

RESOLUTION NO. 12242

**A RESOLUTION OF THE COUNCIL OF THE CITY OF MESA,
MARICOPA COUNTY, ARIZONA APPROVING THE PROPOSED
MUNICIPAL INCORPORATION OF THAT CERTAIN AREA
KNOWN AS “SAN TAN VALLEY, ARIZONA.”**

WHEREAS, the petitioners residing in that certain unincorporated territory known as “San Tan Valley, Arizona”, legally described in Exhibit A and the boundaries of which are depicted in Exhibit B (“Proposed Municipality”) desire to be an incorporated municipality under the laws of the State of Arizona.

WHEREAS, the Proposed Municipality is located within six miles of the corporate limits of the City of Mesa, Arizona, a city having a population in excess of five thousand inhabitants, placing the Proposed Municipality within an “urbanized area” as defined by the provisions of A.R.S. § 9-101.01.

WHEREAS, being within an urbanized area requires the petitioners for the Proposed Municipality either to (i) apply for and be denied annexation into Mesa, or (ii) receive a resolution adopted by the Mesa City Council approving the proposed municipal incorporation.

WHEREAS, petitioners requested a resolution from the City of Mesa, Arizona, approving the proposed incorporation.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MESA, ARIZONA, AS FOLLOWS:

Section 1: That, pursuant to A.R.S. § 9-101.01, the proposed incorporation of “San Tan Valley, Arizona” is approved subject to the following conditions:

- A. The City of Mesa has no objections to municipal incorporation of that certain unincorporated territory known as “San Tan Valley, Arizona”, the legal description and boundaries of which are attached hereto as Exhibit A and Exhibit B, and such exhibits are incorporated herein by this reference.
- B. The Mesa City Council approves the proposed incorporation with the understanding that the initial boundaries of the San Tan Valley municipal corporation shall not exceed the area legally described on Exhibit A and depicted on Exhibit B attached hereto.
- C. The Mesa City Council’s approval is granted for only one (1) election and any subsequent election for incorporation of all or any portion of the area legally described on Exhibit A and depicted on Exhibit B shall require a new resolution from the Mesa City Council.

PASSED AND ADOPTED by the Mayor and Council of the City of Mesa, Arizona, this 19th day of August, 2024.

APPROVED:

Mayor

ATTEST:

City Clerk

Exhibit A

**LEGAL DESCRIPTION
FOR
PROPOSED SAN TAN VALLEY, ARIZONA
INCORPORATION**

(SEE ATTACHED)

LEGAL DESCRIPTION

Proposed San Tan Valley Incorporated Area

Sections 17, 20 21, 22,27, 28, 29, 33 and 34, and portions of Sections 31, 32 in Township 2 South, Range 8 East, Sections 2, 3, 4, 6, 7, 8, 9, 10, 13, 15, 16, 17, 18, 22, 23, and 27, Portions of Sections 11, 14, 19, 20, 21, 24, 28, 29, 30, and 32 in Township 3 South, Range 8 East, Sections 11 and Portions of Sections 1, 12, 13, and 14 in Township 3, Range 7 East, and Portions of Section 18 in Township 3 South, Range 9 East, Gila and Salt River Meridian, Pinal County, Arizona,

BEGINNING at the Northwest Corner of Section 17 Township 2 South, Range 8 East,

Thence East along the North boundary of said Section 17, to the Northeast corner of Section 17,

Thence South along the East boundary of said Section 17, to the Southeast corner of Section 17 also being the Northwest corner of Section 21 of Township 2 South, Range 8 East,

Thence East along the North boundary of Sections 21 and 22 to the Northeast corner of Section 22 Township 2 South, Range 8 East,

Thence South along the East boundary of Sections 22, 27, and 34, to the Southeast corner of Section 34 Township 2 South, Range 8 East, and being a point of the North boundary of Section 3, Township 3 South, Range 8 East,

Thence East along the North boundary of Sections 3 and 2, Township 3 South Range 8 East, to the Northeast corner of Parcel 1 of Fee Number 2011-030474.

Thence Southerly along the Northeasterly boundary of Parcel 1 of Fee No. 2011-030474 to the intersection of the East boundary of Said Section 2.

