RESOLUTION NO. 2026-28

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. 1297, SADDLEBACK - VILLAGE B PARCEL 5 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. 1297.

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. 1297 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. 1297 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. 1297 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. 1297.

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. 1297 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 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 3rd day of March, 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"
SADDLEBACK
VILLAGE B PARCEL 5 - PHASE 1 (R250013) – MID BOUNDARY DESCRIPTION

A PORTION OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 3 AND THE EAST HALF OF SECTION 4, 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 4, BEING MARKED BY A GLO BRASS CAP, FROM WHICH THE EAST QUARTER CORNER OF SAID SECTION 4, BEING MARKED BY A GLO BRASS CAP, BEARS NORTH 00 DEGREES 13 MINUTES 15 SECONDS EAST, 2646.52 FEET;

THENCE NORTH 00 DEGREES 13 MINUTES 15 SECONDS EAST, ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 4, 1247.20 FEET TO THE **POINT OF BEGINNING;**

THENCE DEPARTING SAID EAST LINE, SOUTH 63 DEGREES 22 MINUTES 28 SECONDS WEST, 36.68 FEET;

THENCE NORTH 80 DEGREES 18 MINUTES 10 SECONDS WEST, 127.49 FEET;

THENCE NORTH 87 DEGREES 24 MINUTES 20 SECONDS WEST, 468.67 FEET;

THENCE SOUTH 44 DEGREES 55 MINUTES 53 SECONDS WEST, 76.70 FEET;

THENCE NORTH 87 DEGREES 47 MINUTES 22 SECONDS WEST, 59.13 FEET;

THENCE NORTH 11 DEGREES 06 MINUTES 00 SECONDS WEST, 157.64 FEET;

THENCE NORTH 57 DEGREES 54 MINUTES 50 SECONDS EAST, 164.67 FEET;

THENCE NORTH 20 DEGREES 14 MINUTES 52 SECONDS WEST, 534.21 FEET;

THENCE NORTH 02 DEGREES 30 MINUTES 04 SECONDS EAST, 311.30 FEET;

THENCE NORTH 29 DEGREES 08 MINUTES 47 SECONDS WEST, 284.91 FEET;

THENCE NORTH 32 DEGREES 14 MINUTES 31 SECONDS WEST, 57.78 FEET;

THENCE NORTH 82 DEGREES 05 MINUTES 34 SECONDS WEST, 77.55 FEET

THENCE NORTH 36 DEGREES 24 MINUTES 19 SECONDS EAST, 83.82 FEET TO A POINT ON THE EAST-WEST MID-SECTION LINE OF SAID SECTION 4;

THENCE CONTINUING NORTH 36 DEGREES 24 MINUTES 19 SECONDS EAST, 209.86 FEET;

THENCE NORTH 26 DEGREES 01 MINUTES 53 SECONDS EAST, 50.00 FEET;

THENCE NORTH 44 DEGREES 39 MINUTES 33 SECONDS EAST, 20.10 FEET;

THENCE NORTH 52 DEGREES 34 MINUTES 21 SECONDS EAST, 374.27 FEET;

THENCE NORTH 64 DEGREES 21 MINUTES 27 SECONDS EAST, 283.60 FEET;

THENCE NORTH 72 DEGREES 05 MINUTES 15 SECONDS EAST, 71.20 FEET;

THENCE SOUTH 17 DEGREES 10 MINUTES 11 SECONDS EAST, 92.77 FEET;

THENCE SOUTH 05 DEGREES 21 MINUTES 56 SECONDS EAST, 237.20 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE NORTHEASTERLY, WHOSE CENTER BEARS NORTH 67 DEGREES 22 MINUTES 28 SECONDS EAST, 1200.00 FEET;

THENCE ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 15 DEGREES 34 MINUTES 41 SECONDS, AN ARC LENGTH OF 326.26 FEET TO A POINT ON THE EAST-WEST MID-SECTION LINE OF SAID SECTION 4;

THENCE CONTINUING ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 00 DEGREES 39 MINUTES 18 SECONDS, AN ARC LENGTH OF 13.72 FEET TO A POINT ON SAID EAST LINE;

