

**CITY OF PEORIA, ARIZONA  
COUNCIL COMMUNICATION**

cc: 9C  
Amend No. \_\_\_\_\_

Date Prepared: January 4, 2011

Council Meeting Date: February 1, 2011

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**TO:** Carl Swenson, City Manager  
**THROUGH:** Susan Daluddung, Deputy City Manager  
**FROM:** Scott Whyte, Economic Development Services Director  
**SUBJECT:** Street Light Improvement District No. 1017, Vistancia Parcel G2, 138<sup>th</sup> Avenue and Lone Mountain Road.

**RECOMMENDATION:**

That the Mayor and Council approve the Petition for Formation, and adopt the Resolutions of Intention and Ordering Formation of the proposed Street Light Improvement District No. 1017, Vistancia Parcel G2, located at 138<sup>th</sup> Avenue and Lone Mountain Road.

**SUMMARY:**

Pursuant to the provisions of A.R.S. §48-616, et seq., Mayor and Council are empowered to adopt a resolution ordering the formation of a Street Light Improvement District. A Petition, Resolution of Intention and Resolution Ordering the Improvements are attached for formation of City of Peoria Street Light Improvement District No. 1017, Vistancia Parcel G2, located at 138<sup>th</sup> Avenue and Lone Mountain Road. In this special situation, in which all of the property owners have presented a petition for formation, the ordinary publication and protest period are not required by law, and the Council may then immediately adopt a Resolution Ordering the improvements once the Resolution of Intention is first adopted. The Resolution ordering the improvements finalizes the formation of the Street Light Improvement District process.

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**CITY CLERK USE ONLY:**

- Consent Agenda
- Carry Over to Date: \_\_\_\_\_
- Approved
- Unfinished Business (Date heard previous: \_\_\_\_\_)
- New Business

ORD. # \_\_\_\_\_ RES. # \_\_\_\_\_  
LCON# \_\_\_\_\_ LIC. # \_\_\_\_\_  
Action Date: \_\_\_\_\_

Council Communication  
SLID 1017– Vistancia Parcel G2  
February 1, 2011  
Page: 2

Under Arizona State law, commencing in October 2012, the residents will receive, on their property tax bill, an additional charge for operation of the street light system. In accordance with state statute, the City Engineer has prepared an assessment diagram and map listing each parcel of property within the district.

Therefore, based upon the earlier Resolution of Intention, it is my recommendation that the Mayor and Council adopt the proposed Resolutions.

**ATTACHMENTS:**

1. Petition for Formation
2. Proposed Resolution of Intention
3. Proposed Resolution Ordering the Improvements

**CONTACT:**

Traci Varland, Engineering Technician II, X7612

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

[ 1017 ]  
**SLID#**  
[Vistancia Parcel] G2  
**Subdivision Name**

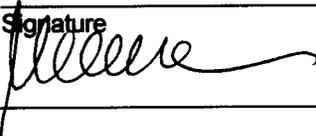
To: Honorable Mayor and Council  
City of Peoria, Arizona

Pursuant to Arizona Revised Statutes, Section 48-617, the undersigned property owner respectfully petitions the City Council of the City of Peoria, Arizona (City Council) to order the formation of a Municipal Street Light Improvement District under Arizona Revised Statutes, Title 48, Chapter 4, Article 2. In support of this petition, the undersigned states 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", which is attached hereto and incorporated herein by reference. The proposed district consists of 36.9252 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 purchase of electricity for lighting the streets and public parks within the proposed district.
4. Public Convenience and Necessity. The necessity for the proposed district is the purchase of electricity for lighting the streets and public parks 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;
  - (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 3<sup>rd</sup>  
day of NOVEMBER 2010.

