

RESOLUTION NO. 25-34

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF APACHE JUNCTION, ARIZONA, ACCEPTING A PETITION, WAIVER AND CONSENT, AND THE INTENTION TO FORM A MUNICIPAL STREET LIGHTING IMPROVEMENT DISTRICT IN THE CITY OF APACHE JUNCTION TO BE DESIGNATED AS "CITY OF APACHE JUNCTION STREET LIGHTING IMPROVEMENT DISTRICT NO. 2025-SV-BR-3"; DECLARING FUNDING TO CONTRACT FOR THE PURCHASE OF ENERGY FOR THE STREET LIGHTS BE BY ANNUAL LEVY OF TAXES OR ASSESSMENTS EQUALLY APPORTIONED UPON ALL OF THE PROPERTY OWNERS OF THE DISTRICT; AND PROVIDING THE LIGHTING OF PUBLIC STREETS AND PARKS WITHIN AND ADJACENT TO STREETS IN THE PROPOSED DISTRICT.

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

1. Acceptance and Findings. A petition (the "Petition") for the formation of the City of Apache Junction Street Lighting Improvement District No. 2025-SV-BR-3 (the "SLID" or the "District") (see Map of District Boundaries, respectively Exhibit A) to purchase, and not generate, energy for street or public park lighting within the District and adjacent streets, has been filed with the city clerk and presented to the mayor and city council at the meeting at which this resolution was adopted. The Petition purports to be signed by all of the real property owners in the proposed District, exclusive of mortgagees and other lienholders. After verification of such ownership, the mayor and city council find pursuant to Arizona Revised Statutes ("A.R.S.") § 48-615 (A) that the Petition was signed by all of the real property owners in the proposed District, exclusive of mortgagees and other lienholders.

2. Declaration of Intention to Order Formation of the District. The public interest and convenience require and it is the intention of the mayor and city council to order the work through formation of the District pursuant to A.R.S. Title 48, Chapter 4, Article 2. The District's sole purpose shall be the purchase, not generation, of energy to operate the street lighting system as it now exists or is hereafter enlarged. The phrase "street lighting system" shall mean all publicly owned street and traffic lights and all wire, apparatus and other facilities now in place or hereafter constructed or acquired for the lighting of public streets and parks within the District and on adjacent streets. For purposes of this resolution and of all resolutions,

ordinances and notices pertaining hereto, the SLID shall be known as and is hereby designated "City of Apache Junction Street Lighting Improvement District No. 2024-SV-BR-2".

3. Statutory Authority; Payment of Incidental Expenses. All proceedings pertaining to the District is authorized by A.R.S. Title 48, Chapter 4, Article 2, and all amendments thereto including, without limitation, §§ 48-616 and 48-617. All incidental expenses shall become the obligation of the District, unless paid for by the signers of the Petition. The phrase "incidental expenses" shall mean the costs of posting, publication, recording and legal fees associated with the formation of the District and the annual levy of taxes.

4. Protests, Objections, Waiver. In the Petition, the signers have made written consents and waivers pertaining to the ordering of the work and to the formation of the District and have specifically waived all protests and objections against formation of the District. City staff has verified such ownership and the mayor and city council find as a fact that all property owners within the District signed such Petition. Therefore, pursuant to A.R.S. § 48-617 (A), no publication or posting of any notice pertaining to formation of the District will be made which is normally required under A.R.S. §§ 48-575(C) and 48-578.

5. Engineer's Estimate. As financing for the acquisition and construction of the initial street lighting system has been provided, the District's sole purpose will be to purchase, and not generate, energy to operate the street lighting system. All owners of land within the District who signed the Petition waived the filing of an engineer's estimate and no engineer's estimate has been filed with the city clerk.

6. Determination of Type of Lighting and Consideration of the Rate to be Paid. The type of lighting shall be the type now in place within the District which now comprises the street lighting system or such lighting facilities as may be required in the future by city engineering staff or some other entity for use within the District. The mayor and city council agree that the current rate to be paid for purchasing energy for the proposed district per street light per month and per kilowatt hour is set by the public service entity which provides the energy to light the streets (currently Salt River Project) and may be increased as they or their successors so determine in the future. The estimate of the District's costs and expenses of purchasing energy for the operation of the street lighting system is subject to change or

correction when the actual costs of operation are known and is subject to change due to inflation, new construction or acquisition of additional portions of the street lighting system.