THENCE CONTINUING ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 01 DEGREES 35 MINUTES 24 SECONDS, AN ARC LENGTH OF 33.30 FEET TO THE BEGINNING OF A REVERSE CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 3175.00 FEET;

THENCE ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 12 DEGREES 06 MINUTES 04 SECONDS, AN ARC LENGTH OF 670.58 FEET;

THENCE SOUTH 28 DEGREES 20 MINUTES 50 SECONDS EAST, 368.28 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE NORTHEASTERLY, WHOSE CENTER BEARS NORTH 61 DEGREES 39 MINUTES 10 SECONDS EAST, 500.00 FEET;

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

THENCE SOUTH 32 DEGREES 17 MINUTES 29 SECONDS EAST, 119.10 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 100.00 FEET;

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

THENCE SOUTH 11 DEGREES 28 MINUTES 30 SECONDS EAST, 171.21 FEET;

THENCE SOUTH 78 DEGREES 31 MINUTES 30 SECONDS WEST, 110.95 FEET;

THENCE SOUTH 80 DEGREES 49 MINUTES 36 SECONDS WEST, 143.24 FEET;

THENCE NORTH 76 DEGREES 08 MINUTES 54 SECONDS WEST, 164.74 FEET;

THENCE SOUTH 63 DEGREES 22 MINUTES 28 SECONDS WEST, 333.38 FEET TO SAID **POINT OF BEGINNING;**

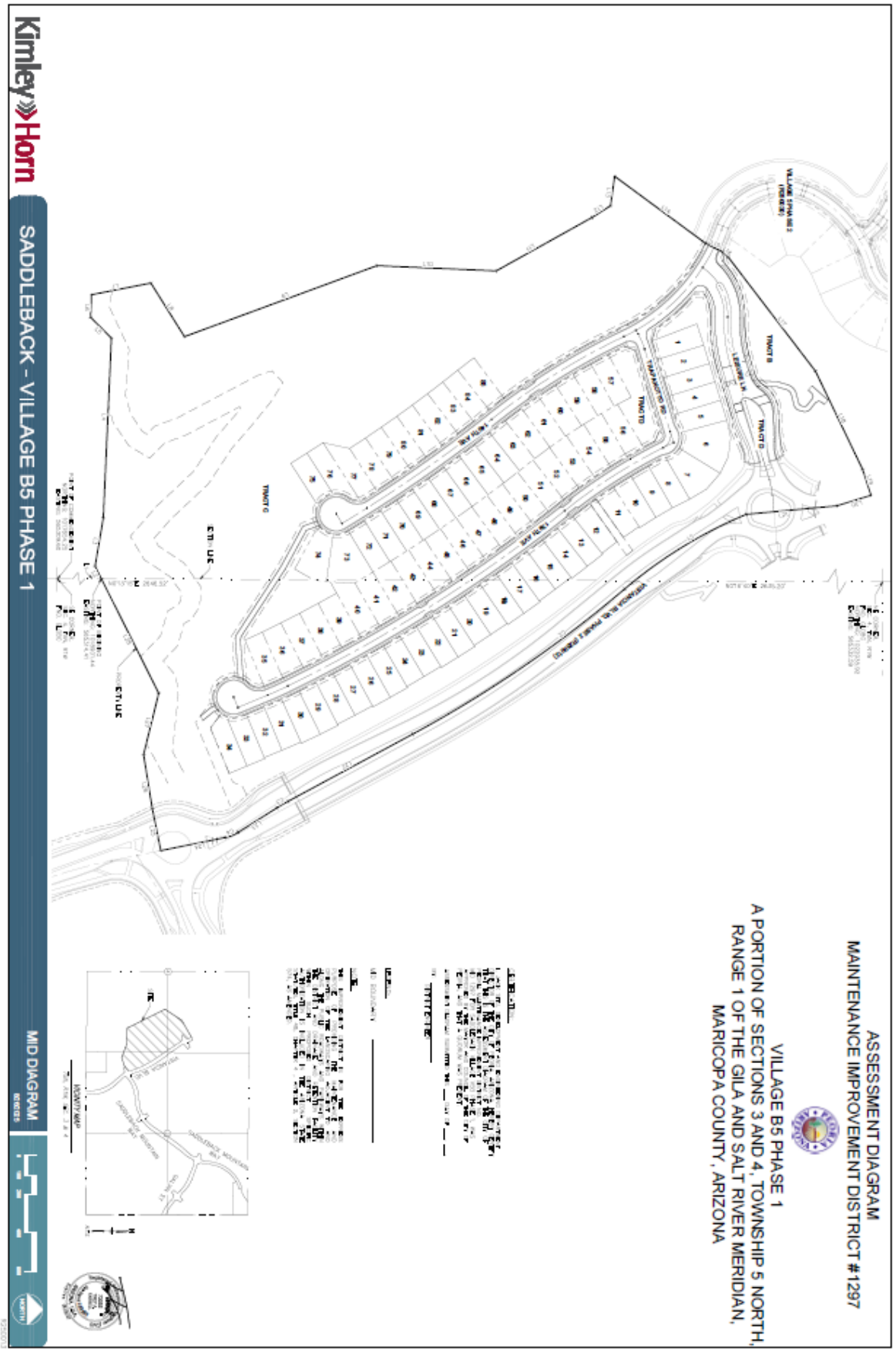
SAID PARCEL CONTAINS 1,986,991 SQUARE FEET, OR 45.6150 ACRES, MORE OR LESS.

