

## Attachment B - Request Letter and Map Submitted by Osborn East Estates

To: City of Phoenix  
CC: Salt River Project  
February 20, 2025

From: Mary Beth Roden  
RE: Request for Formation of Irrigation Water Delivery District

Dear City of Phoenix,

We as a neighborhood **Osborn East Estates**, are requesting consent to form an Irrigation Water Delivery District (IWDD) from the **City of Phoenix**. The purpose of an IWDD is to create an equitable distribution of costs associated with the use and maintenance of the private neighborhood irrigation system. This is accomplished using an annual Maricopa County property assessment. We are asking the **City of Phoenix** to pass this request of resolution, authorizing the formation of **Osborn East Estates IWDD** .

Enclosed you will find Salt River Project's approval along with maps of the proposed district, legal description, and the homeowner list. I will be the representative for the proposed IWDD. Once we receive approval from the **City of Phoenix**, an Impact Statement to form will be sent to the Maricopa County Board of Supervisors to move the process forward. We appreciate your attention to this request. For questions, please contact me at the number below.

Sincerely,

Mary Beth Roden  
5326 E. Osborn Rd.  
Phoenix, AZ 85018  
mbroden02@gmail.com  
602-614-9067

## **EXHIBIT A**

### **LEGAL DESCRIPTION**

Lots 1 through 30, of OSBORN EAST ESTATES, a Subdivision of the Northeast Quarter of Section 29, Township 2 North, Range 4 East, of the Gila and Salt River Base and Meridian according to the Plat of Record in the Office of the County Recorder of Maricopa County, Arizona, Recorded in Book 86 of Maps, Page 28;

TOGETHER WITH

That part of Lots 3 & 4, West Ingleside, according to Book 8 of Maps, Page 6 records of Maricopa County, Arizona, described as follows:

Beginning at the Southeast corner of Lot 29, of Osborn East Estates, according to Book 86 of Maps, Page 28, records of Maricopa County, Arizona;

Thence North along the East line of said Lot 29 and the prolongation thereof, 170.53 feet to a point;

Thence East 126.54 feet to the Northwest corner of Lot 28 of said Osborn East Estates;

Thence South along the West line of said Lot 28, a distance of 169.91 feet to the Southwest corner thereof;

Thence West along the North line of Osborn Road, 126.54 feet to the Point of Beginning.

TOGETHER WITH

That part of Lots 3 & 4, West Ingleside, according to the plat of record in the office of the County Recorder of Maricopa County, Arizona, recorded in Book 8 of Maps, Page 6, described as follows:

Beginning at the Northwest corner of said Lot 3,

Thence South 63 degrees, 28 minutes, 30 seconds East along the North line of said Lot 3 a distance of 29.07 feet;

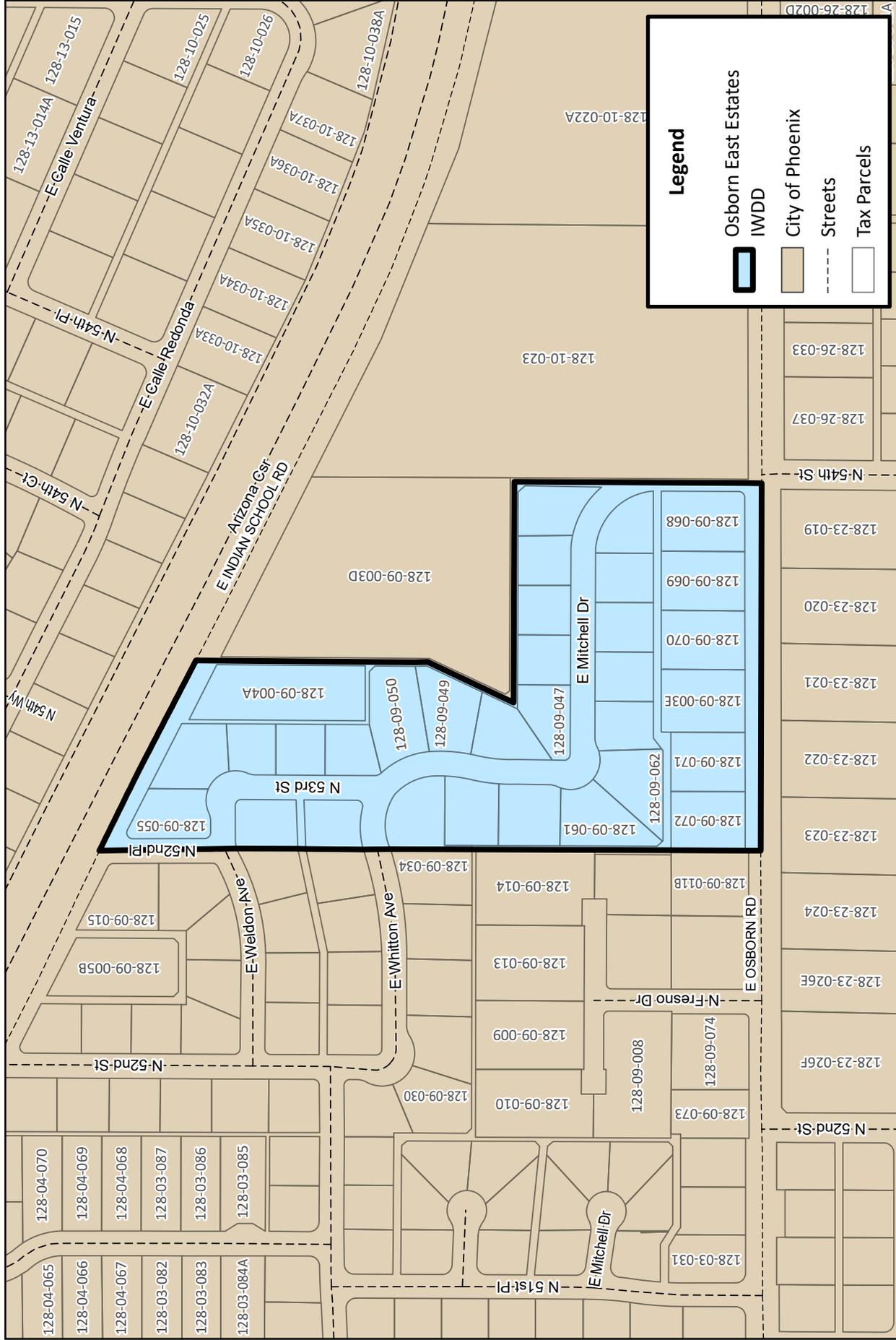
Thence South 0 degrees, 02 minutes, 00 seconds East, a distance of 324 feet;

