

ORDINANCE NUMBER 06-01

AN ORDINANCE OF THE MAYOR AND CITY COUNCIL OF THE CITY OF MARICOPA, ARIZONA, ZONING CERTAIN PROPERTY DESCRIBED IN ZONING CASE ZON 05.13 TO CI-2 INDUSTRIAL ZONE FOR THE DEVELOPMENT OF APPROXIMATELY 45.5 ACRES GENERALLY LOCATED SOUTH OF THE MARICOPA-CASA GRANDE HIGHWAY, WEST OF FUQUA ROAD AND EAST OF WHITE AND PARKER ROAD. THE PARCEL OF LAND IS LEGALLY DESCRIBED AS ASSESSOR PARCEL NUMBERS 502-43-001J AND 502-43-001K, SITUATED IN SECTIONS 6, 7, AND 8, TOWNSHIP 5 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, IN PINAL COUNTY, ARIZONA .

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MARICOPA, ARIZONA, AS FOLLOWS:

Section 1: That Section 16-1-4(B) of the Maricopa City Code is hereby amended by changing the below described property on approximately 45.5 acres from County zoning CI-2, Industrial Zone to City zoning CI-2, Industrial Zone.

LEGAL DESCRIPTION

Parcel 1:

A parcel of land located in the East one-half of the East one-half of Section 6 and the East one-half of the East one-half of Section 7, Township 5 South, Range 4 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona, more particularly described as follows:

COMMENCING at the Northeast corner of said Section 7;

thence South 00 degrees 08 minutes 00 second West along the East line of the Northeast quarter of said Section 7, a distance of 80.49 feet;

thence North 53 degrees 42 minutes 30 seconds West 713.92 feet, to a point on the Northerly extension of the Western most line of that parcel of land recorded in Fee No. 1997-034438, records of Pinal County and the TRUE POINT OF BEGINNING;

thence along the West boundary of said parcel South 00 degrees 10 minutes 27 seconds East (South 00 degrees 01 minutes 36 seconds East, record) 834.03 feet;

thence along the boundary of said parcel North 89 degrees 55 minutes 01 seconds East (South 89 degrees 56 minutes 08 seconds East, record) 72.41 feet;

thence along the West boundary of said parcel South 00 degrees 10 minutes 32 seconds West (South 00 degrees 19 minutes 23 seconds West, record) 1,445.95 feet;

thence along the Westerly extension of the South line of said parcel south 81 degrees 58 minutes 02 seconds West 534.07 feet to a point on the West line of that parcel of land recorded in Docket 1215, Page 53, records of Pinal County;

thence North 00 degrees 25 minutes 47 seconds East (North 00 degrees 25 minutes 47 seconds West, record) along the West line of said parcel 2676.38 feet;

thence South 53 degrees 42 minutes 30 seconds East 543.72 feet to the TRUE POINT OF BEGINNING.

EXCEPT that portion, if any, lying within the Southern Pacific Railroad right-of-way as it existed on November 15, 1998 and EXCEPT from that portion lying within said Section 7, an undivided half interest in all oil, gas and or hydrocarbon substances as reserved in Deed Recorded in Docket 43, Page 344, Pinal County, Arizona.

Parcel 2:

That portion of the East half of the East half of Section 6 and the East half of Section 7, Township 5 South, Range 4 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona, more particularly described as follows:

BEGINNING at the Northeast corner of said Section 7;

thence South 00 degrees 08 minutes 00 seconds West, 80.49 feet to the TRUE POINT OF BEGINNING;

thence continuing South 00 degrees 08 minutes 00 seconds West to a point described as the POINT OF BEGINNING in Deed recorded as 97-034438, of Official Records;

thence South 53 degrees 32 minutes 51 seconds East, a distance of 121.32 feet;

thence South 70 degrees 37 minutes 54 seconds West, a distance of 120.72 feet;

thence South 00 degrees 08 minutes 00 seconds West, parallel to and 16.04 feet West of the East line of said Section 7, a distance of 1609.75 feet;

thence South 81 degrees 58 minutes 02 seconds West a distance of 489.15 feet;

thence North 00 degrees 10 minutes 32 seconds East a distance of 1445.95 feet;

thence South 89 degrees 55 minutes 01 seconds West a distance of 72.41 feet;

thence North 00 degrees 10 minutes 27 seconds West a distance of 800.80 feet;

thence continuing North 00 degrees 10 minutes 27 seconds West to a point being described as the TRUE POINT OF BEGINNING in Deed recorded as 99-008849 of Official Records;

thence South 53 degrees 42 minutes 30 seconds East along the Northerly boundary of the land described in Deed recorded in Docket 1215, Page 53 to the TRUE POINT OF BEGINNING.

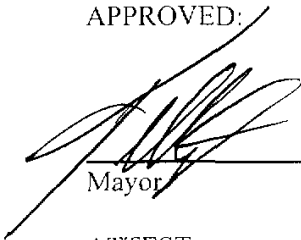
Section 2: Further, those conditions of approval imposed by the City Council as part of Case ZON 05.13 are hereby expressly incorporated into and adopted as part of this Ordinance by this reference.

Section 3: To the extent of any conflict between other City Ordinances and this Ordinance, this Ordinance shall be deemed to be controlling; provided, however, that this Ordinance is not intended to amend or repeal any existing City Ordinance, Resolution or regulation except as expressly set forth herein.

Section 4: This Ordinance shall become effective thirty (30) days from the date of adoption by the City Council for the City of Maricopa.

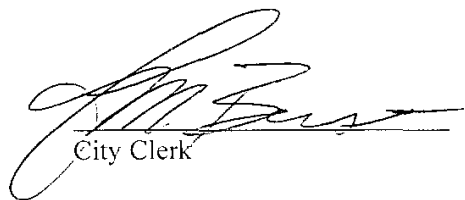
PASSED AND ADOPTED by the Mayor and City Council of the City of Maricopa, Arizona, this 17th day of January, 2006.

APPROVED:



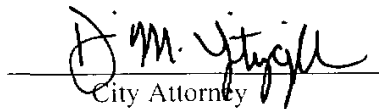
Mayor

ATTEST:



City Clerk

APPROVED AS TO FORM:



City Attorney