<u>Vistancia South, LLC</u> Print Property Owner Name <hr/> Print Name <u>6720 N. Scottsdale Rd., Ste. 160</u> Address <u>Scottsdale, AZ 85253</u> <hr/> Signature 	Date: <u>11/3/10</u>	Property (Tax Parcel Numbers) <u>503-52-663</u>
<hr/> Print Property Owner Name <hr/> Print Name <hr/> Address <hr/> Signature	Date: <hr/>	Property (Tax Parcel Numbers) <hr/>

Accepted and approved by:

CITY OF PEORIA, ARIZONA, an  
ARIZONA MUNICIPAL CORPORATION

ATTEST:

By \_\_\_\_\_  
Bob Barrett, Mayor

\_\_\_\_\_  
City Clerk

APPROVED AS TO FORM:

\_\_\_\_\_  
Stephen M. Kemp, City Attorney

RESOLUTION NO. 2011- 17

RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF PEORIA, ARIZONA DECLARING ITS INTENTION TO ORDER THE PURCHASE OF ELECTRICITY FOR LIGHTING THE STREETS AND PUBLIC PARKS WITHIN THE PROPOSED DISTRICT AND THAT THE COST OF THE PURCHASE OF ELECTRICITY FOR LIGHTING THE STREETS AND PUBLIC PARKS, BE ASSESSED UPON A CERTAIN IMPROVEMENT DISTRICT TO BE KNOWN AS CITY OF PEORIA STREETLIGHT IMPROVEMENT DISTRICT NO. 1017, VISTANCIA PARCEL G2; PROVIDING THAT THE COST OF THE ELECTRICITY REQUIRED TO OPERATE THE SYSTEM 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 purchase of electricity for lighting the streets and public parks within the proposed district.

The estimate of the cost and expenses for the purchase of electricity for the operation of the streetlights 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 streetlights and the electricity, 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 purchase of electricity be chargeable upon a district to be known and designated as the City of Peoria Streetlight Improvement District No. 1017 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 purchase of electricity for streetlights 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 purchase of electricity for streetlights 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 Streetlight Improvement District No. 1017 and if a portion of the costs and expenses for the purchase of electricity for streetlights is for the general public benefit, the City shall assess the boundaries of the City of Peoria Streetlight Improvement District No. 1017 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 Streetlight Improvement District No. 1017.

SECTION 3. The costs and expense for the purchase of electricity for streetlights 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 Streetlight Improvement District No. 1017 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 Streetlight 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.

Resolution No. 2011- 17  
SLID 1017, Vistancia Parcel G2  
February 1, 2011  
Page 3 of 5 Pages

PASSED, ADOPTED AND APPROVED by the Mayor and Council of the  
City of Peoria, Arizona, this 1<sup>st</sup> day of **February**, 2011.

\_\_\_\_\_  
Bob Barrett, Mayor

Date Signed : \_\_\_\_\_

ATTEST:

\_\_\_\_\_  
Wanda Nelson, City Clerk

APPROVED AS TO FORM:

\_\_\_\_\_  
Stephen M. Kemp, City Attorney

## EXHIBIT A

September 13, 2010  
Vistancia Parcel G2  
MID/ SLID Boundary  
Page 1 of 2

**PROPERTY DESCRIPTION**

A parcel of land lying within the Northwest Quarter of Section 22 and the Southwest Quarter of Section 15, Township 5 North, Range 1 West of the Gila and Salt River Meridian, Maricopa County, Arizona, more particularly described as follows:

BEGINNING at the northwest corner (BLM brass cap) of said Section 22 from which point the north quarter corner (aluminum cap) thereof bears S 89°38'09"E a distance of 2636.52 feet;

Thence N 00°15'08" E, along the west line of said Southwest Quarter a distance of 149.92 feet to a point on the south right-of-way line of the Central Arizona Project Canal;

Thence along said south right-of-way line the following three (3) courses and distances:

Thence N 76°55'29" E a distance of 29.86 feet;

Thence N 76°49'14" E a distance of 913.25 feet;

Thence N 88°12'40" E a distance of 80.32 feet;

Thence S 00°08'43" W, leaving said south right-of-way line, a distance of 637.48 feet;

Thence S 39°31'46" W a distance of 55.32 feet to the beginning of a non-tangent curve to the right, from which point the radius point bears S 39°31'46" W;

Thence 110.43 feet along the arc of said curve to the right, having a radius of 125.00 feet, through a central angle of 50°36'57" and a chord bearing S 25°09'46" E;

Thence S 00°08'43" W a distance of 208.15 feet;

Thence 140.60 feet along the arc of a curve to the left, having a radius of 400.00 feet, through a central angle of 20°08'24" and a chord bearing S 09°55'29" E;