Resolution No. 2026-28

EXHIBIT “B”

IS ON FILE IN THE

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


ASSESSMENT DIAGRAM
MAINTENANCE IMPROVEMENT DISTRICT #1297
VILLAGE B5 PHASE 1
A PORTION OF SECTIONS 3 AND 4, TOWNSHIP 5 NORTH,
RANGE 1 OF THE GILA AND SALT RIVER MERIDIAN,
MARICOPA COUNTY, ARIZONA
SADDLEBACK - VILLAGE B5 PHASE 1
MID DIAGRAM
Kimley»Horn

[illegible]

[illegible]

A PORTION OF SAID LOCATED IN THE SOUTHWEST QUARTER OF SECTION 3 AND THE EAST HALF OF SECTION 4, TOWNSHIP 6 SOUTH, RANGE 1 WEST OF THE BOISE, EAST FORK WATER, MADISON COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 4, BEING MARKED BY A 3.25" BRASS CAP FROM WHICH THE WEST QUARTER CORNER OF SAID SECTION 4, BEING MARKED BY A 3.25" BRASS CAP, BEARS NORTH 00 DEGREES 13 MINUTES 16 SECONDS EAST, 2641.52 FEET;

THENCE NORTH 00 DEGREES 13 MINUTES 16 SECONDS EAST, ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 4, 1791.07 FEET TO THE POINT OF BEGINNING;

THENCE DEPARTING SAID BOUNDARY, NORTH 43 DEGREES 20 MINUTES 37 SECONDS EAST, 55.00 FEET;

THENCE NORTH 60 DEGREES 18 MINUTES 16 SECONDS WEST, 121.48 FEET;

THENCE NORTH 87 DEGREES 34 MINUTES 28 SECONDS WEST, 455.87 FEET;

THENCE SOUTH 44 DEGREES 55 MINUTES 53 SECONDS WEST, 76.75 FEET;

THENCE NORTH 87 DEGREES 47 MINUTES 22 SECONDS WEST, 90.13 FEET;

THENCE NORTH 11 DEGREES 08 MINUTES 08 SECONDS WEST, 131.64 FEET;

THENCE NORTH 37 DEGREES 34 MINUTES 38 SECONDS EAST, 164.87 FEET;

THENCE NORTH 20 DEGREES 14 MINUTES 32 SECONDS WEST, 334.27 FEET;

THENCE NORTH 02 DEGREES 30 MINUTES 24 SECONDS EAST, 251.20 FEET;

THENCE NORTH 29 DEGREES 09 MINUTES 47 SECONDS WEST, 284.91 FEET;

THENCE NORTH 32 DEGREES 14 MINUTES 21 SECONDS WEST, 57.78 FEET;

THENCE NORTH 02 DEGREES 05 MINUTES 24 SECONDS WEST, 71.55 FEET;

