

## MARANA ORDINANCE NO. 2023.027

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RELATING TO ANNEXATION; ANNEXING INTO THE CORPORATE LIMITS OF THE TOWN OF MARANA THAT TERRITORY KNOWN AS THE POST MARANA PUMPKIN PATCH ANNEXATION, APPROXIMATELY 370 ACRES OF LAND LOCATED SOUTHEAST OF THE INTERSECTION OF W HARDIN ROAD AND N TRICO ROAD IN SECTION 14, TOWNSHIP 11 SOUTH, RANGE 10 EAST; APPROVING A PLAN TO PROVIDE THE ANNEXED TERRITORY WITH APPROPRIATE LEVELS OF INFRASTRUCTURE AND SERVICES TO SERVE ANTICIPATED NEW DEVELOPMENT; AND ESTABLISHING ORIGINAL TOWN OF MARANA ZONING

WHEREAS petitions in writing, accompanied by a legal description and map of the real property sought to be annexed as part of the Post Marana Pumpkin Patch Annexation, have been filed and presented to the Mayor and Council of the Town of Marana, Arizona, signed by the owners of one-half or more in value of the real and personal property and more than one-half 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 Post Marana Pumpkin Patch Annexation and extend and increase the corporate limits of the Town of Marana to include said territory, which is approximately 370 acres of property generally located southeast of the intersection of W Hardin Road and N Trico Road in Section 14, Township 11 South, Range 10 East, described and depicted in Exhibit A attached to and incorporated in this Ordinance by this reference; and

WHEREAS the Post Marana Pumpkin Patch Annexation is an area within a portion of Section 14, 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 Post Marana Pumpkin Patch 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 Post Marana Pumpkin Patch Annexation area is included within the Town of Marana's planning area in the Marana 2040 General Plan adopted by the Town Council on December 10, 2019, and ratified by voters at the August 4, 2020 primary election; and

WHEREAS the Future Circulation map in the Marana 2040 General Plan (Figure 2-4) includes Trico Road and the proposed I-11 Corridor, which will serve the Post Marana Pumpkin Patch Annexation area; and

WHEREAS the Post Marana Pumpkin Patch Annexation area is served by private well and private septic; and

WHEREAS the Post Marana Pumpkin Patch Annexation area has a pre-annexation Pima County zoning classification of RH (Rural Homestead); and

WHEREAS the original Town of Marana zoning classifications and zoning entitlements adopted for the Post Marana Pumpkin Patch Annexation area by this ordinance permit densities and uses that are no greater than those permitted by Pima County immediately before annexation; 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 Post Marana Pumpkin Patch Annexation, described and depicted in Exhibit A attached to and incorporated by this reference in this ordinance, is annexed into the Town of Marana, and the present corporate limits are extended and increased to include the described area.

SECTION 2. The Town Council finds that the infrastructure needs of the Post Marana Pumpkin Patch Annexation area are met by existing infrastructure which provide appropriate levels of infrastructure and services to serve anticipated new development, as well as by inclusion of the Post Marana Pumpkin Patch Annexation area within the Marana 2040 General Plan planning area.

SECTION 3. This Ordinance shall be forthwith filed and recorded in the office of the County Recorder of Pima County, Arizona.

SECTION 4. On the effective date of this Ordinance, the Post Marana Pumpkin Patch Annexation territory shall be zoned Town of Marana AG (Agricultural)

PASSED AND ADOPTED by the Mayor and Council of the Town of Marana, Arizona, this 22nd day of August, 2023.



