

RESOLUTION NO. 2025-33

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. 1289, SADDLEBACK VILLAGE B PARCEL 14 - PHASE 6 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. 1289.

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. 1289 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. 1289 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. 1289 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. 1289.

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. 1289 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. 2025-33
MID 1289, Saddleback Village B Parcel 14 - Phase 6
April 22, 2025
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 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 6 (R240055) – 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 NORTHEAST CORNER OF SAID SECTION 3, BEING MARKED BY A GLO BRASS CAP, FROM WHICH THE EAST QUARTER CORNER OF SAID SECTION 3, BEING MARKED BY A GLO BRASS CAP, BEARS SOUTH 00 DEGREES 11 MINUTES 28 SECONDS WEST, 2641.31 FEET;

THENCE SOUTH 00 DEGREES 11 MINUTES 28 SECONDS WEST, ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 3, 1680.73 FEET TO THE **POINT OF BEGINNING**;

THENCE CONTINUING ALONG SAID EAST LINE, SOUTH 00 DEGREES 11 MINUTES 28 SECONDS WEST, 960.58 FEET TO SAID EAST QUARTER CORNER;

THENCE DEPARTING SAID EAST LINE, 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 BEGINNING OF A NON-TANGENT CURVE, CONCAVE NORTHEASTERLY, FROM WHICH THE CENTER BEARS NORTH 20 DEGREES 17 MINUTES 53 SECONDS EAST, 1200.00 FEET;

THENCE DEPARTING SAID EAST LINE, ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 09 DEGREES 31 MINUTES 23 SECONDS, AN ARC LENGTH OF 199.45 FEET TO A POINT ON THE EAST-WEST MID-SECTION LINE OF SAID SECTION 3;

THENCE CONTINUING ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 04 DEGREES 26 MINUTES 25 SECONDS, AN ARC LENGTH OF 92.99 FEET;

THENCE NORTH 55 DEGREES 44 MINUTES 20 SECONDS WEST, 318.23 FEET;

THENCE NORTH 32 DEGREES 49 MINUTES 21 SECONDS WEST, 267.29 FEET;

THENCE NORTH 55 DEGREES 07 MINUTES 08 SECONDS WEST, 310.53 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 1274.00 FEET;

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

THENCE NORTH 68 DEGREES 34 MINUTES 07 SECONDS WEST, 226.46 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 1200.00 FEET;

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

THENCE NORTH 76 DEGREES 09 MINUTES 54 SECONDS WEST, 79.59 FEET;

THENCE NORTH 75 DEGREES 09 MINUTES 30 SECONDS WEST, 42.39 FEET;

THENCE NORTH 52 DEGREES 04 MINUTES 15 SECONDS WEST, 123.66 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE NORTHWESTERLY, FROM WHICH THE CENTER BEARS NORTH 68 DEGREES 50 MINUTES 05 SECONDS WEST, 1200.00 FEET;

THENCE ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 13 DEGREES 39 MINUTES 29 SECONDS, AN ARC LENGTH OF 286.05 FEET;

THENCE NORTH 07 DEGREES 30 MINUTES 26 SECONDS EAST, 134.60 FEET TO THE BEGINNING OF TANGENT CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1200.00 FEET;

THENCE ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 32 DEGREES 52 MINUTES 58 SECONDS, AN ARC LENGTH OF 688.70 FEET;

THENCE SOUTH 44 DEGREES 49 MINUTES 33 SECONDS EAST, 828.62 FEET;

THENCE SOUTH 80 DEGREES 33 MINUTES 14 SECONDS EAST, 34.68 FEET;

THENCE SOUTH 63 DEGREES 32 MINUTES 42 SECONDS EAST, 110.00 FEET;

THENCE SOUTH 63 DEGREES 37 MINUTES 44 SECONDS EAST, 59.09 FEET;

THENCE SOUTH 59 DEGREES 38 MINUTES 31 SECONDS EAST, 63.87 FEET;

THENCE SOUTH 55 DEGREES 34 MINUTES 39 SECONDS EAST, 63.87 FEET;

THENCE SOUTH 52 DEGREES 57 MINUTES 19 SECONDS EAST, 55.00 FEET;

THENCE SOUTH 53 DEGREES 32 MINUTES 43 SECONDS EAST, 168.02 FEET;

THENCE SOUTH 52 DEGREES 44 MINUTES 26 SECONDS EAST, 55.01 FEET;