THENCE NORTH 35 DEGREES 34 MINUTES 19 SECONDS EAST, 53.83 FEET TO A POINT ON THE EAST-WEST HALF-SECTION LINE OF THE SECTION 4;

THENCE CONTINUING NORTH 35 DEGREES 34 MINUTES 19 SECONDS EAST, 208.00 FEET;

THENCE NORTH 35 DEGREES 01 MINUTES 53 SECONDS EAST, 50.80 FEET;

THENCE NORTH 44 DEGREES 39 MINUTES 33 SECONDS EAST, 28.10 FEET;

THENCE NORTH 52 DEGREES 34 MINUTES 31 SECONDS EAST, 174.27 FEET;

THENCE NORTH 64 DEGREES 21 MINUTES 27 SECONDS EAST, 283.60 FEET;

THENCE NORTH 72 DEGREES 05 MINUTES 15 SECONDS EAST, 71.28 FEET;

THENCE SOUTH 17 DEGREES 10 MINUTES 11 SECONDS EAST, 53.77 FEET;

THENCE SOUTH 05 DEGREES 21 MINUTES 38 SECONDS EAST, 337.30 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 300.00 FEET, WITH A CENTRAL ANGLE OF 61 DEGREES 32 MINUTES 30 SECONDS EAST, 308.00 FEET;

THENCE ALONG SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 12 DEGREES 00 MINUTES 00 SECONDS, AN ARC LENGTH OF 63.00 FEET TO A POINT ON THE EAST-WEST HALF-SECTION LINE OF THE SECTION 4;

THENCE CONTINUING ALONG SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 37 DEGREES 32 MINUTES 30 SECONDS, AN ARC LENGTH OF 132.00 FEET TO A POINT ON THE EAST LINE;

THENCE CONTINUING ALONG SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 37 DEGREES 32 MINUTES 30 SECONDS, AN ARC LENGTH OF 132.00 FEET TO THE BEGINNING OF A REVERSE CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 275.00 FEET;

THENCE ALONG SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 12 DEGREES 00 MINUTES 00 SECONDS, AN ARC LENGTH OF 57.55 FEET;

THENCE SOUTH 20 DEGREES 30 MINUTES 30 SECONDS EAST, 280.28 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 300.00 FEET, WITH A CHORD OF 61 DEGREES 32 MINUTES 30 SECONDS EAST, 308.00 FEET;

THENCE ALONG SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 37 DEGREES 32 MINUTES 30 SECONDS, AN ARC LENGTH OF 24.42 FEET;

THENCE SOUTH 20 DEGREES 17 MINUTES 28 SECONDS EAST, 119.10 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 100.00 FEET;

THENCE ALONG SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 20 DEGREES 46 MINUTES 38 SECONDS, AN ARC LENGTH OF 36.23 FEET;

THENCE SOUTH 11 DEGREES 29 MINUTES 20 SECONDS EAST, 171.21 FEET;

THENCE SOUTH 78 DEGREES 31 MINUTES 30 SECONDS WEST, 110.95 FEET;

THENCE SOUTH 60 DEGREES 49 MINUTES 38 SECONDS WEST, 143.04 FEET;

THENCE NORTH 75 DEGREES 08 MINUTES 34 SECONDS WEST, 164.74 FEET;

THENCE SOUTH 63 DEGREES 22 MINUTES 28 SECONDS WEST, 333.36 FEET TO SAID POINT OF BEGINNING.

SAID PARCEL CONTAINS 1,088,081 SQUARE FEET OR 49.6150 ACRES, MORE OR LESS.