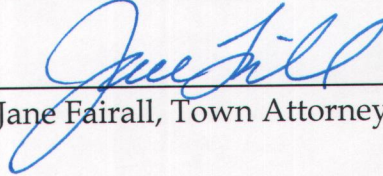
\_\_\_\_\_  
Mayor Ed Honea

ATTEST:



\_\_\_\_\_  
David L. Udall, Town Clerk

APPROVED AS TO FORM:



\_\_\_\_\_  
Jane Fairall, Town Attorney





**LEGAL DESCRIPTION FOR ANNEXATION PURPOSES TO TOWN OF MARANA**

**PARCEL No. 1:**

Those portions of Section 14, Township 11 South, Range 10 East, Gila and Salt River Base and Meridian, Pima County, Arizona described as follows:

**Parcel 1A** (APN# 208-12-001T)

The North Half of the Northwest Quarter; EXCEPT the North 30 feet and the West 30 feet thereof.

**Parcel 1B** (APN# 208-12-001N)

The South Half of the Northwest Quarter; EXCEPT the West 30 feet thereof.

**PARCEL No. 2** (APN# 208-12-001U) (APN# 208-12-001S)

The Southwest Quarter of the Northeast Quarter of Section 14, Township 11 South, Range 10 East, Gila and Salt River Base and Meridian.

**PARCEL No. 3** (APN# 208-12-001N)

The Northwest Quarter of the Southeast Quarter of Section 14, Township 11 South, Range 10 East, Gila and Salt River Base and Meridian.

**PARCEL No.4** (APN# 208-12-001N)

That part of the Northeast Quarter of the Southwest Quarter of Section 14, Township 11 South, Range 10 East, Gila and Salt River Base and Meridian, lying Northerly of the Northerly line of that certain parcel conveyed to Pima County, Arizona, and described as **Parcel B**, in a Deed recorded in Docket 10132, Page 872 Pima County Records.

**PARCEL No.5** (APN# 208-12-001N)

That part of the North Half of the Northwest Quarter of the Southwest Quarter of Section 14, Township 11 South, Range 10 East, Gila and Salt River Base and Meridian, lying Northerly of the Northerly line of that certain parcel conveyed to Pima County, Arizona, and described as **Parcel A**, in a Deed recorded in Docket 10132, Page 872 Pima County Records and lying Northerly of the Southerly line of that certain parcel conveyed to Marana Dairy Farms, Ltd., by Deed Recorded in Docket 10132, page 867 Pima County Record; EXCEPT the West 30 feet thereof.

**PARCEL No.6** (APN# 208-12-001N)

All that portion of the Northwest Quarter of the Southwest Quarter of Section 14, Township 11 South, Range 10 East, Gila and Salt River Base and Meridian, Pima County, Arizona, more particularly described as follows:

**COMMENCING** at the Northwest corner of said Southwest Quarter of Section 14;

THENCE South 00 degrees 20 minutes 00 seconds East along the West line of said Southwest Quarter of Section 14 and the centerline of right of way of Trico Road according to the plat of record in Book 5 of Road Maps at page 77, Records of Pima County, Arizona, 552.71 feet;

THENCE North 76 degrees 37 minutes 33 seconds East, 30.79 feet to the East right of way line for said Trico Road;

THENCE continuing North 76 degrees 37 minutes 33 seconds East along the North bank of the Santa Cruz River according to a survey recorded in Book 3 of records of Surveys at Page 80, Records of Pima County, Arizona, a distance of 99.68 feet to the **POINT OF BEGINNING**;

THENCE along said North bank of the Santa Cruz River the following courses and distances:

North 76 degrees 37 minutes 33 seconds East, 439.97 feet;

North 89 degrees 46 minutes 22 seconds East, 570.04 feet;

South 73 degrees 55 minutes 27 seconds East, 205.46 feet to the East line of said Northwest Quarter of the Southwest Quarter of Section 14;

THENCE South 00 degrees 19 minutes 52 seconds East along said East line, 45.47 feet;

THENCE North 76 degrees 09 minutes 13 seconds West, 4.29 feet to a point of curvature;

THENCE Westerly along a curve concave to the South, having a radius of 1282.13 feet, through a central angle of 20 degrees 30 minutes 57 seconds, an arc distance of 459.09 feet to a point of tangency;

THENCE South 83 degrees 19 minutes 50 seconds West, 299.50 feet to a point of curvature;

THENCE Westerly along a curve concave to the North, having a radius of 1715.30 feet, through a central angle of 12 degrees 11 minutes 20 seconds, an arc distance of 364.91 feet to a point of tangency;

**PARCEL No.6** (continued)

Thence North 84 degrees 28 minutes 50 seconds West, 74.52 feet to the **POINT OF BEGINNING**.