EXHIBIT A

September 13, 2010  
Vistancia Parcel G2  
MID/ SLID Boundary  
Page 2 of 2

Thence 244.13 feet along the arc of a curve to the right, having a radius of 350.00 feet, through a central angle of  $39^{\circ}57'53''$  and a chord bearing  $S 00^{\circ}00'45'' E$ ;

Thence 138.40 feet along the arc of a curve to the left, having a radius of 400.00 feet, through a central angle of  $19^{\circ}49'29''$  and a chord bearing  $S 10^{\circ}03'27'' W$ ;

Thence  $S 00^{\circ}08'43'' W$  a distance of 115.68 feet;

Thence  $S 45^{\circ}28'27'' W$  a distance of 42.18 feet;

Thence  $S 00^{\circ}08'43'' W$  a distance of 57.00 feet;

Thence  $N 89^{\circ}11'48'' W$  a distance of 396.45 feet;

Thence 167.16 feet along the arc of a curve to the left, having a radius of 20000.00 feet, through a central angle of  $00^{\circ}28'44''$  and a chord bearing  $N 89^{\circ}26'10'' W$ ;

Thence  $N 89^{\circ}40'32'' W$  a distance of 416.41 feet;

Thence  $N 00^{\circ}07'59'' E$ , along said west line, a distance of 1322.93 feet to the POINT OF BEGINNING.

Said Description contains 36.9252 acres of land, more or less, including any easements of record.

The Basis of Bearing for the above description is  $S 89^{\circ}38'09'' E$  for the north line of the Northwest Quarter of Section 22, Township 5 North, Range 1 West of the Gila and Salt River Meridian, Maricopa County, Arizona, as shown on an Amended Results of Survey recorded in Book 632, Page 24, Maricopa County Records.



**Resolution No. 2011- 17**

**EXHIBIT "B"**

**IS ON FILE IN THE**

**CITY OF PEORIA**

**CITY CLERK'S OFFICE**



RESOLUTION NO. 2011-18

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF PEORIA, ARIZONA ORDERING THE IMPROVEMENTS OF CERTAIN STREETS AND RIGHTS-OF-WAY WITHIN THE CORPORATE LIMITS OF THE TOWN AND CREATING AN IMPROVEMENT DISTRICT KNOWN AS THE CITY OF PEORIA STREETLIGHT IMPROVEMENT DISTRICT NO. 1017, VISTANCIA PARCEL G2, PURSUANT TO TITLE 48, CHAPTER 4, ARIZONA REVISED STATUTES AND AMENDMENTS THERETO FOR THE PURPOSE OF PURCHASING ELECTRICITY, WHICH INCLUDES A CHARGE FOR THE USE OF LIGHTING FACILITIES AND OTHER RELATED ITEMS TOGETHER WITH ALL APPURTENANT STRUCTURES AS SHOWN ON THE PLANS, AND DECLARING AN EMERGENCY.

WHEREAS on the 1<sup>st</sup> day of February 2011, the Mayor and Council of the City of Peoria, Arizona, passed and adopted Resolution No. 2011-17, declaring its intention to order the purchase of electricity for lighting the streets and public parks within the proposed district and that the cost of the purchase of electricity for lighting the streets and public parks be assessed upon a certain improvement district, to be known as City of Peoria Streetlight Improvement District No. 1017; providing that the cost of the electricity required to operate the system be assessed under the provisions of Title 48, Chapter 4, Article 2, Arizona Revised Statutes, as amended; and declaring an emergency; and

WHEREAS, a copy of Resolution No. 2011-17 has been published in the Arizona Business Gazette, a newspaper published and generally circulated in the City, as required by law or alternatively a petition has been filed with the City Clerk having been signed by all the owners of the real property; and

WHEREAS, the Superintendent of Streets of the City caused to be posted along the streets of the District, no more than three hundred (300) feet apart, notices of the passage of Resolution No. 2011-17, said notices being headed "Notice of Proposed Improvement", each heading in letters at least one (1) inch in height. Said notices stated the fact of the passage of said Resolution of Intention No. 2011-17 or alternatively a petition has been filed with the City Clerk having been signed by all the owners of the real property; and

