

When recorded mail to:  
City Clerk's Office  
City of Peoria  
8401 W. Monroe Street  
Peoria, AZ 85345

052825-11-1-1--  
GarciaC

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**CAPTION HEADING: Affidavit Annexation Filing  
ANX 25-01**

**DO NOT REMOVE**

**This is part of the official document.**

**When recorded mail to:**

City Clerk  
City of Peoria  
8401 West Monroe Street  
Peoria, Arizona 85345

**AFFIDAVIT  
ANNEXATION FILING  
ANX 25-01**

STATE OF ARIZONA     )  
  )  
COUNTY OF MARICOPA    )

The undersigned being first duly sworn, deposes and says:

1. That he is the Planning Manager in and for the City of Peoria, Maricopa County, Arizona.
2. That he executes this affidavit pursuant to the requirements of A.R.S. §9-471.A.6 and is duly authorized to do so.
3. That he has reviewed the records of the City of Peoria and that he is aware of no other annexation filings pertaining to this property.
4. That the property for which the proposed petition is to be filed lies within an unincorporated portion of Maricopa County and is contiguous to the City of Peoria's jurisdictional boundaries to the east. The subject annexation area is not subject to the filing of an annexation petition by any other city or town.

[Redacted Signature]

Cody Gleason  
Planning Manager  
Planning & Community Development Department  
City of Peoria, Arizona

Subscribed and sworn to before me this 20 day of May, 2025

[Redacted Notary Signature]

Notary Public



My Commission expires:

May 30, 2027

**BEFORE THE PEORIA CITY COUNCIL**

PETITION FOR ANNEXATION

ANX 25-01

TO THE HONORABLE MAYOR AND COUNCIL OF THE CITY OF PEORIA, ARIZONA:

We the undersigned are the owner(s) of one-half (1/2) or more in value of the real and personal property and more than one-half (1/2) of the person(s) owning real and personal property that would be subject to taxation by the City of Peoria in the event of annexation within the territory proposed to be annexed. The exterior boundaries of the territory to be annexed, being contiguous to the corporate limits of the City of Peoria, are identified in the legal description and map attached hereto and marked as Exhibit "A" and Exhibit "B" and made a part hereof. We, the undersigned, request that the City of Peoria annex the following described territory, provided that the requirements of ARS Section 9-471, Arizona Revised Statutes, and amendments thereto, are fully observed.

The description of the territory proposed to be annexed that is not already within the present limits of the City of Peoria and is located in Maricopa County, Arizona is as follow:

See Exhibit "A" and Exhibit "B"

PARCEL NUMBER: See attached legal description.

*(Please provide us with your parcel number, it is the same number as the Tax Parcel ID)*

MAILING ADDRESS: \_\_\_\_\_

\_\_\_\_\_

PHONE NUMBER: \_\_\_\_\_

\_\_\_\_\_  
YOUR NAME (PLEASE PRINT)

\_\_\_\_\_  
YOUR SIGNATURE

\_\_\_\_\_  
YOUR NAME (PLEASE PRINT)

\_\_\_\_\_  
YOUR SIGNATURE

\_\_\_\_\_  
DATE



# EXHIBIT A

## LEGAL DESCRIPTION

A PARCEL OF LAND BEING ALL OF THE REMAINING (UN-ANNEXED) ARIZONA STATE TRUST LAND (PARCEL) WITHIN THE EAST HALF OF SECTION 20 AND THE EAST HALF OF SECTION 17 (WHICH INCLUDES THE RIGHT OF WAY FOR SR 303L BASED ON ADOT RIGHT OF WAY PLANS OF THE BOB STUMP MEMORIAL PARKWAY – HAPPY VALLEY ROAD – 117, 303L MA 025 H5946 01R, S 303-A-700 PRODUCED BY URS AND SIGNED AND SEALED ON 9/23/12 BY ROBERT J. PECHA RLS 21080) TOWNSHIP 5 NORTH, RANGE 1 EAST OF THE GILA & SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 20 (CALCULATED) FROM WHICH POINT THE SOUTH QUARTER CORNER THEREOF (CALCULATED) BEARS N88°49'50"W A DISTANCE OF 2647.42 FEET;