**EXCEPTING FROM SAID ABOVE DESCRIBED PARCELS 1 THRU 6 those portions described as follows:**

**EXCEPTION PARCEL I: (APN# 208-12-004H)**

The South 63 feet of the West 47.18 feet of the East 117.18 feet of the Southwest Quarter of the Northeast Quarter of Section 14, Township 11 South, Range 10 East Gila and Salt River Base and meridian, Pima County, Arizona.

**EXCEPTION PARCEL II: (APN# 208-12-004J)**

The South 63 feet of the West 237.82 feet of the East 355 feet of the Southwest Quarter of the Northeast Quarter of Section 14, Township 11 South, Range 10 East Gila and Salt River Base and meridian, Pima County, Arizona.

**EXCEPTION PARCEL III: (APN# 208-12-004G) & (APN# 208-12-004F)**

That part of the Northwest Quarter of the Southwest Quarter of Section 14, Township 11 South, Range 10 East, Gila and Salt River Base and Meridian, and that part of the Southeast Quarter of the Northwest Quarter thereof described as follows:

**COMMENCING** at the East Quarter Corner of Said Section 14, said corner being South 2633.20 feet from the Northeast corner of said Section 14;

**THENCE** North 89 degrees 54 minutes 39 seconds West along the North line of said Southeast Quarter, a distance of 1324.60 feet;

**THENCE** South 00 degrees 03 minutes 31 seconds West, a distance of 32.00 feet to the **TRUE POINT OF BEGINNING**;

**THENCE** South 00 degrees 03 minutes 31 seconds West along the East line of the Northwest Quarter of the Southeast Quarter to a point which is distant 622.22 feet Northerly from the Southwest corner of the North 5 acres of the Southeast Quarter of the Southeast Quarter of said Section 14;

**THENCE** North 85 degrees 25 minutes 54 seconds West, a distance of 356.10 feet;

**THENCE** North 00 degrees 03 minutes 31 seconds East, a distance of 894.84 feet;

**THENCE** South 89 degrees 54 minutes 39 seconds East, a distance of 285.00 feet;

**EXCEPTIONS FROM PARCELS 1 THRU 6** (continued)

THENCE South 00 degrees 03 minutes 31 seconds West, a distance of 95.00 feet;

THENCE South 89 degrees 54 minutes 39 seconds East, a distance of 70 feet to the **TRUE POINT OF BEGINNING**;

**EXCEPTION PARCEL IV: (APN# 208-12-001P)**

All that portion of the Northwest Quarter of the Southwest Quarter of section 14, Township 11 South, Range 10 East, Gila and Salt River Base and Meridian, Pima County, Arizona, more particularly described as follows:

**COMMENCING** at the Northwest corner of said Southwest Quarter of Section 14;

THENCE South 00 degrees 20 minutes 00 seconds East along the West line of said Southwest Quarter of Section 14 and the centerline of right of way of Trico Road according to the plat recorded in Book 5 of Road Maps at page 77, Records of Pima County, Arizona a distance of 522.71 feet;

THENCE North 76 degrees 37 minutes 33 seconds East, 30.79 feet to the East right of way line of said Trico Road, and the **POINT OF BEGINNING**;

THENCE continuing North 76 degrees 37 minutes 33 seconds East along the North bank of the Santa Cruz River according to a survey recorded in Book 3 of Record of Surveys at page 80, Pima County Records, a distance of 99.68 feet;

THENCE North 84 degrees 28 minutes 50 Seconds West, 97.61 feet to the East right of way line of said Trico Road;

THENCE South 00 degrees 20 minutes 00 seconds East along the said East right of way line, 32.45 feet to the **POINT OF BEGINNING**.