7. Compliance with City Outdoor Lighting Code. The District shall comply with the provisions of the Apache Junction City Code, Vol. II, Land Development Code, Chapter 1: Zoning Ordinance, Article 1-10: Outdoor Lighting Regulations, as amended.

PASSED AND ADOPTED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF APACHE JUNCTION, ARIZONA, THIS ____ DAY OF _____, 20__.

SIGNED AND ATTESTED TO THIS ____ DAY OF _____, 20__.

WALTER "CHIP" WILSON
Mayor

ATTEST:

EVIE MCKINNEY
Deputy City Clerk

APPROVED AS TO FORM:

RICHARD J. STERN
City Attorney

EXHIBIT A

EXHIBIT "A"

IRONWOOD DRIVE

NORTHWEST CORNER
SECTION 20, T1S, R8E

WARNER AVENUE

NORTH 1/4 CORNER
SECTION 20, T1S, R8E

NORTHEAST CORNER
SECTION 20, T1S, R8E

SHEET 2

SHEET 3

SHEET 4



Horz. 1 in. = 700ft.

WARNER AVENUE

APACHE JUNCTION
CITY LIMITS

ELLIOT AVENUE

T.1S.,
R.8E.

CAPITOL
JUNCTION CITY LIMITS

SECTION 18

SECTION 17

SECTION 19

SECTION 20

RAY AVENUE

VICINITY MAP
N.T.S.

IDAHO ROAD

EAST 1/4 CORNER
SECTION 20, T1S, R8E

WEST 1/4 CORNER
SECTION 20, T1S, R8E

APPROVAL:

[Signature]

