

**CITY OF PEORIA, ARIZONA
COUNCIL COMMUNICATION**

CC: 12C
Amend No. _____

Date Prepared: August 25, 2010

Council Meeting Date: September 21, 2010

TO: Carl Swenson, City Manager
THROUGH: Susan Daluddung, Deputy City Manager
FROM: Scott Whyte, Economic Development Services Director
SUBJECT: Maintenance Improvement District No. 1112, Sunset Ranch IIB, 99th Avenue and Williams Road

RECOMMENDATION:

Discussion and possible action to approve the Petition for Formation and adopt the Resolution of Intention and Resolution Ordering the Improvements for the proposed Maintenance Improvement District No. 1112, Sunset Ranch IIB, located on 99th Avenue and Williams Road.

SUMMARY:

Pursuant to the provision of A.R.S. § 48-574, *et. seq.*, Mayor and Council are empowered to adopt a Resolution Ordering the Improvements for formation of a Maintenance Improvement District. A Petition and Resolution of Intention are attached for formation of City of Peoria Maintenance Improvement District No. 1112, Sunset Ranch IIB, located on 99th Avenue and Williams Road. In this special situation, in which all the property owners have presented a Petition for Formation, the ordinary publication and protest period are not required by law, and Council may then adopt a Resolution Ordering the Improvements when necessary, once the Resolution of Intention is first adopted. The Resolution Ordering the Improvements finalizes the formation of the Maintenance Improvement District process.

-
- Consent Agenda**
 - Carry Over to Date:** _____
 - Approved**
 - Unfinished Business (Date heard previous: _____)**
 - New Business**
 - Public Hearing: No Action Taken**

ORD. # _____ **RES. #** _____
LCON# _____ **LIC. #** _____
Action Date:

RES. 2010-81

RES. 2010-82

REV. 07/05
REV. 10/99

Council Communication
MID 1112 – Sunset Ranch IIB
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This action allows Council to direct City staff to assume maintenance responsibility if the Homeowner's Association fails. Maintenance includes landscape, irrigation, and drainage facilities, located adjacent to and within the public rights-of-way and common area tracts. The cost for the maintenance will be assessed on the respective owner's property tax bill within the Boundary Map (see Exhibit B) in accordance with the Arizona State Law.

ATTACHMENTS:

1. Petition for Formation
2. Proposed Resolution of Intention to Create
3. Proposed Resolution Declaring Intention to Order

CONTACT:

Traci Varland, Engineering Technician II, X7612

**PETITION, WAIVER AND CONSENT TO FORMATION
OF A MUNICIPAL IMPROVEMENT DISTRICT
BY THE CITY OF PEORIA**

[1112]
MID#

[Sunset Ranch IIB]
Subdivision Name

To: Honorable Mayor and Council
City of Peoria, Arizona

Pursuant to Arizona Revised Statutes, Section 48-574, the undersigned property owner respectfully petitions the City Council of the City of Peoria, Arizona (City Council) to order the formation of a Municipal Parkway Improvement District under Arizona Revised Statutes, Title 48, Chapter 4, Article 2. In support of this petition, the undersigned agrees to waive certain rights under the Arizona Improvement District Law and to consent to the formation and completion of the District.

1. Area of District. The proposed district is described by a map and by a legal description on Exhibit "A" that is attached hereto and incorporated herein by reference. The proposed district consists of 9.887 acres and is entirely within the corporate boundaries of the City of Peoria.
2. Ownership. The undersigned (is)(are) the sole owner(s) of the real property within the proposed district.
3. Purpose. The district is proposed to be formed for the purpose of the operation, maintenance, repair and improvements for landscape maintenance adjacent to designated public roadways and parkways within the proposed district and drainage and retention within each proposed district.
4. Public Convenience and Necessity. The necessity for the proposed district is for the operation, maintenance, repair and improvements for landscape maintenance adjacent to designated streets and parkways within the proposed district by the levying of special assessments in the proposed district.
5. Waiver and Consent. The petitioners with full knowledge of their rights being waived hereunder, hereby expressly waive:
 - (a) Any and all irregularities, illegalities or deficiencies which may exist in the acts or proceedings resulting in the adoption of the Resolution of Intention and the Resolution Ordering the Work;
 - (b) Any necessity for publication and posting of the Resolution of Intention and the Notice of Proposed Improvements pursuant to A.R.S. §48-578;
 - (c) All protest rights whatsoever under A.R.S. §48-579(A) and (B), which provide for protests against the work; and
 - (d) All objections to the filing of and adoption by the City of the plans and specifications, the Engineer's estimate and the Assessment Diagram, all of which provide for the completion of the District.

