

When recorded, return to:  
City of Mesa  
Planning Division  
P.O. Box 1466  
Mesa AZ 85211-1466

A0305-5-1-1--  
morenoa

**ANNEXATION PETITION**  
**ANX25-00231**

**TO: THE HONORABLE MAYOR AND CITY COUNCIL OF THE CITY OF  
MESA, ARIZONA:**

We the undersigned, owners of not less than one-half in value of the real property and personal property and more than one-half of the persons owning real and personal property that would be subject to taxation by the City of Mesa in the event of annexation within the territory proposed to be annexed, which is hereafter described, said territory being completely surrounded by the corporate limits of the City of Mesa, with the exterior boundaries of the territory proposed to be annexed shown on the map attached hereto, marked Exhibit "A" and made a part hereof, request the City of Mesa to annex the following described territory, provided Section 9-471, Arizona Revised Statutes, and amendments thereto, are fully observed.

The description of the territory proposed to be annexed, not already within the present limits of the City of Mesa and located in Maricopa County, Arizona, is as follows:

The Northwest Quarter of the Southwest Quarter of Section 16, Township 1 South, Range 7 East of the Gila and Salt River Meridian, Maricopa County, Arizona, and more particularly described as follows:

COMMENCING at a 3" Maricopa County brass cap in pothole at the Southwest corner of said Section 16, from which a 3" MCDOT brass cap flush at the South Quarter Corner of said Section 16, which bears North 89 degrees 33 minutes 26 seconds West, a distance of 2638.44 feet therefrom;

Thence along the west line of the Southwest Quarter of said Section 16 North 0 degrees 56 minutes 18 seconds West, 1318.51 feet to the Southwest Corner of the Northwest Quarter of the Southwest Quarter of said section 16 and the POINT OF BEGINNING;

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Thence along the west line of the Southwest Quarter of said Section 16 North 0 degrees 56 minutes 18 seconds West, 1318.51 feet to the Southwest Corner of the Northwest Quarter of the Southwest Quarter of said section 16 and the POINT OF BEGINNING;

Thence, continuing along the west line of the Southwest Quarter of said Section 16 North 0 degrees 56 minutes 18 seconds West, 1318.51 feet to the West Quarter Corner of said section 16;

Thence along the north line of the Southwest Quarter of said Section 16 South 89 degrees 35 minutes 43 seconds East, 1322.50 feet to the Northeast Corner of the Northwest Quarter of the Southwest Quarter of said section 16;

Thence, departing said north line along the east line of the west half of said section 16 South 0 degrees 52 minutes 00 seconds East, 1318.90 feet to the Southeast Corner of the Northwest Quarter of the Southwest Quarter of said section 16;

Thence along said south line North 89 degrees 34 minutes 34 seconds West, 1320.86 feet to the Southwest Corner of the Northwest Quarter of the Southwest Quarter of said section 16 and the POINT OF BEGINNING;

Said portion of land containing 1,742,447 square feet, or 40.0011 acres, more or less, and being subject to any easements, restrictions, and/or rights-of-ways of record or otherwise.

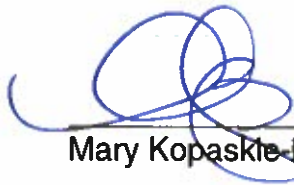
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**AFFIDAVIT**

I, Mary Kopaskie-Brown, the Planning Director of the City of Mesa, Maricopa County, Arizona, do hereby certify that Annexation Number ANX25-00231 does not include lands that are subject to an earlier filing for annexation.

I, certify that the information contained in this form is true and accurate to the best of my knowledge, and I acknowledge that this document will be recorded as an official record in the Office of the Maricopa County Recorder.

  
\_\_\_\_\_

Mary Kopaskie-Brown, Planning Director

  
\_\_\_\_\_

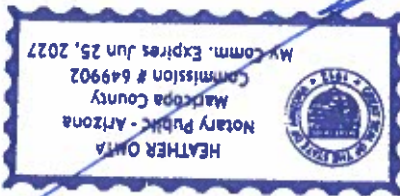
Date

State of Arizona     )  
                                  )ss  
County of Maricopa )

This instrument was acknowledged before me this 22<sup>nd</sup> day of April 2025.

WITNESS my hand and official seal the day and year in this affidavit above written.



