

RESOLUTION NO. 2026-18

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. 1299, SADDLEBACK-PARCEL B13 PHASE 1 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. 1299.

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. 1299 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. 1299 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. 1299 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. 1299.

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. 1299 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

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City of Peoria, Arizona as required by law and is exempt from the referendum 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 10th day of February, 2026.

CITY OF PEORIA, an Arizona
municipal corporation

Jason Beck, Mayor

Date Signed

ATTEST:

Agnes Goodwine, City Clerk

APPROVED AS TO FORM:

Emily Jurmu, Acting City Attorney

Effective Date: _____

EXHIBIT "A"
VILLAGE 13 PHASE 1 (R250033) MID BOUNDARY DESCRIPTION

A PORTION OF LAND LOCATED IN SECTION 3, TOWNSHIP 5 NORTH, RANGE 1 WEST, THE EAST HALF OF SECTION 4, TOWNSHIP 5 NORTH, RANGE 1 WEST & THE SOUTH HALF OF SECTION 34, TOWNSHIP 6 NORTH, RANGE 1 WEST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 3, BEING MARKED BY A GLO BRASS CAP, FROM WHICH THE NORTH QUARTER CORNER OF SAID SECTION 3, BEING MARKED BY A GLO BRASS CAP BEARS, SOUTH 89 DEGREES 40 MINUTES 00 SECONDS EAST, 2635.55 FEET;

THENCE SOUTH 89 DEGREES 40 MINUTES 00 SECONDS EAST, ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 3, 329.08 FEET TO THE **POINT OF BEGINNING**;

THENCE CONTINUING ALONG SAID NORTH LINE, SOUTH 89 DEGREES 40 MINUTES 00 SECONDS EAST, 1160.31 FEET;

THENCE DEPARTING SAID NORTH LINE, NORTH 19 DEGREES 08 MINUTES 44 SECONDS EAST, 285.67 FEET;

THENCE NORTH 88 DEGREES 21 MINUTES 37 SECONDS EAST, 199.14 FEET;

THENCE SOUTH 13 DEGREES 34 MINUTES 23 SECONDS EAST, 206.61 FEET;

THENCE SOUTH 87 DEGREES 02 MINUTES 54 SECONDS EAST, 77.42 FEET;

THENCE NORTH 21 DEGREES 25 MINUTES 30 SECONDS EAST, 257.54 FEET;

THENCE SOUTH 67 DEGREES 32 MINUTES 34 SECONDS EAST, 380.88 FEET;

THENCE NORTH 22 DEGREES 27 MINUTES 26 SECONDS EAST, 444.39 FEET;

THENCE SOUTH 84 DEGREES 57 MINUTES 20 SECONDS EAST, 624.59 FEET;

THENCE NORTH 72 DEGREES 44 MINUTES 43 SECONDS EAST, 553.34 FEET;

THENCE SOUTH 69 DEGREES 12 MINUTES 48 SECONDS EAST, 108.57 FEET;

THENCE SOUTH 29 DEGREES 14 MINUTES 23 SECONDS EAST, 214.73 FEET;

THENCE NORTH 64 DEGREES 39 MINUTES 48 SECONDS EAST, 199.34 FEET;

THENCE SOUTH 82 DEGREES 28 MINUTES 11 SECONDS EAST, 596.51 FEET;

THENCE SOUTH 53 DEGREES 57 MINUTES 02 SECONDS EAST, 431.32 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE NORTHWESTERLY, FROM WHICH THE CENTER BEARS NORTH 53 DEGREES 57 MINUTES 02 SECONDS WEST, 1155.00 FEET;

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THENCE ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 16 DEGREES 01 MINUTES 34 SECONDS, AN ARC LENGTH OF 323.06 FEET TO A POINT ON THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 3;

THENCE CONTINUING ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 20 DEGREES 42 MINUTES 57 SECONDS, AN ARC LENGTH OF 417.60 FEET TO THE BEGINNING OF A REVERSE CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1245.00 FEET;

THENCE ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 14 DEGREES 23 MINUTES 42 SECONDS, AN ARC LENGTH OF 312.80 FEET;

THENCE SOUTH 31 DEGREES 36 MINUTES 13 SECONDS EAST, 45.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE SOUTHEASTERLY, FROM WHICH THE CENTER BEARS SOUTH 31 DEGREES 36 MINUTES 13 SECONDS WEST, 1200.00 FEET;

THENCE ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 50 DEGREES 53 MINUTES 21 SECONDS, AN ARC LENGTH OF 1065.82 FEET;

