

MARANA ORDINANCE NO. 2025.022

RELATING TO DEVELOPMENT; APPROVING A REZONING OF APPROXIMATELY 752.5 ACRES OF LAND TO ESTABLISH THE CASCADA II SPECIFIC PLAN GENERALLY LOCATED EAST OF INTERSTATE 10 AND NORTH OF TWIN PEAKS ROAD WITHIN A PORTION OF SECTIONS 9, 10, 15, AND 22, TOWNSHIP 12 SOUTH AND RANGE 12 EAST

WHEREAS Pacific International Properties, L.L.P. (the "Property Owners") owns approximately 752.5 acres of land entitled as the Cascada Specific Plan and the Cascada North Specific Plan pursuant to Marana Ordinance Nos. 2006.23 and 2011.31, respectively, located east of Interstate 10 and north of Twin Peaks Road within a portion of Sections 9, 10, 15, and 22, Township 12 South, and Range 12 East, described on Exhibit "A" attached to and incorporated in this ordinance by this reference (the "Rezoning Area"); and

WHEREAS the Property Owners have authorized Lazarus & Silvyn, PC to submit an application to rezone the Rezoning Area from SP (Specific Plan) Cascada Specific Plan and SP (Specific Plan) Cascada North Specific Plan to SP (Specific Plan) Cascada II Specific Plan, creating the Cascada II Specific Plan ("this Rezoning"). The Cascada II Specific Plan consolidates approximately 752.5 acres of undeveloped land within the areas regulated by the Cascada Specific Plan and the Cascada North Specific Plan and establishes appropriate land uses and zoning and development regulations; and

WHEREAS the Marana Planning Commission held a public hearing to consider this Rezoning on August 27, 2025, and voted unanimously 6-0 to recommend that the Town Council approve this Rezoning subject to the recommended conditions, except for a traffic-related condition (listed as condition #13 in the staff report for the Planning Commission item) which both Town staff and the Property Owners requested be deleted because the issues are anticipated to be resolved with the completion and approval of the Traffic Impact Analysis for the project; and

WHEREAS the Marana Mayor and Town Council held a public hearing to consider this Rezoning on October 21, 2025, and determined that this Rezoning should be approved.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council of the Town of Marana, Arizona, as follows:

Section 1. The zoning of the Rezoning Area is hereby changed from SP (Specific Plan) Cascada Specific Plan and SP (Specific Plan) Cascada North Specific Plan to SP

(Specific Plan) Cascada II Specific Plan, creating the Cascada II Specific Plan. The Cascada II Specific Plan, one electronic and one printed copy of which are on file in the office of the Town Clerk of the Town of Marana, Arizona, which was made a public record by and is attached as Exhibit A to Marana Resolution No. 2025-098, is hereby referred to, adopted and made part of this ordinance as if fully set out here.

Section 2. This Rezoning is subject to the following conditions, the violation of which shall be treated in the same manner as a violation of the Town of Marana Town Code (but which shall not cause a reversion of this Rezoning), and which shall be binding on the Property Owners and their successors in interest (all of whom are collectively included in the term “Property Owners” in the following conditions):

1. Compliance with all applicable provisions of the Town’s codes and ordinances current at the time of any subsequent development including, but not limited to, requirements for public improvements and payment of application fees and applicable development impact fees.
2. Any preliminary plat (if applicable), final plat, or development plan for any portion of the Rezoning Area shall be in general conformance with the Land Use Concept Plan presented to and approved by the Town Council as part of this Rezoning.
3. A master drainage study must be submitted by the Property Owners and accepted by the Town Engineer prior to Town approval of a preliminary plat (if applicable), final plat, or development plan for any portion of the Rezoning Area.
4. A water infrastructure and phasing plan (WIP) must be submitted by the Property Owners and accepted by Marana Water (the “water utility”) prior to approval of a preliminary plat (if applicable), final plat, or development plan for any portion of the Rezoning Area. The WIP shall identify all on-site and off-site water facilities needed to serve the proposed development. The WIP shall include all information required by the water provider, such as (but not limited to) analysis of water use and fire flow requirements, and well source, reservoir, and booster station infrastructure needed to serve the proposed development. If the water provider requires a water service agreement as a condition of service to the proposed development, the Property Owners must enter into a water service agreement with the water provider consistent with the accepted WIP.
5. A master sewer plan must be submitted by the Property Owners and accepted by Pima County Regional Wastewater Reclamation Department (the “wastewater utility”) prior to the approval of any final plat or development plan for the Rezoning Area. The master sewer plan shall identify all on-site and off-site wastewater facilities needed to serve the proposed development, and shall include all information required by the wastewater utility. If the wastewater utility requires a sewer service agreement as a condition of service to the proposed development, the Property Owners must enter into a sewer service agreement with the wastewater utility consistent with the accepted master sewer plan.

