

MARANA ORDINANCE NO. 2014.017

RELATING TO ANNEXATION; ANNEXING INTO THE CORPORATE LIMITS OF THE TOWN OF MARANA THAT TERRITORY KNOWN AS LUCKETT ROAD WATER RECLAMATION FACILITY ANNEXATION BEING AN AREA CONTAINING APPROXIMATELY 51 ACRES OF LAND.

WHEREAS petitions in writing, accompanied by a legal description and map of the real property sought to be annexed as part of the Lockett Road Water Reclamation Facility Annexation, have been filed and presented to the Mayor and Council of the town of Marana, Arizona, signed by the owners of more than 50% of the value of the real and personal property and more than 50% of the persons owning real and personal property that would be subject to taxation by the Town of Marana as shown by the last assessment of said property, said property being contiguous to the Town of Marana and not now embraced within its limits, asking that the property be annexed into the Town of Marana and to extend and increase the corporate limits of the Town of Marana so as to embrace same; and

WHEREAS the Mayor and Council of the Town of Marana, Arizona, desire to approve the Lockett Road Water Reclamation Facility Annexation and extend and increase the corporate limits of the Town of Marana to include said territory, which is approximately 51 acres generally located north of Marana Road, approximately one mile west of Lockett Road on Treatment Plant Road, described in Exhibit A and depicted in Exhibit B attached to and incorporated in this Ordinance by this reference; and

WHEREAS the Lockett Road Water Reclamation Facility Annexation is an area within a portion of the southeast quarter of Section 14 and the northeast quarter of the northeast quarter of Section 23, Township 11 South, Range 10 East, of the Gila and Salt River Meridian, Pima County, Arizona; and

WHEREAS the petitions set forth a true and correct description of all the exterior boundaries of the entire area of the proposed Lockett Road Water Reclamation Facility Annexation and had attached thereto at all times an accurate map of the territory desired to be annexed; and

WHEREAS no alterations increasing or reducing the territory sought to be annexed have been made after the petition was signed by any owners of real and personal property in such territory; and

WHEREAS the Pima County zoning classifications on the property prior to annexation were (RH) Rural Homestead; and

WHEREAS in order to establish original Town of Marana zoning without permitting densities or uses that are greater than those permitted in Pima County, the portions of the Lockett

Road Water Reclamation Facility Annexation zoned RH by Pima County will translate to Town of Marana R-180 Rural Development zoning; and

WHEREAS the provisions of A.R.S. § 9-471 have been fully complied with; and

WHEREAS proper and sufficient proof of the foregoing facts are now on file in the office of the Town Clerk of the Town of Marana, together with true and correct copies of the signed annexation petition, the original of which has been recorded in the office of the Pima County Recorder.

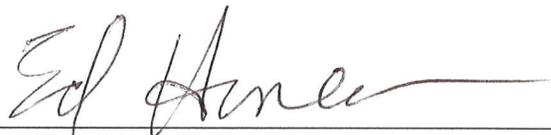
NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council of the Town of Marana, Arizona, as follows:

Section 1. The territory known as the Lockett Road Water Reclamation Facility Annexation, described in Exhibit A and depicted in Exhibit B attached to and incorporated by this reference in this ordinance, is annexed into the Town of Marana and that the present corporate limits are extended and increased to include the described area.

Section 2. This Ordinance shall be forthwith filed and recorded in the office of the County Recorder of Pima County, Arizona.

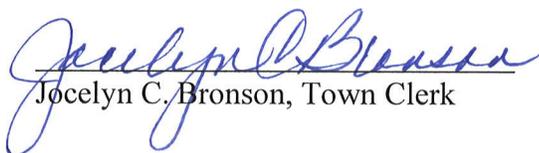
Section 3. On the effective date of this Ordinance, the zoning of the Lockett Road Water Reclamation Facility Annexation territory shall be Town of Marana R-180 Rural Development.

