

RESOLUTION NO. 2026-08

RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF PEORIA, ARIZONA DECLARING ITS INTENTION TO ORDER THE IMPROVEMENTS OF A CERTAIN AREA WITHIN THE CORPORATE LIMITS OF THE CITY AND CREATING AN IMPROVEMENT DISTRICT KNOWN AS THE CITY OF PEORIA MAINTENANCE IMPROVEMENT DISTRICT NO. 1300, MYSTIC A-3 PROVIDING THAT THE COST OF THE MAINTENANCE OF THE LANDSCAPING INCLUDED WITHIN, NEAR, AND ADJACENT TO A PARKWAY AND RELATED FACILITIES TOGETHER WITH APPURTENANT STRUCTURES AS SHOWN ON THE PLANS, SHALL BE ASSESSED UNDER THE PROVISIONS OF TITLE 48, CHAPTER 4, ARTICLE 2, ARIZONA REVISED STATUTES, AS AMENDED; AND DECLARING AN EMERGENCY.

BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF PEORIA, ARIZONA, THAT:

SECTION 1. The public interest or convenience require and it is the intention of the Mayor and Council of the City of Peoria, Arizona to order the maintenance of landscaping within the proposed district and that the cost of maintaining landscaping included within, near, and adjacent to a parkway and related facilities together with appurtenant structures be assessed upon a certain improvement district to be known as Peoria Maintenance Improvement District No. 1300.

The estimate of the cost and expenses for the maintenance of the landscaping on file with the Superintendent of Streets and the City Clerk is approved and adopted by the Mayor and Council of the City.

SECTION 2. The maintenance of the landscaping, therefore, in the opinion of the Mayor and Council of the City, are of more than local or ordinary public benefit, and are of special benefit to the respective lots, pieces and parcels of land within the real property described herein. The Mayor and Council of the

City make and order that the cost and expense for the maintenance of the landscaping included within, near, and adjacent to a parkway and related facilities together with appurtenant structures be chargeable upon a district to be known and designated as the City of Peoria Maintenance Improvement District No. 1300 and as described and bounded as set forth on Exhibits A and B attached, and declare that the district in the City benefited by the maintenance of landscaping included within, near, and adjacent to a parkway and related facilities together with appurtenant structures to be assessed, to pay the costs and expenses thereof in proportion to the benefits derived therefrom.

The City shall not assess the costs and expenses for the maintenance of landscaping included within, near, and adjacent to a parkway and related facilities together with appurtenant structures, which are for the general public benefit against the respective lots, pieces and parcels of land located within the boundaries of the City of Peoria Maintenance Improvement District No. 1300 and if a portion of the costs and expenses for the maintenance of landscaping is for the general public benefit, the City shall assess the boundaries of the City of Peoria Maintenance Improvement District No. 1300 only that portion of such costs and expenses which benefits the lots, pieces and parcels of land located within the boundaries of the City of Peoria Maintenance Improvement District No. 1300.

SECTION 3. The costs and expense for the maintenance of landscaping shall be made and all proceedings therein taken; that the Superintendent of Streets of the City shall post or cause to be posted notices thereof; that the City Clerk shall certify to the passage of this Resolution of Intention; that the Engineer shall prepare duplicate diagrams of the City of Peoria Maintenance Improvement District No. 1300 described in Section 2 of this Resolution to be assessed to pay the costs and expenses thereof, under and in accordance with the provisions of Title 48, Chapter 4, Article 2, Arizona Revised Statutes, as amended.

SECTION 4. The majority of owners of all of the real property within the proposed district have executed a Petition for formation of a Maintenance Improvement District and the City Council has verified the ownership of the property. Publication and posting of the notice of the passage of the Resolution of Intention will be completed as prescribed by the State Statues.

SECTION 5. Any Resolutions or parts of Resolutions in conflict with the provisions of this Resolution are hereby repealed.

SECTION 6. The immediate operation of the provisions of this Resolution is necessary for the preservation of the public peace, health and safety and an emergency is declared to exist, and this Resolution will be in full force and effect from and after its passage and approval by the Mayor and Council of the City of Peoria, Arizona as required by law and is exempt from the referendum

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provisions of the Constitution and laws of the State of Arizona.

PASSED AND ADOPTED by the Mayor and Council of the City of Peoria, Arizona, this 27th day of January 2026.