**EXCEPTION PARCEL V: (APN# 208-12-001Q)**

All that portion of the Northeast Quarter of the Southwest Quarter of Section 14, Township 11 South, Range 10 East, Gila and Salt River Base and Meridian, Pima County, Arizona, more particularly described as follows:

**COMMENCING** at the Southwest corner of said Northeast Quarter of the Southwest Quarter of Section 14;

**EXCEPTIONS FROM PARCELS 1 THRU 6** (continued)

THENCE North 00 degrees 19 minutes 52 seconds West along the West line thereof 742.50 feet to the South bank of the Santa Cruz River and the **POINT OF BEGINNING**;

THENCE continuing North 00 degrees 19 minutes 52 seconds West along said West line, 71.70 feet;

THENCE South 76 degrees 09 minutes 13 seconds East, 21.31 feet to a point of curvature;

THENCE Southeasterly along a curve concave to the South, having a radius of 1229.41 feet, through a central angle of 10 degrees 45 minutes 52 seconds, an arc distance of 230.98 feet to a point of tangency;

THENCE South 65 degrees 23 minutes 21 seconds East, 379.92 feet to a point of curvature;

THENCE Southeasterly along a curve concave to the Southwest, having a radius of 1187.91 feet, through a central angle of 22 degrees 24 minutes 23 seconds, an arc distance of 464.55 feet to a point of tangency;

THENCE South 42 degrees 58 minutes 58 seconds East, 306.75 feet to a point of curvature;

THENCE Easterly along a curve concave to the Northeast, having a radius of 216.35 feet, through a central angle of 47 degrees 31 minutes 04 seconds, an arc distance of 179.43 feet to a point of cusp, said point being the Southeast corner of said Northeast Quarter of the Southwest Quarter of Section 14;

THENCE South 89 degrees 29 minutes 58 seconds West along the South line of said Northeast Quarter of the Southwest Quarter of Section 14, a distance of 310.33 feet to the South bank of the Santa Cruz River;

THENCE along the South bank of the Santa Cruz River the following course and distances:

North 13 degrees 47 minutes 57 seconds West, 131.06 feet;

North 37 degrees 17 minutes 57 seconds West, 262.12 feet;

North 64 degrees 17 minutes 57 seconds West, 917.41 feet to the **POINT OF BEGINNING**.

**EXCEPTION PARCEL VI:** (A portion of APN# 208-12-001N)

That part of the Northwest Quarter of the Southeast Quarter of Section 14, Township 11 South,



**EXCEPTIONS FROM PARCELS 1 THRU 6** (continued)

Range 10 East, Gila and Salt River Base and Meridian described as follows:

**COMMENCING** at the East Quarter Corner of Said Section 14, said corner being South 2633.20 feet from the Northeast corner of said Section 14;

**THENCE** North 89 degrees 54 minutes 39 seconds West along the North line of said Southeast Quarter, a distance of 1324.60 feet;

**THENCE** South 00 degrees 03 minutes 31 seconds West, a distance of 854.25 feet along the East line of the Northwest Quarter of the Southeast Quarter to a point which is distant 622.22 feet Northerly from the Southwest corner of the North 5 acres of the Southeast Quarter of the Southeast Quarter of said Section 14, said point being the **TRUE POINT OF BEGINNING**;

**THENCE** North 85 degrees 25 minutes 54 seconds West, a distance of 356.10 feet, said point being the Southwest corner of Exception Parcel III;

**THENCE** South 00 degrees 03 minutes 31 seconds West, said bearing being a prolongation of the West line of Exception Parcel II, a distance of 484.13 feet to the South line of the Northwest Quarter of the Southeast Quarter of said Section 14;

**THENCE** along said South line, South 89 degrees 42 minutes 29 seconds East, a distance of 355.00 feet to the East line of the Northwest Quarter of the Southeast Quarter of said Section 14, said point being the Northwest corner of the North 5 acres of the Southeast Quarter of the Southeast Quarter of said Section 14;

**THENCE** along said East line, North 00 degrees 03 minutes 31 seconds, a distance of 457.80 feet to the **TRUE POINT OF BEGINNING**.