Resolution No. 2011-18  
SLID 1017 – Vistancia Parcel G2  
February 1, 2011  
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WHEREAS, more than fifteen (15) days have elapsed since the date of the last publication of said Resolution of Intention No. 2011-17 and since the completion of the posting of said notices or alternatively a petition has been filed with the City Clerk having been signed by all the owners of the real property; and

WHEREAS, no protests against the proposed improvement and no objections to the extent of the District were filed with the Clerk of the City during the time prescribed by law; and

WHEREAS, the Mayor and Council of the City having acquired jurisdiction to order the improvements as described in Resolution No. 2011-17; and

WHEREAS, the City Engineer acting as District Engineer has prepared and presented to the Mayor and Council of the City duplicate diagrams of the property contained within the District ("the Diagram") and legal description copies of which are attached and incorporated as Exhibits A and B.

NOW THEREFORE IT IS RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF PEORIA, ARIZONA, as follows:

Section 1. By virtue of the authority vested in the Mayor and Council of the City by Title 48, Chapter 4, Article 2, Arizona Revised Statutes and all amendments thereto, the Mayor and Council of the City orders the work or improvement done as described in Resolution No. 2011-17 and in accordance with the Plans and Specifications approved and adopted by the Mayor and Council of the City of Peoria, Arizona.

Section 2. The Superintendent of Streets of the City is authorized and directed to prepare and execute the notice of the passage of this Resolution, which is attached as Exhibit B. Such notice shall be posted and published as provided by law.

Section 3. That the Diagram, as prepared and presented to the Mayor and Council of the City is approved by the Mayor and Council of the City.

Section 4. That the Clerk of the City is authorized and directed to certify that the Diagram was approved by the Mayor and Council of the City on the 1<sup>st</sup> day of **February** 2011, and after such certification, the Clerk of the City is authorized and directed to deliver the Diagram to the Superintendent of Streets of the City.

Resolution No. 2011-18  
SLID 1017 – Vistancia Parcel G2  
February 1, 2011  
Page 3 of 6 Pages

PASSED, ADOPTED AND APPROVED by the Mayor and Council of the  
City of Peoria, Arizona on the 1<sup>st</sup> day of **February**, 2011.

\_\_\_\_\_  
Bob Barrett, Mayor

Date Signed: \_\_\_\_\_

ATTEST:

\_\_\_\_\_  
Wanda Nelson, City Clerk

APPROVED AS TO FORM:

\_\_\_\_\_  
Stephen M. Kemp, City Attorney

## EXHIBIT A

September 13, 2010  
Vistancia Parcel G2  
MID/ SLID Boundary  
Page 1 of 2

**PROPERTY DESCRIPTION**

A parcel of land lying within the Northwest Quarter of Section 22 and the Southwest Quarter of Section 15, Township 5 North, Range 1 West of the Gila and Salt River Meridian, Maricopa County, Arizona, more particularly described as follows:

BEGINNING at the northwest corner (BLM brass cap) of said Section 22 from which point the north quarter corner (aluminum cap) thereof bears S 89°38'09"E a distance of 2636.52 feet;

Thence N 00°15'08" E, along the west line of said Southwest Quarter a distance of 149.92 feet to a point on the south right-of-way line of the Central Arizona Project Canal;

Thence along said south right-of-way line the following three (3) courses and distances:

Thence N 76°55'29" E a distance of 29.86 feet;

Thence N 76°49'14" E a distance of 913.25 feet;

Thence N 88°12'40" E a distance of 80.32 feet;

Thence S 00°08'43" W, leaving said south right-of-way line, a distance of 637.48 feet;

Thence S 39°31'46" W a distance of 55.32 feet to the beginning of a non-tangent curve to the right, from which point the radius point bears S 39°31'46" W;

Thence 110.43 feet along the arc of said curve to the right, having a radius of 125.00 feet, through a central angle of 50°36'57" and a chord bearing S 25°09'46" E;

Thence S 00°08'43" W a distance of 208.15 feet;

Thence 140.60 feet along the arc of a curve to the left, having a radius of 400.00 feet, through a central angle of 20°08'24" and a chord bearing S 09°55'29" E;

EXHIBIT A

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Vistancia Parcel G2  
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Thence 244.13 feet along the arc of a curve to the right, having a radius of 350.00 feet, through a central angle of 39°57'53" and a chord bearing S 00°00'45" E;

