

RESOLUTION NO. 25-35

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF APACHE JUNCTION, ARIZONA, ORDERING THE INSTALLATION OF STREET LIGHTS WITHIN STREET LIGHTING IMPROVEMENT DISTRICT NO. 2025-SV-BR-3.

WHEREAS, on December 2, 2025 the mayor and city council of the City of Apache Junction, Arizona, passed and adopted Resolution No. 25-34 (the "Resolution of Intention"), which declared the council's intention to form the City of Apache Junction Street Lighting Improvement District No. 2025-SV-BR-3 (the "SLID" or the "District"), solely for the purpose of purchasing energy for lighting of the public streets within the District; and

WHEREAS, no protests against the proposed work, or objections to the extent of the District have been received, as such option was waived by the owners who signed the formation petition; and

WHEREAS, pursuant to Arizona Revised Statutes ("A.R.S.") §§ 48-616 and 617, the mayor and city council hereby finds and determines that it has jurisdiction to order the work for lighting of public streets and parks within the District and order the formation of the District described in the resolution.

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

1. Ordering the work and District formation. That as there were no protests against the work or the formation of the District or objections to the extent of the District, the work, as described in the resolution, is hereby ordered and the formation of the City of Apache Junction SLID No. 2025-SV-BR-3 is also ordered. The Map of the District Boundaries is set forth in Exhibit A attached hereto and incorporated by reference herein. The city clerk is ordered and directed to cause a certified copy of this resolution to be delivered to the Department of Revenue of the State of Arizona (the "Department") and to the Assessor and Recorder of Pinal County, Arizona, as is required by A.R.S. § 42-17257, together with all other information relating to the boundaries of newly created taxing jurisdictions.

2. Compliance with City Code. The District shall comply with the provision of the Apache Junction City Code, Vol. II, Land

Development Code, Chapter 1: Zoning Ordinance, Article 1-10:
Outdoor Lighting Regulations, as amended.

3. Annual Tax. The city shall annually, commencing in tax year 2026 and for the city's 2027 fiscal year, make annual statements and estimates of the expenses of the District and shall submit the same to the Board of Supervisors of Pinal County for the levy and collection of ad valorem taxes upon the assessed value of all taxable property, real and personal, in the District or by equal apportionment of taxes based on the number and classification of properties within the District, and shall publish notice of the statements and estimates, hold hearings on them and adopt them at the times and in the manner provided for incorporated cities and towns' statements and estimates by applicable portions of A.R.S. Title 42, Chapter 17, Article 3, and shall annually set, fix and cause to be levied and assessed the amount to be raised by ad valorem taxes upon all of the taxable property of the District and shall cause to be collected, as county taxes are collected, the amounts shown by the statements and estimates so adopted by the mayor and city council. As provided in A.R.S. § 48-616, all statutes providing for the levy and collection of general county taxes, including collection of delinquent taxes and sale of property for nonpayment of taxes, are applicable to the District taxes as provided to be levied by the section.

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:

