



**NOTICE of PROPOSED LONG MANOR  
IRRIGATION WATER DELIVERY DISTRICT  
IN MARICOPA COUNTY  
A.R.S. § 48-3424**

**NOTICE IS HEREBY GIVEN** that a public hearing was held before the Board of Supervisors of Maricopa County, Arizona, on Wednesday, November 18, 2009, at 9:00 a.m., in the Supervisors' Auditorium, 205 West Jefferson, Phoenix, Arizona, on the formation petitions submitted to the Board of Supervisors proposing the Long Manor Irrigation Water Delivery District in Supervisorial District 3. At the hearing the Board heard and considered those persons appearing in favor of and against the proposed district and decided to proceed with the organization of the district with the boundaries proposed in the petition.

The proposed district is located in the Long Manor subdivision community between Indian School Road and Clarendon Avenue near 42nd Place and 43rd Street in the City of Phoenix and further described as:

All that portion of 'Long Manor', a Subdivision recorded in Book 52, Page 34, records of Maricopa County, Arizona, and being situated in the Northeast Quarter of the Northwest Quarter of Section 30, Township 2 North, Range 4 East, of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, being more particularly described as follows;

COMMENCING at the Northwest Corner of the Northeast Quarter of the Northwest Quarter of said Section 30 being marked by a cross;

THENCE South 89 Degrees 41 Minutes East, along the North line of the Northeast Quarter of the Northwest Quarter of said Section 30, a distance of 242.95 feet to a cross in pavement;

THENCE South 01 Degrees 17 Minutes East, along the centerline of 42<sup>nd</sup> Place, 180.07 feet to a line parallel with and 180.00' southerly of the North line of the Northeast Quarter of the Northwest Quarter of said Section 30 and the POINT OF BEGINNING;

THENCE along said parallel line North 89 Degrees 41 Minutes West, 30.01 feet to the westerly margin of said 42nd Place;

THENCE along said westerly margin South 01 Degrees 17 Minutes East, 177.39 feet to an iron pipe marking the northeast corner of Lot 66 of said 'Long Manor' Subdivision;

THENCE along the north line of said Lot 66 North 89 Degrees 41 Minutes West, 160.00 feet to an iron pipe marking the northwest corner of said Lot 66 and marking a point on the West line of said 'Long Manor' Subdivision;

THENCE along the West line of said 'Long Manor' Subdivision South 01 Degrees 17 Minutes East, 973.02 feet to an iron pipe marking the Southwest corner of said 'Long Manor' Subdivision;

THENCE along the South line of said 'Long Manor' Subdivision South 90 Degrees 00 Minutes East, 643.08 feet to an iron pipe marking the Southeast corner of said 'Long Manor' Subdivision;

THENCE along the East line of said 'Long Manor' Subdivision North 01 Degrees 28 Minutes West, 1146.98 feet to an iron pipe marking the northeast corner of Lot 9 of said 'Long Manor' Subdivision and marking a point on a line parallel with and 180.00 feet Southerly of the North line of the Northeast Quarter of the Northwest Quarter of said Section 30;

THENCE North 89 Degrees 41 Minutes West, 449.50 feet along said parallel line to the POINT OF BEGINNING;

EXCEPT any portion lying within the public Right of Way as shown on said 'Long Manor' Subdivision.

Pursuant to A.R.S. § 48-3424, a written protest against the organization of the district may be filed with the Clerk of the Board of Supervisors by the owners of a majority of the acreage within the district no later than **Wednesday, December 30, 2009**. If such protest is filed, the district shall not be organized. If no protest is filed, or if one is filed and found insufficient by the Board of Supervisors, an order shall be entered by the Board declaring the district organized, describing the boundaries or all the lands included in the district, and appointing three trustees to serve until the first biennial election and until their successors are elected and qualified. The order and a map of the district shall be recorded in the office of the County Recorder, whereupon the organization of the district shall be completed.

The signed petitions are on file in the Office of the Clerk of the Board of Supervisors at 301 West Jefferson, Tenth Floor, Phoenix, Arizona 85003. For further information, please contact the Office of the Clerk of the Board of Supervisors at (602) 506-2774.

RECEIVED  
MARICOPA COUNTY

JUN 30 2009

CLERK  
BOARD OF SUPERVISORS

June 4, 2009  
Maricopa County  
Clerk of the Board of Supervisors  
301 W. Jefferson Street  
Phoenix, Az. 85003-2148

Re: Proposed Longmanor IWDD

Attention: Stefanie Murphy  
PROJECT MANAGER

Pursuant to the provisions of A.R.S. 48-261 and 48-263 the undersigned submit the following as an impact statement for the proposed Longmanor IWDD:

A. LEGAL DESCRIPTION OF THE BOUNDARIES OF PROPOSED DISTRICT:

Attached to this statement as Exhibit A.