Further, the improvements described above are of more than local or ordinary public benefit.

In Witness whereof the parties have executed this Petition and Waiver Agreement as of the _____ day of _____ 20____.

<p><u>Woodside Encore at Sunset Ranch, L.L.C.</u> Print Property Owner Name <u>Paul Kroff, Vice President</u> Print Name <u>1811 S. Alma School Rd, Ste. 190, Mesa, AZ</u> Address _____ 85210  Signature _____</p>	<p>Date: <u>7/16/10</u></p>	<p>Property (Tax Parcel Numbers) 200-10-048A 200-10-048B 200-10-048C 200-10-053A 200-10-053B 200-10-053C</p>
<p>_____ Print Property Owner Name _____ Print Name _____ Address _____ Signature</p>	<p>Date: _____</p>	<p>Property (Tax Parcel Numbers) _____</p>

Accepted and approved by:

CITY OF PEORIA, ARIZONA, an
ARIZONA MUNICIPAL CORPORATION

ATTEST:

By _____
Bob Barrett, Mayor

Mary Jo Kief, City Clerk

APPROVED AS TO FORM:

Stephen M. Kemp, City Attorney

SUNSET RANCH IIB – LEGAL DESCRIPTION

A PORTION OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 4 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, AND SITUATED IN THE CITY OF PEORIA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE EAST QUARTER CORNER OF SAID SECTION 17;
THENCE N89°23'33"W, A DISTANCE OF 654.88 FEET TO THE
SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE
SOUTHEAST QUARTER OF SAID NORTHEAST QUARTER OF SECTION 17;
THENCE N00°01'53"E, A DISTANCE OF 659.05 FEET TO THE
NORTHWEST CORNER OF SAID SOUTHEAST QUARTER OF THE
SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 17;
THENCE S89°19'29"E, A DISTANCE OF 652.87 FEET TO THE
NORTHEAST CORNER OF SAID SOUTHEAST QUARTER OF THE
SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 17,
FROM WHICH THE NORTHEAST CORNER OF SAID SECTION 17 BEARS
N00°08'38"W, A DISTANCE OF 1974.92 FEET;
THENCE S00°08'38"E, A DISTANCE OF 658.30 FEET TO THE POINT
OF BEGINNING.



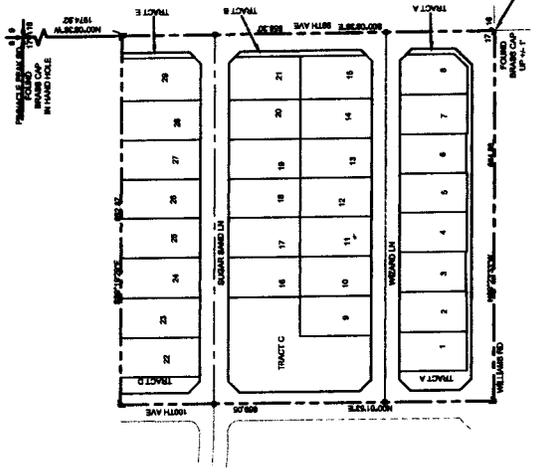
ASSESSMENT DIAGRAM MAINTENANCE IMPROVEMENT DISTRICT NO. 1112



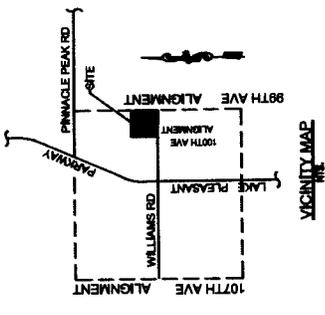
SUNSET RANCH IIB

BEING A PORTION OF THE NORTHEAST QUARTER
OF SECTION 17, TOWNSHIP 4 NORTH, RANGE 1
EAST OF THE GILA AND SALT RIVER BASE AND
MERIDIAN, MARICOPA COUNTY, ARIZONA