APACHE JUNCTION DEVELOPMENT
SERVICES PRINCIPAL ENGINEER

11/19/2025

DATE

LEGEND



LED STREETLIGHT*

*4,000 LUMEN LED
STREETLIGHT TO BE
INSTALLED ON LOCAL
RESIDENTIAL STREETS

SOUTHWEST
CORNER
SECTION 20,
T1S, R8E

SOUTHEAST CORNER
SECTION 20, T1S, R8E

SOUTH 1/4 CORNER
SECTION 20, T1S, R8E

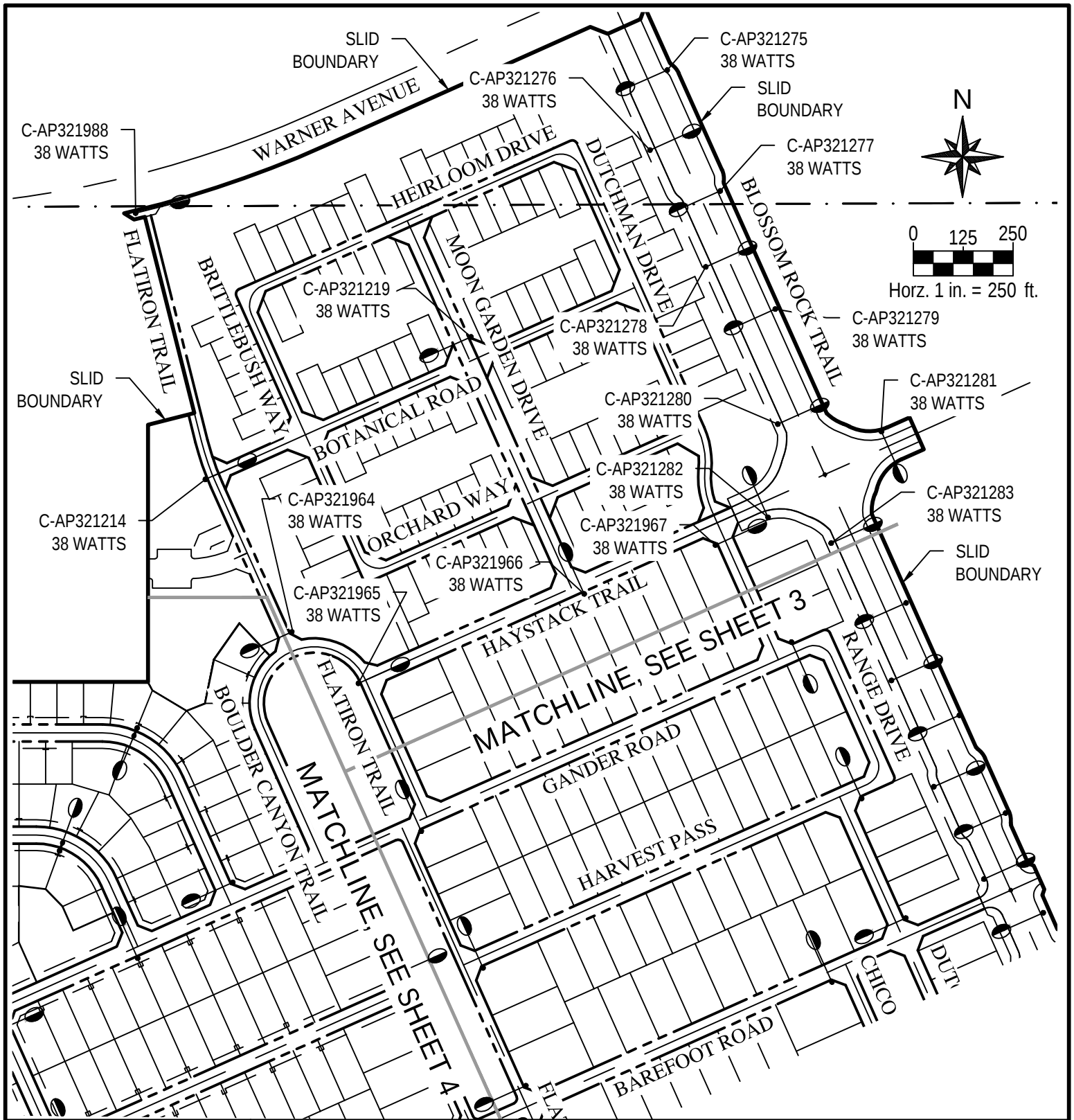
RAY AVENUE

**WOOD
PATEL**

BLOSSOM ROCK - PHASE 3

STREET LIGHT IMPROVEMENT DISTRICT

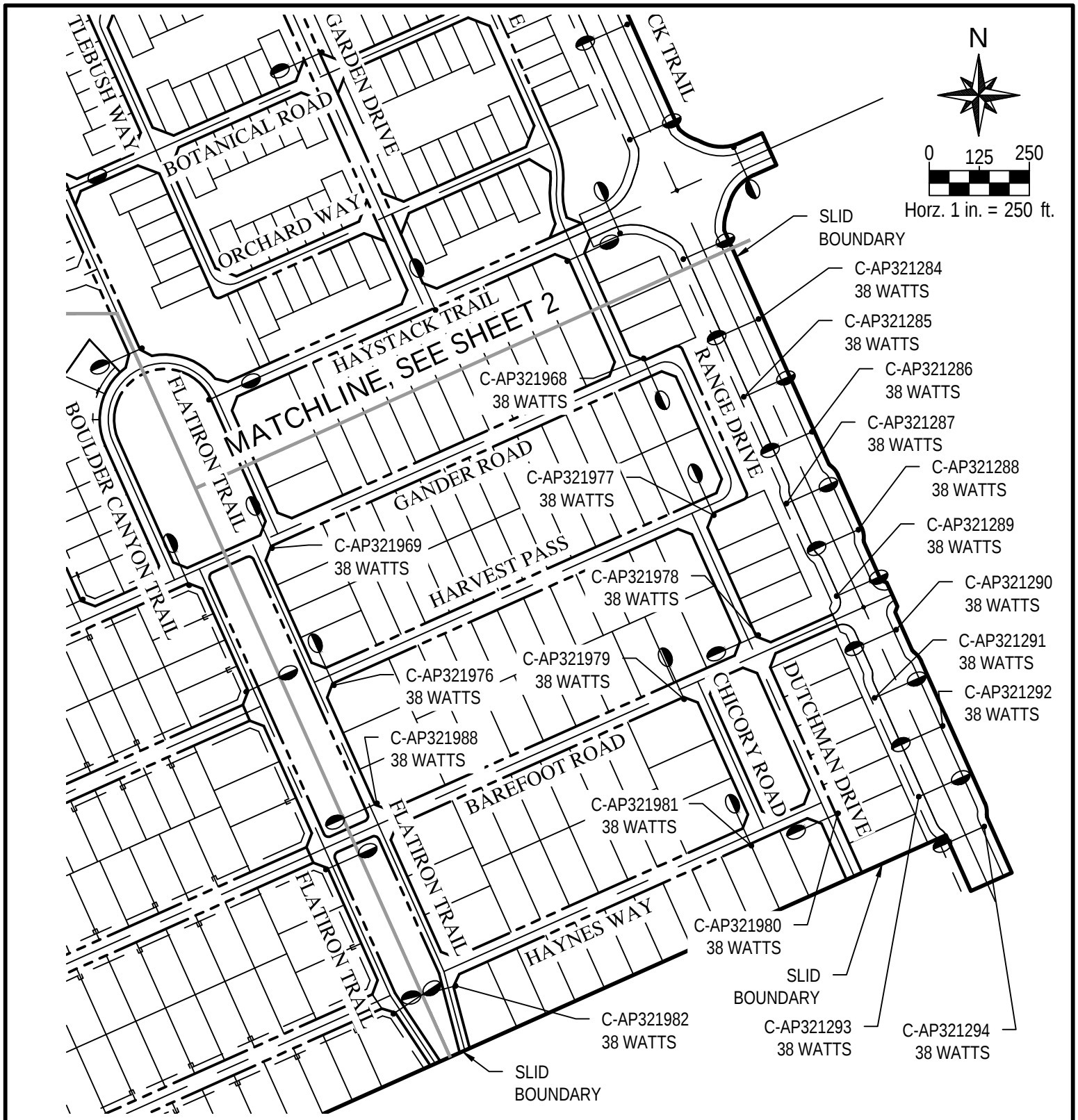
DATE	11/18/2025	SCALE	1" = 700'	SHEET	1 OF 4
JOB NO	235498	DESIGN	DM	CHECK	DM
		DRAWN	DM		



