

Exhibit 2
DRAFT RESOLUTION

Resolution 2025-52

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF PEORIA, MARICOPA COUNTY, ARIZONA AMENDING THE LAND USE MAP OF THE PEORIA GENERAL PLAN FROM URBAN RESIDENTIAL (12+ DU/AC) TO OFFICE AND LOCAL COMMERCIAL FOR A PROPERTY TOTALING APPROXIMATELY 5.6 ACRES IN THE CITY OF PEORIA, ARIZONA; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, the General Plan heretofore adopted by the City of Peoria, Arizona provides for periodic review and amendment;

WHEREAS, the City of Peoria is required to follow the procedures of A.R.S. 9-461.06 in adopting any amendments to the General Plan; and

WHEREAS, the Peoria Planning and Zoning Commission, after due and proper notice as required by law, held a public hearing regarding Case GPA24-04, on April 3, 2025; and

WHEREAS, after such public hearing and consideration of Case GPA24-04, the Peoria Planning and Zoning Commission recommended approval of Case GPA24-04, a copy of which recommendation is on file with the City Clerk of the City of Peoria, Arizona, and which said Case GPA24-04 was transmitted to the Mayor and City Council of the City of Peoria prior to the meeting of May 13, 2025; and

WHEREAS, after due and proper consideration of Case GPA24-04, the Mayor and City Council of the City of Peoria, Arizona have found that Case GPA24-04 will properly aid in the orderly growth and development of the City of Peoria, Arizona.

NOW, THEREFORE BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF PEORIA, ARIZONA AS FOLLOWS:

SECTION 1. Amendment to the Peoria General Plan

The City Council of the City of Peoria, Arizona, does hereby accept and adopt amendment number GPA24-04, amending the Land Use Map of the Peoria General Plan, for the area described in Exhibits A and B.

SECTION 2. Severability

In the event any part, portion or paragraph of this Resolution is found to be invalid by any court of competent jurisdiction, the invalidity of such part, portion, or paragraph shall not affect any other valid part, portion, or paragraph of this Resolution and effectiveness thereof;

SECTION 3. Effective Date

This Resolution shall become effective in the manner provided by law.

PASSED AND ADOPTED by the Mayor and Council of the City of Peoria,
Maricopa County, Arizona this 13th day of May, 2025.

Jason Beck, Mayor

Date signed

ATTEST:

Agnes Goodwine, City Clerk

APPROVED AS TO FORM:

Emily Jurmu, City Attorney

Published in: Peoria Times
Publication Date:
Effective Date:

Exhibit A Legal Description

LEGAL DESCRIPTION: (TR #20000275-040-BN1-RLC) (APN 201-36-736)

THE LAND REFERRED TO HEREIN BELOW IS SITUATED WITHIN THE CITY OF PEORIA, IN THE COUNTY OF MARICOPA, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:

THAT PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 5 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTER OF SAID SECTION 33;

THENCE SOUTH ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 33. A DISTANCE OF 78S.61 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING SOUTH ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF THE SECTION 33, A DISTANCE OF 392.35 FEET TO A POINT;

THENCE NORTH 72 DEGREES 48 MINUTES 40 SECONDS WEST A DISTANCE OF 406.61 FEET, MORE OR LESS, TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF THE "RIDGE ROUTE" (LAKE PLEASANT) ROAD;

THENCE NORTHERLY ALONG THE EASTERLY RIGHT OF WAY LINE OF THE AFOREMENTIONED ROAD, A DISTANCE OF 374.84 FEET, MORE OR LESS, TO A POINT WHICH IS 735.57 FEET SOUTHERLY OF THE INTERSECTION OF THE EASTERLY RIGHT OF WAY LINE OF SAID "RIDGE ROUTE" (LAKE PLEASANT) ROAD WITH THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 33 (AS MEASURED ALONG SAID EASTERLY RIGHT OF WAY LINE);

THENCE SOUTH 72 DEGREES 48 MINUTES 40 SECONDS EAST A DISTANCE OF 290.66 FEET, MORE OR LESS, TO THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 33 AND THE TRUE POINT OF BEGINNING;

EXCEPTING THEREFROM THAT PORTION DEEDED TO THE CITY OF PEORIA IN SPECIAL WARRANTY DEED, RECORDED IN RECORDING NO. 2004-130359 MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THAT PORTION OF THE PARCEL DESCRIBED IN THE MARICOPA COUNTY RECORDER'S OFFICE DOCUMENT NO. 97-473235, LOCATED IN SECTION 33, TOWNSHIP 5 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, BEING 42.00 FEET WIDE AND LYING NORTHWESTERLY TO THE FOLLOWING DESCRIBED RIGHT OF WAY LINE:

