



PUBLIC WORKS  
CITY OF SURPRISE  
16000 N. CIVIC CENTER PLAZA  
SURPRISE, AZ 85374  
T. 623-222-6000

October 3, 2019

Saguaro View Home Owners Association (HOA) Board  
Surprise, Arizona

Dear Saguaro View HOA Board,

We appreciate your persistence in advocating for the Saguaro View HOA community and your assistance in sharing this information with your neighbors.

The City of Surprise is interested in maintaining the roadway along the main grid of streets within this section of our city. In order to facilitate this ongoing maintenance moving forward, including roadway grading, dust control/mitigation, debris removal, and stormwater response and recovery, as well as to make these roads eligible for improvements that could include stormwater mitigation and paved surfaces, the city requires dedication of right-of-way from adjacent property owners on these roads. To assist in this process the city will draft the legal documents necessary to make this dedication for any property owner who is ready to grant a public right-of-way to the City of Surprise. City staff will recommend acceptance of these dedications to our City Council.

The City of Surprise will not provide maintenance on private property, including roadway easements, along current roadway alignments. The city's rural road policy requires 50 feet of public right-of-way, which includes 25 feet from the centerline of the roadway alignment, from each adjacent property owner. Segments of roadway will be maintained by the City of Surprise after contiguous public right-of-way has been dedicated to and accepted by the City.

Many of the parcels in this area have "dedicated to the public" or "private" roadway easements that cross their property. While these easements ensure access remains available for vehicles to use these roads, the property actually remains under the ownership of the private owner. Easements do not provide the city with the certain legal authority necessary to maintain or make improvements to these roadways. Easements are not the same legally, as a dedication to the city of public right-of-way.

We appreciate our partnership with the residents of Saguaro View and look forward to assisting you as we move forward.

Sincerely,

MIKE GENT

Mike Gent  
Public Works Director