

RESOLUTION NO. 2025-26

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF PEORIA, MARICOPA COUNTY, ARIZONA FINDING THAT PORTIONS OF A CERTAIN SLOPE AND DRAINAGE EASEMENT TO BE UNNECESSARY TO CITY PURPOSES AND NO LONGER REQUIRED TO BE RETAINED BY THE CITY AND DIRECTING THAT SUCH UNNECESSARY PORTIONS OF A CERTAIN SLOPE AND DRAINAGE EASEMENT BE DISPOSED OF IN THE MANNER PROVIDED BY LAW.

THEREFORE, BE IT RESOLVED by the Mayor and Council of the City of Peoria as follows:

WHEREAS, pursuant to A.R.S. 9-402, the City Council of the City of Peoria is vested with the power to determine and find that certain public easement may no longer be necessary to the City; and

WHEREAS, pursuant to A.R.S. 9-402, the City Council of the City of Peoria is vested with the power to vacate such easement by transferring title to adjacent property owners and others; and

WHEREAS, the Mayor and Council find and determine that portions of a certain Slope and Drainage Easement located in the City of Peoria, Maricopa County, Arizona, near the southeast corner of Saddleback Mountain Way and 135th Lane, and more specifically described in the Legal Description (Exhibit A) attached to this Resolution is no longer needed by the City for slope and drainage purposes.

THEREFORE, BE IT RESOLVED AS FOLLOWS:

SECTION 1. That Mayor and Council find and determine that portions of a Slope and Drainage Easement within Lots 22 – 24 of Saddleback Village B Parcel 14, Phase 1 recorded in Maricopa County Recorder's Office per Book 1842 Page 19 more specifically set forth on Exhibit "A" attached to this Resolution be and is hereby declared abandoned as provided by Chapter 4, Article 1, Title 9 of the Arizona Revised Statutes.

Resolution No. 2025-26
Slope & Drainage Easement Abandonment
Saddleback Village B Parcel 14
Phase 1 Lots 22-24
April 22, 2025
Page: 2

SECTION 2. That the City Engineer is directed to prepare and provide descriptions for the retention of such easements for public utilities, if any, as may be deemed appropriate across the described property.

SECTION 3. That the City Clerk shall record the original of this Resolution with the Maricopa County Recorder's Office.

PASSED AND ADOPTED by the Mayor and Council of the City of Peoria, Arizona this 22nd day of April, 2025.

Jason Beck, Mayor

Date Signed

ATTEST:

Agnes Goodwine, City Clerk

APPROVED AS TO FORM:

Emily Jurmu, City Attorney

ATTACHMENT:

1. Exhibit A – Legal Description

EXHIBIT "A"
SADDLEBACK VILLAGE B PARCEL 14 PHASE 1
SLOPE & DRAINAGE EASEMENT RELEASE DESCRIPTION

A PORTION OF THE SLOPE AND DRAINAGE EASEMENT, AS SHOWN IN "SADDLEBACK VILLAGE B PARCEL 14, A MASTER PLAT, RECORDED IN BOOK 1842, PAGE 4, MARICOPA COUNTY RECORDS (M.C.R.), LOCATED IN LOTS 22, 23, AND 24 AS SHOWN IN "SADDLEBACK VILLAGE B PARCEL 14 – PHASE 1", A FINAL PLAT, RECORDED IN BOOK 1842, PAGE 19, M.C.R., LOCATED IN THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 5 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH CORNER OF SAID LOT 24, FROM WHICH AN EASTERLY CORNER BEARS SOUTH 52 DEGREES 12 MINUTES 16 SECONDS EAST, 127.47 FEET;

THENCE SOUTH 52 DEGREES 12 MINUTES 16 SECONDS EAST, ALONG THE NORTH LINE OF SAID LOT 24, 51.10 FEET;

THENCE DEPARTING SAID NORTH LINE, SOUTH 03 DEGREES 13 MINUTES 47 SECONDS EAST, 45.92 FEET;