LINE DESCRIPTION:

COMMENCING AT A BRASS CAP, STAMPED WITH R. L. S. 6177, MARKING THE SOUTHWEST CORNER OF SECTION 33, TOWNSHIP 5 NORTH, RANGE 1 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA FROM WHICH A BRASS CAP, MARKING THE WEST QUARTER CORNER OF SAID SECTION 33, BEARS NORTH 01 DEGREES 26 MINUTES 14 SECONDS WEST, 2636.47 FEET;

THENCE SOUTH 89 DEGREES 58 MINUTES 01 SECONDS EAST, 2307.85 FEET, ALONG THE SOUTH LINE OF SAID SECTION 33 TO THE POINT OF BEGINNING;

THENCE NORTH 00 DEGREES 01 MINUTES 59 SECONDS EAST, 50.00 FEET TO A LINE PARALLEL WITH AND 50.00 FEET MEASURED PERPENDICULAR NORTHERLY TO THE SOUTH LINE OF SAID SECTION 33;

THENCE NORTH 89 DEGREES 58 MINUTES 01 SECONDS WEST, 468.90 FEET, ALONG SAID PARALLEL LINE TO A LINE PARALLEL WITH AND 75.00 FEET MEASURED PERPENDICULAR SOUTHEASTERLY TO THE EXISTING RIGHT OF WAY CENTERLINE OF LAKE PLEASANT ROAD, AS SHOWN ON THE UNRECORDED RECORD OF SURVEY PREPARED FOR THE CITY OF PEORIA, BY TBE GROUP, INC., PROJECT "LAKE PLEASANT PARKWAY", AND SEALED ON JANUARY 08, 2001;

THENCE NORTH 17 DEGREES 21 MINUTES 30 SECONDS EAST, 468.66 FEET, ALONG SAID LINE PARALLEL WITH AND 75.00 FEET MEASURED PERPENDICULAR SOUTHEASTERLY TO THE EXISTING RIGHT OF WAY CENTERLINE OF LAKE PLEASANT ROAD;

THENCE SOUTH 72 DEGREES 38 MINUTES 21 SECONDS EAST, 10.00 FEET TO A PARALLEL LINE WITH AND 85.00 FEET MEASURED PERPENDICULAR SOUTHEASTERLY TO THE SAID EXISTING RIGHT OF WAY CENTERLINE OF LAKE PLEASANT ROAD;

THENCE NORTH 17 DEGREES 21 MINUTES 30 SECONDS EAST, 411.63 FEET, ALONG SAID LINE PARALLEL WITH AND 85.00 FEET MEASURED PERPENDICULAR SOUTHEASTERLY TO THE EXISTING RIGHT OF WAY CENTERLINE OF LAKE PLEASANT ROAD;

THENCE NORTH 72 DEGREES 38 MINUTES 30 SECONDS WEST, 10.00 FEET TO A LINE PARALLEL WITH AND 75.00 FEET MEASURED PERPENDICULAR SOUTHEASTERLY TO THE SAID EXISTING RIGHT OF WAY CENTERLINE OF LAKE PLEASANT ROAD;

THENCE NORTH 17 DEGREES 21 MINUTES 30 SECONDS EAST, 3230.55 FEET, ALONG SAID LINE PARALLEL WITH AND 75.00 FEET MEASURED PERPENDICULAR SOUTHEASTERLY TO THE EXISTING RIGHT OF WAY CENTERLINE OF LAKE PLEASANT ROAD;

THENCE NORTH 16 DEGREES 58 MINUTES 51 SECONDS EAST, 419.95 FEET, CONTINUING ALONG SAID LINE PARALLEL WITH AND 75.00 FEET MEASURED PERPENDICULAR SOUTHEASTERLY TO SAID EXISTING RIGHT OF WAY CENTERLINE OF LAKE PLEASANT ROAD;

THENCE SOUTH 73 DEGREES 01 MINUTES 09 SECONDS EAST, 20.00 FEET TO A LINE PARALLEL WITH AND 95.00 FEET MEASURED PERPENDICULAR SOUTHEASTERLY TO THE SAID EXISTING RIGHT OF WAY CENTERLINE OF LAKE PLEASANT ROAD;

THENCE NORTH 16 DEGREES 58 MINUTES 51 SECONDS EAST, 482.54 FEET, ALONG SAID LINE PARALLEL WITH AND 95.00 FEET MEASURED PERPENDICULAR SOUTHEASTERLY TO THE EXISTING RIGHT OF WAY CENTERLINE OF LAKE PLEASANT ROAD;