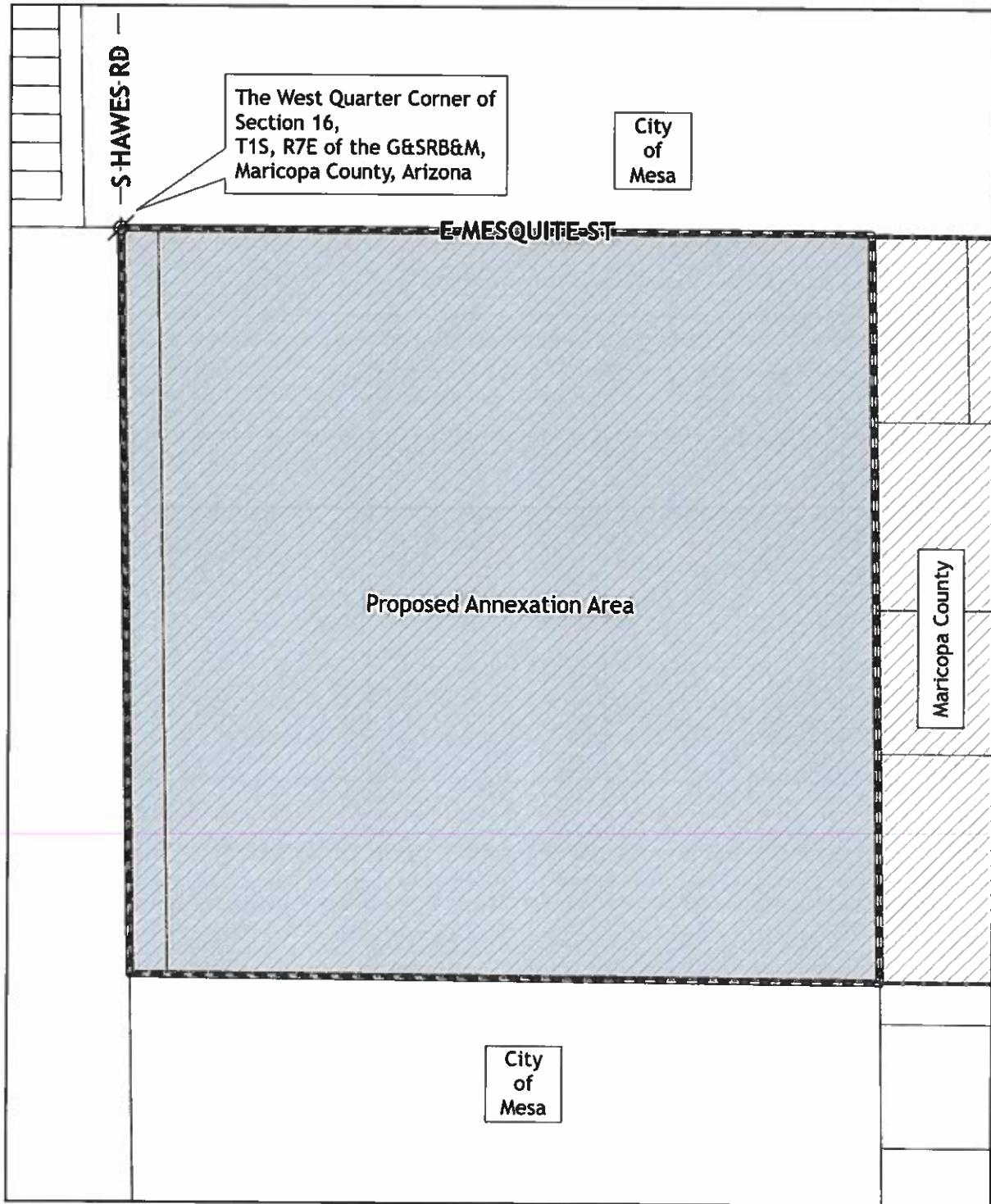


  
\_\_\_\_\_  
Notary Public



# ANX25-00231

## 40± Acres



- Legal Control Point
- Quarter Section
- City of Mesa Boundary
- Proposed Annexation Boundary

### EXHIBIT 'A'

We the undersigned owners, hereby sign in favor for annexation of our property to the City of Mesa Corporate Limits, as described by the attached annexation petition.

**PLEASE PRINT OR TYPE, EXCEPT FOR SIGNATURES.**

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Owner (s) Stewart Development II, LLC Phone No. (480) 506-7119

Mailing Address 2929 E. Main St., #150, Mesa, Arizona 85213

County Assessor Parcel No. 304-31-005A

Signature (s)  Date 02/25/2026

Nelson K. Stewart Jr., as manager of Stewart Development II, LLC, an AZ LLC

Owner (s) \_\_\_\_\_ Phone No. \_\_\_\_\_

Mailing Address \_\_\_\_\_

County Assessor Parcel No. \_\_\_\_\_

Signature (s) \_\_\_\_\_ Date \_\_\_\_\_

Owner (s) \_\_\_\_\_ Phone No. \_\_\_\_\_

Mailing Address \_\_\_\_\_

County Assessor Parcel No. \_\_\_\_\_

Signature (s) \_\_\_\_\_ Date \_\_\_\_\_

Owner (s) \_\_\_\_\_ Phone No. \_\_\_\_\_

Mailing Address \_\_\_\_\_

County Assessor Parcel No. \_\_\_\_\_

Signature (s) \_\_\_\_\_ Date \_\_\_\_\_

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