Also attached as Exhibit B, a detailed accurate map of the area to be included in the proposed district.

B. Estimated Assessed Valuation:

The estimated 2010 assessed valuation for the area within the boundaries of the proposed district is \$1,557,800.00.

The area is approximately 14 acres.

C. Estimated Change in Tax Rate if District is Formed:

This is estimated at \$250.00 per acre.

Property Tax Liability:

As a result of the proposed district, the change in the property tax liability of a typical resident is \$50.00 based on .20 acre.

D. Benefits to be derived from the Proposed District:

The proposed district would provide all residents an equal share in the maintenance and upkeep of the underground water delivery.

This would take away the burden of having to support those who do not financially support the system. In addition, a committee would be formed to be responsible to the subdivision. This committee would be determined by the residents of the area.

E. Injuries Resulting from the Proposed District:

No injuries are expected; board members will address issues that arise.

F. Proposed Members of the Organizing Board:

John V. Fessler 4227 E. Piccadilly Rd. Phoenix, Az. 85018

Occupation: Retired since 2000.

Ellen Pichelmeyer 4227 E. Fairmount St. Phoenix, Az. 85018

Occupation: Retired

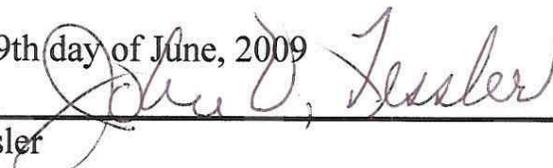
Daniel Grimes 4215 Fairmount St. Phoenix, Az. 85018

Occupation: marketing management, SCUBA instructor.

G. Scope of Services:

The scope of services provided by the district will be a careful attention to weaknesses in the underground pipes as well as the gates. The anticipated capital expenditures, given recent past expenses, should be enough to cover maintenance. No special enhancement of the system seems to be necessary. The stated annual tax appears to be sufficient.

Dated this 29th day of June, 2009

  
\_\_\_\_\_  
John V. Fessler

**LEGAL DESCRIPTION**

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(continued on next page)



EXPIRES: 9/30/2011

**LONG MANOR SUBDIVISION  
IRRIGATION WATER PARCELS  
LEGAL DESCRIPTION**

**STRAND**  
ASSOCIATES, INC.<sup>®</sup>  
ENGINEERS  
4802 E. ELWOOD STREET #18  
PHOENIX, ARIZONA 85040  
(PHONE) (602) 437-3733  
(FAX) (480) 858-0204

DESIGNED BY \_\_\_\_\_  
DRAWN BY \_\_\_\_\_  
CHECKED BY \_\_\_\_\_  
SCALE (HORIZONTAL) JLA/BRF  
SCALE (VERTICAL) NONE  
DATE NOVEMBER 2006  
JOB NUMBER 135301-FP  
SHEET 1 OF 3

**LEGAL DESCRIPTION CONTINUED**

THENCE along the South line of said 'Long Manor' Subdivision South 90 Degrees 00 Minutes East, 643.08 feet to an iron pipe marking the Southeast corner of said 'Long Manor' Subdivision;

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THENCE North 89 Degrees 41 Minutes West, 449.50 feet along said parallel line to the POINT OF BEGINNING;

EXCEPT any portion lying within the public Right of Way as shown on said 'Long Manor' Subdivision.

This legal description and associated exhibit were created without the benefit of a field survey. Data shown is record data taken from the recorded Plat of 'Long Manor', recorded in Book 52, Page 34, Records of Maricopa County, Arizona.

**LONG MANOR SUBDIVISION  
IRRIGATION WATER PARCELS  
LEGAL DESCRIPTION**

**STRAND**  
ASSOCIATES, INC.®  
ENGINEERS  
4802 E. ELWOOD STREET #18  
PHOENIX, ARIZONA 85040  
(PHONE) (602) 437-3733  
(FAX) (480) 858-0204

DESIGNED BY

DRAWN BY

CHECKED BY

SCALE (HORIZONTAL)