6. The Property Owners must design and construct any roadway, drainage, water, and wastewater improvements, and dedicate or acquire any property rights associated with those improvements, that the Town requires based on the data and findings of the accepted traffic impact analysis, the accepted master drainage study, the accepted WIP, the accepted master sewer plan, and other studies approved in connection with the approval of a preliminary plat (if applicable), final plat, or development plan for any portion of the Rezoning Area.
7. The final design of all streets and circulation facilities, including gated access (if applicable) must be accepted by the Northwest Fire District prior to approval of a final plat for any portion of the Rezoning Area.
8. No approval, permit or authorization by the Town of Marana authorizes violation of any federal or state law or regulation or relieves the Property Owners from responsibility to ensure compliance with all applicable federal and state laws and regulations, including the Endangered Species Act and the Clean Water Act. The Property Owners should retain appropriate experts and consult appropriate federal and state agencies to determine any action necessary to assure compliance with applicable laws and regulations.
9. Prior to the issuance of any grading permits, the Property Owners shall submit evidence to the Town that all federal permit requirements have been met through the Corps of Engineers and the State Historic Preservation Office, if federal permits are required for the development of the Rezoning Area.
10. The Property Owners shall not cause any lot split of any kind without the written consent of the Town of Marana.
11. The Property Owners have submitted a detailed Traffic Impact Analysis (TIA) that must be accepted by staff prior to approval of a preliminary plat (if applicable), final plat, or development plan for any portion of the Rezoning Area. The property owners may be required to submit an updated TIA or updated traffic studies when warranted by changes to the Rezoning Area or in development surrounding the Rezoning Area. The submitted Traffic Impact Analysis addresses only the first two phases of development of the Rezoning Area. The Property Owners will be required to submit additional traffic analyses prior to development of subsequent phases of the Rezoning Area.
12. The Property Owners must dedicate right-of-way for an ultimate 150-foot right-of-way along the Lambert Lane alignment in accordance with the Town of Marana General Plan, to the extent that the Lambert Lane alignment is contained within the Cascada II Specific Plan area. The right-of-way shall be dedicated at the time of approval of a final plat within the phases of development containing or impacted by the Lambert Lane alignment or upon request by the Town.
13. Any improvements required by the TIA for Arizona Department of Transportation (ADOT) facilities must be accepted by ADOT.

14. Left turns from new driveway intersections at Twin Peaks Road (four in total) will not be permitted, consistent with the TIA. Modifications to median openings, if necessary to prohibit the left-turn movement, will be the responsibility of the Property Owners.
15. Within 60 days after the adoption of this ordinance, the Property Owners shall provide the Development Services Department, Planning Division with three bound copies and an electronic copy in PDF format of the Cascada II Specific Plan.

Section 3. All ordinances, resolutions and motions and parts of ordinances, resolutions, and motions of the Marana Town Council in conflict with the provisions of this ordinance are hereby repealed, effective as of the effective date of this ordinance.

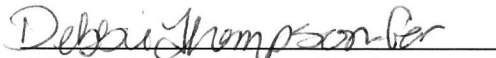
Section 4. If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this ordinance.

PASSED AND ADOPTED by the Mayor and Council of the Town of Marana, Arizona, this 21st day of October, 2025.