THENCE CONTINUING N88°49'50"W, ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 20, A DISTANCE OF 510.07 FEET TO A POINT ON THE WEST LINE OF THE LEGAL DESCRIPTION CONTAINED IN CITY OF PEORIA ORDINANCE NUMBER 78-12 WHICH EXTENDS THE CORPORATE LIMITS OF THE CITY OF PEORIA (ANNEXATION) AND WAS RECORDED IN DOCKET 13176, PAGE 1262, MARICOPA COUNTY RECORDS (MCR) WITH SAID POINT BEING THE POINT OF BEGINNING;

THENCE N88°49'50"W, CONTINUING ALONG SAID SOUTH LINE, A DISTANCE OF 813.64 FEET TO THE NORTHEAST CORNER OF ONE OF THOSE TRACTS (APN 201-04-007A) AS CONVEYED TO DTHC-ARIZONA BY DEED OF RECORD IN INSTRUMENT NUMBER 1989-0416748, MCR WITH SAID POINT ALSO BEING THE SOUTHEAST CORNER OF THAT TRACT (APN 201-04-004A) ALSO AS CONVEYED TO DTHC-ARIZONA BY DEED OF RECORD IN SAID INSTRUMENT NUMBER 1989-0416748, MCR;

THENCE N0°13'02"E, ALONG THE EAST LINE OF SAID DTHC-ARIZONA TRACT (APN 201-04-004A) AND ALSO ALONG THE EAST LINE OF THAT DTHC-ARIZONA TRACT (APN 201-04-003) ALSO AS CONVEYED BY DEED OF RECORD IN SAID INSTRUMENT NUMBER 1989-0416748, MCR, A DISTANCE OF 2643.24 FEET TO THE NORTHEAST CORNER OF SAID APN 201-04-003 TRACT;

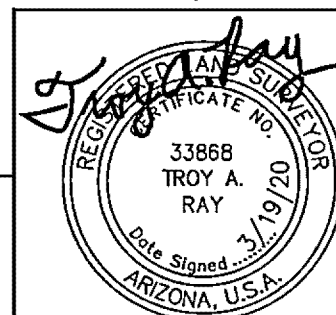
THENCE N0°12'17"E, ALONG THE EAST LINE OF ONE OF THOSE TRACTS (APN 201-04-001B) AS CONVEYED TO DTHC-ARIZONA BY DEED OF RECORD IN SAID INSTRUMENT NUMBER 1989-0416748, MCR AND ALSO ACROSS THE RIGHT-OF-WAY OF SR 303L, A DISTANCE OF 2649.58 FEET TO A POINT ON SAID SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 20;

THENCE N0°15'32"W, CONTINUING ACROSS SAID SR 303L AND ALONG THE EAST LINE OF THAT TRACT AS CONVEYED TO COHEN-MORROW HOLDINGS, LLC BY DEED OF RECORD IN INSTRUMENT NUMBER 1999-0524831, MCR, A DISTANCE OF 2629.90 FEET TO THE NORTHEAST CORNER THEREOF;

### ASLD PARCEL C ANNEXATION

**Preparing Firm: RITCOCH-POWELL & ASSOCIATES, INC.**  
**Address: 5727 N. 7TH STREET, SUITE 120 PHOENIX, AZ 85014**  
**Phone: 602-263-1177 Fax: 602-277-6286**