BLOSSOM ROCK - PHASE 3

STREET LIGHT IMPROVEMENT DISTRICT

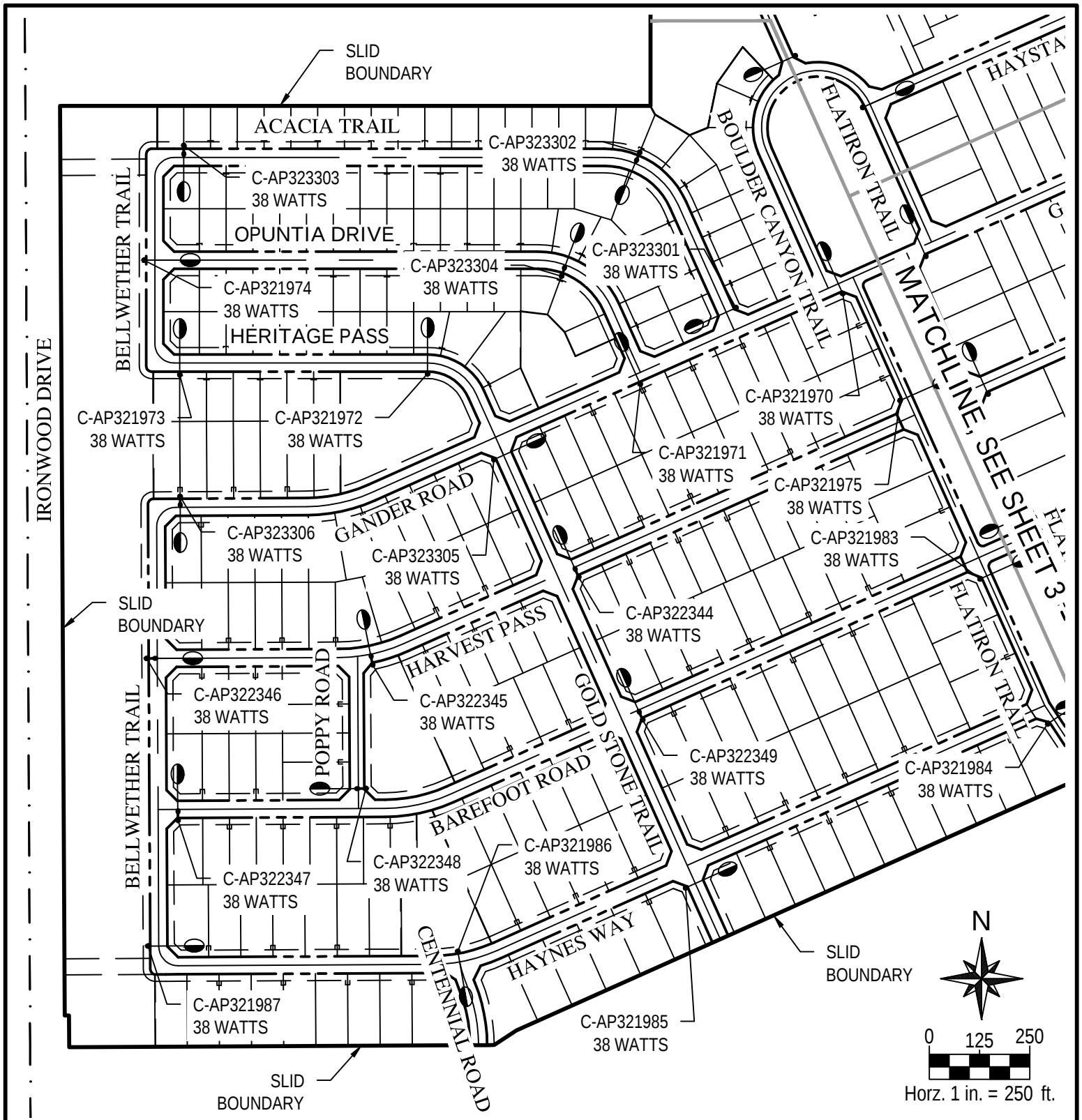
DATE	11/18/2025	SCALE	1"=250'	SHEET	2 OF 4
JOB NO	235498	DESIGN	DM	CHECK	DM
		DRAWN	DM		



BLOSSOM ROCK - PHASE 3

STREET LIGHT IMPROVEMENT DISTRICT

DATE	11/18/2025	SCALE	1" = 250'	SHEET	3 OF 4
JOB NO	235498	DESIGN	DM	CHECK	DM
		DRAWN	DM		



BLOSSOM ROCK - PHASE 3

STREET LIGHT IMPROVEMENT DISTRICT

DATE	11/18/2025	SCALE	1" = 250'	SHEET	4 OF 4
JOB NO	235498	DESIGN	DM	CHECK	DM
		DRAWN	DM		

Wood, Patel & Associates, Inc.
602.335.8500
www.woodpatel.com

November 12, 2025
WP# 235498.01
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See Exhibit "A"

**LEGAL DESCRIPTION
Blossom Rock Phase 3
Street Light Improvement District**

A parcel of land lying within Sections 17 and 20, Township 1 South, Range 8 East, of the Gila and Salt River Meridian, Maricopa County, Arizona, more particularly described as follows:

COMMENCING at the west quarter corner of said Section 20, a Pinal County Highway Department (PCHD) brass cap in handhole, from which the northwest corner of said Section 20, a Pinal County Department of Public Works (PCDPW) brass cap in handhole, bears North 00°17'35" West, a distance of 2641.12 feet;

THENCE along the east-west mid-section line of said Section 20, North 89°42'59" East, a distance of 65.00 feet, to the easterly line of the west 65 feet of said Section 20 and the westerly line of Blossom Rock Phase 1, recorded in Fee 2022-084918, Pinal County Records (PCR);

THENCE leaving said mid-section line, along said easterly and said westerly lines, North 00°17'35" West, a distance of 52.97 feet, to the northwest corner of said Blossom Rock Phase 1 and the **POINT OF BEGINNING**;

THENCE leaving said westerly line, continuing North 00°17'35" West, a distance of 1698.28 feet, to the southwest corner of Parcel A, Phase 3 Commercial, recorded in Fee 2024-061061, PCR;