Mayor Jon Post

ATTEST:



Jill McCleary, Town Clerk

APPROVED AS TO FORM:



Jane Fairall, Town Attorney



Exhibit A to Marana Ordinance No. 2025.022



2025 W. Ruthrauff Road, Suite 125 · Tucson, Arizona 85705

Office: 520.398-6651

PROJECT NO. 241744
DATE: October 15, 2025

LEGAL DESCRIPTION

PORTIONS OF FINAL PLAT FOR "CASCADA VILLAGE I (LOTS 1-430)" AS RECORDED IN BOOK 64 OF MAPS AND PLATS, PAGE 35, AND FINAL BLOCK PLAT FOR "CASCADA NORTH BLOCKS 1-IV & COMMON AREAS A & B" AS RECORDED IN SEQUENCE NO. 20122330029 ON FILE WITH THE PIMA COUNTY RECORDER, LOCATED WITHIN SECTIONS 9, 10 AND 15, TOWNSHIP 12 SOUTH, RANGE 12 EAST, GILA AND SALT RIVER MERIDIAN, TOWN OF MARANA, PIMA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE EAST QUARTER (E 1/4) CORNER OF SAID SECTION 15, MARKED BY A 1.5" ALUMINUM CAP STAMPED "LS 1052", FROM WHICH THE NORTHEAST CORNER OF SAID SECTION 15, MARKED BY A 5/8" REBAR BEARS NORTH 00°05'01" EAST, A DISTANCE OF 2702.31 FEET;

THENCE ALONG THE EAST LINE OF SAID SECTION 15, SOUTH 00°20'15" EAST, A DISTANCE OF 325.47 FEET TO THE NORTHWESTERLY RIGHT-OF-WAY LINE OF TWIN PEAKS ROAD (180 FEET WIDE) AS DEDICATED PER DOCKET 1321, PAGE 3601 OF OFFICIAL RECORDS OF PIMA COUNTY RECORDERS;

THENCE ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID TWIN PEAKS ROAD, THE FOLLOWING NINE (9) COURSES:

1) SOUTH 48°23'34" WEST, A DISTANCE OF 140.55 FEET TO A FOUND 2" ALUMINUM CAP STAMPED "LS 21080" WITH WASHER STAMPED "RLS 18557", SAME BEING THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 3,644.00 FEET;

2) THENCE ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 03°07'38" AND AN ARC LENGTH OF 198.90 FEET TO A FOUND 2" ALUMINUM CAP STAMPED "LS 21080" WITH WASHER STAMPED "RLS 18557";

3) SOUTH 51°31'13" WEST, A DISTANCE OF 1,584.09 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 40.00 FEET;

4) ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 90°10'00" AND AN ARC LENGTH OF 62.95 FEET;

5) NORTH 38°18'47" WEST, A DISTANCE OF 14.33 FEET TO A FOUND 2" ALUMINUM CAP STAMPED "LS 21080";

6) SOUTH 51°41'13" WEST, A DISTANCE OF 150.00 FEET TO A FOUND 2" ALUMINUM CAP STAMPED "LS 21080", SAME BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 40.00 FEET, A RADIAL BEARING TO SAID BEGINNING BEARS NORTH 51°41'13" EAST;

7) ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 89°50'00" AND AN ARC LENGTH OF 62.72 FEET;

8) SOUTH 51°31'13" WEST, A DISTANCE OF 611.53 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 7,912.63 FEET;

9) ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 03°10'07" AND AN ARC LENGTH OF 437.60 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 24.00 FEET, A RADIAL LINE TO SAID BEGINNING BEARS SOUTH 18°21'12" WEST, BEING ON THE NORTHERLY RIGHT-OF-WAY LINE OF CORONA REAL STREET (WIDTH VARIES) AS DEDICATED PER SAID FINAL PLAT FOR "CASCADA VILLAGE I (LOTS 1-430);

THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF SAID CORONA REAL STREET, THE FOLLOWING FOUR (4) COURSES:

- 1) ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 29°33'19" AND AN ARC LENGTH OF 12.38 FEET;
- 2) NORTH 42°05'29" WEST, A DISTANCE OF 127.47 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 234.50 FEET;
- 3) ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 77°05'30" AND AN ARC LENGTH OF 315.52 FEET;
- 4) SOUTH 60°49'01" WEST, A DISTANCE OF 294.88 FEET TO THE WESTERLY LINE OF SAID FINAL PLAT FOR "CASCADA VILLAGE I (LOTS 1-430)";