CITY OF PEORIA, an Arizona
municipal corporation

Jason Beck, Mayor

Date Signed

ATTEST:

Agnes Goodwine, City Clerk

APPROVED AS TO FORM:

Emily Jurmu, City Attorney

Effective Date: _____

EXHIBIT "A"
MYSTIC A3 (R250039) - MID BOUNDARY DESCRIPTION

A PROTION OF EL MIRAGE ROAD OF THE "MYSTIC AT LAKE PLEASANT HEIGHTS", A MASTER FINAL, AS RECORDED IN BOOK 1458, PAGE 50, MARICOPA COUNTY RECORDS, (M.C.R.), PARCEL A3 OF THE "RE-PLAT FOR PARCELS E, F, & G, AS ORIGINALLY RECORDED IN THE MASTER PLAT OF MYSTIC AT LAKE PLEASANT HEIGHTS, BK. 1458, PG. 50, RECORDS OF MARICOPA COUNTY", AS RECORDED IN BOOK 1625 OF MAPS, PAGE 14, M.C.R., AND A PROTION OF FOREST PLEASANT PLACE, OF THE "FOREST PLEASNET PLACE", AS MASTER PLAT, AS RECORDED IN BOOK 1756, PAGE 30, M.C.R., LOCATED SECTION 13, TOWNSHIP 5 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 13, BEING MARKED BY A GLO CAP, FROM WHICH THE EAST QUARTER CORNER OF SAID SECTION 13 BEARS NORTH 00 DEGREES 04 MINUTES 37 SECONDS EAST, 2644.29 FEET;

THENCE NORTH 00 DEGREES 04 MINUTES 37 SECONDS EAST, ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 13, 1854.95 FEET;

THENCE DEPARTING SAID EAST LINE, NORTH 89 DEGREES 55 MINUTES 23 SECONDS WEST, 1627.42 FEET TO A POINT ON THE CENTER LINE OF EL MIRAGE ROAD, AS SHOWN IN "MYSTIC AT LAKE PLEASANT HEIGHTS", A MASTER PLAT RECORDED IN BOOK 1458, PAGE 50, M.C.R., THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE SOUTHWESTERLY, FROM WHICH THE CENTER BEARS SOUTH 41 DEGREES 29 MINUTES 36 SECONDS WEST, 1200.00 FEET, AND THE **POINT OF BEGINNING**;

THENCE ALONG SAID CENTERLINE AND CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 30 DEGREES 26 MINUTES 30 SECONDS, AN ARC LENGTH 637.57 FEET;

THENCE DEPARTING SAID CENTERLINE, NORTH 89 DEGREES 37 MINUTES 34 SECONDS WEST, 1256.67 FEET TO A POINT ON THE NORTH-SOUTH MID-SECTION LINE OF SAID SECTION 13;

THENCE CONTINUING NORTH 89 DEGREES 37 MINUTES 34 SECONDS WEST, 4.03 FEET;

THENCE NORTH 00 DEGREES 22 MINUTES 23 SECONDS EAST, 189.76 FEET;

THENCE NORTH 01 DEGREES 08 MINUTES 37 SECONDS EAST, 211.57 FEET;

THENCE NORTH 18 DEGREES 18 MINUTES 59 SECONDS WEST, 167.10 FEET;

THENCE NORTH 18 DEGREES 48 MINUTES 00 SECONDS WEST, 142.50 FEET;

THENCE NORTH 19 DEGREES 34 MINUTES 42 SECONDS WEST, 183.73 FEET;

THENCE NORTH 18 DEGREES 25 MINUTES 04 SECONDS WEST, 126.25 FEET;

THENCE NORTH 08 DEGREES 50 MINUTES 23 SECONDS WEST, 180.68 FEET;

THENCE NORTH 01 DEGREES 17 MINUTES 24 SECONDS WEST, 157.91 FEET TO A POINT ON THE EAST-WEST MID-SECTION LINE OF SAID SECTION 13;

THENCE CONTINUING NORTH 01 DEGREES 17 MINUTES 24 SECONDS WEST, 118.91 FEET;

THENCE NORTH 41 DEGREES 29 MINUTES 36 SECONDS EAST, 65.00 FEET TO A POINT ON THE CENTER LINE OF EL MIRAGE ROAD, AS SHOWN IN "MYSTIC AT LAKE PLEASANT HEIGHTS", A MASTER PLAT RECORDED IN BOOK 1458, PAGE 50, M.C.R.;

THENCE SOUTH 48 DEGREES 30 MINUTES 24 SECONDS EAST, ALONG SAID CENTERLINE, 255.25 FEET TO A POINT ON THE EAST-WEST MID-SECTION LINE OF SAID SECTION 13;

THENCE CONTINUING ALONG SAID CENTERLINE, SOUTH 48 DEGREES 30 MINUTES 24 SECONDS EAST, 4.22 FEET TO A POINT ON THE NORTH-SOUTH MID-SECTION LINE OF SAID SECTION 13;

THENCE CONTINUING ALONG SAID CENTERLINE LINE, SOUTH 48 DEGREES 30 MINUTES 24 SECONDS EAST, 1209.40 FEET TO SAID **POINT OF BEGINNING**;

SAID PARCEL CONTAINS 1,104,353 SQUARE FEET, OR 25.3525 ACRES, MORE OR LESS.



EXHIBIT "B"

IS ON FILE IN THE

CITY OF PEORIA
CITY CLERK'S OFFICE
8401 W. MONROE STREET
PEORIA, AZ 85345