THENCE leaving said easterly line, along the south line of said Parcel A, North 90°00'00" East, a distance of 1101.97 feet, to the southeast corner of said Parcel A;

THENCE leaving said south line, along the easterly line of said Parcel A, North 00°00'00" East, a distance of 483.14 feet;

THENCE North 75°51'51" East, a distance of 90.15 feet;

THENCE North 14°08'09" West, a distance of 380.56 feet, to the most easterly northeast corner of said Parcel A and the southerly right-of-way line of Warner Avenue Phase 1, recorded in Fee 2024-061054, PCR;

THENCE leaving said easterly line, along the northerly line of said Parcel A and said southerly right-of-way line, South 75°51'51" West, a distance of 21.00 feet;

THENCE North 58°46'30" West, a distance of 22.06 feet, to a point of intersection with a non-tangent curve;

THENCE leaving said northerly line and said southerly right-of-way line, easterly along said non-tangent curve to the left, having a radius of 2065.00 feet, concave northerly, whose radius bears North 13°04'03" West, through a central angle of 02°01'31", a distance of 73.00 feet, to said southerly right-of-way line;

THENCE along said southerly right-of-way line, continuing easterly along said curve to the left, having a radius of 2065.00 feet, concave northerly, whose radius bears North 15°05'35" West, through a central angle of 09°01'14", a distance of 325.11 feet, to the curves end;

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THENCE North 65°53'12" East, a distance of 547.51 feet;
THENCE South 69°06'48" East, a distance of 35.36 feet;
THENCE North 65°53'12" East, a distance of 67.00 feet;
THENCE North 20°53'12" East, a distance of 24.04 feet;
THENCE leaving said southerly right-of-way line, South 24°06'48" East, a distance of 114.76 feet, to the beginning of a curve;
THENCE southeasterly along said curve to the left, having a radius of 7.00 feet, concave northeasterly, through a central angle of 31°19'56", a distance of 3.83 feet, to the beginning of a reverse curve;
THENCE southeasterly along said reverse curve to the right, having a radius of 41.00 feet, concave southwesterly, through a central angle of 31°19'56", a distance of 22.42 feet;
THENCE South 24°06'48" East, a distance of 198.55 feet, to the beginning of a curve;
THENCE southerly along said curve to the right, having a radius of 41.00 feet, concave westerly, through a central angle of 31°19'56", a distance of 22.42 feet, to the beginning of a reverse curve;
THENCE southerly along said reverse curve to the left, having a radius of 7.00 feet, concave easterly, through a central angle of 31°19'56", a distance of 3.83 feet, to the curves end;
THENCE South 24°06'48" East, a distance of 473.52 feet, to a point of intersection with a non-tangent curve;
THENCE southeasterly along said non-tangent curve to the left, having a radius of 83.00 feet, concave northeasterly, whose radius bears North 44°54'38" East, through a central angle of 25°05'42", a distance of 36.35 feet, to the beginning of a reverse curve;
THENCE southeasterly along said reverse curve to the right, having a radius of 101.50 feet, concave southwesterly, through a central angle of 07°06'54", a distance of 12.60 feet, to the beginning of a reverse curve;
THENCE easterly along said reverse curve to the left, having a radius of 83.00 feet, concave northerly, through a central angle of 51°02'38", a distance of 73.94 feet, to the curves end;
THENCE North 65°53'12" East, a distance of 46.05 feet;
THENCE South 24°06'48" East, a distance of 66.00 feet;
THENCE South 65°53'12" West, a distance of 46.07 feet, to a point of intersection with a non-tangent curve;
THENCE southwesterly along said non-tangent curve to the left, having a radius of 83.00 feet, concave southeasterly, whose radius bears South 24°07'09" East, through a central angle of 51°02'10", a distance of 73.93 feet, to the beginning of a reverse curve;
THENCE southerly along said reverse curve to the right, having a radius of 101.50 feet, concave westerly, through a central angle of 06°49'16", a distance of 12.08 feet, to the beginning of a reverse curve;
THENCE southerly along said reverse curve to the left, having a radius of 83.00 feet, concave easterly, through a central angle of 26°08'49", a distance of 37.88 feet, to a point of intersection with a non-tangent line;
THENCE South 24°06'48" East, a distance of 480.14 feet, to the beginning of a curve;
THENCE southeasterly along said curve to the left, having a radius of 7.00 feet, concave northeasterly, through a central angle of 31°19'56", a distance of 3.83 feet, to the beginning of a reverse curve;