THENCE SOUTH 65 DEGREES 16 MINUTES 48 SECONDS EAST, 26.80 FEET;

THENCE SOUTH 47 DEGREES 22 MINUTES 04 SECONDS EAST, 66.00 FEET;

THENCE SOUTH 27 DEGREES 39 MINUTES 39 SECONDS EAST, 23.37 FEET;

THENCE SOUTH 47 DEGREES 22 MINUTES 04 SECONDS EAST, 150.00 FEET;

THENCE NORTH 89 DEGREES 02 MINUTES 43 SECONDS EAST, 108.13 FEET TO SAID **POINT OF BEGINNING**;

SAID PARCEL CONTAINS 1,694,460 SQUARE FEET, OR 38.8995 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



SADDLEBACK - VILLAGE B14 - PHASE 6

MID DIAGRAM
 CAMP # 1714



05/20/24



COURT E-TITLE				FURNISHING E-TITLE				FURNISHING E-TITLE				FURNISHING E-TITLE				FURNISHING E-TITLE			
LINE	DESCRIPTION	AREA	TYPE	LINE	DESCRIPTION	AREA	TYPE	LINE	DESCRIPTION	AREA	TYPE	LINE	DESCRIPTION	AREA	TYPE	LINE	DESCRIPTION	AREA	TYPE
1	1	...	...	...	1	...	...	...	1	...	...	...	1	...	...	...
2	2	...	...	...	2	...	...	...	2	...	...	...	2	...	...	...
3	3	...	...	...	3	...	...	...	3	...	...	...	3	...	...	...
4	4	...	...	...	4	...	...	...	4	...	...	...	4	...	...	...
5	5	...	...	...	5	...	...	...	5	...	...	...	5	...	...	...
6	6	...	...	...	6	...	...	...	6	...	...	...	6	...	...	...
7	7	...	...	...	7	...	...	...	7	...	...	...	7	...	...	...
8	8	...	...	...	8	...	...	...	8	...	...	...	8	...	...	...
9	9	...	...	...	9	...	...	...	9	...	...	...	9	...	...	...
10	10	...	...	...	10	...	...	...	10	...	...	...	10	...	...	...
11	11	...	...	...	11	...	...	...	11	...	...	...	11	...	...	...
12	12	...	...	...	12	...	...	...	12	...	...	...	12	...	...	...
13	13	...	...	...	13	...	...	...	13	...	...	...	13	...	...	...
14	14	...	...	...	14	...	...	...	14	...	...	...	14	...	...	...
15	15	...	...	...	15	...	...	...	15	...	...	...	15	...	...	...
16	16	...	...	...	16	...	...	...	16	...	...	...	16	...	...	...
17	17	...	...	...	17	...	...	...	17	...	...	...	17	...	...	...
18	18	...	...	...	18	...	...	...	18	...	...	...	18	...	...	...
19	19	...	...	...	19	...	...	...	19	...	...	...	19	...	...	...
20	20	...	...	...	20	...	...	...	20	...	...	...	20	...	...	...
21	21	...	...	...	21	...	...	...	21	...	...	...	21	...	...	...
22	22	...	...	...	22	...	...	...	22	...	...	...	22	...	...	...
23	23	...	...	...	23	...	...	...	23	...	...	...	23	...	...	...
24	24	...	...	...	24	...	...	...	24	...	...	...	24	...	...	...
25	25	...	...	...	25	...	...	...	25	...	...	...	25	...	...	...
26	26	...	...	...	26	...	...	...	26	...	...	...	26	...	...	...
27	27	...	...	...	27	...	...	...	27	...	...	...	27	...	...	...
28	28	...	...	...	28	...	...	...	28	...	...	...	28	...	...	...
29	29	...	...	...	29	...	...	...	29	...	...	...	29	...	...	...
30	30	...	...	...	30	...	...	...	30	...	...	...	30	...	...	...
31	31	...	...	...	31	...	...	...	31	...	...	...	31	...	...	...
32	32	...	...	...	32	...	...	...	32	...	...	...	32	...	...	...
33	33	...	...	...	33	...	...	...	33	...	...	...	33	...	...	...
34	34	...	...	...	34	...	...	...	34	...	...	...	34	...	...	...
35	35	...	...	...	35	...	...	...	35	...	...	...	35	...	...	...
36	36	...	...	...	36	...	...	...	36	...	...	...	36	...	...	...
37	37	...	...	...	37	...	...	...	37	...	...	...	37	...	...	...