**EXCEPTION PARCEL VII: (APN# 208-12-001K) & (APN# 208-12-001J)**

That certain 70 foot by 95 foot wellsite lying within the East Half of Section 14, Township 11 South, Range 10 East, Gila and Salt River Base and Meridian, Pima County, Arizona, and further described as follows:

**COMMENCING** at the East Quarter corner of said Section 14, said corner being South 2633.20 feet from the Northeast corner of Section 14;

**THENCE** North 89 degrees 54 minutes 39 seconds West, along the North line of the Southeast Quarter, a distance of 1324.60 feet;

**EXCEPTIONS FROM PARCELS 1 THRU 6** (continued)

Thence South 00 degrees 03 minutes 31 seconds West, a distance of 32.00 feet to the **TRUE POINT OF BEGINNING**;

THENCE North 89 degrees 54 minutes 39Seconds West, a distance of 70 feet to a point;

THENCE North 00 degrees 03 minutes 31 seconds East, a distance of 95 feet to a point;

THENCE South 89 degrees 54 minutes 39 seconds East, a distance of 70 feet to a point;

THENCE South 00 degrees 03 minutes 31 seconds West, a distance of 95 feet to the **TRUE POINT OF BEGINNING**.

**PARCEL No.7** (APN# 208-12-001V)

The Northwest Quarter of the Northeast Quarter of Section 14, Township 11 South, Range 10 East of the Gila and Salt River base and Meridian, Pima County, Arizona, EXCEPT the North 30 feet thereof.

**PARCEL No.8** (APN# 208-12-001E)

The Northeast Quarter of the Northeast Quarter of Section 14, Township 11 South, Range 10 East of the Gila and Salt River Base and Meridian, Pima County, Arizona, EXCEPT the North 30 feet thereof.

**PARCEL No.9** (APN#208-12-001R)

That portion of the Northeast Quarter of Section 14, Township 11 South, Range 10 East of the Gila and Salt River Base and Meridian, Pima County, Arizona, described as follows:

Beginning at the Northeast corner of said Section 14;

THENCE South 00° 04'12" West along the East line thereof a distance of 1320.22 feet to the **TRUE POINT OF BEGINNING**;

THENCE South 89°57'22" West , a distance of 1324.92 feet;

THENCE South 00°04'08" East, a distance of 1310.45 feet to the Southwest corner of the Southeast Quarter of said Northeast Quarter;

THENCE South 89°56'23" East along the South line thereof a distance of 1321.67 feet to the East Quarter corner of said Section 14;

Thence North 00°04'12" East, a distance of 1312.86 feet to the **TRUE POINT OF BEGINNING**.

**HARDIN ROAD** (60 foot in width - 30 feet each side of the centerline to be maintained by the Town of Marana)

All that portion of Hardin Road being located in Section 11, Township 11 South, Range 10 East, Pima County, Arizona and Section 14, Township 11 South, Range 10 East, Pima County, Arizona being 30 feet each side and immediately adjacent to the South line of Section 11, and North line of Section 14 said lines being a common line between Sections 11 and 14 and the centerline of Hardin Road, as recorded in Book 4 of Road Maps, Page 75, Pima County Records, Pima County, Arizona.