TRACT TABLE	
TRACT A	6,863.80 S.F.
TRACT B	2,293.33 S.F.
TRACT C	33,314.00 S.F.
TRACT D	3,862.41 S.F.
TRACT E	1,263.91 S.F.
ALL TRACTS	50,327.45 S.F.
RIGHT OF WAY	115,764.67 S.F.
	2.38 ACRES



LEGEND
 --- DISTRICT BOUNDARY LINES
 --- LOT NUMBERS (TOTAL NO. OF LOTS 28)



OWNER / DEVELOPER
 WOODSIDE BROKERS AT SUNSET RANCH, LLC
 610 WOODSIDE HOMES OF ARIZONA
 1811 N. ALHAMBRA BLVD.
 PHOENIX, ARIZONA 85024
 CONTACT: PAUL RYDOLF
 PHONE: (480) 750-0801
 FAX: (480) 750-0802

ENGINEER / SURVEYOR
 TICAL ENGINEERING CORP., INC.
 P.O. BOX 7688
 GAVI CREEK, ARIZONA 85527
 PHONE: (480) 384-2222
 FAX: (480) 384-2227

BASIS OF BEARINGS
 BASIS OF BEARINGS IS THE EAST LINE OF THE NORTHEAST QUARTER
 OF SECTION 17, TOWNSHIP 4 NORTH, RANGE 1 EAST, GILA AND SALT
 RIVER BASE AND MERIDIAN, SAID BEARING BEING NORTH 09°05'58" WEST

MID BOUNDARY LEGAL DESCRIPTION
 A PORTION OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 4 NORTH, RANGE 1 EAST OF THE
 GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, AND SITUATED IN THE CITY OF
 PEORIA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT THE EAST QUARTER CORNER OF SAID SECTION 17;
 THENCE S69°05'58" W A DISTANCE OF 66.66 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST
 QUARTER OF SAID SECTION 17;
 THENCE S00°00'00" W A DISTANCE OF 66.66 FEET TO THE NORTHWEST CORNER OF SAID SOUTHEAST
 QUARTER OF THE SOUTHEAST QUARTER OF SECTION 17;
 THENCE S00°00'00" W A DISTANCE OF 66.66 FEET TO THE NORTHWEST CORNER OF SAID SOUTHEAST
 QUARTER OF THE SOUTHWEST QUARTER OF SECTION 17; FROM WHICH THE
 NORTHEAST CORNER OF SAID SECTION 17 BEARS N00°00'00" W A DISTANCE OF 333.33 FEET;
 THENCE S09°05'58" W A DISTANCE OF 66.66 FEET TO THE POINT OF BEGINNING.

NOTES:
 THIS IMPROVEMENT DISTRICT IS FOR THE PURPOSES OF THE MAINTENANCE AND IMPROVEMENT OF THE
 PUBLIC HIGHWAYS AND ALONG THE PUBLIC HIGHWAYS AND ALONG THE PUBLIC HIGHWAYS AND
 PARALLELS WITHIN THE DISTRICT AND DRAINAGE AND RETENTION FACILITY WITHIN SUCH PROPOSED
 DISTRICT. SPECIFIC AUTHORIZATION IS INCLUDED IN THE ARIZONA STATE STATUTES, TITLE 48,
 CHAPTER 4, ARTICLE 2, SECTION 914, AS AMENDED.