PASSED AND ADOPTED by the Mayor and Council of the Town of Marana, Arizona, this 17th day of June, 2014.

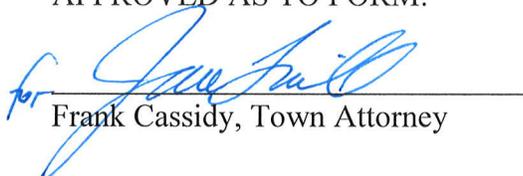


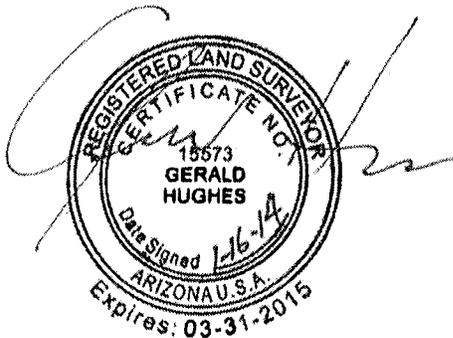
Mayor Ed Honea

ATTEST:


Jocelyn C. Bronson, Town Clerk

APPROVED AS TO FORM:


Frank Cassidy, Town Attorney



**LEGAL DESCRIPTION
LUCKETT WRF
ANNEXATION**

JOB NO. 12-127.3

JANUARY 16, 2014

ALL THAT PORTION OF THOSE PARCELS DESCRIBED IN DOCKET 4932 AT PAGE 462, DOCKET 12774 AT PAGE 6064, DOCKET 12782 AT PAGE 1395, DOCKET 12850 AT PAGE 1288 AND DOCKET 13286 AT PAGE 549 OF RECORD IN THE OFFICE OF THE PIMA COUNTY RECORDER AND BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 14 AND THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 11 SOUTH, RANGE 10 EAST, GILA & SALT RIVER MERIDIAN, PIMA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 14, A 1/2" REBAR UNTAGGED, TO WHICH THE EAST ONE QUARTER CORNER, A FOUND W' REBAR WITH PIMA COUNTY TIES, BEARS NORTH 00°19'41" WEST A DISTANCE OF 2632.29 FEET, BEING THE BASIS OF BEARING AS ESTABLISHED FROM THE ARIZONA COORDINATE SYSTEM, 1983 (HARN92), CENTRAL ZONE 0202;

THENCE ALONG THE EAST LINE OF SAID SECTION 23, BEING THE EAST LINE OF THAT PARCEL DESCRIBED IN SAID DOCKET 12782 AT PAGE 1395, SOUTH 00°19'47" EAST A DISTANCE OF 381.44 FEET;

THENCE SOUTH 89°32'14" WEST A DISTANCE OF 319.09 FEET;

THENCE NORTH 00°27'46" WEST A DISTANCE OF 18.60 FEET;

THENCE SOUTH 89°46'01" WEST A DISTANCE OF 168.48 FEET;

THENCE NORTH 30°07'46" WEST A DISTANCE OF 79.74 FEET;

THENCE NORTH 07°07'29" WEST A DISTANCE OF 127.58 FEET;

THENCE NORTH 14°02'10" WEST A DISTANCE OF 293.63 FEET;

THENCE NORTH 10°18'18" WEST A DISTANCE OF 265.40 FEET;

THENCE NORTH 03°38' 14" WEST A DISTANCE OF 258.19 FEET;

THENCE NORTH 26°21' 18" WEST A DISTANCE OF 106.36 FEET;

THENCE NORTH 26°50'27" WEST A DISTANCE OF 12.45 FEET;

THENCE NORTH 25°55'14" WEST A DISTANCE OF 19.32 FEET;

THENCE NORTH 66° 19'20" WEST A DISTANCE OF 60.77 FEET;

THENCE NORTH 48°04'52" WEST A DISTANCE OF 8.79 FEET;

EPS Group, Inc. • 2045 S. Millbush, Suite 101 • Mesa, AZ 85210
Tel: (480) 503-2250 • Fax: (480) 503-2258

Document?