Sheet 1 of 6





# EXHIBIT A

## LEGAL DESCRIPTION

THENCE N0°12'28"E, ALONG THE EAST LINES OF THE FOLLOWING FOUR (4) TRACTS:  
 1. PATRICIA M. NOEL BY DEED OF RECORD IN INSTRUMENT NUMBER 2019-0027145, MCR,  
 2. PATRICIA M. NOEL BY DEED OF RECORD IN INSTRUMENT NUMBER 2019-0027147, MCR  
 AND 3.&4. EQUITY CAPITAL CORPORATION PARCELS (APN 201-02-005F & APN  
 201-02-005E) BY DEED OF RECORD IN INSTRUMENT NUMBER 2003-1693135, MCR A  
 DISTANCE OF 1302.86 FEET TO THE SOUTHWEST CORNER OF THAT TRACT (APN  
 201-02-012B) AS CONVEYED TO MARICOPA COUNTY MUNICIPAL CONSERVATION DISTRICT  
 NO. 1 BY DEED OF RECORD IN INSTRUMENT NUMBER 1986-0523553, MCR WITH SAID  
 POINT BEING ON THE SOUTH LINE OF THE LEGAL DESCRIPTION CONTAINED IN CITY OF  
 PEORIA ORDINANCE NUMBER 01-158 WHICH EXTENDS THE CORPORATE LIMITS OF THE CITY  
 OF PEORIA (ANNEXATION) AND WAS RECORDED IN INSTRUMENT NUMBER 2001-0939579,  
 MCR;

THENCE N89°26'37"E, ALONG THE SOUTH LINE OF SAID CITY OF PEORIA ORDINANCE  
 NUMBER 01-158 BEING COMMON TO THE SOUTH LINE OF SAID WATER CONSERVATION  
 DISTRICT TRACT AND ALONG THE SOUTH LINE OF THAT TRACT (APN 201-02-015B) AS  
 CONVEYED TO SAID MARICOPA COUNTY MUNICIPAL CONSERVATION DISTRICT NO. 1 BY DEED  
 OF RECORD IN INSTRUMENT NUMBER 1988-0107666, MCR, A DISTANCE OF 819.18 FEET TO  
 THE SOUTHEAST CORNER THEREOF BEING ON SAID WEST LINE OF CITY OF PEORIA  
 ORDINANCE 78-12;

THENCE ALONG SAID WEST LINE OF CITY OF PEORIA ORDINANCE NUMBER 78-12 THE  
 REMAINING COURSES AND DISTANCES:

S0°34'58"W A DISTANCE OF 1307.45 FEET;

S0°20'33"E, PARTIALLY ACROSS THE RIGHT-OF-WAY OF SR 303L, A DISTANCE OF 2663.52  
 FEET TO A POINT ON SAID SOUTH LINE OF THE SOUTHEAST QUARTER;

S0°12'40"W, PARTIALLY ACROSS THE RIGHT-OF-WAY OF SR 303L, A DISTANCE OF 2643.43  
 FEET;

S0°14'11"W A DISTANCE OF 2635.84 FEET TO THE POINT OF BEGINNING.

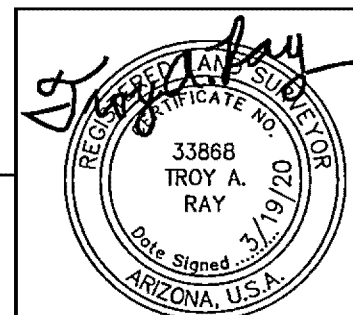
THE ABOVE DESCRIBED PARCEL CONTAINS 7,518,115.52 SQUARE FEET (172.5922 ACRES)  
 OF LAND, MORE OR LESS, INCLUDING ANY EASEMENTS OF RECORD.

THE BASIS OF BEARING FOR THE ABOVE DESCRIBED PARCEL IS N88°49'50"W FOR THE  
 SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 5 NORTH, RANGE 1  
 EAST OF THE GILA & SALT RIVER MERIDIAN, MARICOPA COUNTY,  
 ARIZONA, AS SHOWN ON THE RECORD OF SURVEY PLSS  
 SUBDIVISION-MARICOPA COUNTY GEODETIC DENSIFICATION AND  
 CADASTRAL SURVEY (GDACS), RECORDED IN BOOK 588, PAGE 3,  
 MARICOPA COUNTY RECORDS.

