



TOWN OF MARANA

INVITATION FOR BIDS AT PUBLIC AUCTION FOR THE PURCHASE OF REAL PROPERTY

The Town of Marana invites bids for the purchase of approximately 2.16 acres of real property located at the southwest corner of Interstate 10 and Twin Peaks Road at a public auction to be held on Thursday, January 7, 2016 at 4:00 p.m. Mountain Standard Time at the town seal in the center of the main lobby of the Administration Building, Marana Municipal Complex, 11555 W. Civic Center Drive, Marana, Arizona. The following conditions, representations, and requirements apply to the sale:

1. The property will be sold "as is" with no express or implied warranties
2. The property will be sold with a no-access easement reserved to the State of Arizona and a wellsite access easement reserved to the Town of Marana. The legal description of the Town's reserved wellsite access easement accompanies the legal description of the property being auctioned.
3. The property has restricted access from the Interstate 10 frontage road
4. If the property is purchased by an adjacent property owner, the purchaser's entire adjacent property must be annexed into the town limits of the Town of Marana, and the Town will not execute the deed for the property until the effective date of the annexation ordinance
5. The minimum bid for the property is \$240,050
6. The successful bidder is required to present a cashier's check payable to the Town of Marana in the amount of \$24,005 (10% of the minimum bid) immediately upon completion of the auction
7. Before receiving a deed for the property, the successful bidder is required to pay the balance of the successful bid by cashier's check payable to the Town of Marana

A copy of the legal description and map of the real property being auctioned is available for viewing during regular business hours at the Marana Legal Department, located on the third floor of the Marana Municipal Complex, 11555 W. Civic Center Drive, Marana, Arizona. Copies of the legal description, map, and other associated information are available at the Town of Marana's public auction website, <http://www.maranaaz.gov/public-auctions>. For further information on the auction, contact Marana Town Attorney Frank Cassidy at (520) 382-1940.

Publish: December 1, 2, 3, & 4 - The Territorial 1/8 page ad
Posted by December 4 – Marana Municipal Complex, Marana Operations Center
Posted by December 18 on the auctioned property

**LEGAL DESCRIPTION FOR
TOWN OF MARANA – DONG REMAINDER PARCEL**

That portion of the Northwest quarter of Section 22, Township 12 South, Range 12 East, of the Gila and Salt River Meridian, Pima County, Arizona, being more particularly described as follows:

COMMENCING at the Northwest corner of said Section 22 (rebar with cap) from which the North quarter corner of said Section 22 (railroad spike) bears North 89°34'30" East, 2639.76 feet;

Thence North 89°34'30" East, 647.89 feet along the North line of said Section 22 to the Westerly right of way of the Casa Grande – Tucson Interstate Highway 10;

Thence departing said North line of section 22, South 35°05'41" East, 61.08 feet along said Westerly right of way;

Thence South 31°16'11" East, 321.49 feet;

Thence South 48°55'35" West, 12.69 feet;

Thence South 31°16'11" East, 463.76 feet;

Thence South 37°16'35" East, 525.38 feet, crossing the intersecting right of way of Twin Peaks Road;

Thence South 39°05'51" East, 72.14 feet along said Westerly right of way to the POINT OF BEGINNING and NORTHEAST CORNER of the remainder parcel;

Thence continuing South 39°05'51" East, 572.53 feet along said Westerly right of way;

Thence South 35°05'41" East, 31.63 feet;

Thence departing said Westerly right of way, South 55°02'10" West, 175.51 feet;

Thence North 35°03'01" West, 602.51 feet;

Thence North 54°58'01" East, 135.08 feet to the POINT OF BEGINNING.

Said Dong Remainder Parcel contains 94,214 square feet or 2.1629 acres.

Reservation of access easement

A reservation of easement to the Town of Marana for the purposes of ingress and egress is hereby reserved, more particularly described as follows:

COMMENCING at the NORTHEAST CORNER of the Dong remainder parcel described above, said corner being at the intersection of the northern property line of the Dong remainder parcel and the Westerly right of way of the Casa Grande – Tucson Interstate Highway 10;

Thence South 39°05'51" East, 530.81 feet along said Westerly right of way to the POINT OF BEGINNING for the access easement;

Thence continuing South 39°05'51" East, 41.72 feet;

Thence South 35°05'41" East, 10.47 feet;

Thence departing said Westerly right of way, along a curve to the west with a radius of 270.00 feet, whose radius bears South 13°09'20" East a distance of 105.80 feet along the curve;

Thence South 54°23'35" West, 19.28 feet;

Thence North 35°01'59" West, 80.00 feet;

Thence North 01°50'12" East, 50.00 feet;

Thence North 35°01'59" West, 362.32 feet;

Thence North 80°01'59" West, 42.43 feet;

Thence South 54°58'01" West, 53.07 feet;

Thence North 35°03'01" West, 20.00 feet;

Thence North 54°58'01" East, 53.07 feet;

Thence North 09°58'01" East, 42.43 feet;