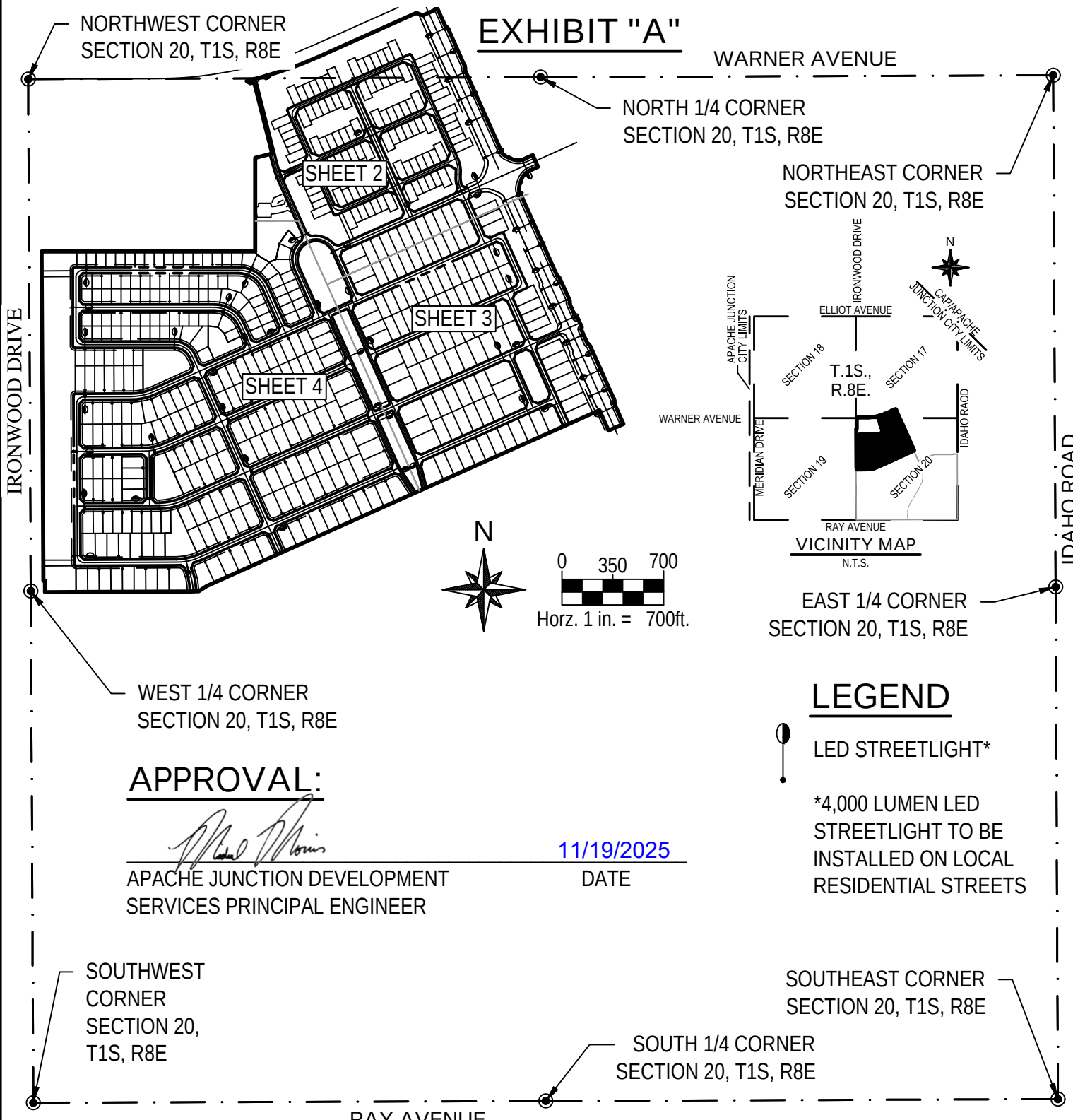
EVIE MCKINNEY
Deputy City Clerk

APPROVED AS TO FORM:

RICHARD J. STERN
City Attorney

EXHIBIT A

EXHIBIT "A"



APPROVAL:

[Signature]

