

ORDINANCE NO. 09-01

AN ORDINANCE OF THE MAYOR AND CITY COUNCIL OF THE CITY OF MARICOPA, ARIZONA, ZONING CERTAIN PROPERTY DESCRIBED IN ZONING CASE ZON 08.04 FOR APPROXIMATELY 57 ACRES GENERALLY SITUATED A QUARTER MILE EAST OF THE INTERSECTION OF PORTER ROAD AND HONEYCUTT ROAD WITHIN THE CITY OF MARICOPA INCORPORATED LIMITS. THE PARCELS OF LAND ARE SITUATED IN PORTIONS OF SECTION 25 OF TOWNSHIP 4 SOUTH, RANGE 3 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA.

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

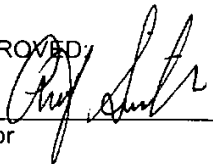
Section 1: That Section 16-1-4(B) of the Maricopa City Code is hereby amended by adopting the Official Supplementary Zoning Map for Zoning Case ZON 08-04 signed by the Mayor and City Clerk, which is attached to this Ordinance as Exhibit A1@ and declared a part hereof, changing the property described in Exhibit "2" on approximately 57 acres from General Rural (GR) to General Business Zone (CB-2).

Section 2: Further, those conditions of approval imposed by the Maricopa City Council as part of Case ZON 08.04, including the signing of the City's form proposition 207 waiver, 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 20th day of January, 2009.

APPROVED: 

Mayor

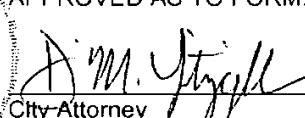
ATTEST:



City Clerk



APPROVED AS TO FORM:



City Attorney

EXHIBIT 1

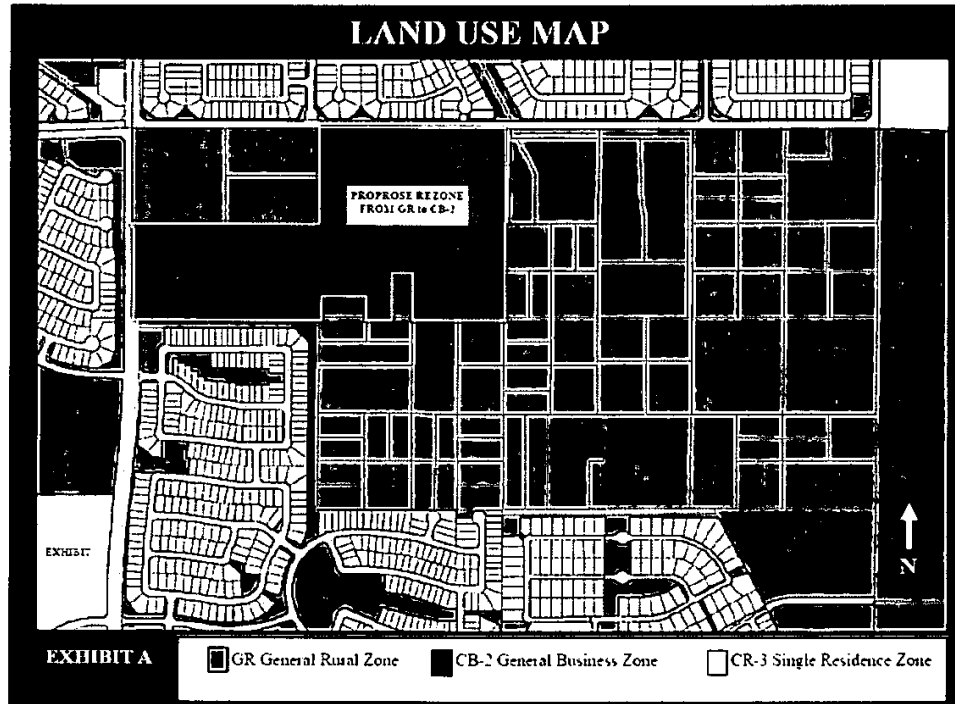


EXHIBIT B
LEGAL DESCRIPTION FOR PARCEL:
510-71-018C, 510-71-018D, 510-71-018F, 510-71-018E,
510-71-016D, 510-71-016C, 510-71-018A

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF PINAL, STATE OF ARIZONA AND IS DESCRIBED AS FOLLOWS:

Parcel No. 1:

The West of the West half of the South half of the Southwest quarter of the Northwest quarter of the Northwest quarter of Section 25, Township 4 South, Range 3 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona;

EXCEPT any portion within the following described property;

That part of the Northwest quarter of Section 25, Township 4 South, Range 3 East, of the Gila and Salt River Base and Meridian, Pinal County, Arizona, more particularly described as follows:

COMMENCING at a 1/2 inch rebar marking the Northwest corner of Section 25, from which a 1/2 inch rebar marking the North quarter corner of Section 25 bears North 89 degrees 44 minutes 05 seconds East, a distance of 2630.76 feet and from which a 1/2 inch rebar marking the West quarter corner of Section 25 bears South 00 degrees 12 minutes 47 seconds East, a distance of 2682.51 feet;