PARCEL AREA TABLE		
PARCEL #	AREA (SF)	AREA (AC)
1	6150	0.1412
2	6350	0.1458
3	6350	0.1458
4	6350	0.1458
5	6474	0.1486
6	11623	0.2668
7	9167	0.2104
8	6306	0.1448
9	6340	0.1455
10	6316	0.1450
11	6379	0.1464
12	6448	0.1480
13	6300	0.1446
14	6326	0.1452
15	6173	0.1417
16	6178	0.1418
17	6326	0.1452
18	6324	0.1452
19	6271	0.1439
20	6271	0.1439
21	6324	0.1452
22	6326	0.1452
23	6173	0.1417
24	6173	0.1417
25	6326	0.1452

PARCEL AREA TABLE		
PARCEL #	AREA (SF)	AREA (AC)
26	6323	0.1451
27	6178	0.1418
28	6178	0.1418
29	6358	0.1459
30	6321	0.1451
31	6731	0.1545
32	7408	0.1701
33	7204	0.1653
34	7204	0.1653
35	7208	0.1654
36	6148	0.1411
37	7320	0.1680
38	7348	0.1687
39	7258	0.1666
40	6829	0.1568
41	6950	0.1595
42	6581	0.1511
43	6950	0.1595
44	6894	0.1582
45	6950	0.1595
46	6807	0.1562
47	6731	0.1545
48	6731	0.1545
49	6731	0.1545
50	6731	0.1545

PARCEL AREA TABLE		
PARCEL #	AREA (SF)	AREA (AC)
51	6742	0.1548
52	6358	0.1460
53	6358	0.1460
54	6358	0.1460
55	6358	0.1460
56	6358	0.1460
57	6358	0.1460
58	6358	0.1460
59	6358	0.1460
60	6358	0.1460
61	6358	0.1460
62	6358	0.1460
63	6358	0.1460
64	6358	0.1460
65	6358	0.1460
66	6358	0.1460
67	6358	0.1460
68	6358	0.1460
69	6358	0.1460
70	6358	0.1460
71	6357	0.1460
72	6357	0.1460
73	10713	0.2460
74	6638	0.1524
75	6638	0.1524
76	7498	0.1721
77	7537	0.1730
78	6638	0.1524
79	6587	0.1512

PARCEL AREA TABLE		
PARCEL #	AREA (SF)	AREA (AC)
80	6588	0.1512
81	6588	0.1512
82	6587	0.1512
83	6588	0.1512
84	6544	0.1502
85	6538	0.1524

TRACT AREA TABLE		
TRACT #	AREA (SF)	AREA (AC)
TRACT A	2015178	4.7994
TRACT B	68428	1.5709
TRACT C	966873	22.2078
TRACT D	7607	0.1873
TOTAL	1088081	29.8413

LINE TABLE		
LINE	LENGTH	BEARING
L1	247.30	N21°31'13"E
L2	26.49	N63°32'38"W
L3	127.40	N60°18'10"W
L4	468.87	N87°34'28"W
L5	76.75	S44°55'53"W
L6	39.13	N87°47'22"W
L7	157.64	N11°08'10"W
L8	164.81	N37°34'50"E
L9	534.31	N20°14'32"W
L10	251.30	N02°30'24"E
L11	284.91	N29°09'47"W
L12	57.78	N32°14'21"W
L13	71.55	N02°05'24"W
L14	283.60	N64°21'27"E
L15	56.80	N35°01'53"E
L16	20.10	N44°39'33"E
L17	174.27	N52°34'31"E
L18	283.60	N64°21'27"E
L19	71.28	N72°05'15"E
L20	53.77	S17°10'11"E

LINE TABLE		
LINE	LENGTH	BEARING
L21	337.30	S05°21'38"E
L22	308.00	S28°22'30"E
L23	119.10	S32°17'28"E
L24	171.21	S11°29'20"E
L25	110.95	S78°31'30"W
L26	143.04	S60°49'38"W
L27	164.74	N75°08'34"W
L28	333.36	S63°22'28"W

CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD	DELTA	CHORD BEARING
C1	1200.00	373.26	371.76	17°49'27"	N31°35'17"W
C2	3133.00	675.95	680.37	12°06'04"	N34°33'52"W
C3	300.00	34.43	34.41	6°34'38"	N30°19'08"W
C4	180.00	26.33	26.31	8°22'56"	N21°54'00"W

ROW AREA TABLE		
AREA (SF)	AREA (SF)	NOTE
196,808	3.0904	ROW OF PARCEL 5 PHASE 1

Kimley»Horn

SADDLEBACK - VILLAGE B5 PHASE 1

MID DIAGRAM

NORTH

R250013