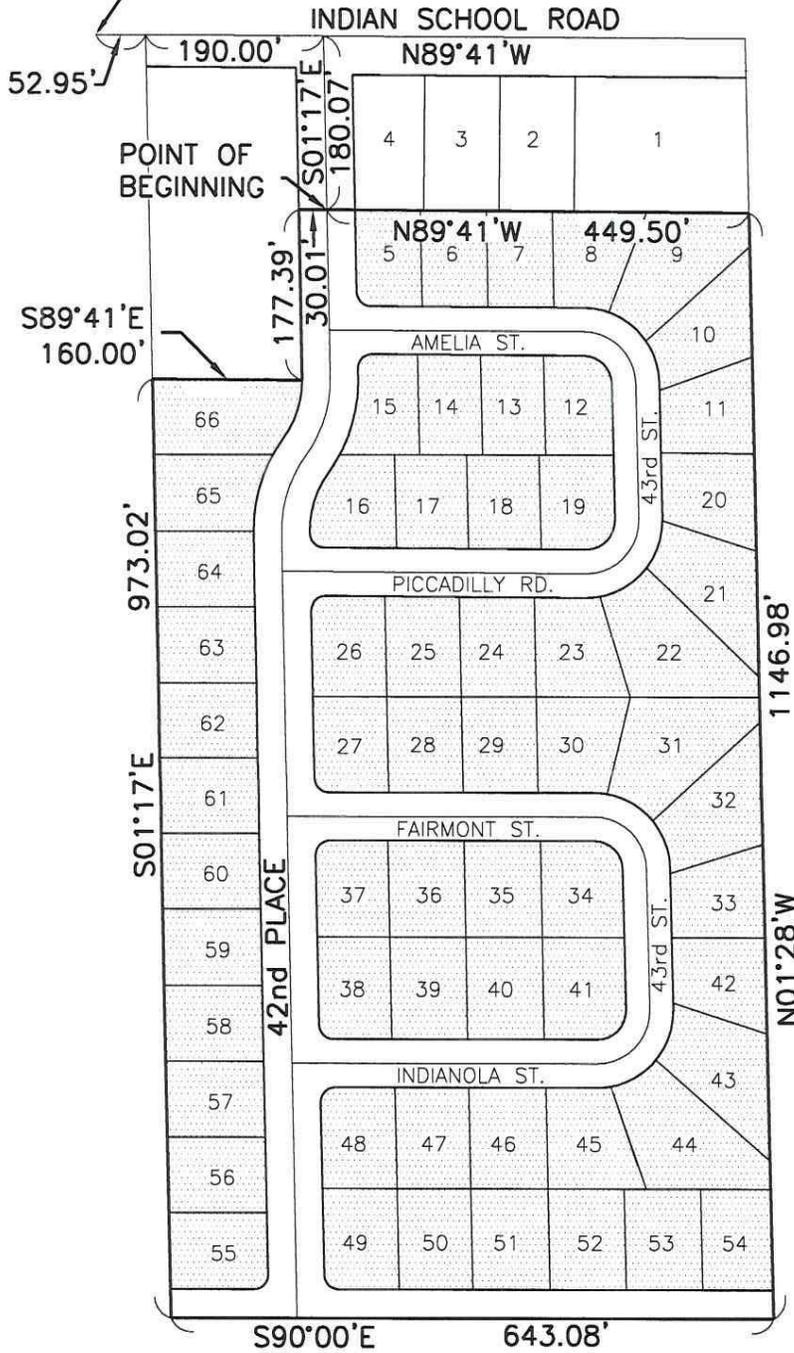
SCALE (VERTICAL)

DATE

JOB NUMBER

SHEET

POINT OF COMMENCEMENT  
 N.W. CORNER, N.E. 1/4, N.W. 1/4,  
 SECTION 30, T.2.N., R.4.E.



1" = 200'