**TRICO ROAD** (60 foot in width - 30 feet each side of the centerline to be maintained by the Town of Marana)

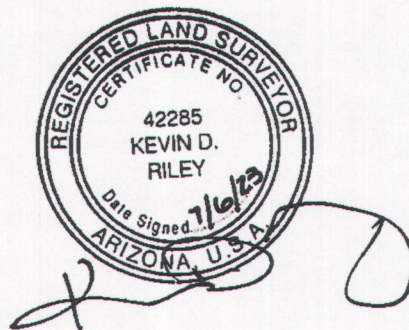
All that portion of Trico Road being located in Section 14, Township 11 South, Range 10 East, Pima County, Arizona and Section 15, Township 11 South, Range 10 East, Pima County, Arizona being 30 feet each side and immediately adjacent to the West line of Section 14, and East line of Section 15 said lines being a common line between Sections 14 and 15 and the centerline of Trico Road, as recorded in Book 5 of Road Maps, Page 77, Pima County Records, Pima County, Arizona, being more particularly described as follows:

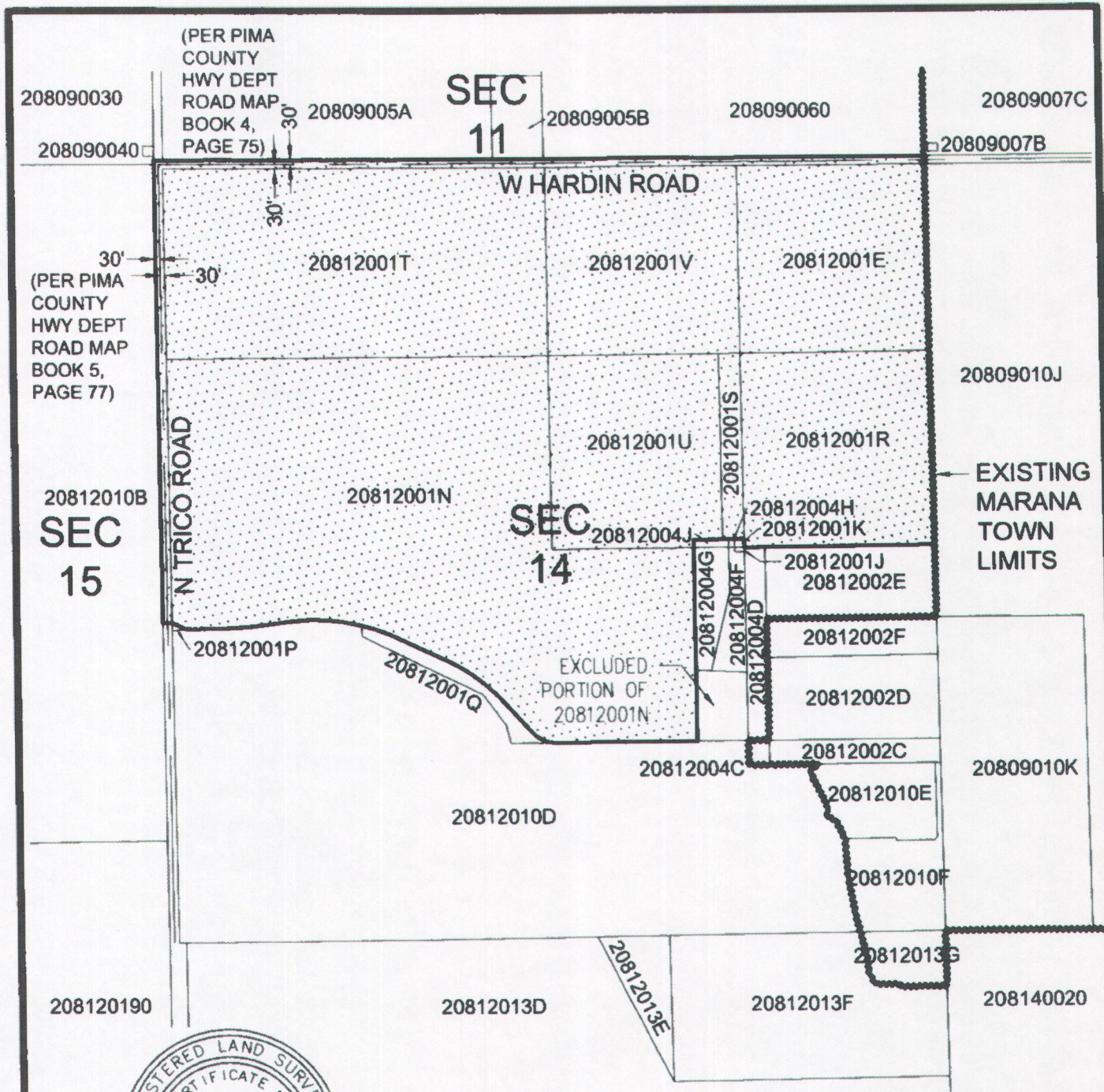
**BEGINNING** at the Northwest Quarter Corner of said Section 14, said corner being also being the Northeast corner of Section 15;