Thence South along the East boundary of Sections 2, 11, to the East quarter corner of Section 11 Township 3 South, Range 8 East,

Thence West along the East-West mid-section line of said Section 11, to the West quarter corner of Section 11 also being East quarter corner of Section 10 Township 3 South, Range 8 East,

Thence South along the East boundary of said Section 10, to the Southeast corner of Section 10 also being the Northwest corner of Section 14 Township 3 South, Range 8 South,

Thence East along the North boundary of said Section 14, to the North quarter corner of said Section 14,

Thence South along the North-South mid-section line of said Section 14, to the South quarter of said Section 14 also being the North quarter corner of Section 23, Township 3 South, Range 8 East,

Thence East along the North boundary of said Section 23, Township 3 South, Range 8 East, to the Southwest corner of Parcel 1 of Fee Number 2010-008679,



Thence North along the West boundary of Parcel 1 of Fee No. 2010-008679 to the Northwest corner of Parcel 1 of Fee No. 2010-008679,

Thence East along the North boundary of Parcel 1 of Fee No. 2010-008679 intersection the East Boundary of Section 14 also being the West boundary of Section 13 Township 3 South Range 8 East,

Thence North along West boundary of Section 13, to the Northwest Corner of said Section 13,

Thence East along the North boundary of Section 13, to the Northeast corner of 13, also being the Northwest corner of Section 18, Township 3 South Range 9 East,

Thence South along West boundary of Section 18, intersection the Southwestern Boundary of the Central Arizona Project (C.A.P.) Canal right of way,

Thence Southeast along the southwesterly C.A.P. Canal right of way to the intersection of C.A.P. Canal right of way and the Northwesterly boundary of that portion of Salt River Project Right of way Parcel 11, Docket 1050, Page 409,

Thence Northeast along the North boundary of said Parcel 11, to Northern most corner of said Parcel 11,

Thence South along the East Boundary of said Parcel 11, to the Southeasterly boundary of Parcel 11,

Thence Southwest along the Southeasterly boundary of said Parcel 11, to the intersection of the Southeasterly boundary of Said Parcel 11 and the Southwesterly C.A.P. Canal right of way,

Thence Southeast along CAP Canal right of way, to the Northeast corner of Parcel A, Fee Number 2022-045558,

Thence South along the East boundary of said Parcel A Fee Number 2022-045558, to the South boundary of Section 18, Township 3 South, Range 9 East,

Thence West along the South boundary of Section 18, to the Southwest corner of Section 18 Township 3 South, Range 9 East, also being the Northeast corner of Section 24 Township 3 South, Range 8 East,

Thence South along the East boundary of Section 24, to the Southeast corner of that parcel described in Fee Number 2021-029103,

Thence West along the South boundaries of Said parcel described in Fee Number 2021-029103 and that parcel described in Fee Number 2009-08631, to the Southwest corner of said parcel described in Fee Number 2009-08631,

Thence North along the West boundary of said parcel described in Fee Number 2009-08631, intersecting the North boundary of Section 24, also being the South boundary of Section 13,

Thence West along the North boundary of Section 24, to the Northeast corner of Quail Run, Cabinet F, Slide 172, Fee Number 2006-029948,

Thence South along the East boundary of Quail Run, Cabinet F, Slide 172, to the Southeast corner of Quail Run, Cabinet F, Slide 172,



Thence West along the South boundary of said Quail Run, Cabinet F, Slide 172, intersecting the West boundary of Section 24, also being the East boundary of Section 23, Township 3 South, Range 8 East,

Thence South along the East boundary of said Section 23, to the Southeast corner of Section 23,

Thence West along the South boundary of Section 23, to the Southwest corner of Section 23 also being the Northeast corner of Section 27, Township 3 South, Range 8 East,

Thence South along the East boundary of said Section 27, to the Southeast corner of Section 27,

Thence West along the South boundary of Sections 27, and 28, Township 3 South, Range 8 East, to the Southwest corner of Section 28 also being the Northeast corner of Section 32, Township 3 South, Range 8 East,

Thence South along the East boundary of Section 32, to the Southeast corner of Laurel Ranch, Fee Number 2018-014623,