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THENCE southeasterly along said reverse curve to the right, having a radius of 41.00 feet, concave southwesterly, through a central angle of $31^{\circ}19'56''$, a distance of 22.42 feet, to the curves end;

THENCE South $24^{\circ}06'48''$ East, a distance of 110.10 feet, to the beginning of a curve;

THENCE southerly along said curve to the right, having a radius of 41.00 feet, concave westerly, through a central angle of $31^{\circ}19'56''$, a distance of 22.42 feet, to the beginning of a reverse curve;

THENCE southerly along said reverse curve to the left, having a radius of 7.00 feet, concave easterly, through a central angle of $31^{\circ}19'56''$, a distance of 3.83 feet, to the curves end;

THENCE South $24^{\circ}06'48''$ East, a distance of 79.00 feet;

THENCE South $69^{\circ}06'48''$ East, a distance of 11.31 feet;

THENCE South $24^{\circ}06'48''$ East, a distance of 49.00 feet;

THENCE South $20^{\circ}53'12''$ West, a distance of 11.31 feet;

THENCE South $24^{\circ}06'48''$ East, a distance of 79.00 feet, to the beginning of a curve;

THENCE southeasterly along said curve to the left, having a radius of 7.00 feet, concave northeasterly, through a central angle of $31^{\circ}19'56''$, a distance of 3.83 feet, to the beginning of a reverse curve;

THENCE southeasterly along said reverse curve to the right, having a radius of 41.00 feet, concave southwesterly, through a central angle of $31^{\circ}19'56''$, a distance of 22.42 feet, to the curves end;

THENCE South $24^{\circ}06'48''$ East, a distance of 291.58 feet, to the beginning of a curve;

THENCE southerly along said curve to the right, having a radius of 41.00 feet, concave westerly, through a central angle of $31^{\circ}19'56''$, a distance of 22.42 feet, to the beginning of a reverse curve;

THENCE southerly along said reverse curve to the left, having a radius of 7.00 feet, concave easterly, through a central angle of $31^{\circ}19'56''$, a distance of 3.83 feet, to the curves end;

THENCE South $24^{\circ}06'48''$ East, a distance of 114.50 feet;

THENCE South $65^{\circ}53'12''$ West, a distance of 84.00 feet, to the easterly line of said Blossom Rock Phase 1;

THENCE along said easterly line, North $24^{\circ}06'48''$ West, a distance of 114.50 feet, to the northwest corner of said Blossom Rock Phase 1;

THENCE leaving said easterly line, along the northerly line of said Blossom Rock Phase 1, South $65^{\circ}53'12''$ West, a distance of 2220.90 feet;

THENCE South $56^{\circ}39'14''$ West, a distance of 49.58 feet;

THENCE South $89^{\circ}42'59''$ West, a distance of 793.08 feet;

THENCE North $00^{\circ}17'01''$ West, a distance of 6.19 feet, to said east-west mid-section line;

THENCE leaving said mid-section line, continuing North $00^{\circ}17'035''$ West, a distance of 52.97 feet;

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THENCE South 89°42'25" West, a distance of 8.00 feet, to the **POINT OF BEGINNING**.

Containing 5,360,599 square feet or 123.0624 acres, more or less.

Subject to existing right-of-ways and easements.

This legal description is based on Final Plat of Phase 3 Commercial, recorded in Fee Number 2024-061061, PCR, Final Plat of Blossom Rock Phase 1, recorded in Fee 2022-084918, PCR, Map of Dedication for Warner Road Phase 1, recorded in Fee 2024-061054, PCR and other client provided information and is located within an area surveyed by Wood, Patel & Associates, Inc. during the month of December, 2020. Any monumentation noted in this legal description is within acceptable tolerance (as defined in Arizona Boundary Survey Minimum Standards dated 02/14/2002) of said positions based on said survey.