CERTIFICATION:
 I, ANDREW GRANGER, ENGINEERING DEPARTMENT DIRECTOR OF THE CITY OF PEORIA, ARIZONA,
 HEREBY CERTIFY THAT THIS IS THE ASSESSMENT DIAGRAM OF THE CITY OF PEORIA MAINTENANCE
 IMPROVEMENT DISTRICT NO. 1112, AS SHOWN ON THIS MAP, AND THAT THE SAME WAS PREPARED BY THE
 MAYOR AND COUNCIL OF THE CITY OF PEORIA, AND THAT A QUORUM WAS PRESENT.

ASSESSMENT DIAGRAM SUBMITTED THIS _____ DAY OF _____, 2010.
 BY: _____
 DISTRICT ENGINEER



MAINTENANCE IMPROVEMENT DISTRICT 1112

CITY OF PEORIA, ENGINEERING DEPT., 1811 N. ALHAMBRA BLVD., PEORIA, AZ 85304-6215-100

DATE: 7-10-2009 SCALE: 1" = 100'

DATE: 7-10-2009

RESOLUTION NO. 2010-81

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PEORIA, ARIZONA, DECLARING ITS INTENTION TO CREATE AN IMPROVEMENT DISTRICT TO MAINTAIN LANDSCAPING INCLUDED WITHIN, NEAR AND ADJACENT TO A PARKWAY AND RELATED FACILITIES TOGETHER WITH APPURTENANT STRUCTURES AS SHOWN ON THE PLANS, FOR MAINTENANCE WITHIN AN AREA IN THE CITY OF PEORIA AS DESCRIBED HEREIN; ADOPTING PLANS FOR CITY OF PEORIA MAINTENANCE IMPROVEMENT DISTRICT NO. 1112, SUNSET RANCH IIB, AS MORE PARTICULARLY DESCRIBED HEREIN, AND DECLARING THE WORK OR IMPROVEMENT TO BE OF MORE THAN LOCAL OR ORDINARY PUBLIC BENEFIT, AND THAT THE COST OF SAID WORK OR IMPROVEMENT SHALL BE ASSESSED UPON A CERTAIN DISTRICT, AND PROVIDING THAT THE PROPOSED WORK OR IMPROVEMENT SHALL BE PERFORMED UNDER ARIZONA REVISED STATUTES TITLE 48, CHAPTER 4, ARTICLE 2, AND AMENDMENTS THERETO AND DECLARING AN EMERGENCY.

WHEREAS, the Mayor and Council of the City of Peoria, Arizona, declare that the Maintenance of the landscaping included within, near and adjacent to a parkway and related facilities in the District to be of more than local or ordinary public benefit, and further that the cost of said maintenance shall be assessed on a certain District; and

WHEREAS, the Mayor and Council of the City of Peoria, Arizona, declare that the maintenance of landscaping included within, near, and adjacent to a parkway and related facilities in the District is incidental to the maintenance and preservation of the parkway and related facilities, has aesthetic value, and maintains and increases the value of property within the District; and

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MID 1112 – Sunset Ranch IIB
September 21, 2010
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WHEREAS, the City Council declares that the maintenance of landscaping included within and adjacent to a parkway and related facilities preserves and promotes the health, safety, and welfare of those citizens of the City of Peoria living within the District as well as preservation of the streets and parkways which may be adversely impacted by drainage and other water formations; and

WHEREAS, the City of Peoria declares that the maintenance of a landscaped buffer between a parkway and the adjacent developments reduces the visual and other impact of light, air and noise pollution and tends to increase personal and vehicular safety on the parkway and decreases the likelihood vehicular accidents will harm adjacent developments in furtherance of the health, safety and welfare of those citizens of the City living within the District; and

WHEREAS, the City Council declares that maintenance of landscaped drainage and other water control facilities and features within, near or adjacent to a parkway and related facilities tends to preserve the structural integrity of the parkway and mitigates flooding of adjacent areas and the structural integrity of the parkway and mitigates flooding of adjacent areas and the parkway by draining water to and from the parkway in furtherance of the health, safety and welfare of those citizens of the City of Peoria living within the District:

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF PEORIA AS FOLLOWS:

Section 1. Definitions.