THENCE NORTH 73 DEGREES 01 MINUTES 09 SECONDS WEST, 20.00 FEET TO A LINE PARALLEL WITH AND 75.00 FEET MEASURED PERPENDICULAR SOUTHEASTERLY TO THE SAID EXISTING RIGHT OF WAY CENTERLINE OF LAKE PLEASANT ROAD;

THENCE NORTH 16 DEGREES 58 MINUTES 51 SECONDS EAST, 492.60 FEET ALONG SAID LINE PARALLEL WITH AND 75.00 FEET MEASURED PERPENDICULAR SOUTHEASTERLY TO THE EXISTING RIGHT OF WAY CENTERLINE OF LAKE PLEASANT ROAD, TO A TANGENT CURVE CONCENTRIC WITH AND 75.00 FEET SOUTHEASTERLY TO THE EXISTING RIGHT OF WAY CENTERLINE OF LAKE PLEASANT ROAD;

THENCE 15.87 FEET, NORTHERLY ALONG SAID CONCENTRIC TANGENT CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 4508.66 FEET AND A CENTRAL ANGLE OF 0 DEGREES 12 MINUTES 06 SECONDS, TO THE POINT OF TERMINATION ON THE NORTH LINE OF SAID SECTION 33, FROM WHICH AN ALUMINUM CAP, MARKING THE NORTH QUARTER CORNER OF SAID SECTION 33, BEARS NORTH 89 DEGREES 31 MINUTES 32 SECONDS WEST, 803.65 FEET, AND FROM WHICH A M. C. D. O. T. BRASS CAP, MARKING THE NORTHEAST CORNER OF SAID SECTION 33, BEARS SOUTH 89 DEGREES 31 MINUTES 32 SECONDS EAST, 1841.72 FEET.

NOTE: IT IS BELIEVED THAT THE ABOVE LEGAL DESCRIPTION CONTAINS A TYPOGRAPHICAL ERROR. PARAGRAPH 3 CONTAINS A DISTANCE OF 785.62 FEET. THIS DISTANCE SHOULD BE 788.61 FEET.

LEGAL DESCRIPTION: (TR #20000457-040-BN1) (APN 201-36-737)

THE LAND REFERRED TO HEREIN BELOW IS SITUATED WITHIN THE CITY OF PEORIA, IN THE COUNTY OF MARICOPA, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:

THAT PORTION OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 5 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 33, SAID POINT BEING NORTH 1175.35 FEET FROM THE SOUTH QUARTER CORNER OF SAID SECTION 33;

THENCE CONTINUING NORTH 288.83 FEET TO A POINT;

THENCE NORTH 72 DEGREES 48 MINUTES 40 SECONDS WEST, 406.43 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE ON LAKE PLEASANT ROAD;

THENCE SOUTH 17 DEGREES 11 MINUTES 20 SECONDS WEST, 215.29 FEET TO A POINT;

THENCE SOUTH 65 DEGREES 46 MINUTES 55 SECONDS EAST, 495.51 FEET TO POINT OF BEGINNING.

EXCEPT THAT PORTION CONVEYED TO THE CITY OF PEORIA RECORDED IN DOCUMENT NO 2004-0320828 DESCRIBED AS FOLLOWS:

THAT PORTION OF THE PARCEL DESCRIBED IN THE MARICOPA COUNTY RECORDER'S OFFICE DOCUMENT NO. 00-0010097, LOCATED IN SECTION 33, TOWNSHIP 5 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER MERIDIAN, BEING 42.00 FEET WIDE AND LYING NORTHWESTERLY TO THE FOLLOWING DESCRIBED RIGHT OF WAY LINE:

LINE DESCRIPTION:

COMMENCING AT A BRASS CAP, STAMPED WITH R.L.S. 6177, MARKING THE SOUTHWEST CORNER OF SECTION 33, TOWNSHIP 5 NORTH, RANGE 1 EAST, OF THE GILA AND SALT RIVER MERIDIAN, FROM WHICH A BRASS CAP, MARKING THE WEST QUARTER CORNER OF SAID SECTION 33, BEARS NORTH 01°26' 14" WEST, 2636.47 FEET; THENCE SOUTH 89°58'01" EAST, 2307.85 FEET, ALONG THE SOUTH LINE OF SAID SECTION 33 TO THE POINT OF BEGINNING;

THENCE NORTH 00°01'59" EAST, 50.00 FEET TO A LINE PARALLEL WITH AND 50.00 FEET MEASURED PERPENDICULAR NORTHERLY TO THE SOUTH LINE OF SAID SECTION 33;