Thence South 89 degrees, 58 minutes, 00 seconds West, a distance of 110 feet;

Thence North 0 degrees, 02 minutes, 00 seconds West, a distance of 378.99 feet to the North line of said Lot 4;

Thence South 63 degrees, 28 minutes, 30 seconds East along the North line of said Lot 4, a distance of 93.91 feet to the Point of Beginning.

# Osborn East Estates IWDD



**Legend**

- Osborn East Estates IWDD
- City of Phoenix
- Streets
- Tax Parcels



Parcel Number	Tax Year	Owner Name	In Care Of	Mailing Address	City State Zip	Situs Address	Situs City Zip	Net Assessed Value LPV	Total Acreage	Average Lot Size
128-09-062	2025	BAKER GREGORY						65,340	0.385	
128-09-065	2025	BARNEY LANGE/LANE HEIDI						33,369	0.345	
128-09-047	2025	BLOWER MICHAEL S/CAMDEN S						48,276	0.289	
128-09-059	2025	CHEIFETZ STEVEN W/KAREN K TR						62,462	0.345	
128-09-046	2025	CRAIG ACKERMAN REVOCABLE LIVING TRUST						44,965	0.242	
128-09-058	2025	MYKOL						50,891	0.369	
128-09-056	2025	DUNDA'S MATTHEW WILLIAM/SHELLY KATHRYN						46,790	0.284	
128-09-066	2025	FORMANEK MIKE/BETH						45,247	0.267	
128-09-068	2025	HOLLANDER SCOTT/RONDA						80,053	0.463	
128-09-052	2025	KEMP RAYMOND W/DOUGLAS RICHARD E						43,874	0.238	
128-09-060	2025	KRAIG AND JENNIFER KLAUSEN LIVING TRUST						57,605	0.363	
128-09-065	2025	LEE JUNG HOO						86,861	0.267	
128-09-054	2025	LIEBLER RANDY DUNCAN/JOANNA MIRIAM						32,034	0.358	
128-09-053	2025	LOUELLA MARSHALL REVOCABLE TRUST						42,895	0.233	
128-09-003E	2025	MIHAYLO SARAH						109,513	0.492	
128-09-045	2025	NAVARRO FAMILY TRUST	NAVARRO SUCATO JONI DENISE/SUCATO JOHN D TR					40,194	0.247	
128-09-072	2025	NIEMANN JEFF/SHANNON						54,992	0.428	
128-09-070	2025	NOEL STEPHEN D/DONNA C TR						70,457	0.471	
128-09-050	2025	RAMPAL FAMILY TRUST						83,013	0.429	
128-09-044	2025	RAWLINGS GERALD G JR/PHYLLIS/GERALD G/DEANNA						41,390	0.243	
128-09-057	2025	REYNOLDS FAMILY TRUST	TR RITTERHOUSE JAMES R/KAREN M TRUSTEES					45,849	0.258	
128-09-004A	2025	RITTERHOUSE LIVING TRUST						38,922	0.887	
128-09-069	2025	RODEN JOHN R/MARY E						69,611	0.467	
128-09-061	2025	SCHMIEDER JON/SHARON						61,860	0.408	
128-09-043	2025	SEFTON GERRI ANN						44,871	0.294	
128-09-049	2025	STOLLER EDNA/SCOTT L/JENNIFER A ROSLEWSKI RAC						49,875	0.403	
128-09-064	2025	SYLVEO JON/WIGHT JACOB						46,508	0.267	
128-09-063	2025	THOMPSON KAY A						51,267	0.273	
128-09-071	2025	THURAU JOHN P/JOANNE M TR						53,958	0.416	
128-09-051	2025	TRANSON MICHAEL/JILLIAN						46,507	0.233	
128-09-048	2025	WILSON RONALD G/TRACEE M						47,505	0.305	
128-09-067	2025	WONG JEAN F						41,296	0.263	
								<b>1,738,250</b>	<b>11.232</b>	<b>0.351</b>