In this Resolution, the following terms shall have the following meanings:

"Assessment Diagrams" shall mean those duplicate diagrams of the property contained in the Assessment District is to be filed with the Clerk and approved by the Mayor and Council.

"Assessment District" shall mean the lots, pieces or parcels of land lying within the boundaries described on Exhibit B attached hereto and as shown on the map on file with the City Engineer.

"City" shall mean the City of Peoria, Arizona.

"City Council" or "Council" shall mean the Mayor and Council of the City.

"Clerk" shall mean the City Clerk.

"Engineer" shall mean City Engineer.

"Lots" shall mean all lots, pieces or parcels of land lying within the Assessment District.

"Parkways" shall mean those streets and rights-of-way which are designated in Exhibit B as "Parkways," and specifically those portions of Pedestrian Facilities, Parks, Retention, Detention and Storm Water Management Facilities included within or adjacent to the Assessment District.

"Plans and Specifications" shall mean the engineer's estimate for the Maintenance Improvement District No. 1112 filed with the Clerk prior to the adoption of this Resolution.

"Superintendent of Streets" shall mean the City Engineer.

Section 2. Declaration of Intention to Order an Improvement.

The public interest or convenience requires, and it is the intention of the Mayor and Council of the City of Peoria, Arizona, to order the following work, hereinafter "Work," to be performed, to wit:

The maintenance of all landscaping, including replacement of landscape materials, in the area generally described as follows:

SEE EXHIBIT "A", LEGAL DESCRIPTION OF CITY OF PEORIA MAINTENANCE IMPROVEMENT DISTRICT NO. 1112

The Mayor and Council of the City of Peoria, Arizona designate as parkways, those areas set forth on Exhibit "B" Assessment Diagram in accordance with Title 48, Chapter 4, Article 2, Arizona Revised Statutes. The public interest and convenience require, and it is the intention of the City Council to order the Work adjacent to the designated parkways to be performed as stated herein. All items of the Work shall be performed as prescribed by the Plans and Specifications hereby

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approved and adopted by the Council and on file in the Office of the City Engineer and no assessment for any lot shall exceed its proportion of the Estimate. The estimate of the cost and expenses of the work or improvements on file in the offices of the Superintendent of Streets and the Clerk of the City are hereby approved and adopted by the Mayor and Council of the City. In addition to the requirements of law, the procedures set forth in the City Code will be followed regarding acceptance of bids and setting tax levies. For purposes of this Resolution and of all resolutions, ordinances and notices pertaining to this Resolution, the improvement as herein described is hereby designated City of Peoria Maintenance Improvement District No. 1112.

Section 3. Determination of Need.

In the opinion of the City Council, the Work is of more than local or ordinary public benefit. The City Council hereby orders that all amounts due or to become due with respect to the Work shall be chargeable upon the respective lots, pieces and parcels of land within the Assessment District.

Section 4. Preparation of Assessment Diagrams.

The City Engineer is hereby authorized and directed to prepare duplicate diagrams (Assessment Diagrams) of the property contained within the Assessment District. The diagrams shall show each separate lot, numbered consecutively, the approximate area in square feet of each lot, and the location of the lot in relation to the work proposed to be done.

Section 5. Exclusion of Certain Property.

Any public street or alley within the boundaries of the Assessment District is hereby omitted from the assessment hereafter to be made. Any lot belonging to the United States, the State, a county, city, school district or any political subdivision or institution of the State or county, which is included within the Assessment District shall be omitted from the assessment hereafter made.

Section 6. Officers Not Liable.

In no event will the City of Peoria or any officer thereof be liable for any portion of the cost of said Improvement District nor for any delinquency of persons or property assessed.

Section 7. Annual Statement.

The City Council shall make annual statements and estimates of the expenses of the District which shall be provided for by the levy and collection of ad valorem taxes upon the assessed value of all real and personal property in the District as provided in A.R.S. § 48-574 and amendments thereto.

Section 8. Statutory Authority.