APACHE JUNCTION DEVELOPMENT
SERVICES PRINCIPAL ENGINEER

11/19/2025

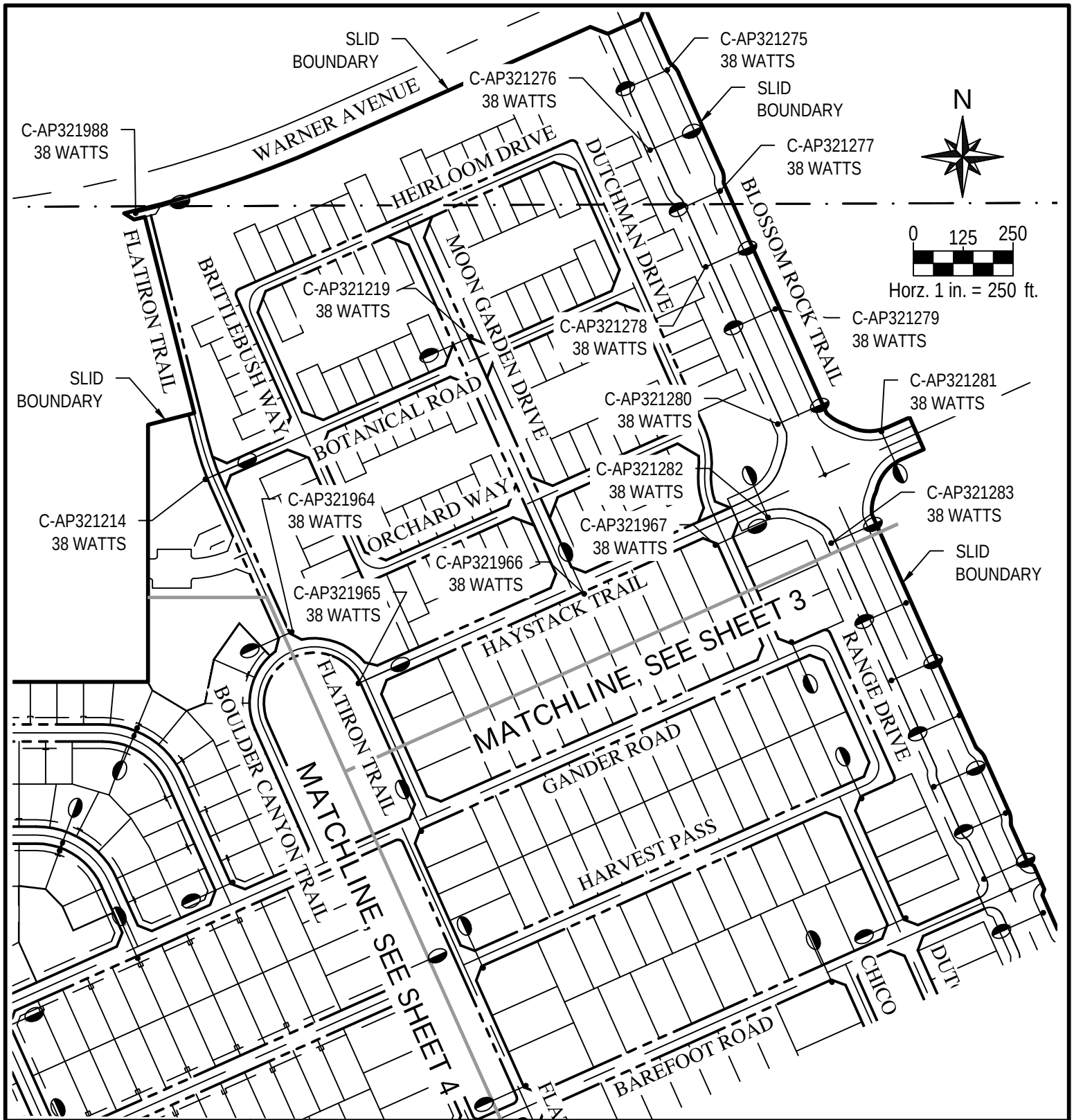
DATE

**WOOD
PATEL**

BLOSSOM ROCK - PHASE 3

