

RESOLUTION NO. 2026-32

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. 1301, SADDLEBACK - PARCEL B13 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. 1301.

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. 1301 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. 1301 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. 1301 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. 1301.

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. 1301 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

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MID 1301, Saddleback Parcel B13 Phase 2  
March 3, 2026  
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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 3<sup>rd</sup> 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"**  
**VILLAGE 13 PHASE 2 (R250043) MID BOUNDARY DESCRIPTION**

A PORTION OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 5 NORTH, RANGE 1 WEST, & THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 5 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 00 DEGREES 16 MINUTES 40 SECONDS WEST, ALONG THE WEST LINE OF SAID NORTHWEST QUARTER, 241.36 FEET TO THE **POINT OF BEGINNING**;

THENCE DEPARTING SAID WEST LINE, SOUTH 68 DEGREES 19 MINUTES 06 SECONDS EAST, 227.81 FEET;

THENCE SOUTH 18 DEGREES 15 MINUTES 45 SECONDS EAST, 266.40 FEET;

THENCE NORTH 88 DEGREES 25 MINUTES 42 SECONDS EAST, 110.45 FEET;

THENCE SOUTH 15 DEGREES 37 MINUTES 50 SECONDS EAST, 56.83 FEET;

THENCE SOUTH 45 DEGREES 31 MINUTES 30 SECONDS EAST, 92.04 FEET;

THENCE SOUTH 29 DEGREES 09 MINUTES 37 SECONDS WEST, 730.40 FEET;

THENCE SOUTH 01 DEGREES 49 MINUTES 58 SECONDS EAST, 296.23 FEET;

THENCE SOUTH 10 DEGREES 11 MINUTES 28 SECONDS EAST, 422.48 FEET;

THENCE SOUTH 58 DEGREES 37 MINUTES 27 SECONDS WEST, 122.48 FEET;

THENCE SOUTH 11 DEGREES 54 MINUTES 15 SECONDS WEST, 28.60 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE NORTHWESTERLY, WHOSE CENTER BEARS NORTH 32 DEGREES 38 MINUTES 22 SECONDS WEST, 655.00 FEET;

THENCE ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 06 DEGREES 24 MINUTES 50 SECONDS, AN ARC LENGTH OF 73.32 FEET TO THE BEGINNING OF A REVERSE CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 200.00 FEET;

THENCE ALONG SAID CURVE TO THE LEFT, 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 200.00 FEET;

THENCE ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 04 DEGREES 50 MINUTES 40 SECONDS, AN ARC LENGTH OF 16.91 FEET;

THENCE SOUTH 63 DEGREES 08 MINUTES 54 SECONDS WEST, 20.91 FEET TO A POINT ON SAID WEST LINE;

THENCE CONTINUING SOUTH 63 DEGREES 08 MINUTES 54 SECONDS WEST, 29.91 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 57.00 FEET;

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

THENCE SOUTH 84 DEGREES 38 MINUTES 04 SECONDS WEST, 134.24 FEET;

THENCE NORTH 05 DEGREES 21 MINUTES 56 SECONDS WEST, 113.36 FEET;

THENCE NORTH 17 DEGREES 10 MINUTES 11 SECONDS WEST, 135.33 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 1800.00 FEET;

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

THENCE NORTH 64 DEGREES 22 MINUTES 44 SECONDS WEST, 27.69 FEET;

THENCE NORTH 25 DEGREES 37 MINUTES 16 SECONDS EAST, 65.00 FEET;

THENCE NORTH 34 DEGREES 44 MINUTES 09 SECONDS EAST, 1008.10 FEET;

THENCE SOUTH 68 DEGREES 19 MINUTES 06 SECONDS EAST, 657.38 FEET TO SAID **POINT OF BEGINNING**;

SAID PARCEL CONTAINS 1,892,960 SQUARE FEET OR 43.4564 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**