The Work and all proceedings pertaining thereto shall be performed under the provisions of Title 48, Article 2, specifically Section 48-574, and all amendments thereto and pursuant to Article I, Section 3, (8) of the Peoria City Charter.

Section 9. Delegation of Authority.

The City Engineer is hereby authorized to fill in any blanks and to make any minor corrections necessary to complete the Plans and Specifications and the Contract Documents.

PASSED AND ADOPTED by the Mayor and Council of the City of Peoria, Arizona, this 21st day of September, 2010.

Bob Barrett, Mayor

ATTEST:

Rhonda Simmons, Acting City Clerk

APPROVED AS TO FORM:

Stephen M. Kemp, City Attorney

Resolution No. 2010-81
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CERTIFICATION OF CITY ENGINEER

I hereby certify that I have read the description set out under the definition "Assessment District" and approve the same. I further certify that I have read the description set out under the definition "Work" and approve the same.

Andrew Granger, Engineering Director

CERTIFICATION OF CITY CLERK

I hereby certify that the above and foregoing Resolution No. 09-_____, duly passed by the Mayor and Council of the City of Peoria, Arizona at a regular meeting held on _____, 2010 and that a quorum was present there and that the vote thereon was _____ ayes and _____ nays. _____ were no vote or absent.

City Clerk, City of Peoria

EXHIBIT A

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Page 7 of 10 pages

SUNSET RANCH IIB – LEGAL DESCRIPTION

A PORTION OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 4 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, AND SITUATED IN THE CITY OF PEORIA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE EAST QUARTER CORNER OF SAID SECTION 17;
THENCE N89°23'33"W, A DISTANCE OF 654.88 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID NORTHEAST QUARTER OF SECTION 17;
THENCE N00°01'53"E, A DISTANCE OF 659.05 FEET TO THE NORTHWEST CORNER OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 17;
THENCE S89°19'29"E, A DISTANCE OF 652.87 FEET TO THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 17, FROM WHICH THE NORTHEAST CORNER OF SAID SECTION 17 BEARS N00°08'38"W, A DISTANCE OF 1974.92 FEET;
THENCE S00°08'38"E, A DISTANCE OF 658.30 FEET TO THE **POINT OF BEGINNING.**



Resolution No. 2010- 81

EXHIBIT "B"

IS ON FILE IN THE

CITY OF PEORIA

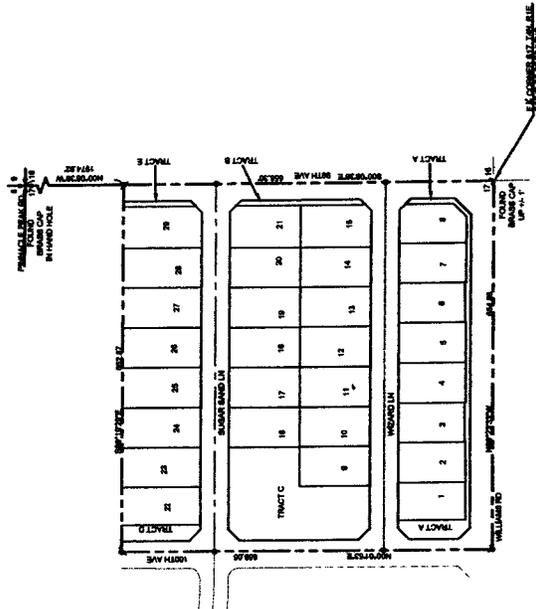
CITY CLERK'S OFFICE

ASSESSMENT DIAGRAM MAINTENANCE IMPROVEMENT DISTRICT NO. 1112

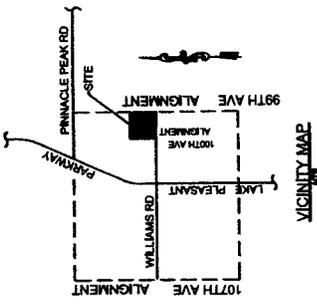


SUNSET RANCH IIB
BEING A PORTION OF THE NORTHEAST QUARTER
OF SECTION 17, TOWNSHIP 4 NORTH, RANGE 1
EAST OF THE GILA AND SALT RIVER BASE AND
MERIDIAN, MARICOPA COUNTY, ARIZONA