STREET LIGHT IMPROVEMENT DISTRICT

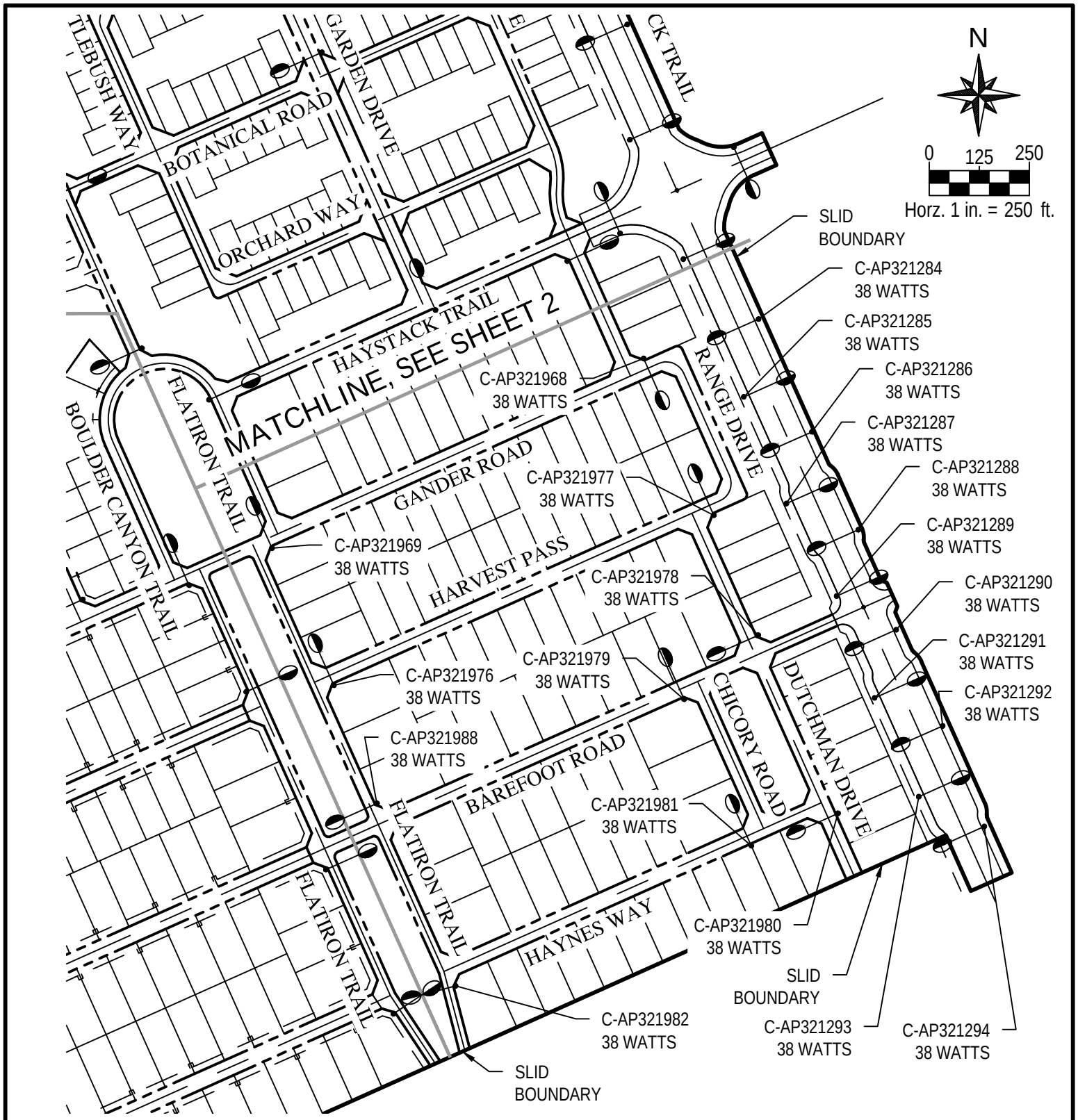
DATE	11/18/2025	SCALE	1" = 700'	SHEET	1 OF 4
JOB NO	235498	DESIGN	DM	CHECK	DM
		DRAWN	DM		