EXPIRES: 9/30/2011

DESIGNED BY \_\_\_\_\_

DRAWN BY \_\_\_\_\_

CHECKED BY \_\_\_\_\_

SCALE (HORIZONTAL) \_\_\_\_\_

SCALE (VERTICAL) \_\_\_\_\_

DATE \_\_\_\_\_

NOVEMBER 2006

JOB NUMBER \_\_\_\_\_

135301-FP

SHEET \_\_\_\_\_

3 OF 3

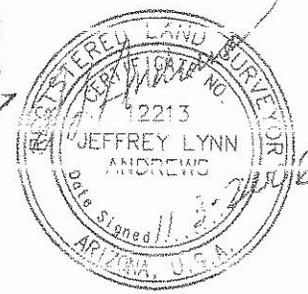
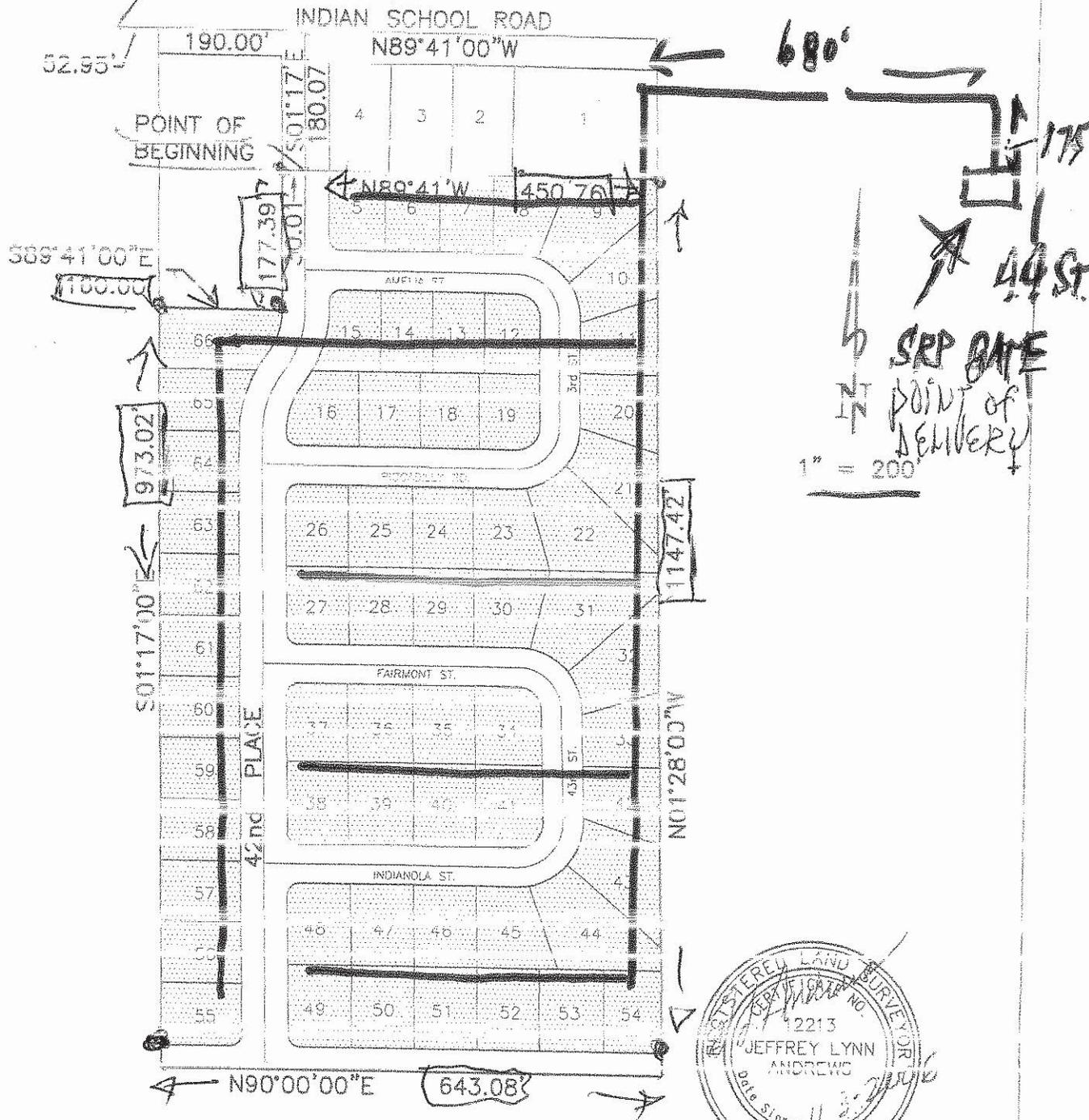
**STRAND**  
 ASSOCIATES, INC.  
 ENGINEERS

4602 E. ELWOOD STREET #18  
 PHOENIX, ARIZONA 85040  
 (PHONE) (602) 437-3733  
 (FAX) (480) 866-0204

**LONG MANOR SUBDIVISION  
 IRRIGATION WATER PARCELS  
 EXHIBIT MAP**

# EXHIBIT B

POINT OF COMMENCEMENT N.W.  
CORNER, N.E. 1/4, N.W. 1/4,  
SECTION 30, T.2.N., R.4.E.



4602 E. BLW JODD STREET #1  
PHOENIX, ARIZONA 85040  
(PHONE) (602) 437-9393  
(FAX) (602) 558-0204

DESIGNED BY

DRAWN BY

CHECKED BY

SCALE (HORIZONTAL)

SCALE (VERTICAL)

DATE

JOB NUMBER

SHEET

NOVEMBER 2006

35301-EP

3 OF 3

LONG MANOR SUBDIVISION  
IRRIGATION WATER PARCELS  
**UNDERGROUND PIPE SYSTEM**