THENCE NORTH 81 DEGREES 52 MINUTES 39 SECONDS WEST, 30.81 FEET;

THENCE SOUTH 06 DEGREES 20 MINUTES 46 SECONDS WEST, 59.13 FEET;

THENCE SOUTH 68 DEGREES 44 MINUTES 10 SECONDS WEST, 49.37 FEET;

THENCE SOUTH 88 DEGREES 59 MINUTES 26 SECONDS WEST, 43.09 FEET TO A POINT ON THE WEST LINE OF SAID LOT 22;

THENCE NORTH 10 DEGREES 08 MINUTES 36 SECONDS EAST, ALONG SAID WEST LINE, 5.84 FEET;

THENCE CONTINUING ALONG SAID WEST LINE, NORTH 22 DEGREES 49 MINUTES 46 SECONDS EAST, 43.82 FEET TO THE NORTH CORNER OF SAID LOT 22;

THENCE DEPARTING SAID WEST LINE, NORTH 32 DEGREES 01 MINUTES 52 SECONDS EAST, ALONG THE WEST LINE OF SAID LOT 23, 72.55 FEET TO THE NORTH CORNER OF SAID LOT 23;

THENCE DEPARTING SAID WEST LINE, NORTH 32 DEGREES 01 MINUTES 52 SECONDS EAST, ALONG THE WEST LINE OF SAID LOT 24, 50.25 FEET TO SAID **POINT OF BEGINNING**;

SAID PARCEL CONTAINS 9,449 FEET, OR 0.2169 ACRES, MORE OR LESS.





SADDLEBACK MOUNTAIN WAY

SADDLEBACK VILLAGE B
 PARCEL 14 - PARCEL 1
 BK. 1842, PG. 19, M.C.R.

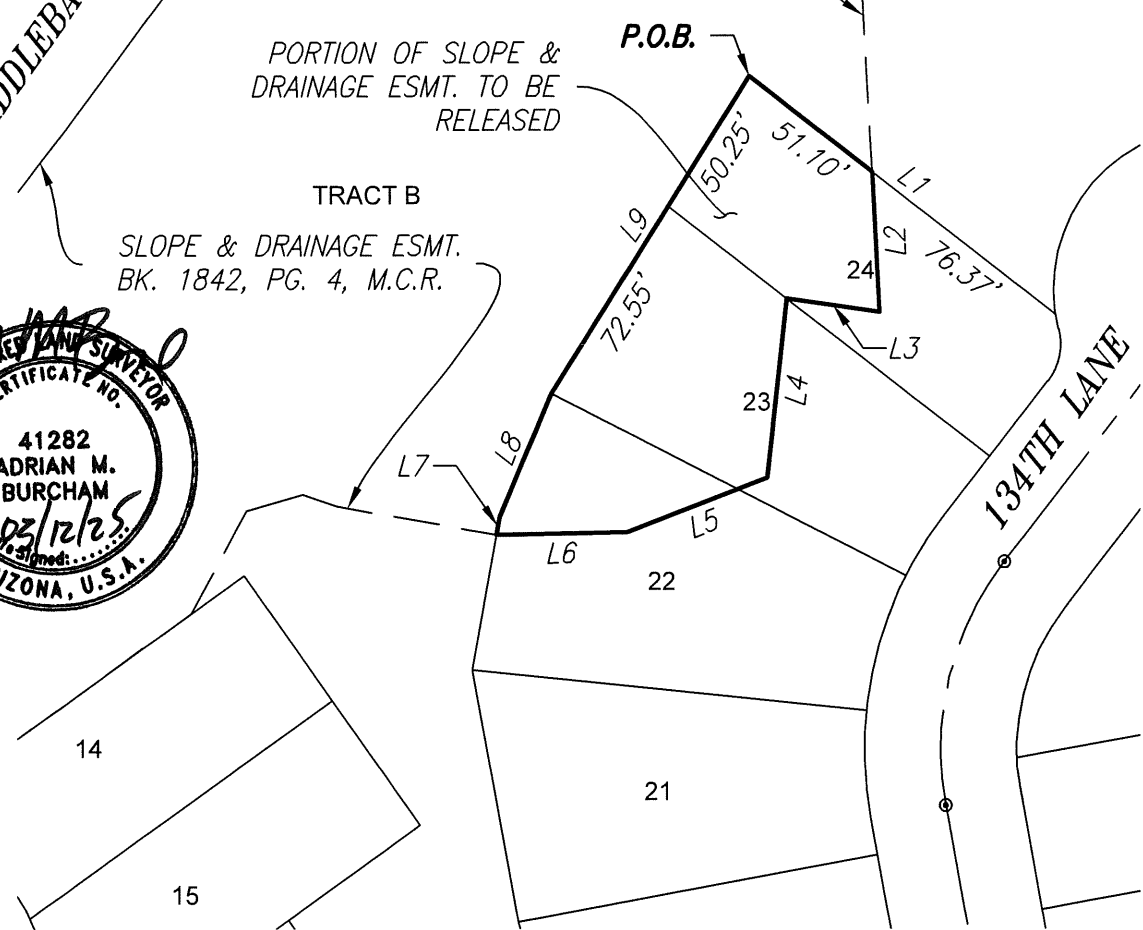
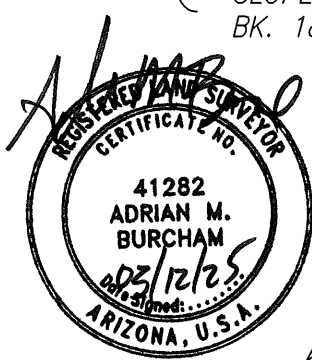
SLOPE & DRAINAGE ESMT.
 BK. 1842, PG. 4, M.C.R.