TRACT TABLE	
TRACT A	COMMON OPEN SPACE, DRAINAGE & LANDSCAPE
TRACT B	COMMON OPEN SPACE & LANDSCAPE
TRACT C	COMMON OPEN SPACE & LANDSCAPE
TRACT D	COMMON OPEN SPACE & LANDSCAPE
TRACT E	COMMON OPEN SPACE & LANDSCAPE
TOTALS	
ALL TRACTS	
TOTAL ACRES	93.3224
TOTAL SQUARE FEET	4,058,118
TOTAL NUMBER OF LOTS	28



LEGEND
--- DISTRICT BOUNDARY LINES
--- LOT NUMBERS (TOTAL NO. OF LOTS 28)



OWNER / DEVELOPER
WOODSIDE BROOKS AT SUNSET RANCH, LLC
101 N. WILLOW CREEK ROAD, SUITE 100
MESA, ARIZONA 85210
CONTACT: JILL WOODS
PHONE: (480) 750-3000

ENGINEER / SURVEYOR
MAGILL ENGINEERING CORP., INC.
P.O. BOX 789
10111 W. WILLOW CREEK ROAD
MESA, ARIZONA 85212
TEL: (480) 574-2001
FAX: (480) 586-2227

BASIS OF BEARINGS
BASIS OF BEARINGS IS THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 4 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, SAID BEARING BEING NORTH 00°00'00" WEST.

MID BOUNDARY LEGAL DESCRIPTION
A PORTION OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 4 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, AND SITUATED IN THE CITY OF PEORIA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEARING AT THE EAST QUARTER CORNER OF SAID SECTION 17 TO THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID NORTHEAST QUARTER OF SECTION 17; SAID SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID NORTHEAST QUARTER OF SECTION 17; SAID SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID NORTHEAST QUARTER OF SECTION 17; A DISTANCE OF 842.7 FEET TO THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID NORTHEAST QUARTER OF SECTION 17; A DISTANCE OF 842.7 FEET TO THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID NORTHEAST QUARTER OF SECTION 17; A DISTANCE OF 842.7 FEET TO THE POINT OF BEGINNING.

NOTES:
THIS IMPROVEMENT DISTRICT IS FOR THE EXPRESS PURPOSE OF PROVIDING THE MAINTENANCE AND OPERATION OF THE LANDSCAPING ADJACENT TO AND ALONG THE PUBLIC ROADWAYS AND PUBLIC UTILITIES LOCATED WITHIN THE DISTRICT. THIS IMPROVEMENT DISTRICT IS NOT TO BE CONSIDERED AS A SUBDIVISION. AUTHORIZATION IS INCLUDED IN THE ARIZONA STATE STATUTES, TITLE 9, CHAPTER 4, ARTICLE 2, SECTION 971, AS AMENDED.

CERTIFICATION:
I, THE UNDERSIGNED, ENGINEERING SURVEYOR AND REGISTERED PROFESSIONAL ENGINEER OF THE CITY OF PEORIA, ARIZONA, HEREBY CERTIFY THAT THIS IS THE ASSESSMENT DIAGRAM OF THE CITY OF PEORIA MAINTENANCE IMPROVEMENT DISTRICT NUMBER 1112, FOR SUNSET RANCH IIB SUBDIVISION, WAS APPROVED BY THE MAYOR AND COUNCIL OF THE CITY OF PEORIA, AND THAT A QUORUM WAS PRESENT.