THENCE SOUTH 07 DEGREES 30 MINUTES 26 SECONDS WEST, 134.60 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1200.00 FEET;

THENCE ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 34 DEGREES 29 MINUTES 17 SECONDS, AN ARC LENGTH OF 722.31 FEET TO THE BEGINNING OF A REVERSE CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 5000.00 FEET;

THENCE ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 07 DEGREES 08 MINUTES 51 SECONDS, AN ARC LENGTH OF 623.75 FEET;

THENCE SOUTH 34 DEGREES 50 MINUTES 52 SECONDS WEST, 732.38 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1200.00 FEET;

THENCE ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 53 DEGREES 38 MINUTES 33 SECONDS, AN ARC LENGTH OF 1123.48 FEET TO THE BEGINNING OF A REVERSE CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1200.00 FEET;

THENCE ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 29 DEGREES 33 MINUTES 55 SECONDS, AN ARC LENGTH OF 619.21 FEET;

THENCE SOUTH 58 DEGREES 55 MINUTES 30 SECONDS WEST, 260.06 FEET;

THENCE NORTH 11 DEGREES 28 MINUTES 30 SECONDS WEST, 234.20 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 100.00 FEET;

THENCE ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 20 DEGREES 48 MINUTES 58 SECONDS, AN ARC LENGTH OF 36.33 FEET;

THENCE NORTH 32 DEGREES 17 MINUTES 29 SECONDS WEST, 119.10 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 500.00 FEET;

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THENCE ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 03 DEGREES 56 MINUTES 39 SECONDS, AN ARC LENGTH OF 34.42 FEET;

THENCE NORTH 28 DEGREES 20 MINUTES 50 SECONDS WEST, 368.28 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 3175.00 FEET;

THENCE ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 12 DEGREES 06 MINUTES 04 SECONDS, AN ARC LENGTH OF 670.58 FEET TO THE BEGINNING OF A REVERSE CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 1200.00 FEET;

THENCE ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 01 DEGREES 35 MINUTES 24 SECONDS, AN ARC LENGTH OF 33.30 FEET TO A POINT ON THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 3;

THENCE CONTINUING ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 16 DEGREES 13 MINUTES 58 SECONDS, AN ARC LENGTH OF 339.98 FEET;

THENCE NORTH 05 DEGREES 21 MINUTES 56 SECONDS WEST, 123.85 FEET;

THENCE NORTH 84 DEGREES 38 MINUTES 04 SECONDS EAST, 134.24 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE NORTHWESTERLY, WHOSE CENTER BEARS NORTH 00 DEGREES 52 MINUTES 22 SECONDS EAST, 57.00 FEET;

THENCE ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 27 DEGREES 43 MINUTES 28 SECONDS, AN ARC LENGTH OF 27.58 FEET;

THENCE NORTH 63 DEGREES 08 MINUTES 54 SECONDS EAST, 29.91 FEET TO A POINT ON THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 3;

THENCE CONTINUING NORTH 63 DEGREES 08 MINUTES 54 SECONDS EAST, 20.91 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 200.00 FEET;

THENCE ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 04 DEGREES 50 MINUTES 40 SECONDS, AN ARC LENGTH OF 16.01 FEET TO THE BEGINNING OF A REVERSE CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 200.00 FEET;

THENCE ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 05 DEGREES 28 MINUTES 14 SECONDS, AN ARC LENGTH OF 19.10 FEET TO THE BEGINNING OF A REVERSE CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 655.00 FEET;

THENCE ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 06 DEGREES 24 MINUTES 50 SECONDS, AN ARC LENGTH OF 73.32 FEET;

THENCE NORTH 11 DEGREES 54 MINUTES 15 SECONDS EAST, 28.60 FEET;

THENCE NORTH 58 DEGREES 37 MINUTES 27 SECONDS EAST, 122.48 FEET;

THENCE NORTH 10 DEGREES 11 MINUTES 28 SECONDS WEST, 422.48 FEET;

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THENCE NORTH 01 DEGREES 49 MINUTES 58 SECONDS WEST, 296.23 FEET;
THENCE NORTH 29 DEGREES 09 MINUTES 37 SECONDS EAST, 730.40 FEET;
THENCE NORTH 45 DEGREES 31 MINUTES 30 SECONDS WEST, 92.04 FEET;
THENCE NORTH 15 DEGREES 37 MINUTES 50 SECONDS WEST, 56.83 FEET;
THENCE SOUTH 88 DEGREES 25 MINUTES 42 SECONDS WEST, 110.45 FEET;
THENCE NORTH 18 DEGREES 15 MINUTES 45 SECONDS WEST, 266.40 FEET;
THENCE NORTH 20 DEGREES 07 MINUTES 19 SECONDS EAST, 344.64 FEET TO SAID **POINT OF BEGINNING**;
SAID PARCEL CONTAINS 12,720,378 SQUARE FEET OR 292.0197 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**