THENCE South along the West line of Section 14, said line also being the centerline of Trico Road, a distance of 3115.18 feet to the **POINT OF ENDING**.

**NOTE:**

This legal description was prepared for annexation purposes to the Town of Marana, no field survey was performed at this time.





**POST VOLUNTARY ANNEXATIONS  
MAP 1**

- EXISTING MARANA TOWN LIMITS
- ANNEXATION AREA

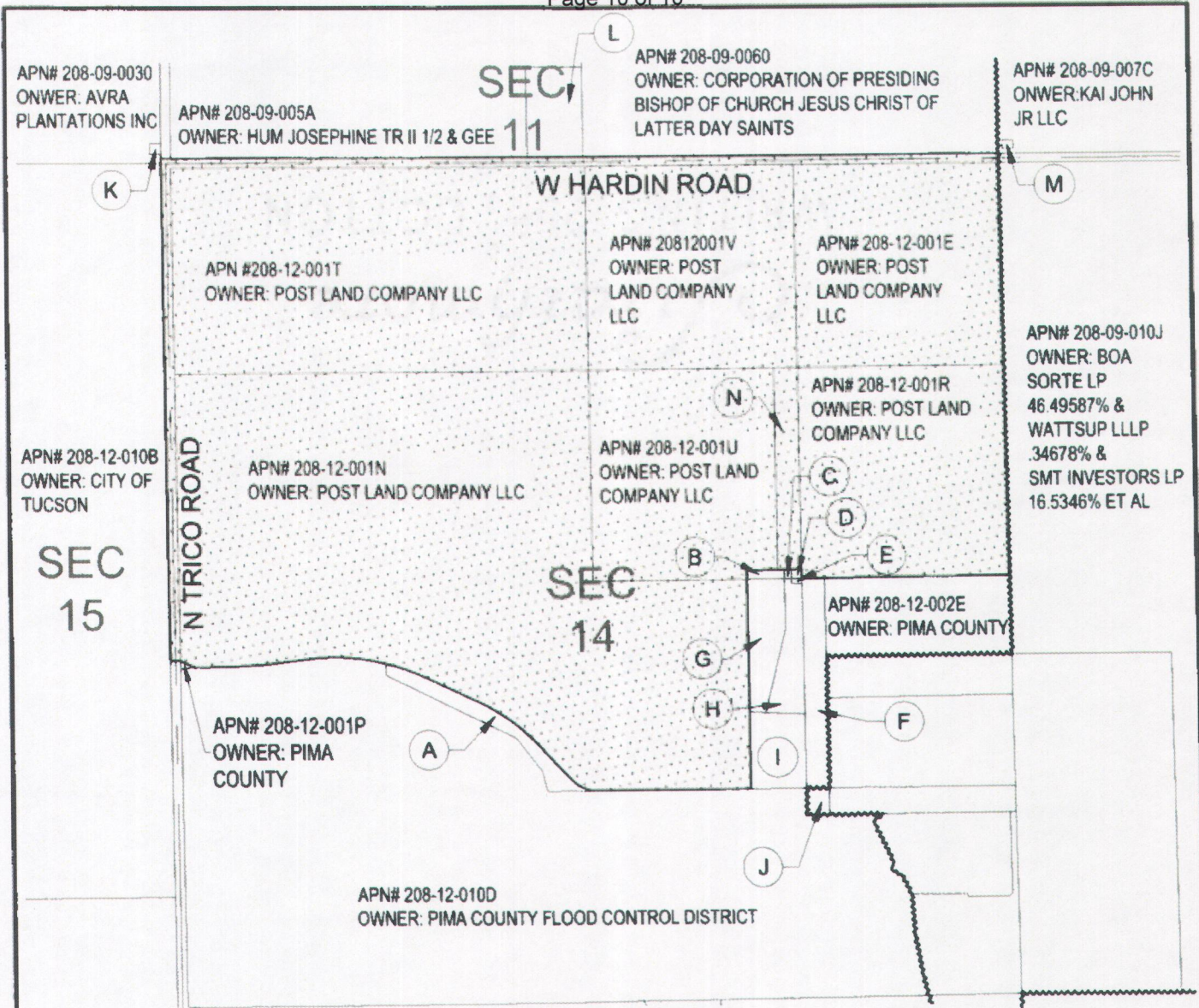


**Bowman  
CONSULTING**

3275 W Ina Rd, Ste 220 Phone: (520) 463-3200  
Tucson, Arizona 85741 www.bowmanconsulting.com

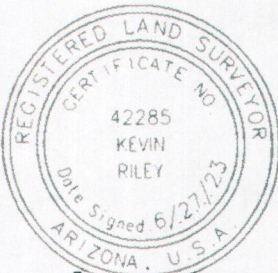
**PROPOSED ANNEXATION  
TO TOWN OF MARANA**  
A PORTION OF SECTION 14  
TOWNSHIP 11 SOUTH, RANGE 10 EAST  
GILA AND SALT RIVER MERIDIAN

JOB #	051545
DATE	6-26-2023
SCALE	1"=1000'
DRAWN	NBJ
SHT 9	



PARCEL LEGEND

- A APN# 208-12-001Q  
OWNER: PIMA COUNTY
- B APN# 208-12-004J  
OWNER: CARTER JOHN & LENORE CP/RS
- C APN# 208-12-004H  