THENCE NORTH 28°05'23" WEST A DISTANCE OF 9.53 FEET;
THENCE NORTH 18°30'41" EAST A DISTANCE OF 8.78 FEET;
THENCE NORTH 28°37'42" EAST A DISTANCE OF 17.93 FEET;
THENCE NORTH 20°12'48" EAST A DISTANCE 7.85 FEET;
THENCE NORTH 02°38' 17"EAST A DISTANCE OF 17.62 FEET;
THENCE NORTH 26°16'09" WEST A DISTANCE OF 255.35 FEET;
THENCE NORTH 16°41 '49" WEST A DISTANCE OF 17.87 FEET;
THENCE NORTH 07°23'44" WEST A DISTANCE 9.27 FEET;

THENCE NORTH 52°16'35" EAST A DISTANCE OF 75.49 FEET TO A POINT ON A LINE 164.64 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 14 AND BEING THE SOUTH LINE OF THAT PARCEL AS DESCRIBED IN DOCKET 12774 AT PAGE 6064 OF RECORD IN THE OFFICE OF THE PIMA COUNTY RECORDER;

THENCE ALONG SAID PARALLEL LINE SOUTH 89°38'02" WEST A DISTANCE OF 480.19 FEET TO THE SOUTHWEST CORNER OF THAT PARCEL DESCRIBED IN DOCKET 12850 AT PAGE 1288 BEING A POINT ON THE WEST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 14;

THENCE ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER AND SAID PARCEL NORTH 00° 19' 41" WEST A DISTANCE OF 164.64 FEET TO THE NORTHWEST CORNER OF SAID PARCEL AND SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER;

THENCE ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER AND THE NORTH LINE OF SAID PARCEL NORTH 89°38'01" EAST A DISTANCE OF 130.00 FEET TO THE NORTHEAST CORNER OF SAID PARCEL AND SOUTHWEST CORNER OF PARCEL EXHIBIT "C" DESCRIBED IN DOCKET 12774 AT PAGE 6064;

THENCE ALONG THE WEST LINE OF SAID PARCEL NORTH 00°19'41" WEST A DISTANCE OF 835.36 FEET;

THENCE NORTH 89°38'02" EAST A DISTANCE OF 1192.75 FEET TO A POINT ON THE EAST LINE OF SAID SECTION 14;