Kimley-Horn

SADDLEBACK - VILLAGE B13 - PHASE 1

MICHIGAN

H2O



The following text is a list of technical specifications and notes, likely related to a water utility project. The text is oriented vertically on the page. The specifications include:

- 1. All pipe shall be installed in accordance with the Michigan Department of Transportation (MDOT) Standard Specifications for Road and Bridge Construction, 2019 Edition, Section 205.01, unless otherwise noted.
- 2. All pipe shall be installed in accordance with the Michigan Department of Transportation (MDOT) Standard Specifications for Road and Bridge Construction, 2019 Edition, Section 205.02, unless otherwise noted.
- 3. All pipe shall be installed in accordance with the Michigan Department of Transportation (MDOT) Standard Specifications for Road and Bridge Construction, 2019 Edition, Section 205.03, unless otherwise noted.
- 4. All pipe shall be installed in accordance with the Michigan Department of Transportation (MDOT) Standard Specifications for Road and Bridge Construction, 2019 Edition, Section 205.04, unless otherwise noted.
- 5. All pipe shall be installed in accordance with the Michigan Department of Transportation (MDOT) Standard Specifications for Road and Bridge Construction, 2019 Edition, Section 205.05, unless otherwise noted.
- 6. All pipe shall be installed in accordance with the Michigan Department of Transportation (MDOT) Standard Specifications for Road and Bridge Construction, 2019 Edition, Section 205.06, unless otherwise noted.
- 7. All pipe shall be installed in accordance with the Michigan Department of Transportation (MDOT) Standard Specifications for Road and Bridge Construction, 2019 Edition, Section 205.07, unless otherwise noted.
- 8. All pipe shall be installed in accordance with the Michigan Department of Transportation (MDOT) Standard Specifications for Road and Bridge Construction, 2019 Edition, Section 205.08, unless otherwise noted.
- 9. All pipe shall be installed in accordance with the Michigan Department of Transportation (MDOT) Standard Specifications for Road and Bridge Construction, 2019 Edition, Section 205.09, unless otherwise noted.
- 10. All pipe shall be installed in accordance with the Michigan Department of Transportation (MDOT) Standard Specifications for Road and Bridge Construction, 2019 Edition, Section 205.10, unless otherwise noted.
- 11. All pipe shall be installed in accordance with the Michigan Department of Transportation (MDOT) Standard Specifications for Road and Bridge Construction, 2019 Edition, Section 205.11, unless otherwise noted.
- 12. All pipe shall be installed in accordance with the Michigan Department of Transportation (MDOT) Standard Specifications for Road and Bridge Construction, 2019 Edition, Section 205.12, unless otherwise noted.
- 13. All pipe shall be installed in accordance with the Michigan Department of Transportation (MDOT) Standard Specifications for Road and Bridge Construction, 2019 Edition, Section 205.13, unless otherwise noted.
- 14. All pipe shall be installed in accordance with the Michigan Department of Transportation (MDOT) Standard Specifications for Road and Bridge Construction, 2019 Edition, Section 205.14, unless otherwise noted.
- 15. All pipe shall be installed in accordance with the Michigan Department of Transportation (MDOT) Standard Specifications for Road and Bridge Construction, 2019 Edition, Section 205.15, unless otherwise noted.
- 16. All pipe shall be installed in accordance with the Michigan Department of Transportation (MDOT) Standard Specifications for Road and Bridge Construction, 2019 Edition, Section 205.16, unless otherwise noted.
- 17. All pipe shall be installed in accordance with the Michigan Department of Transportation (MDOT) Standard Specifications for Road and Bridge Construction, 2019 Edition, Section 205.17, unless otherwise noted.
- 18. All pipe shall be installed in accordance with the Michigan Department of Transportation (MDOT) Standard Specifications for Road and Bridge Construction, 2019 Edition, Section 205.18, unless otherwise noted.
- 19. All pipe shall be installed in accordance with the Michigan Department of Transportation (MDOT) Standard Specifications for Road and Bridge Construction, 2019 Edition, Section 205.19, unless otherwise noted.
- 20. All pipe shall be installed in accordance with the Michigan Department of Transportation (MDOT) Standard Specifications for Road and Bridge Construction, 2019 Edition, Section 205.20, unless otherwise noted.