BLOSSOM ROCK - PHASE 3

STREET LIGHT IMPROVEMENT DISTRICT

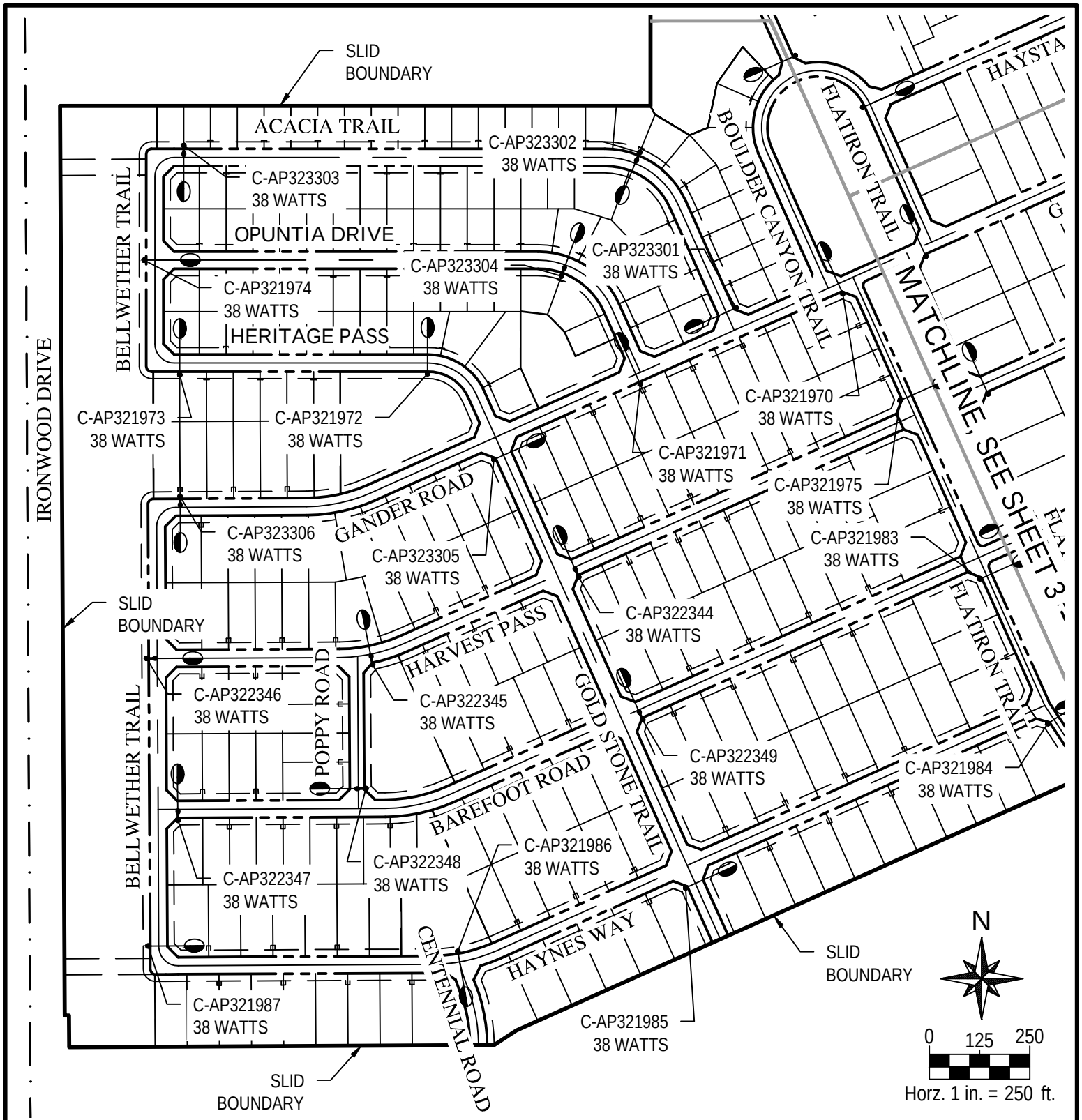
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JOB NO	235498	DESIGN	DM	CHECK	DM
		DRAWN	DM		



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
Page 1 of 5
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;

**Legal Description
Blossom Rock Phase 3
Street Light Improvement District**

November 12, 2025
WP# 235498.01
Page 2 of 5
See Exhibit "A"

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;

**Legal Description
Blossom Rock Phase 3
Street Light Improvement District**

November 12, 2025
WP# 235498.01
Page 3 of 5
See Exhibit "A"

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;

**Legal Description
Blossom Rock Phase 3
Street Light Improvement District**

November 12, 2025
WP# 235498.01
Page 4 of 5
See Exhibit "A"

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



IRONWOOD DRIVE

(BASIS OF BEARING)
N00°17'35"W 2641.12'

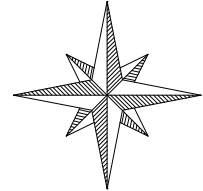
NORTHWEST CORNER
SECTION 20, T1S, R8E
3" PCDPW BCH

WARNER AVENUE

N89°47'05"E 2530.81'

NORTH 1/4 CORNER
SECTION 20, T1S, R8E
FD 2 1/2" GLO BC

N



BLOSSOM ROCK TRAIL
FEE 2022-084917, PCR

BLOSSOM ROCK PHASE 1
FEE 2022-084918, PCR

POB
L2
L1

POB
WEST 1/4 CORNER
SECTION 20, T1S, R8E
3" PCHD BCH
POC

WEST 1/4 CORNER
SECTION 20, T1S, R8E
3" PCHD BCH
POC

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N89°42'42"E	73.00'
L2	S00°17'35"E	52.97'

**WOOD
PATEL**



EXHIBIT "A"

BLOSSOM ROCK PHASE 3
STREET LIGHT IMPROVEMENT DISTRICT

11/12/2025

WP# 235498.01

PAGE 5 OF 5

NOT TO SCALE

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