Thence 138.40 feet along the arc of a curve to the left, having a radius of 400.00 feet, through a central angle of 19°49'29" and a chord bearing S 10°03'27" W;

Thence S 00°08'43" W a distance of 115.68 feet;

Thence S 45°28'27" W a distance of 42.18 feet;

Thence S 00°08'43" W a distance of 57.00 feet;

Thence N 89°11'48" W a distance of 396.45 feet;

Thence 167.16 feet along the arc of a curve to the left, having a radius of 20000.00 feet, through a central angle of 00°28'44" and a chord bearing N 89°26'10" W;

Thence N 89°40'32" W a distance of 416.41 feet;

Thence N 00°07'59" E, along said west line, a distance of 1322.93 feet to the POINT OF BEGINNING.

Said Description contains 36.9252 acres of land, more or less, including any easements of record.

The Basis of Bearing for the above description is S 89°38'09" E for the north line of the Northwest Quarter of Section 22, Township 5 North, Range 1 West of the Gila and Salt River Meridian, Maricopa County, Arizona, as shown on an Amended Results of Survey recorded in Book 632, Page 24, Maricopa County Records.



**Resolution No. 2011- 18**

**EXHIBIT "B"**

**IS ON FILE IN THE**

**CITY OF PEORIA**

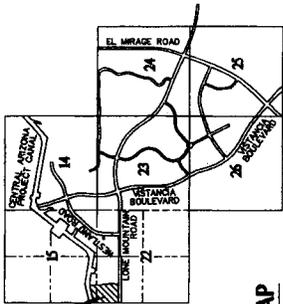
**CITY CLERK'S OFFICE**

EXHIBIT B



**"ASSESSMENT DIAGRAM"  
"STREET LIGHT IMPROVEMENT DISTRICT NO. 1017"  
VISTANCIA PARCEL G2**

A PORTION OF THE NORTHWEST QUARTER OF SECTION 22 AND THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 5 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, CITY OF PEORIA, ARIZONA



VICINITY MAP  
NTS



**PROPERTY DESCRIPTION**

A PARCEL OF LAND LYING WITHIN THE NORTHWEST QUARTER OF SECTION 22 AND THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 5 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, CITY OF PEORIA, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT THE NORTHWEST CORNER (BLM BRASS CAP) OF SAID SECTION 22 FROM WHICH POINT THE BEARING AND DISTANCE TO THE QUARTER CORNER (ALUMINUM CAP) THEREOF BEARS S 89°29'00" E A DISTANCE OF 29.625 FEET;  
THENCE N 00°55'00" E, ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER A DISTANCE OF 149.92 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF THE CENTRAL ARIZONA PROJECT CANAL;  
THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES AND DISTANCES:  
THENCE N 75°32'29" E A DISTANCE OF 28.96 FEET;  
THENCE N 75°19'14" E A DISTANCE OF 91.25 FEET;  
THENCE N 80°12'40" E A DISTANCE OF 84.32 FEET;  
THENCE S 00°08'43" W, LEAVING SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 637.48 FEET;  
THENCE S 30°11'45" W A DISTANCE OF 45.20 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT, FROM WHICH POINT THE RADIUS POINT BEARS S 39°37'48" W;  
THENCE 104.13 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 125.00 FEET, THROUGH A CENTRAL ANGLE OF 50°38'57" AND A CHORD BEARING S 25°09'48" E;  
THENCE S 00°08'43" W A DISTANCE OF 208.15 FEET;  
THENCE 46.00 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 400.00 FEET, THROUGH A CENTRAL ANGLE OF 20°29'24" AND A CHORD BEARING S 09°25'29" E;  
THENCE 244.13 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 350.00 FEET, THROUGH A CENTRAL ANGLE OF 39°37'25" AND A CHORD BEARING S 00°07'45" E;  
THENCE 134.10 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 400.00 FEET, THROUGH A CENTRAL ANGLE OF 19°49'29" AND A CHORD BEARING S 10°03'27" W;  
THENCE S 00°08'43" W A DISTANCE OF 115.86 FEET;  
THENCE S 40°28'27" W A DISTANCE OF 43.18 FEET;  
THENCE S 00°14'37" W A DISTANCE OF 57.00 FEET;  
THENCE N 08°11'48" W A DISTANCE OF 398.45 FEET;  
THENCE 47.18 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 2000.00 FEET, THROUGH A CENTRAL ANGLE OF 00°28'44" AND A CHORD BEARING N 89°28'10" W;  
THENCE N 89°40'32" W A DISTANCE OF 418.41 FEET;  
THENCE N 00°07'29" E, ALONG SAID WEST LINE, A DISTANCE OF 1323.92 FEET TO THE POINT OF BEGINNING.  
SAID DESCRIPTION CONTAINS 34.9253 ACRES OF LAND, MORE OR LESS, INCLUDING ANY EASEMENTS OF RECORD.