### ASLD PARCEL C ANNEXATION

**Preparing Firm: RITCOCH-POWELL & ASSOCIATES, INC.**  
**Address: 5727 N. 7TH STREET, SUITE 120 PHOENIX, AZ 85014**  
**Phone: 602-263-1177 Fax: 602-277-6286**

Sheet 2 of 6





# EXHIBIT A SKETCH

APPROXIMATE MATCHLINE - SEE SHEET 4

NORTH  
QUARTER  
CORNER  
SECTION 20  
T5N, R1E  
(CALCULATED)

NORTHEAST  
CORNER  
SECTION 20  
T5N, R1E  
(CALCULATED)

ANNEXATION AREA  
7,518,115.52 SQ. FT.  
(172.5922 ACRES)



UNINCORPORATED  
MARICOPA  
COUNTY

N00°12'17"E 2649.58'

N00°13'02"E 2643.24'

N00°14'11"W 2635.84'

N00°12'40"W 2643.43'

S00°12'40"W 2646.00'

S00°14'11"W 2644.26'

S00°12'40"W 2643.43'

S00°12'40"W 2646.00'

ARIZONA STATE TRUST LAND

ARIZONA STATE TRUST LAND

ARIZONA STATE TRUST LAND

ARIZONA STATE TRUST LAND

CITY OF PEORIA ANNEXATIONS

- (A) ORDINANCE NUMBER 78-12  
DK.13176, PG.1262, MCR
- (B) ORDINANCE NUMBER 89-33  
INST.NO. 1989-0533377, MCR

\*\*SEE SHEET 5 FOR  
LINE TABLE, PROPERTY  
OWNER AND SR 303L  
INFORMATION\*\*



SCALE:  
1"=800'  
E 1/2  
SEC 17  
E 1/2  
SEC 20  
T. 5 N.  
R. 1 E.

Sheet 3 of 6

SOUTH  
QUARTER  
CORNER  
SECTION 20  
T5N, R1E  
(CALCULATED)

POC  
SOUTHEAST  
CORNER  
SECTION 20  
T5N, R1E  
(CALCULATED)

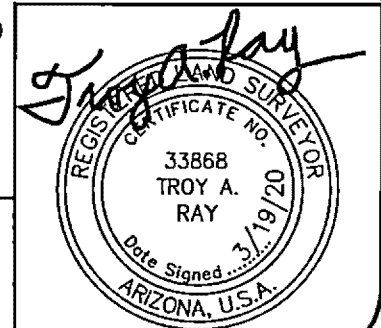
2

1

N88°49'50"W 2647.42'  
(BASIS OF BEARING)

### ASLD PARCEL C ANNEXATION

Preparing Firm: RITCOH-POWELL & ASSOCIATES, INC.  
Address: 5727 N. 7TH STREET, SUITE 120 PHOENIX, AZ 85014  
Phone: 602-263-1177 Fax: 602-277-6286







# EXHIBIT A

## TABLE AND PROPERTY OWNERS

- 1 201-04-007A  
DTHC-ARIZONA  
INST.NO. 1989-0416748, MCR
- 2 APN 201-04-007B  
DTHC-ARIZONA  
INST.NO. 1990-0224448, MCR
- 3 APN 201-04-004A  
DTHC-ARIZONA  
INST.NO. 1989-0416748, MCR
- 4 APN 201-04-003  
DTHC-ARIZONA  
INST.NO. 1989-0416748, MCR
- 5 APN 201-04-001B  
DTHC-ARIZONA  
INST.NO. 1989-0416748, MCR
- 6 APN 201-02-002E  
COHEN-MORROW HOLDINGS, LLC  
INST.NO. 1999-0524831, MCR
- 7 APN 201-02-001D  
PATRICIA M. NOEL  
INST.NO. 2019-0027145, MCR
- 8 APN 201-02-001C  
PATRICIA M. NOEL  
INST.NO. 2019-0027147, MCR
- 9 APN 201-02-005F  
EQUITY CAPITAL CORPORATION  
INST.NO. 2003-1693135, MCR
- 10 APN 201-02-005E  
EQUITY CAPITAL CORPORATION  
INST.NO. 2003-1693135, MCR
- 11 APN 201-02-004  
MARICOPA COUNTY MUNICIPAL  
WATER CONSERVATION DISTRICT NO. 1  
NO DEED ON FILE
- 12 APN 201-02-012B  
MARICOPA COUNTY MUNICIPAL  
WATER CONSERVATION DISTRICT NO. 1  
INST.NO. 1986-0523553, MCR
- 13 APN 201-02-015B  
MARICOPA COUNTY MUNICIPAL  
WATER CONSERVATION DISTRICT NO. 1  
INST.NO. 1988-0107666, MCR
- 14 APN 201-02-015A  
MARICOPA COUNTY MUNICIPAL  
WATER CONSERVATION DISTRICT NO. 1  
INST.NO. 1988-0107666, MCR
- 15 APN 201-02-007A  
MARICOPA COUNTY MUNICIPAL  
WATER CONSERVATION DISTRICT NO. 1  
NO DEED ON FILE

