 SECONDS, AN ARC LENGTH OF 299.06 FEET;

THENCE SOUTH 55 DEGREES 07 MINUTES 08 SECONDS EAST, 310.53 FEET;

THENCE SOUTH 32 DEGREES 49 MINUTES 21 SECONDS EAST, 267.29 FEET;

THENCE SOUTH 55 DEGREES 44 MINUTES 20 SECONDS EAST, 318.23 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 1200.00 FEET;

THENCE ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 04 DEGREES 26 MINUTES 25 SECONDS, AN ARC LENGTH OF 92.99 FEET TO A POINT ON SAID EAST-WEST MID-SECTION LINE;

THENCE CONTINUING ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 09 DEGREES 31 MINUTES 23 SECONDS, AN ARC LENGTH OF 199.45 FEET TO A POINT ON SAID EAST LINE AND TO SAID **POINT OF BEGINNING**;

SAID PARCEL CONTAINS 1,921,965 SQUARE FEET, OR 44.1223 ACRES, MORE OR LESS.



EXHIBIT "B"

IS ON FILE IN THE

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