Thence South 00 degrees 12 minutes 47 seconds East, along the West boundary of the Northwest quarter of Section 25, a distance of 1341.26 feet;

Thence North 89 degrees 42 minutes 43 seconds East, along the South boundary of the North half of the

Northwest quarter of Section 25, a distance of 33.00 feet to the POINT OF BEGINNING;

Thence North 00 degrees 12 minutes 47 seconds West, parallel to and 33.00 feet East of the West boundary of the Northwest quarter of Section 25 a distance of 1308.24 feet;

Thence North 89 degrees 44 minutes 05 seconds East, parallel to and 33.00 feet South of the North boundary of the Northwest quarter of Section 25, a distance of 2597.69 feet;

Thence South 00 degrees 05 minutes 27 seconds East, along the East boundary of the Northwest quarter of Section 25, a distance of 37.00 feet;

Thence South 89 degrees 44 minutes 05 seconds West, parallel to and 70.00 feet South of the North boundary of the Northwest quarter of Section 25, a distance of 2560.61 feet;

Thence South 00 degrees 12 minutes 47 seconds East, parallel to and 70.00 feet East of the West boundary of the Northwest quarter of Section 25, a distance of 1271.22 feet;

Thence South 89 degrees 42 minutes 43 seconds West, along the South boundary of the North half of the Northwest quarter of Section 25, a distance of 37.00 feet to the POINT OF BEGINNING.

Parcel No. 2:

The East of the West half of the South half of the Southwest quarter of the Northwest quarter of the Northwest

(Continued)

quarter of Section 25, Township 4 South, Range 3 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona.

Parcel No. 3:

The West of the East half of the South half of the Southwest quarter of the Northwest quarter of the Northwest quarter of Section 25, Township 4 South, Range 3 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona.

Parcel No. 4:

The East of the East half of the South half of the Southwest quarter of the Northwest quarter of the Northwest quarter of Section 25, Township 4 South, Range 3 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona.

Parcel No. 5:

The West 394.14 feet of the South half of the East half of the Northwest quarter of the Northwest quarter of Section 25, Township 4 South, Range 3 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona.

Parcel No. 6:

The East 265.86 feet of the South half of the East half of the Northwest quarter of the Northwest quarter of Section 25, Township 4 South, Range 3 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona;

Parcel No. 7:

The North half of the Southwest quarter of the Northwest quarter of the Northwest quarter of Section 25, Township 4 South, Range 3 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona.

EXCEPT any portion within the following described property;

That part of the Northwest quarter of Section 25, Township 4 South, Range 3 East, of the Gila and Salt River Base and Meridian, Pinal County, Arizona, more particularly described as follows:

COMMENCING at a 1/2 inch rebar marking the Northwest corner of Section 25, from which a 1/2 inch rebar marking the North quarter corner of Section 25 bears North 89 degrees 44 minutes 05 seconds East, a distance of 2630.76 feet and from which a 1/2 inch rebar marking the West quarter corner of Section 25 bears South 00 degrees 12 minutes 47 seconds East, a distance of 2682.51 feet;

Thence South 00 degrees 12 minutes 47 seconds East, along the West boundary of the Northwest quarter of Section 25, a distance of 1341.26 feet;

(Continued)

Thence North 89 degrees 42 minutes 43 seconds East, along the South boundary of the North half of the Northwest quarter of Section 25, a distance of 33.00 feet to the POINT OF BEGINNING;

Thence North 00 degrees 12 minutes 47 seconds West, parallel to and 33.00 feet East of the West boundary of the Northwest quarter of Section 25 a distance of 1308.24 feet;

Thence North 89 degrees 44 minutes 05 seconds East, parallel to and 33.00 feet South of the North boundary of the Northwest quarter of Section 25, a distance of 2597.69 feet;

Thence South 00 degrees 05 minutes 27 seconds East, along the East boundary of the Northwest quarter of Section 25, a distance of 37.00 feet;

Thence South 89 degrees 44 minutes 05 seconds West, parallel to and 70.00 feet South of the North boundary of the Northwest quarter of Section 25, a distance of 2560.61 feet;

Thence South 00 degrees 12 minutes 47 seconds East, parallel to and 70.00 feet East of the West boundary of the Northwest quarter of Section 25, a distance of 1271.22 feet;

Thence South 89 degrees 42 minutes 43 seconds West, along the South boundary of the North half of the Northwest quarter of Section 25, a distance of 37.00 feet to the POINT OF BEGINNING.

EXHIBIT B CONTINUED
LEGAL DESCRIPTION FOR PARCEL:
510-71-030A and 510-71-033B

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF PINAL, STATE OF ARIZONA AND IS DESCRIBED AS FOLLOWS:

PARCEL 1:

The Northwest quarter of the Northeast quarter of the Northwest quarter of Section 25, Township 4 South Range 3 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona.

