

ORDINANCE NO. 2025-22

AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF PEORIA, ARIZONA EXTENDING AND INCREASING THE CORPORATE LIMITS OF THE CITY OF PEORIA OF MARICOPA COUNTY, STATE OF ARIZONA, PURSUANT TO THE PROVISIONS OF TITLE 9, CHAPTER 4, ARTICLE 7, ARIZONA REVISED STATUTES AND AMENDMENTS THERETO, BY ANNEXING THERETO CERTAIN TERRITORY CONTIGUOUS TO THE EXISTING CITY LIMITS OF THE CITY OF PEORIA, AND PROVIDING FOR SEVERABILITY.

WHEREAS, a petition in writing, accompanied by a map or plot of said real property, having been filed and presented to the Mayor and Council of the City of Peoria, Arizona, signed by the owners of more than one-half in value of the real and personal property and more than one-half of the persons owning real and personal property as would be subject to taxation by the City of Peoria in the event of annexation within the territory and land hereinafter described as shown by the last assessment of said property, which said territory is contiguous to the City of Peoria, and not now embraced within its limits, asking that the property more particularly hereinafter described be annexed to the City of Peoria, and to extend and increase the corporate limits of the City of Peoria so as to embrace the same; and

WHEREAS, the Mayor and Council of the City of Peoria, Arizona, are desirous of complying with said petition and extending and increasing the corporate limits of the City of Peoria to include said territory; and

WHEREAS, the said petition sets forth a true and correct description of all the exterior boundaries of the entire area proposed to be annexed to the City of Peoria, and had attached thereto at all times an accurate map to the territory desired to be annexed; and

WHEREAS, no alterations increasing or reducing the territory sought to be annexed have been made after the said petition had been signed by any owner of real and personal property in such territory; and

WHEREAS, a portion of the area proposed to be annexed consists of Arizona State Trust Land and approval of the State Land Commissioner and State Selection Board has been granted; and

WHEREAS, the provisions of Sections 9-471, Arizona Revised Statutes, and amendments thereto, have been fully observed; and

WHEREAS, proper and sufficient certification and proof of the foregoing facts are now on file in the office of the City Clerk of the City of Peoria, Arizona, together with a true and correct copy of the original petition referred to herein, which is on file in the office of the county recorder; and

WHEREAS, the City of Peoria may elect to provide regular fire department services to a newly annexed area under A.R.S. § 48.813(A).

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council of the City of Peoria, Arizona, as follows:

SECTION 1. That the following described territory be, and the same hereby is, annexed to the City of Peoria, and that the present corporate limits be, and the same hereby are, extended and increased to include the following described territory contiguous to the present City limits, to wit:

See EXHIBIT "A" to this Ordinance

SECTION 2. Upon Annexation, the property shall be placed in the Mesquite District for purposes of Council Elections.

SECTION 3. Pursuant to A.R.S. § 48.813(A), the property described in Exhibit A is hereby placed under the City's fire, emergency medical, and police protection generally provided to other residents within the city. The services shall take effect on the date on which this annexation becomes final as set forth in Section 5 below, without further action by the City Council.

SECTION 4. That a copy of this ordinance, together with an accurate map of the territory hereby annexed to the City of Peoria, certified by the Mayor of said city and attached as EXHIBIT "A", Page 2 to this Ordinance, be forthwith filed and recorded in the office of the County Recorder of Maricopa County, Arizona.

SECTION 5. This ordinance shall become effective in the manner provided by law.

PASSED AND ADOPTED by the Mayor and Council of the City of Peoria, Arizona, this 5th day of August 2025.

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Jason Beck, Mayor

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Date Signed

ATTEST:

\_\_\_\_\_  
Agnes Goodwine, City Clerk

APPROVED AS TO FORM:

\_\_\_\_\_  
Emily Jurmu, City Attorney

Published in: Peoria Times

Publication Dates:

Effective 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 – 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) 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;

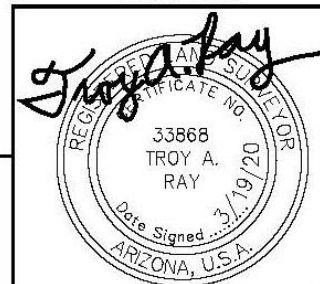
THENCE N0°12'17"E, ALONG THE EAST LINE OF ONE OF THOSE TRACTS (APN 201-04-001B) AS CONVEYED TO DTHC-ARIZONA BY DEED OF RECORD IN SAID INSTRUMENT NUMBER 1989-0416748, MCR AND ALSO ACROSS THE RIGHT-OF-WAY OF SR 303L, A DISTANCE OF 2649.58 FEET TO A POINT ON SAID SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION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

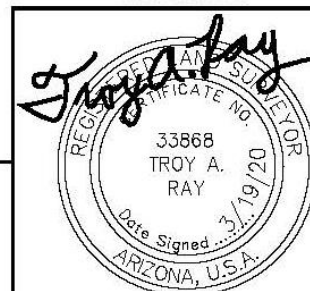
THE ABOVE DESCRIBED PARCEL CONTAINS 7,518,115.52 SQUARE FEET (172.5922 ACRES)  
OF LAND, MORE OR LESS, INCLUDING ANY EASEMENTS OF RECORD.