PORTION OF SLOPE &
 DRAINAGE ESMT. TO BE
 RELEASED

TRACT B

SLOPE & DRAINAGE ESMT.
 BK. 1842, PG. 4, M.C.R.

P.O.B.



SADDLEBACK VILLAGE B
 PARCEL 14 PHASE 1 EASEMENT RELEASE
 EXHIBIT "A"
 City of Peoria, Maricopa County, Arizona

Project No. 21188	Date 03/12/25	Sht: 1 of 2
Project Manager ADRIAN BURCHAM	Project Eng.	

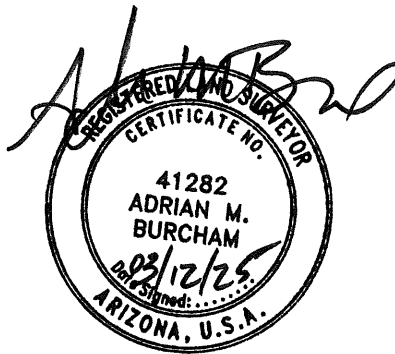


HUBBARD ENGINEERING

www.hubbardengineering.com

1201 S. Alma School Rd.
Suite 12000
Mesa, AZ 85210
Ph: 480.892.3313

LINE TABLE		
LINE #	BEARING	LENGTH
L1	S52°12'16"E	127.47'
L2	S3°13'47"E	45.92'
L3	N81°52'39"W	30.81'
L4	S6°20'46"W	59.13'
L5	S68°44'10"W	49.37'
L6	S88°59'26"W	43.09'
L7	N10°08'36"E	5.84'
L8	N22°49'46"E	43.82'
L9	N32°01'52"E	122.80'



SADDLEBACK VILLAGE B
PARCEL 14 PHASE 1 EASEMENT RELEASE
EXHIBIT "A"
City of Peoria, Maricopa County, Arizona

Project No. 21188	Date 03/12/25	Sht. 2 of 2
Project Manager ADRIAN BURCHAM	Project Eng.	