EXCEPT any portion within the following described property deeded to the City of Maricopa by Special Warranty Deed recorded July 3, 2008 in Recording No 2008-63336:

That part of the Northwest quarter of Section 25, Township 4 South, Range 3 East, of the Gila and Salt River Base and Meridian, Pinal County, Arizona, more particularly described as follows:

COMMENCING at a 1/2 inch rebar marking the Northwest corner of Section 25, from which a 1/2 inch rebar marking the North quarter corner of Section 25 bears North 89 degrees 44 minutes 05 seconds East, a distance of 2630.75 feet and from which a 1/2 inch rebar marking the West quarter corner of Section 25 bears South 00 degrees 12 minutes 47 seconds East, a distance of 2682.51 feet:

Thence South 00 degrees 12 minutes 47 seconds East, along the West boundary of the Northwest quarter of Section 25, a distance of 1341.26 feet;

Thence North 89 degrees 42 minutes 43 seconds East, along the South boundary of the North half of the

Northwest quarter of Section 25, a distance of 33.00 feet to the POINT OF BEGINNING;

Thence North 00 degrees 12 minutes 47 seconds West, parallel to and 33.00 feet East of the West boundary of the Northwest quarter of Section 25 a distance of 1308.24 feet;

Thence North 89 degrees 44 minutes 05 seconds East, parallel to and 33.00 feet South of the North boundary of the Northwest quarter of Section 25, a distance of 2597.69 feet;

Thence South 00 degrees 05 minutes 27 seconds East, along the East boundary of the Northwest quarter of Section 25, a distance of 37.00 feet;

Thence South 89 degrees 44 minutes 05 seconds West, parallel to and 70.00 feet South of the North boundary of the Northwest quarter of Section 25, a distance of 2560.61 feet;

Thence South 00 degrees 12 minutes 47 seconds East, parallel to and 70.00 feet East of the West boundary of the Northwest quarter of Section 25, a distance of 1271.22 feet;

Thence South 89 degrees 42 minutes 43 seconds West, along the South boundary of the North half of the Northwest quarter of Section 25, a distance of 37.00 feet to the POINT OF BEGINNING.

PARCEL 2:

The Southwest quarter of the Northeast quarter of the Northwest quarter of Section 25, Township 4 South Range 3 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona;

(Continued)

EXCEPT beginning at the Southwest corner of the Southwest quarter of the Northeast quarter of the Northwest quarter of Section 25, Township 4 South Range 3 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona;

Thence North 165.00 feet;

Thence East, 330.00 feet;

Thence South 165.00 feet;

Thence West, 330.00 feet to the POINT OF BEGINNING; and

EXCEPT beginning at the Southeast corner of the Southwest quarter of the Northeast quarter of the Northwest quarter of Section 25, Township 4 South Range 3 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona;

Thence North, 330.00 feet;

Thence West, 165.00 feet;

Thence South, 330.00 feet;

Thence East to the POINT OF BEGINNING.

EXHIBIT B CONTINUED
LEGAL DESCRIPTION FOR PARCEL:
510-71-011G

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF PINAL, STATE OF ARIZONA AND IS DESCRIBED AS FOLLOWS:

The East half of the Northeast quarter of the Northwest quarter of Section 25, Township 4 South; Range 3 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona;

Except the South 30.00 feet of the East 50.00 feet, thereof.

EXCEPT any portion within the following described property deeded to the City of Maricopa by Special Warranty Deed recorded July 3, 2008 in Recording No 2008-63336;

That part of the Northwest quarter of Section 25, Township 4 South, Range 3 East, of the Gila and Salt River Base and Meridian, Pinal County, Arizona, more particularly described as follows:

COMMENCING at a 1/2 inch rebar marking the Northwest corner of Section 25, from which a 1/2 inch rebar marking the North quarter corner of Section 25 bears North 89 degrees 44 minutes 05 seconds East, a distance of 2630.76 feet and from which a 1/2 inch rebar marking the West quarter corner of Section 25 bears South 00 degrees 12 minutes 47 seconds East, a distance of 2682.51 feet;

Thence South 00 degrees 12 minutes 47 seconds East, along the West boundary of the Northwest quarter of Section 25, a distance of 1341.26 feet;

Thence North 89 degrees 42 minutes 43 seconds East, along the South boundary of the North half of the Northwest quarter of Section 25, a distance of 33.00 feet to the POINT OF BEGINNING;

Thence North 00 degrees 12 minutes 47 seconds West, parallel to and 33.00 feet East of the West boundary of the Northwest quarter of Section 25 a distance of 1308.24 feet;

Thence North 89 degrees 44 minutes 05 seconds East, parallel to and 33.00 feet South of the North boundary of the Northwest quarter of Section 25, a distance of 2597.69 feet;

Thence South 00 degrees 05 minutes 27 seconds East, along the East boundary of the Northwest quarter of Section 25, a distance of 37.00 feet;

Thence South 89 degrees 44 minutes 05 seconds West, parallel to and 70.00 feet South of the North boundary of the Northwest quarter of Section 25, a distance of 2560.61 feet;

Thence South 00 degrees 12 minutes 47 seconds East, parallel to and 70.00 feet East of the West boundary of the Northwest quarter of Section 25, a distance of 1271.22 feet;

Thence South 89 degrees 42 minutes 43 seconds West, along the South boundary of the North half of the Northwest quarter of Section 25, a distance of 37.00 feet to the POINT OF BEGINNING.