ASSESSMENT DIAGRAM SUBMITTED THIS _____ DAY OF _____ 2010.
BY: _____ DISTRICT ENGINEER

DATE: 3/20/13
MAINTENANCE IMPROVEMENT DISTRICT #1112
CITY OF PEORIA, ENGINEERING DEPT. 963 N. GILB AVE. PEORIA, AZ 85305 623-779-1200
SHEET # 1 OF 1

Resolution No. 2010-81
MID 1112 – Sunset Ranch IIB
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CITY OF PEORIA, ARIZONA

NOTICE

OF THE PASSAGE OF A RESOLUTION ORDERING THE IMPROVEMENT CONSISTING OF AUTHORIZING THE MAINTENANCE OF LANDSCAPING INCLUDED WITHIN, NEAR, AND ADJACENT TO A PARKWAY AND RELATED FACILITIES TOGETHER WITHIN APPURTENANT STRUCTURES AS SHOWN ON THE PLANS FOR THE IMPROVEMENT DISTRICT KNOWN AS CITY OF PEORIA MAINTENANCE IMPROVEMENT DISTRICT NO. 1112, SUNSET RANCH IIB.

This notice is given pursuant to the provisions of Title 48, Chapter 4, Article 2, Sections 48-571 to 48-619, both inclusive, Arizona Revised Statutes, as amended.

On the 21st day of September 2010 the Mayor and Council of the City of Peoria adopted Resolution No. 2010-81; ordering the improvements of maintaining landscaping included within, near, and adjacent to a parkway and related facilities together within appurtenant structures shown on the plans, within the corporate limits of the City and creating an Improvement District known as the City of Peoria Maintenance Improvement District No. 1112, pursuant to Title 48, Chapter 4, Arizona Revised Statutes; and amendments thereto for the purpose of maintaining landscaping included within, near, and adjacent to a parkway and related facilities together within appurtenant structures, which includes a charge for the maintenance of landscaping and other related items, together with all appurtenant structures as shown on the plans; and directing that this notice been given.

Any owner, or any other person having an interest in any lot, piece or parcel of land situated within the above-described assessment district, who claims that any of the provisions, acts or proceedings relative to the above described improvements are irregular, defective, illegal, erroneous or faulty, may file with the City Clerk, Room 150, 8401 West Monroe Street, Peoria, Arizona 85345, within 15 days from the date of the first publication of this notice, a written notice specifying in what way said acts or proceedings are irregular, defective, illegal, erroneous or faulty.

Further information concerning City of Peoria Maintenance Improvement District No. 1112 may be obtained by contacting Mr. Andrew Granger, Engineering Director, City of Peoria, Arizona, 8401 West Monroe, Peoria, Arizona 85345, (623) 773-7367.

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DATED AND SIGNED this _____ day of _____, 2010.

Andrew Granger
Acting Superintendent of Streets
City of Peoria, Arizona

RESOLUTION NO. 2010-82

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. 1112, SUNSET RANCH IIB; 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. 1112.

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. 1112 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. 1112 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. 1112 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. 1112.

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. 1112 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.

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MID 1112 – Sunset Ranch IIB
September 21, 2010
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PASSED, ADOPTED AND APPROVED by the Mayor and Council of the
City of Peoria, Arizona, this **21st** day of **September**, 2010.

Bob Barrett, Mayor

Date Signed: _____

ATTEST:

Rhonda Simmons, Acting City Clerk

APPROVED AS TO FORM:

Stephen M. Kemp, City Attorney

SUNSET RANCH IIB – LEGAL DESCRIPTION

A PORTION OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 4 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, AND SITUATED IN THE CITY OF PEORIA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE EAST QUARTER CORNER OF SAID SECTION 17;
THENCE N89°23'33"W, A DISTANCE OF 654.88 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID NORTHEAST QUARTER OF SECTION 17;
THENCE N00°01'53"E, A DISTANCE OF 659.05 FEET TO THE NORTHWEST CORNER OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 17;
THENCE S89°19'29"E, A DISTANCE OF 652.87 FEET TO THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 17, FROM WHICH THE NORTHEAST CORNER OF SAID SECTION 17 BEARS N00°08'38"W, A DISTANCE OF 1974.92 FEET;
THENCE S00°08'38"E, A DISTANCE OF 658.30 FEET TO THE **POINT OF BEGINNING.**



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EXHIBIT "B"

IS ON FILE IN THE

CITY OF PEORIA

CITY CLERK'S OFFICE