Thence West along the South boundary of said Laurel Ranch Fee Number 2018-014623, to the Southwest corner of said Laurel Ranch Fee Number 2018-014623,

Thence North along the West boundary of said Laurel Ranch Fee Number 2018-014623, intersecting the North boundary of said Section 32,

Thence East along the North boundary of said Section 32, to the Northeast corner of Section 32 also being the Southwest corner of said Section 28, Township 3 South, Range 8 East,

Thence North along the West boundary of Section 28, to the West quarter corner of Section 28,

Thence East along the East-West mid-section line of Section 28, to the East quarter corner of Section 28 also being the West quarter corner of Section 27, Township 3 South, Range 8 East,

Thence North along the West boundary of Sections 27, and 22, Township 3 South, Range 8 East, to the West quarter corner of Section 22, also being the East quarter corner of Section 21, Township 3 South, Range 8 East,

Thence West along the East-West mid-section lines of Sections 21, and 20, Township 3 South, Range 8 East, intersecting the Northeasterly boundary of Johnson Ranch Fee Number 2001-033920 also being the Southwest boundary of Hunt Highway.

Thence Southeast along Northeasterly boundary of said Johnson Ranch Fee number 2001-033920 intersecting the Northwesterly boundary of New Magma Irrigation & Drainage Right of way Fee Number 2001-033920.

Thence Southwesterly along the Northwest boundary of New Magma Irrigation & Drainage Right of way Fee Number 2001-033920.

Thence Southeast along Johnson Ranch and the Southwesterly boundary of New Magma Irrigation & Drainage Right of way Fee Number 2001-033920 intersecting the Southern boundary of Section 20 also being the Northern boundary of Section 29, Township 3 South, Range 8 East,

Thence West along the North boundary of Section 29, to North quarter corner of Section 29



Thence South along the North-South mid-section line of Section 29, and East boundary of Johnson Ranch Unit 26B, Fee Number 2007-021748, to the Southeast corner of said Johnson Ranch Unit 26B Fee Number 2007-021748,

Thence West along the South boundary of said Johnson Ranch Unit 26B Fee Number 2007-021748, to the Southwest corner of said Johnson Ranch Unit 26B Fee Number 2007-021748,

Thence North along the West boundary of said Johnson Ranch Unit 26B Fee Number 2007-021748, intersecting the North boundary of Section 32 Township 3 South, Range 8 East also being the South boundary of Section 29, Township 3 South Range 8 East,

Thence West along the South boundary of Sections 29, and 30, Township 3 South, Range 8 East, to the South quarter corner of Section 30,

Thence North along the mid-section Line of Sections 30, and 19, Township 3 South, Range 8 East to the intersection of the North Boundary of Virgil Drive of San Tan Ranches Unit 2, Book 14, Page 34, Fee Number 1978-000738

Thence West along the Northerly boundary Virgil Drive of said San Tan Ranches Unit 2, intersecting the East boundary of Varnum RD of said San Tan Ranches Unit 2,

Thence North along the East boundary of Varnum Road of said San Tan Ranches Unit 2, intersecting the North boundary of Section 19 also being the South boundary of Section 18 Township 3 South, Range 8 East,

Thence West along the South boundary of Section 18 to the Southwest corner of Section 18.

Thence North along the West boundary of Section 18, to the East quarter corner of Section 13, Township 3 South, Range 7 East,

Thence West along the East-West midsection line of said Section 13, to the West quarter corner of Section 13,

Thence North along the West boundary of Section 13, to an angle point of Tract H Parcel 3A, Fee Number 2000-046147

Thence Northwest along the Southeasterly boundary of said Tract H Parcel 3A Fee Number 2000-046147 intersecting the North Boundary of Section 14 also being the South Boundary of Section 11, Township 3 South, Range 7 East,

Thence West along the South boundary of said Section 11, to the Southwest corner of Section 11,

Thence North along the West boundary of said Section 11, to the Northwest corner of Section 11,

Thence East along the North boundary of said Section 11, to the Northeast corner of Section 11,

Thence South along the East boundary of said Section 11 intersecting the centerline of Hunt Highway per Fee Number 2014-053534



Thence Southeast along said Hunt Highway Phase 2 per Fee Number 2014-053534, intersecting the West Boundary of the East half of the Northwest quarter of Section 12, Township 3 South Range 7 East,