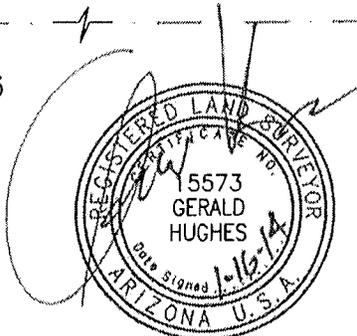
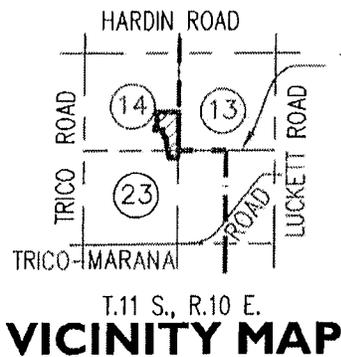
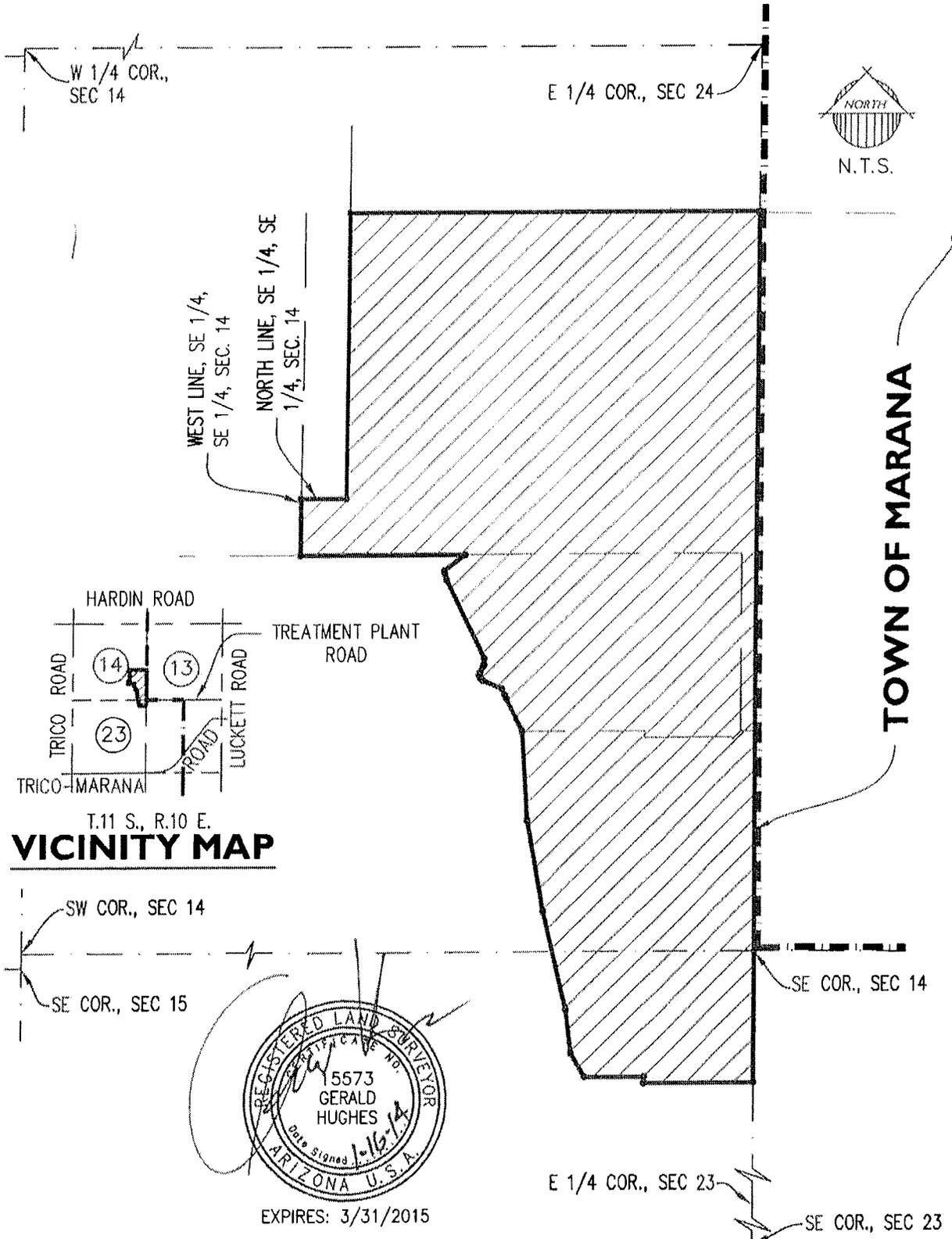
THENCE ALONG SAID EAST LINE SOUTH 00°19'41" EAST A DISTANCE OF 2151.49 FEET TO THE POINT OF BEGINNING.

AN AREA CONTAINING 2,238,156 S.F. OR 51.3810 ACRES, MORE OR LESS

EPS Group, Inc. • 2045 E. Vineyard, Suite 101 • Pheonix, AZ 85210
Tel (480) 503-2250 • Fax (480) 503-2258

Document2

EXHIBIT A – PAGE 2 OF 2



12-127.3	Project: LUCKETT WRF ANNEXATION	 8710 N Thornydale Road, Suite 140 Tucson, AZ 85742 T: 520.408.1400 F: 520.408.1403 www.epsgroupinc.com
	MARANA, ARIZONA EXHIBIT	

EXHIBIT B