**BASIS OF BEARING**

THE BASIS OF BEARING FOR THE ABOVE DESCRIPTION IS S 89°28'10" E FOR THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 5 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, CITY OF PEORIA, ARIZONA, AS SHOWN ON AN AMENDED RESULTS OF SURVEY RECORDED IN BOOK 832, PAGE 24, MARICOPA COUNTY RECORDS.

**CERTIFICATION**

I, ANDREW GANDER, ENGINEERING DEPARTMENT DIRECTOR OF THE CITY OF PEORIA, ARIZONA, HEREBY CERTIFY THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT AND THAT I AM A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF ARIZONA. THE MAYOR AND COUNCIL OF THE CITY OF PEORIA AND THE BOARD OF SUPERVISORS OF THE COUNTY OF MARICOPA HAVE APPROVED THIS ASSESSMENT DIAGRAM SUBMITTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2010.

**NOTE**

THIS ASSESSMENT DIAGRAM IS FOR THE PURPOSES OF DETERMINING THE LOCATION OF STREETS, TRAILS, ELECTRIC, POWER AND ENERGY, AND FOR THE USE OF LIGHTING FACILITIES. THIS ASSESSMENT DIAGRAM IS NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN CONSENT OF THE CITY OF PEORIA.

**LEGEND**

- POB POINT OF BEGINNING
- PUE PUBLIC UTILITY EASEMENT
- ROW RIGHT-OF-WAY
- SM SURVEY MONUMENT AS NOTED



CITY OF PEORIA PLAN CHECK #19050220

CITY OF PEORIA  
ENGINEERING DEPARTMENT  
1801 EAST CAMELTON ROAD, SUITE 100  
PEORIA, ARIZONA 85113-1000

DATE: 05/29/2010  
DRAWN: MGP  
CHECKED: MGP  
APPROVED: MGP

CITY OF PEORIA  
STREET LIGHT IMPROVEMENT DISTRICT NO. 1017  
VISTANCIA PARCEL G2

FILE # 001-17-07-0238 DATE 01/20/10 SHEET 1 OF 1

**CITY OF PEORIA, ARIZONA**

**NOTICE**

OF THE PASSAGE OF A RESOLUTION ORDERING THE IMPROVEMENT CONSISTING OF AUTHORIZING THE PURCHASE OF ELECTRICITY FOR LIGHTING THE STREETS AND PUBLIC PARKS FOR THE IMPROVEMENT DISTRICT KNOWN AS CITY OF PEORIA STREETLIGHT IMPROVEMENT DISTRICT NO. 1017, VISTANCIA PARCEL G2.

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 **1<sup>st</sup>** day of **February** 2011, the Mayor and Council of the City of Peoria adopted Resolution No. 2011-17; ordering the improvements of certain streets and rights-of-way within the corporate limits of the town and creating an Improvement District known as the City of Peoria Streetlight Improvement District No. 1017, pursuant to Title 48, Chapter 4, Arizona Revised Statutes; and amendments thereto for the purpose of purchasing electricity, which includes a charge for the use of lighting facilities 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 Streetlight Improvement District No. 1017 may be obtained by contacting Mr. Andrew Granger, Engineering Director, City of Peoria, Arizona, 8401 West Monroe, Peoria, Arizona 85345, (623) 773-7367.

DATED AND SIGNED this \_\_\_\_\_ day of \_\_\_\_\_, 2011.

\_\_\_\_\_  
Andrew Granger, P.E.  
Superintendent of Streets  
City of Peoria, Arizona