Thence North along the West boundary of the East half of the Northwest quarter of Section 12 AND the East half of the west half of Section 1 per Fee Number 2014-053534, to a point on the North boundary of Section 1, Township 3 South, Range 7 East,

Thence East along the North boundary of Section 1, to the Northeast corner of said Section 1, also being the Southwest corner of Section 31, Township 2 South, Range 8 East,

Thence North along the West boundary of Section 31, to the Northwest corner of Parcel 18, Cabinet F, Slide 198, Fee Number 2006-055901,

Thence East along the North boundaries of Parcels 18, and 20, Cabinet F, Slide 198, Fee Number 2006-055901, to the Northeast corner of said Parcel 20,

Thence Southeast along the Northeasterly boundary of said Parcel 20 and Parcel 21, Cabinet F, Slide 198, Fee Number 2006-055901, to the South boundary of Section 31, Township 2 South, Range 8 East, also being the North boundary of Section 6, Township 3 South, Range 8 East,

Thence East along the North boundary of said Section 6 intersecting the Southwesterly boundary of Tract D of Circle Cross Ranch Unit 3 Parcel 1, Fee No. 2017-060925.

Thence Southeast along the Southwesterly boundary of said Tract D to the Southwest corner of Circle Cross Ranch Unit 3 Parcel 1, Fee No. 2017-060925

Thence East along the Southerly boundary of Circle Cross Ranch Unit 3 Parcel 1, Fee No. 2017-060925 to the intersection of curve C107 of Circle Cross Ranch Unit 3 Parcel 1, Fee No. 2017-060925 the western boundary of Gantzel Rd.

Thence North along the West boundary of Gantzel Rd as shown on Circle Cross Ranch Unit 3 Parcel 1, Fee No. 2017-060925 intersecting the North boundary of Section 6, Township 3 South, Range 8 East.

Thence East along the North boundary of Section 6 and 5, Township 3 South, Range 8 East, intersecting the Eastern boundary of Parcels 1 and 2 of Fee Number 2022-116986

Thence Southeast along the East boundary of Parcels 1 and 2 of Fee Number 2022-116986 intersecting the East-West mid-section line of Section 5, Township 3 South, Range 8 East,

Thence East along the East-West mid-section line to the Center quarter corner of Section 5,

Thence North along the North-South mid-section line to the North quarter corner of Section 5,

Thence East along the North boundary of said Section 5 and 4 to a point on the North boundary of Section 4 also being the Southwest corner of Section 33, Township 2 South, Range 8 East,

Thence North along the West boundary of said Section 33, intersecting the North boundary of Shea Homes At Johnson Farms, Neighborhood 1, Cabinet H, Slide 34, Fee Number 2007-114123,

Thence West along Northerly Boundary of said Shea Homes At Johnson Farms, Neighborhood 1, to the Southeast corner of Tract "I" of said Shea Homes At Johnson Farms, Neighborhood 1,



Thence North along the Western East Boundary of said Shea Homes At Johnson Farms, Neighborhood 1, to the Southwest corner of Tract "S" of said Shea Homes At Johnson Farms, Neighborhood 1,

Thence East along the South boundary of Tract "S" of said Shea Homes At Johnson Farms, Neighborhood 1, to the West boundary of Section 33, Township 2 South, Range 8 East

Thence North along the West boundary of said Section 33, to the Northwest corner of Section 33, also being the Southwest corner of Section 29

Thence West along the South boundary of Section 29, Township 2 South, Range 8 East, to the intersection of said Section 29, and the Western alignment of Tract A, Fee Number 2012-110779,

Thence South along to the West alignment of said Tract A, to a corner of said Tract A,

Thence West along the North alignment of said Tract A, intersecting the West boundary Section 32, Township 2 South, Range 8 East

Thence North along the West boundaries, Sections 17, 20, 29, and 32, Township 2 South, Range 8 East, to the Northwest corner of Section 17, Township 2 South, Range 8 East, and the point of **BEGINNING**.



Exhibit B
MAP FOR
PROPOSED SAN TAN VALLEY, ARIZONA
INCORPORATION

(SEE ATTACHED)