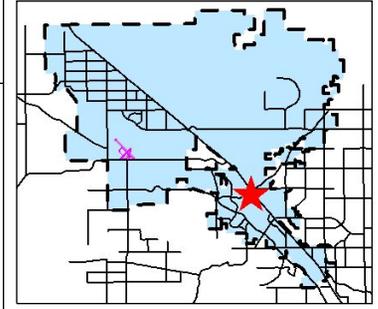
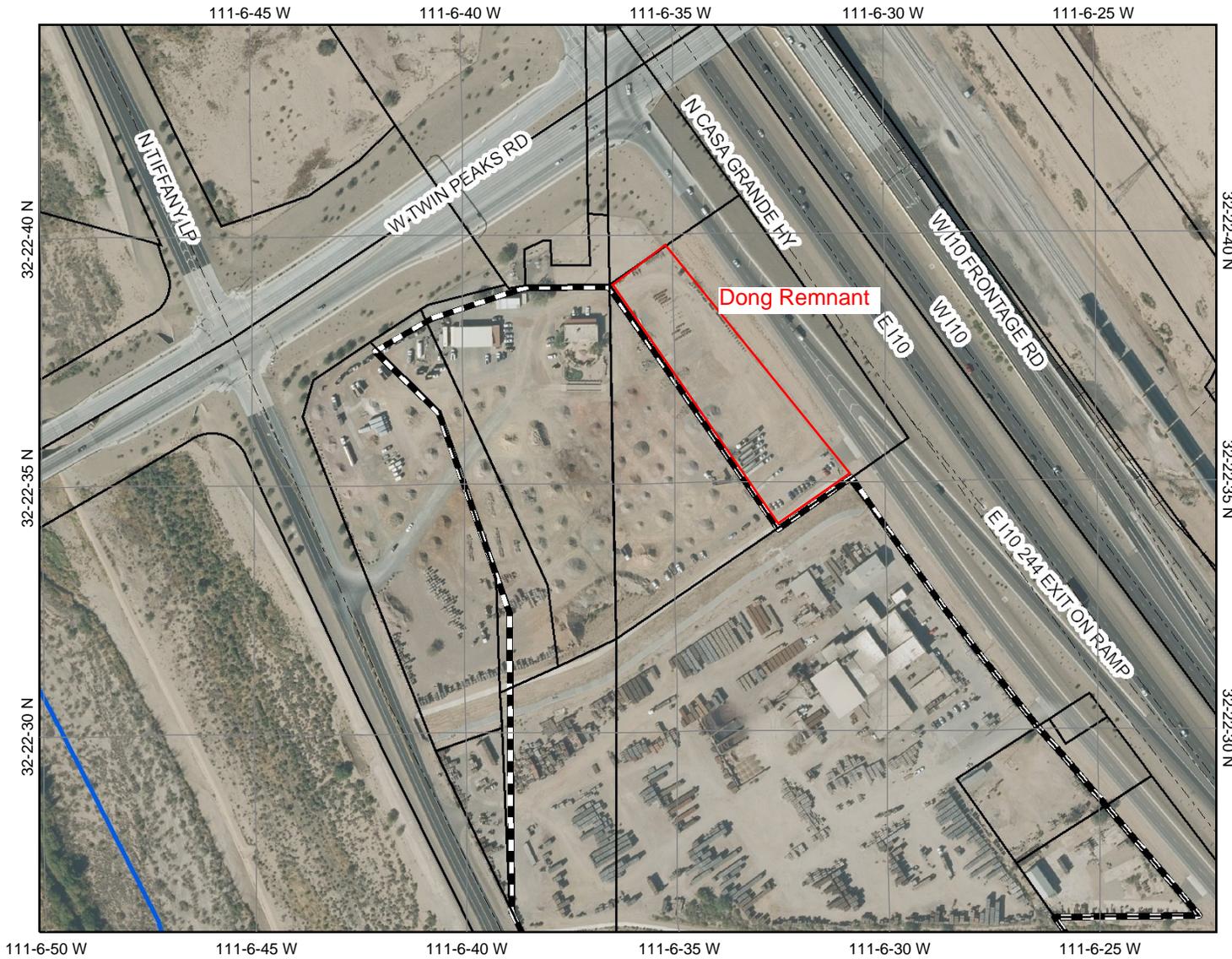
Thence North 54°58'01" East, 20.00 feet;

Thence South 35°01'59" East, 515.35 feet;

Thence along a curve to the east with a radius of 318.00 feet and whose radius bears South 29°58'42" East feet a distance of 71.19 feet along the curve to the POINT OF BEGINNING.

Said access easement contains 20,335 square feet or 0.4668 acres

Dong Remnant Auction



Legend

- +— Railroad
- Pinal County Addresses
- Addresses
- C.A.P. Canal
- Washes - Major
- Streets - Major
- Streets - All
- Buildings
- Parcels
- Marana Airport
- Marana Town Boundary Line

October 2013 PAG Orthos

RGB

- Red: Band_1
- Green: Band_2
- Blue: Band_3
- Marana Town Limits



Scale: 1:3,930



This map is a user generated static output from an Internet mapping site and is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION.

Notes: The Dong Remnant is outlined in red