

RESOLUTION NO. 2025-85

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF PEORIA, MARICOPA COUNTY, ARIZONA FINDING THAT A CERTAIN DRAINAGE EASEMENT TO BE UNNECESSARY TO CITY PURPOSES AND NO LONGER REQUIRED TO BE RETAINED BY THE CITY AND DIRECTING THAT SUCH UNNECESSARY 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 a certain Drainage Easement located in the City of Peoria, Maricopa County, Arizona, east of 83rd Avenue north of Happy Valley Road, and more specifically described in the Legal Description (Exhibit A) attached to this Resolution is no longer needed by the City for drainage purposes.

THEREFORE, BE IT RESOLVED AS FOLLOWS:

SECTION 1. That Mayor and Council find and determine that the Drainage Easement within Lot 2 of The Trailhead recorded in Maricopa County Recorder's Office per Book 1774 Page 6 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.

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.

Resolution No. 2025-85
Drainage Easement Abandonment
The Trailhead Lot 2
August 5, 2025
Page: 2

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 5th day of August, 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

**LEGAL DESCRIPTION
DRAINAGE EASEMENT
RELEASE
PEORIA, ARIZONA**

June 6, 2025
Job No. P5867
Page 1 of 1

AN EASEMENT OVER THAT PORTION OF LOT 2, OF "THE TRAILHEAD", ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 1774 OF MAPS PAGE 6, LOCATED WITHIN A PORTION OF THE NORTH HALF OF SECTION 11, TOWNSHIP 4 NORTH, RANGE 1 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST EASTERLY SOUTHWEST CORNER OF SAID LOT 2;

THENCE NORTH 79°57'51" EAST, A DISTANCE OF 32.54 FEET;

THENCE NORTH 10°02'09" WEST, A DISTANCE OF 10.40 FEET TO THE **POINT OF BEGINNING**;

THENCE NORTH 10°02'09" WEST, A DISTANCE OF 67.84 FEET;

THENCE SOUTH 89°47'13" EAST, A DISTANCE OF 155.38 FEET TO A NON-TANGENT CURVE CONCAVE NORTH, OF WHICH THE RADIUS POINT BEARS NORTH 00°28'12" EAST, A RADIAL DISTANCE OF 322.68 FEET, THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 23°28'12", A DISTANCE OF 132.18 FEET;

THENCE ALONG A NON-TANGENT LINE, NORTH 57°27'20" EAST, A DISTANCE OF 28.16 FEET;

THENCE NORTH 22°50'56" WEST, A DISTANCE OF 16.64 FEET;

THENCE NORTH 63°56'07" EAST, A DISTANCE OF 86.70 FEET;

THENCE SOUTH 43°51'42" EAST, A DISTANCE OF 33.42 FEET TO A NON-TANGENT CURVE CONCAVE WEST, OF WHICH THE RADIUS POINT BEARS SOUTH 53°48'15" WEST, A RADIAL DISTANCE OF 14.00 FEET, THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 101°54'26", A DISTANCE OF 24.90 FEET;

THENCE ALONG A NON-TANGENT LINE, SOUTH 66°10'09" WEST, A DISTANCE OF 56.09 FEET TO A NON-TANGENT CURVE CONCAVE NORTH, OF WHICH THE RADIUS POINT BEARS NORTH 23°32'00" WEST, A RADIAL DISTANCE OF 1,286.60 FEET, THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 09°26'43", A DISTANCE OF 212.10 FEET;

