

RESOLUTION NO. 2026-30

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. 1298, SADDLEBACK VILLAGE B PARCEL 5 PHASE 2 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. 1298.

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. 1298 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. 1298 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. 1298 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. 1298.

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. 1298 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 Statutes.

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.

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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 2 (R250020) - MID BOUNDARY DESCRIPTION**

A PORTION OF LAND LOCATED IN 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 EAST QUARTER CORNER OF SAID SECTION 4, BEING MARKED BY A GLO BRASS CAP, FROM WHICH THE NORTHEAST CORNER OF SAID SECTION 4, BEING MARKED BY A GLO BRASS CAP, BEARS NORTH 00 DEGREES 16 MINUTES 40 SECONDS EAST, 2635.20 FEET;

THENCE NORTH 00 DEGREES 16 MINUTES 40 SECONDS EAST, ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 4, 604.26 FEET;

THENCE DEPARTING SAID EAST LINE, NORTH 89 DEGREES 43 MINUTES 20 SECONDS WEST, 225.75 FEET TO THE **POINT OF BEGINNING**;

THENCE SOUTH 72 DEGREES 05 MINUTES 15 SECONDS WEST, 71.20 FEET;

THENCE SOUTH 64 DEGREES 21 MINUTES 27 SECONDS WEST, 283.60 FEET;

THENCE SOUTH 52 DEGREES 34 MINUTES 21 SECONDS WEST, 374.27 FEET;

THENCE SOUTH 44 DEGREES 39 MINUTES 33 SECONDS WEST, 20.10 FEET;

THENCE SOUTH 26 DEGREES 01 MINUTES 53 SECONDS WEST, 50.00 FEET;

THENCE SOUTH 36 DEGREES 24 MINUTES 19 SECONDS WEST, 209.86 FEET TO A POINT ON THE EAST-WEST MID-SECTION LINE OF SAID SECTION 4;

THENCE CONTINUING SOUTH 36 DEGREES 24 MINUTES 19 SECONDS WEST, 83.82 FEET;

THENCE NORTH 82 DEGREES 05 MINUTES 34 SECONDS WEST, 511.01 FEET TO A POINT ON SAID EAST-WEST MID-SECTION LINE;

THENCE CONTINUING NORTH 82 DEGREES 05 MINUTES 34 SECONDS WEST, 102.27 FEET;

THENCE NORTH 37 DEGREES 35 MINUTES 53 SECONDS EAST, 562.51 FEET;

THENCE NORTH 32 DEGREES 14 MINUTES 31 SECONDS WEST, 182.32 FEET;

THENCE NORTH 73 DEGREES 18 MINUTES 52 SECONDS WEST, 1168.49 FEET;

THENCE NORTH 31 DEGREES 28 MINUTES 37 SECONDS WEST, 192.51 FEET TO A POINT ON THE NORTH-SOUTH MID-SECTION LINE OF SAID SECTION 4;

THENCE CONTINUING NORTH 31 DEGREES 28 MINUTES 37 SECONDS WEST, 14.61 FEET;

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THENCE NORTH 58 DEGREES 31 MINUTES 23 SECONDS EAST, 9.00 FEET TO A POINT ON SAID NORTH-SOUTH MID-SECTION LINE;

THENCE CONTINUING NORTH 58 DEGREES 31 MINUTES 23 SECONDS EAST, 322.75 FEET;

THENCE NORTH 53 DEGREES 00 MINUTES 08 SECONDS EAST, 335.72 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE NORTHWESTERLY, WHOSE CENTER BEARS NORTH 75 DEGREES 37 MINUTES 06 SECONDS WEST, 2674.66 FEET;

THENCE ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 06 DEGREES 28 MINUTES 29 SECONDS, AN ARC LENGTH OF 302.26 FEET;

THENCE NORTH 27 DEGREES 31 MINUTES 29 SECONDS EAST, 309.84 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE NORTHEASTERLY, WHOSE CENTER BEARS NORTH 27 DEGREES 31 MINUTES 52 SECONDS EAST, 1200.00 FEET;

THENCE ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 01 DEGREES 54 MINUTES 36 SECONDS, AN ARC LENGTH OF 40.00 FEET;

THENCE SOUTH 64 DEGREES 22 MINUTES 44 SECONDS EAST, 751.44 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 1800.00 FEET;

THENCE ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 47 DEGREES 12 MINUTES 33 SECONDS, AN ARC LENGTH OF 1483.12 FEET;

THENCE SOUTH 17 DEGREES 10 MINUTES 11 SECONDS EAST, 42.56 FEET TO THE **POINT OF BEGINNING**;

SAID PARCEL CONTAINS 2,486,753 SQUARE FEET, OR 57.0880 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**