LINE TABLE		
NO.	BEARING	DIST.
L1	N88°49'50"W	510.07'
L2	N88°49'50"W	813.64'
L3	N89°26'37"E	819.18'

- \* LINE WORK SHOWN FOR SR 303L BASED ON ADOT RIGHT-OF-WAY PLANS FOR THE BOB STUMP MEMORIAL PARKWAY - HAPPY VALLEY ROAD - I17, 303L MA 025 H5946 01R, S 303-A-700 PRODUCED BY URS AND SIGNED AND SEALED ON 9/23/12 BY ROBERT J. PECHA RLS 21080.

Sheet 5 of 6

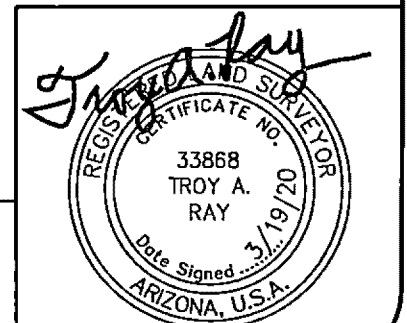
**ASLD PARCEL C ANNEXATION**

Preparing Firm: RITCOCH-POWELL &amp; ASSOCIATES, INC.

Address: 5727 N. 7TH STREET, SUITE 120 PHOENIX, AZ 85014

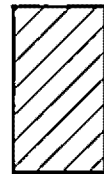
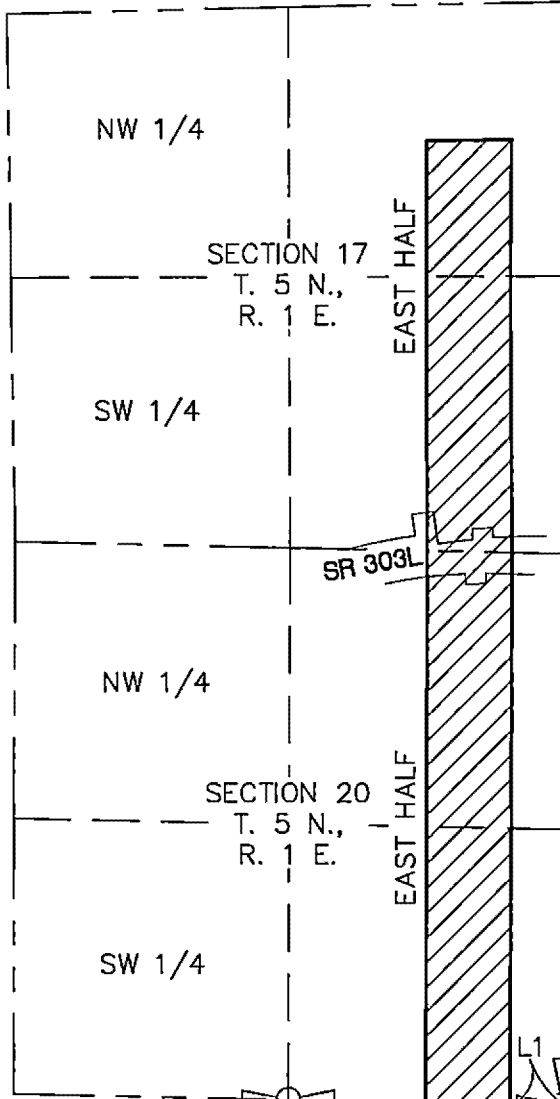
Phone: 602-263-1177