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: RITICH-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

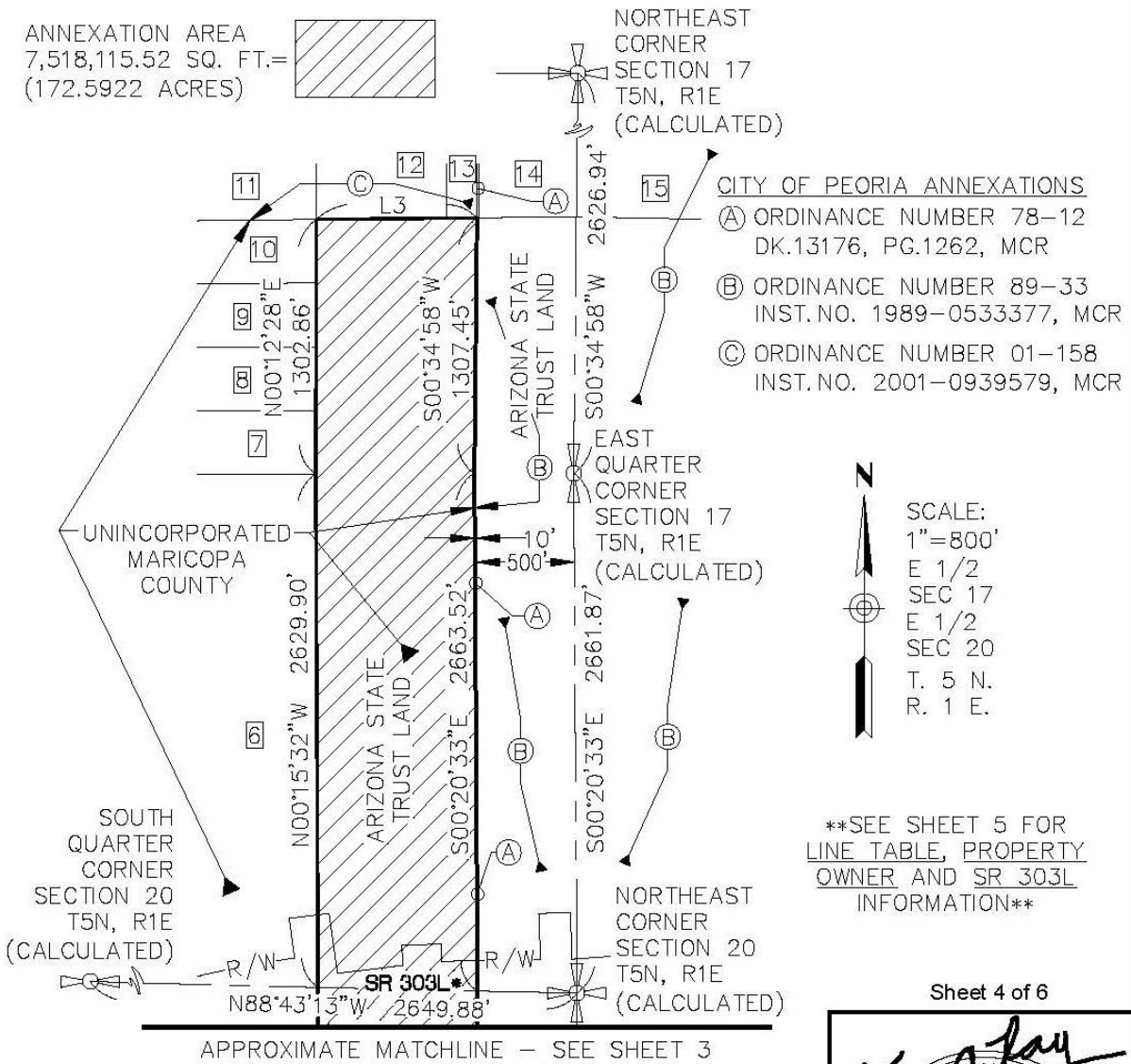




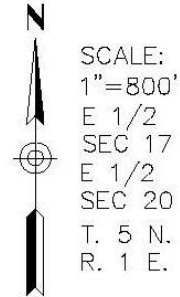


# EXHIBIT A SKETCH

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



- CITY OF PEORIA ANNEXATIONS**
- (A) ORDINANCE NUMBER 78-12  
 DK.13176, PG.1262, MCR
  - (B) ORDINANCE NUMBER 89-33  
 INST. NO. 1989-0533377, MCR
  - (C) ORDINANCE NUMBER 01-158  
 INST. NO. 2001-0939579, MCR