THENCE ALONG SAID WESTERLY LINE THE FOLLOWING FOUR (4) COURSES:

- 1) NORTH 34°51'57" WEST, A DISTANCE OF 3,802.27 FEET TO THE WEST LINE OF SAID SECTION 15;
- 2) ALONG SAID WEST LINE, NORTH 00°42'43" WEST, A DISTANCE OF 1,838.98 FEET TO THE NORTHWEST CORNER OF SAID SECTION 15, MARKED BY A FOUND 2" ALUMINUM CAP STAMPED "T12S R12E S9 S10 S16 S15 2016 RLS 58427";
- 3) ALONG THE SOUTH LINE OF SAID SECTION 9, SOUTH 89°39'56" WEST, A DISTANCE OF 1,313.27 FEET;
- 4) NORTH 42°14'05" WEST, A DISTANCE OF 309.41 FEET TO THE SOUTHWESTERLY LINE OF BLOCK I OF SAID FINAL BLOCK PLAT FOR "CASCADA NORTH BLOCKS I-IV & COMMON AREAS A & B" MARKED BY A FOUND 1/2" IRON REBAR TAGGED "RLS 22245";

THENCE ALONG SAID SOUTHWESTERLY LINE, NORTH 42°14'05" WEST, A DISTANCE OF 880.21 FEET TO THE NORTHWESTERLY LINE OF SAID BLOCK I OF SAID FINAL BLOCK PLAT FOR "CASCADA NORTH BLOCKS I-IV & COMMON AREAS A & B" MARKED BY A FOUND 1/2" IRON REBAR TAGGED "RLS 22245";

THENCE ALONG SAID NORTHWESTERLY LINE, NORTH 48°01'24" EAST, A DISTANCE OF 1,303.61 FEET TO THE NORTHERLY CORNER OF SAID BLOCK I MARKED BY A FOUND 1/2" IRON REBAR TAGGED "RLS 22245" ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF LAMBERT LANE (150' WIDE) AS DEDICATED PER SAID FINAL PLAT FOR "CASCADA VILLAGE I (LOTS 1-430);

THENCE NORTH 48°14'42" EAST, A DISTANCE OF 150.25 FEET TO THE MOST WESTERLY CORNER OF BLOCK II OF SAID "CASCADA NORTH BLOCKS I-IV & COMMON AREAS A & B" ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF SAID LAMBERT LANE;

THENCE ALONG THE NORTHERLY LINE OF SAID BLOCK II, THE FOLLOWING FOUR (4) COURSES:

- 1) NORTH 48°01'24" EAST, A DISTANCE OF 303.91 FEET TO A FOUND 1/2" IRON REBAR TAGGED "RLS 22245";
- 2) NORTH 89°45'33" EAST, A DISTANCE OF 942.99 FEET;
- 3) SOUTH 71°07'35" EAST, A DISTANCE OF 593.87 FEET TO A FOUND 1/2" IRON REBAR TAGGED "RLS 22245";
- 4) NORTH 71°25'14" EAST, A DISTANCE OF 310.12 FEET TO THE NORTHEASTERLY CORNER OF SAID BLOCK II COMMON TO THE NORTHWESTERLY CORNER OF BLOCK III OF SAID "CASCADA NORTH BLOCKS I-IV & COMMON AREAS A & B" MARKED BY A FOUND 1/2" IRON REBAR TAGGED "RLS 22245";

THENCE ALONG THE NORTHERLY LINE OF SAID BLOCK III, THE FOLLOWING SIX (6) COURSES:

- 1) NORTH 71°25'14" EAST, A DISTANCE OF 304.94 FEET TO A FOUND 1/2" IRON REBAR TAGGED "RLS 22245";
- 2) NORTH 73°06'27" EAST, A DISTANCE OF 522.02 FEET TO A FOUND 1/2" IRON REBAR TAGGED "RLS 22245";
- 3) NORTH 89°48'24" EAST, A DISTANCE OF 429.77 FEET TO A FOUND 1/2" IRON REBAR TAGGED "RLS 22245";
- 4) NORTH 60°45'58" EAST, A DISTANCE OF 1,030.02 FEET TO A FOUND 1/2" IRON REBAR TAGGED "RLS 22245";
- 5) NORTH 89°48'24" EAST, A DISTANCE OF 1,345.43 FEET TO A FOUND 1/2" IRON REBAR TAGGED "RLS 22245";
- 6) SOUTH 58°02'31" EAST, A DISTANCE OF 316.38 FEET TO A FOUND 1/2" IRON REBAR TAGGED "RLS 22245" ON THE EASTERLY AND SOUTHEASTERLY LINES OF SAID BLOCK III;