38	38	...	...	...	38	...	...	...	38	...	...	...	38	...	...	...
39	39	...	...	...	39	...	...	...	39	...	...	...	39	...	...	...
40	40	...	...	...	40	...	...	...	40	...	...	...	40	...	...	...
41	41	...	...	...	41	...	...	...	41	...	...	...	41	...	...	...
42	42	...	...	...	42	...	...	...	42	...	...	...	42	...	...	...
43	43	...	...	...	43	...	...	...	43	...	...	...	43	...	...	...
44	44	...	...	...	44	...	...	...	44	...	...	...	44	...	...	...
45	45	...	...	...	45	...	...	...	45	...	...	...	45	...	...	...
46	46	...	...	...	46	...	...	...	46	...	...	...	46	...	...	...
47	47	...	...	...	47	...	...	...	47	...	...	...	47	...	...	...
48	48	...	...	...	48	...	...	...	48	...	...	...	48	...	...	...
49	49	...	...	...	49	...	...	...	49	...	...	...	49	...	...	...
50	50	...	...	...	50	...	...	...	50	...	...	...	50	...	...	...
51	51	...	...	...	51	...	...	...	51	...	...	...	51	...	...	...
52	52	...	...	...	52	...	...	...	52	...	...	...	52	...	...	...
53	53	...	...	...	53	...	...	...	53	...	...	...	53	...	...	...
54	54	...	...	...	54	...	...	...	54	...	...	...	54	...	...	...
55	55	...	...	...	55	...	...	...	55	...	...	...	55	...	...	...
56	56	...	...	...	56	...	...	...	56	...	...	...	56	...	...	...
57	57	...	...	...	57	...	...	...	57	...	...	...	57	...	...	...
58	58	...	...	...	58	...	...	...	58	...	...	...	58	...	...	...
59	59	...	...	...	59	...	...	...	59	...	...	...	59	...	...	...
60	60	...	...	...	60	...	...	...	60	...	...	...	60	...	...	...
61	61	...	...	...	61	...	...	...	61	...	...	...	61	...	...	...
62	62	...	...	...	62	...	...	...	62	...	...	...	62	...	...	...
63	63	...	...	...	63	...	...	...	63	...	...	...	63	...	...	...
64	64	...	...	...	64	...	...	...	64	...	...	...	64	...	...	...
65	65	...	...	...	65	...	...	...	65	...	...	...	65	...	...	...
66	66	...	...	...	66	...	...	...	66	...	...	...	66	...	...	...
67	67	...	...	...	67	...	...	...	67	...	...	...	67	...	...	...
68	68	...	...	...	68	...	...	...	68	...	...	...	68	...	...	...
69	69	...	...	...	69	...	...	...	69	...	...	...	69	...	...	...
70	70	...	...	...	70	...	...	...	70	...	...	...	70	...	...	...
71	71	...	...	...	71	...	...	...	71	...	...	...	71	...	...	...
72	72	...	...	...	72	...	...	...	72	...	...	...	72	...	...	...
73	73	...	...	...	73	...	...	...	73	...	...	...	73	...	...	...
74	74	...	...	...	74	...	...	...	74	...	...	...	74	...	...	...
75	75	...	...	...	75	...	...	...	75	...	...	...	75	...	...	...
76	76	...	...	...	76	...	...	...	76	...	...	...	76	...	...	...
77	77	...	...	...	77	...	...	...	77	...	...	...	77	...	...	...
78	78	...	...	...	78	...	...	...	78	...	...	...	78	...	...	...
79	79	...	...	...	79	...	...	...	79	...	...	...	79	...	...	...
80	80	...	...	...	80	...	...	...	80	...	...	...	80	...	...	...
81	81	...	...	...	81	...	...	...	81	...	...	...	81	...	...	...
82	82	...	...	...	82	...	...	...	82	...	...	...	82	...	...	...
83	83	...	...	...	83	...	...	...	83	...	...	...	83	...	...	...
84	84	...	...	...	84	...	...	...	84	...	...	...	84	...	...	...
85	85	...	...	...	85	...	...	...	85	...	...	...	85	...	...	...
86	86	...	...	...	86	...	...	...	86	...	...	...	86	...	...