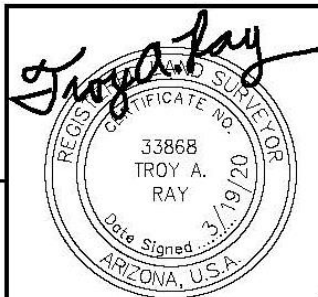


\*\*SEE SHEET 5 FOR  
 LINE TABLE, PROPERTY  
 OWNER AND SR 303L  
 INFORMATION\*\*

Sheet 4 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





## 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

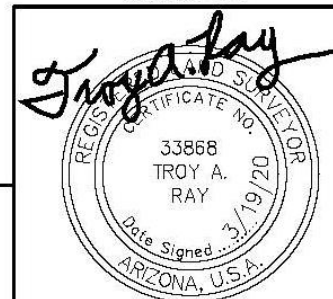
LINE TABLE		
NO.	BEARING	DIST.
L1	N88°49'50"W	510.07'
L2	N88°49'50"W	813.64'
L3	N89°26'37"E	819.18'

• 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

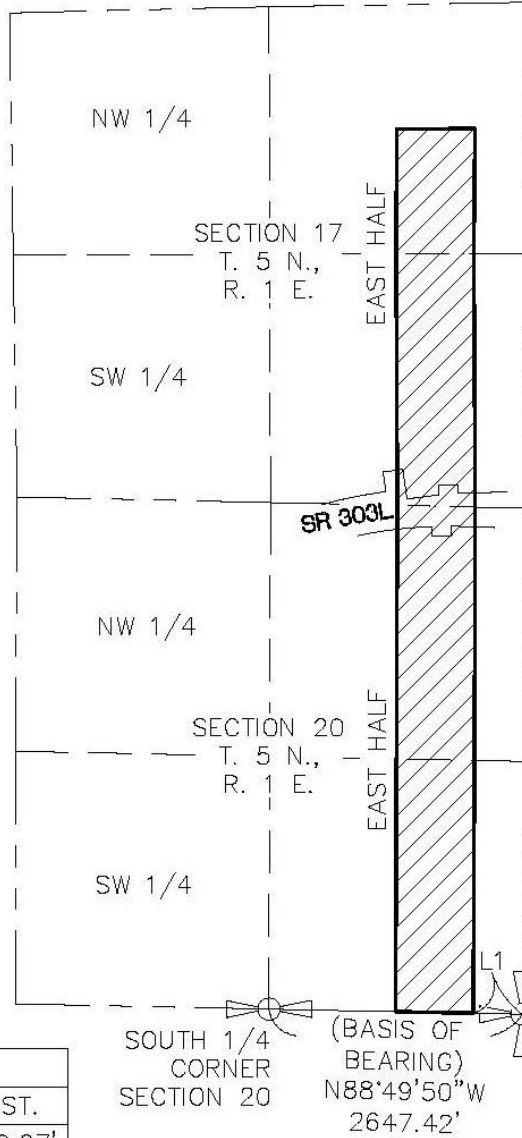
**ASLD PARCEL C ANNEXATION**

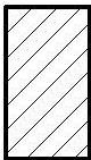
**Preparing Firm: RITTOCH-POWELL & ASSOCIATES, INC.**  
**Address: 5727 N. 7TH STREET, SUITE 120 PHOENIX, AZ 85014**  
**Phone: 602-263-1177 Fax: 602-277-6286**





# 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'

SOUTHEAST  
 CORNER  
 SECTION 20

Sheet 6 of 6

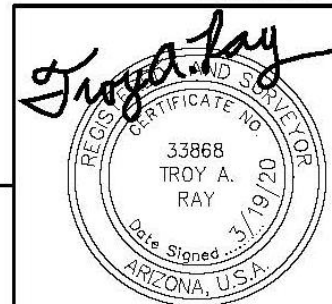
**ASLD PARCEL C ANNEXATION**

**Preparing Firm: RITICH-POWELL & ASSOCIATES, INC.**

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**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'

COURSE: S31° 49' 53"E

ERROR NORTH: -0.01517'

EAST: 0.00942'

SEGMENT #6 : LINE

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

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'



CERTIFICATION OF MAP

SEE ATTACHED EXHIBIT "A", Pages 4-10

I, Jason Beck, Mayor of the City of Peoria, Arizona, do hereby certify that the foregoing map is a true and correct map of the territory annexed under any by virtue of the petition of the real and personal property owners in the said territory and by Ordinance No. 2025-22, annexing the territory described in Ordinance No. 2025-22 and as shown on said map as a part of the territory to be included within the corporate limits of the City of Peoria, Arizona.

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Jason Beck, Mayor

ATTEST:

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Agnes Goodwine, City Clerk