Fax: 602-277-6286





# EXHIBIT B VICINITY MAP



ANNEXATION AREA  
7,518,115.52 SQ. FT.  
(172.5922 ACRES)

LINE TABLE		
NO.	BEARING	DIST.
L1	N88°49'50"W	510.07'

SOUTH 1/4  
CORNER  
SECTION 20 (BASIS OF  
BEARING)  
N88°49'50"W  
2647.42'

SOUTHEAST  
CORNER  
SECTION 20

Sheet 6 of 6

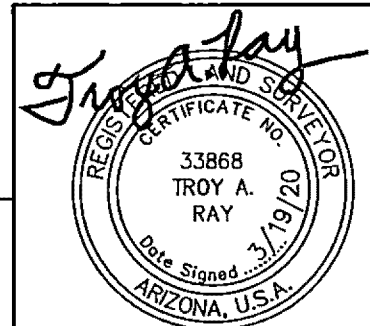
**ASLD PARCEL C ANNEXATION**

Preparing Firm: RITTOCH-POWELL & ASSOCIATES, INC.

Address: 5727 N. 7TH STREET, SUITE 120 PHOENIX, AZ 85014

Phone: 602-263-1177

Fax: 602-277-6286



PARCEL C - ANNEXATION AREA

NORTH: 1002278.4072' EAST: 591251.2901'

SEGMENT #1 : LINE

COURSE: N88° 49' 50"W LENGTH: 813.64'  
NORTH: 1002295.0129' EAST: 590437.8196'

SEGMENT #2 : LINE

COURSE: N0° 13' 02"E LENGTH: 2643.24'  
NORTH: 1004938.2339' EAST: 590447.8408'

SEGMENT #3 : LINE

COURSE: N0° 12' 17"E LENGTH: 2649.58'  
NORTH: 1007587.7970' EAST: 590457.3079'

SEGMENT #10 : LINE

COURSE: S0° 12' 40"W LENGTH: 2643.43'  
NORTH: 1004914.2096' EAST: 591262.1744'

SEGMENT #4 : LINE

COURSE: N0° 15' 32"W LENGTH: 2629.90'  
NORTH: 1010217.6702' EAST: 590445.4248'

SEGMENT #11 : LINE

COURSE: S0° 14' 11"W LENGTH: 2635.84'  
NORTH: 1002278.3920' EAST: 591251.2996'

SEGMENT #5 : LINE

COURSE: N0° 12' 28"E LENGTH: 1302.86'  
NORTH: 1011520.5216' EAST: 590450.1495'PERIMETER: 20,108.64'  
AREA: 7,518,115.52 SQ. FT. (172.5922 ACRES)

ERROR CLOSURE: 0.0179'

SEGMENT #6 : LINE

COURSE: N89° 26' 37"E LENGTH: 819.18'  
NORTH: 1011528.4764' EAST: 591269.2909'

COURSE: S31° 49' 53"E

ERROR NORTH: -0.01517'

EAST: 0.00942'

PRECISION 1: 1,123,387.71

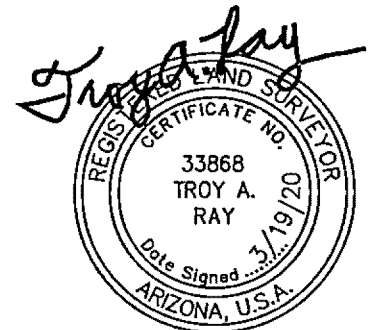
SEGMENT #7 : LINE

COURSE: S0° 34' 58"W LENGTH: 1307.45'  
NORTH: 1010221.0940' EAST: 591255.9925'

SEGMENT #8 : LINE

COURSE: S0° 20' 33"E LENGTH: 2651.54'  
NORTH: 1007569.6014' EAST: 591271.8427'

SEGMENT #9 : LINE

COURSE: S0° 20' 33"E LENGTH: 11.98'  
NORTH: 1007557.6216' EAST: 591271.9143'

# ANX25-01 ASLD Parcel C