THENCE ALONG SAID EASTERLY AND SOUTHEASTERLY LINES, THE FOLLOWING TWELVE (12) COURSES:

- 1) SOUTH 00°53'11" EAST, A DISTANCE OF 485.26 FEET TO A FOUND 1/2" IRON REBAR TAGGED "RLS 22245";
- 2) SOUTH 50°01'21" WEST, A DISTANCE OF 177.62 FEET TO A FOUND 1/2" IRON REBAR TAGGED "RLS 22245";
- 3) SOUTH 17°56'34" WEST, A DISTANCE OF 306.18 FEET TO A FOUND 1/2" IRON REBAR TAGGED "RLS 22245";
- 4) SOUTH 56°39'08" WEST, A DISTANCE OF 284.29 FEET TO A FOUND 1/2" IRON REBAR TAGGED "RLS 22245";
- 5) SOUTH 41°23'25" WEST, A DISTANCE OF 498.46 FEET TO A FOUND 1/2" IRON REBAR TAGGED "RLS 22245";
- 6) SOUTH 72°18'42" WEST, A DISTANCE OF 398.10 FEET TO A FOUND 1/2" IRON REBAR TAGGED "RLS 22245";
- 7) SOUTH 59°21'59" WEST, A DISTANCE OF 377.88 FEET TO A FOUND 1/2" IRON REBAR TAGGED "RLS 22245";
- 8) SOUTH 22°55'10" WEST, A DISTANCE OF 107.73 FEET TO A FOUND 1/2" IRON REBAR TAGGED "RLS 22245";
- 9) SOUTH 68°48'48" WEST, A DISTANCE OF 580.96 FEET TO A FOUND 1/2" IRON REBAR TAGGED "RLS 22245";
- 10) SOUTH 62°14'31" WEST, A DISTANCE OF 667.09 FEET TO A FOUND 1/2" IRON REBAR TAGGED "RLS 22245";
- 11) SOUTH 85°50'46" WEST, A DISTANCE OF 236.62 FEET TO A FOUND 1/2" IRON REBAR TAGGED "RLS 22245";
- 12) SOUTH 59°48'46" WEST, A DISTANCE OF 45.59 FEET TO THE SOUTHWESTERLY CORNER OF SAID BLOCK III, COMMON TO THE SOUTHEASTERLY CORNER OF SAID BLOCK II, MARKED BY A FOUND 1/2" IRON REBAR TAGGED "RLS 22245";

THENCE ALONG THE SOUTHEASTERLY LINE OF SAID BLOCK II, SOUTH 59°48'46" WEST, A DISTANCE OF 160.15 FEET TO THE MOST SOUTHERLY CORNER OF SAID BLOCK II MARKED BY A TO A FOUND 1/2" IRON REBAR TAGGED "RLS 22245" ON THE NORTHERLY RIGHT-OF-WAY LINE OF SAID LAMBERT LANE;

THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, SOUTH 89°59'08" EAST, A DISTANCE OF 1,022.46 FEET;

THENCE CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, NORTH 88°35'51" EAST, A DISTANCE OF 388.55 FEET TO THE WESTERLY AND NORTHERLY LINES OF BLOCK IV OF SAID FINAL BLOCK PLAT FOR "CASCADA NORTH BLOCKS I-IV & COMMON AREAS A & B" MARKED BY A FOUND 1/2" IRON REBAR TAGGED "RLS 22245";

THENCE ALONG SAID WESTERLY AND NORTHERLY LINES THE FOLLOWING FIFTEEN (15) COURSES:

1) NORTH 21°03'14" EAST, A DISTANCE OF 170.80 FEET TO A FOUND 1/2" IRON REBAR TAGGED "RLS 22245";