OWNER: CARTER JOHN & LENORE CP/RS
- D APN# 208-12-001K  
OWNER: CARTER JOHN & LENORE CP/RS
- E APN# 208-12-001J  
OWNER: POST LAND COMPANY LLC
- F APN# 208-12-004D  
OWNER: VANDERWEIDE STEPHEN J & DEBRA CP/RS
- G APN# 208-12-004G  
OWNER: CARTER JOHN & LENORE CP/RS
- H APN# 208-12-004F  
OWNER: CARTER JOHN & LENORE CP/RS
- I EXCLUDED PORTION OF APN# 208-12-001N  
OWNER: POST LAND COMPANY LLC
- J APN# 208-12-004C  
OWNER: TOWN OF MARANA
- K APN# 208-09-0040  
OWNER: CORTARO-MARANA IRRIGATION DISTRICT
- L APN# 208-09-005B  
OWNER: HUM JOSEPHINE TR II 1/2 & GEE
- M APN# 208-09-007B  
OWNER: CORTARO-MARANA IRRIGATION DISTRICT
- N APN# 208-12-001S  
OWNER: POST LAND COMPANY LLC



*Kevin Riley*

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**PROPOSED ANNEXATION**  
**TO TOWN OF MARANA**  
A PORTION OF SECTION 14  
TOWNSHIP 11 SOUTH, RANGE 10 EAST  
GILA AND SALT RIVER MERIDIAN

JOB #	051545
DATE	6-26-2023
SCALE	1"=1000'
DRAWN	NBJ

SHT 10