THENCE NORTH 89°58'01" WEST, 468.90 FEET, ALONG SAID PARALLEL LINE TO A LINE PARALLEL WITH AND 75.00 FEET MEASURED PERPENDICULAR SOUTHEASTERLY TO THE EXISTING RIGHT OF WAY CENTERLINE OF LAKE PLEASANT ROAD, AS SHOWN ON THE UNRECORDED RECORD OF SURVEY PREPARED FOR THE CITY OF PEORIA, BY TBE GROUP, INC., PROJECT "LAKE PLEASANT PARKWAY", AND SEALED ON JANUARY 8, 2001;

THENCE NORTH 17°21'30" EAST, 468.66 FEET, ALONG SAID LINE PARALLEL WITH AND 75.00 FEET MEASURED PERPENDICULAR SOUTHEASTERLY TO THE EXISTING RIGHT OF WAY CENTERLINE OF LAKE PLEASANT ROAD;

THENCE SOUTH 72°38'21" EAST, 10.00 FEET TO A PARALLEL LINE WITH AND 85.00 FEET MEASURED PERPENDICULAR SOUTHEASTERLY TO THE SAID EXISTING RIGHT OF WAY CENTERLINE OF LAKE PLEASANT ROAD;

THENCE NORTH 17°21'30" EAST, 411.63 FEET, ALONG SAID LINE PARALLEL WITH AND 85.00 FEET MEASURED PERPENDICULAR SOUTHEASTERLY TO THE EXISTING RIGHT OF WAY CENTERLINE OF LAKE PLEASANT ROAD;

THENCE NORTH 72°38'30" WEST, 10.00 FEET TO A LINE PARALLEL WITH AND 75.00 FEET MEASURED PERPENDICULAR SOUTHEASTERLY TO THE SAID EXISTING RIGHT OF WAY CENTERLINE OF LAKE PLEASANT ROAD;

THENCE NORTH 17°21'30" EAST, 3230.55 FEET, ALONG SAID LINE PARALLEL WITH AND 75.00 FEET MEASURED PERPENDICULAR SOUTHEASTERLY TO THE EXISTING RIGHT OF WAY CENTERLINE OF LAKE PLEASANT ROAD;

THENCE NORTH 16°58'51" EAST, 419.95 FEET, CONTINUING ALONG SAID LINE PARALLEL WITH AND 75.00 FEET MEASURED PERPENDICULAR SOUTHEASTERLY TO SAID EXISTING RIGHT OF WAY CENTERLINE OF LAKE PLEASANT ROAD;

THENCE SOUTH 73°01'09" EAST, 20.00 FEET TO A LINE PARALLEL WITH AND 95.00 FEET MEASURED PERPENDICULAR SOUTHEASTERLY TO THE SAID EXISTING RIGHT OF WAY CENTERLINE OF LAKE PLEASANT ROAD;

THENCE NORTH 16°58'51" EAST, 482.54 FEET, ALONG SAID LINE PARALLEL WITH AND 95.00 FEET MEASURED PERPENDICULAR SOUTHEASTERLY TO THE EXISTING RIGHT OF WAY CENTERLINE OF LAKE PLEASANT ROAD;

THENCE NORTH 73°01'09" WEST, 20.00 FEET TO A LINE PARALLEL WITH AND 75.00 FEET MEASURED PERPENDICULAR SOUTHEASTERLY TO THE SAID EXISTING RIGHT OF WAY CENTERLINE OF LAKE PLEASANT ROAD;

THENCE NORTH 16°58'51" EAST, 492.60 FEET, ALONG SAID LINE PARALLEL WITH AND 75.00 FEET MEASURED PERPENDICULAR SOUTHEASTERLY TO THE EXISTING RIGHT OF WAY CENTERLINE OF LAKE PLEASANT ROAD, TO A TANGENT CURVE CONCENTRIC WITH AND 75.00 FEET SOUTHEASTERLY TO THE EXISTING RIGHT OF WAY CENTERLINE OF LAKE PLEASANT ROAD;

THENCE 15.87 FEET, NORTHERLY ALONG SAID CONCENTRIC TANGENT CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 4508.66 FEET AND A CENTRAL ANGLE OF 0°12'06" TO THE POINT OF TERMINATION ON THE NORTH LINE OF SAID SECTION 33, FROM WHICH AN ALUMINUM CAP, MARKING THE NORTH QUARTER CORNER OF SAID SECTION 33, BEARS NORTH 89°03'32" WEST, 803.65 FEET, AND FROM WHICH A M.C.D.O.T. BRASS CAP, MARKING THE NORTHEAST CORNER OF SAID SECTION 33, BEARS SOUTH 89°31'32" EAST, 1841.72 FEET.

**Exhibit B
Parcel Map**