Y:\WP\Parcel Descriptions\2023\235498.01 Blossom Rock Phase 3 Street Light Improvement District L09 11-12-25.docx



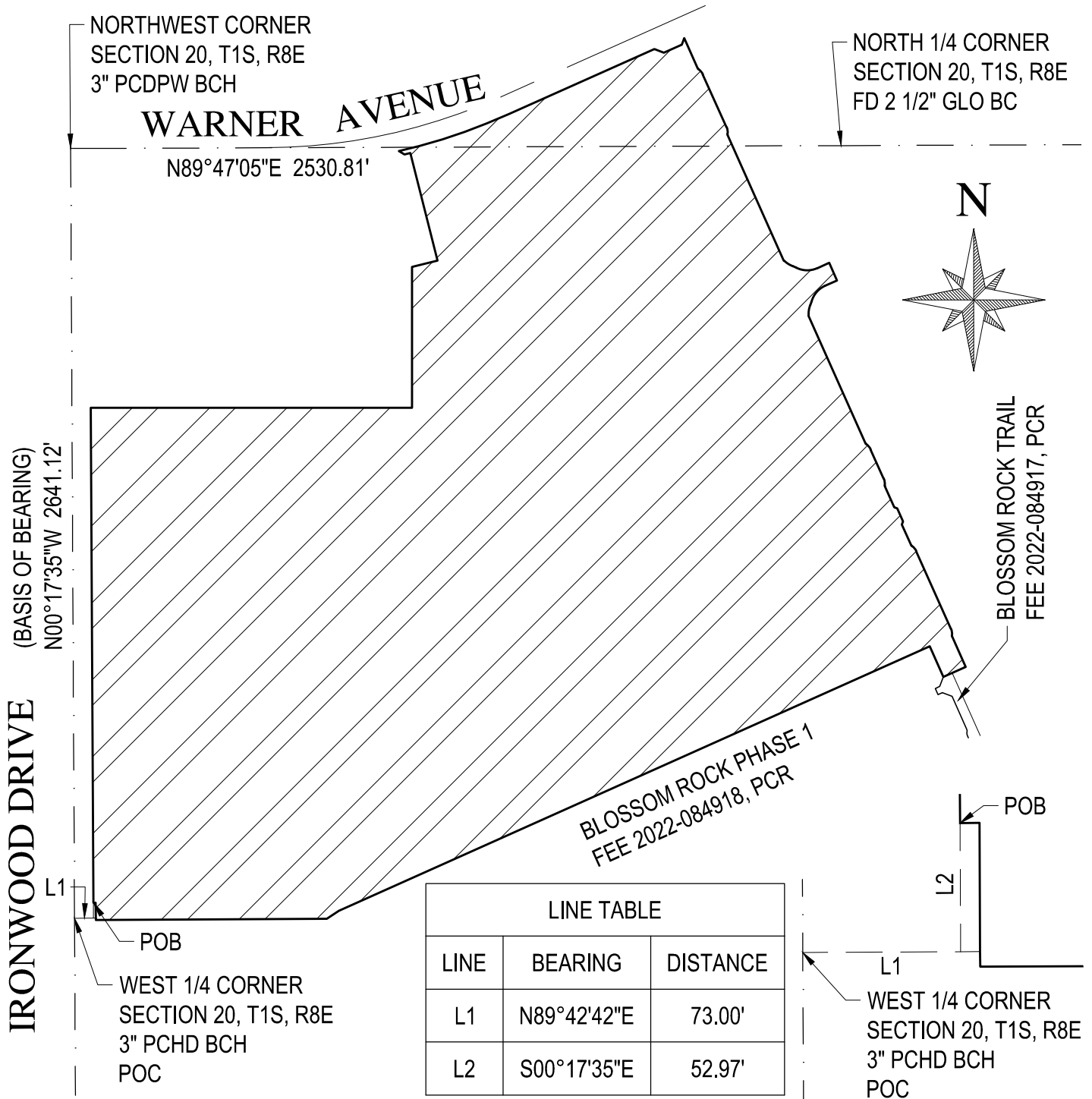


EXHIBIT "A"
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 NOT TO SCALE

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