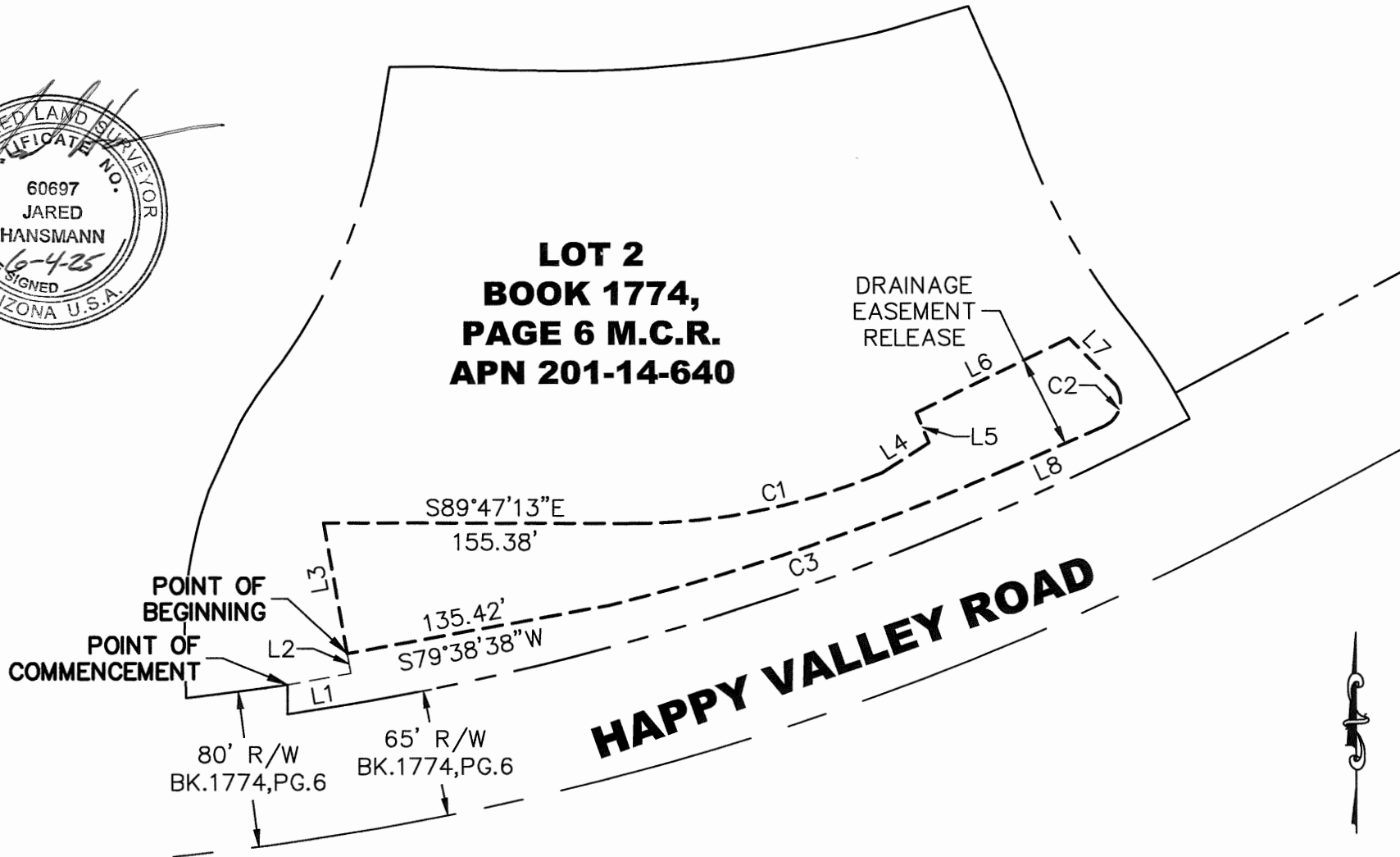
THENCE ALONG A NON-TANGENT LINE, SOUTH 79°38'38" WEST, A DISTANCE OF 135.42 FEET TO THE **POINT OF BEGINNING**.

CONTAINS 16,904 SQUARE FEET OR 0.388 ACRES, MORE OR LESS.





**LOT 2
BOOK 1774,
PAGE 6 M.C.R.
APN 201-14-640**



HAPPY VALLEY ROAD



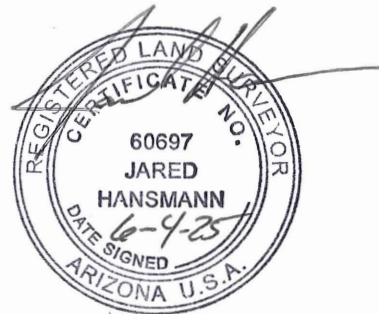
**2401 W PEORIA AVE, SUITE 130
PHOENIX, AZ 85029
602-957-3350
rickengineering.com**

**LEGAL DESCRIPTION
CHCK-FIL A
PEORIA ARIZONA**

DRAWING: CFA_RET_RELEASE.DWG			
JOB#	P5867	SCALE:	NTS SHT: 1 OF 2
DRAFTER:	PJE	CHK:	ELS DATE: 6/04/25

LINE TABLE		
LINE	DIRECTION	LENGTH
L1	N79°57'51"E	32.54'
L2	N10°02'09"W	10.40'
L3	N10°02'09"W	67.84'
L4	N57°27'20"E	28.16'
L5	N22°50'56"W	16.64'
L6	N63°56'07"E	86.70'
L7	S43°51'42"E	33.42'
L8	S66°10'09"W	56.09'

CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	CHORD
C1	23°28'12"	322.68'	132.18'	N78°44'06"E 131.26'
C2	101°54'26"	14.00'	24.90'	N14°44'57"E 21.75'
C3	9°26'43"	1286.60'	212.10'	S71°11'22"W 211.86'



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LEGAL DESCRIPTION
CHCK-FIL A
PEORIA ARIZONA

DRAWING:	CFA_RET_RELEASE.DWG			
JOB#	P5867	SCALE:	NTS	SHT: 2 OF 2
DRAFTER:	PJE	CHK:	ELS	DATE: 6/04/25