2) NORTH 55°25'51" EAST, A DISTANCE OF 50.13 FEET TO A FOUND 1/2" IRON REBAR TAGGED "RLS 22245";

3) NORTH 47°28'09" EAST, A DISTANCE OF 102.63 FEET TO A FOUND 1/2" IRON REBAR TAGGED "RLS 22245";

4) NORTH 38°49'42" EAST, A DISTANCE OF 108.79 FEET TO A FOUND 1/2" IRON REBAR TAGGED "RLS 22245";

5) NORTH 45°48'51" EAST, A DISTANCE OF 124.85 FEET TO A FOUND 1/2" IRON REBAR TAGGED "RLS 22245";

6) NORTH 70°15'02" EAST, A DISTANCE OF 156.73 FEET TO A FOUND 1/2" IRON REBAR TAGGED "RLS 22245";

7) NORTH 72°55'07" EAST, A DISTANCE OF 377.24 FEET TO A FOUND 1/2" IRON REBAR TAGGED "RLS 22245";

8) NORTH 78°38'18" EAST, A DISTANCE OF 202.97 FEET TO A FOUND 1/2" IRON REBAR TAGGED "RLS 22245";

9) SOUTH 87°24'52" EAST, A DISTANCE OF 338.00 FEET TO A FOUND 1/2" IRON REBAR TAGGED "RLS 22245";

10) NORTH 66°29'03" EAST, A DISTANCE OF 111.00 FEET TO A FOUND 1/2" IRON REBAR TAGGED "RLS 22245";

11) NORTH 43°38'24" EAST, A DISTANCE OF 89.44 FEET TO A FOUND 1/2" IRON REBAR TAGGED "RLS 22245";

12) NORTH 69°29'32" EAST, A DISTANCE OF 178.22 FEET TO A FOUND 1/2" IRON REBAR TAGGED "RLS 22245";

13) NORTH 84°09'31" EAST, A DISTANCE OF 126.65 FEET TO A FOUND 1/2" IRON REBAR TAGGED "RLS 22245";

14) NORTH 35°42'34" EAST, A DISTANCE OF 152.01 FEET TO A FOUND 1/2" IRON REBAR TAGGED "RLS 22245";

15) NORTH 88°14'19" EAST, A DISTANCE OF 99.76 FEET;

16) NORTH 88°55'48" EAST, A DISTANCE OF 169.52 FEET TO A FOUND 1/2" IRON REBAR TAGGED "RLS 22245" ON THE EASTERLY LINE OF SAID BLOCK IV;

THENCE ALONG SAID EASTERLY LINE, SOUTH 00°53'11" EAST, A DISTANCE OF 448.94 FEET TO A FOUND 1/2" IRON REBAR TAGGED "RLS 22245" ON THE MOST NORTHERLY CORNER OF C.A. "A-3" OF SAID "CASCADA NORTH BLOCKS 1-IV & COMMON AREAS A & B";

THENCE ALONG THE EAST LINE OF SAID C.A. "A-3", CONTINUING SOUTH 00°53'11" EAST, A DISTANCE OF 428.59 FEET TO A FOUND 1/2" IRON REBAR TAGGED "RLS 22245" ON THE NORTHERLY RIGHT-OF-WAY LINE OF SAID LAMBERT LANE;

THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, NORTH 88°35'51" EAST, A DISTANCE OF 78.48 FEET TO A FOUND 1/2" IRON REBAR TAGGED "RLS 22245";

THENCE SOUTH 00°08'29" EAST, A DISTANCE OF 75.02 FEET TO THE NORTHEAST CORNER OF SAID SECTION 15 MARKED BY A 5/8" IRON REBAR TAGGED "PE 4785";

THENCE ALONG THE EAST LINE OF SAID SECTION 15, SOUTH 00°05'01" WEST, A DISTANCE OF 2,702.31 FEET TO THE **POINT OF BEGINNING**.

EXCEPTING THEREFROM:

LAMBERT LANE (150' WIDE) AS DEDICATED PER SAID FINAL PLAT FOR "CASCADA VILLAGE I (LOTS 1-430);

EXCEPTING THEREFROM:

THAT PARCEL OF LAND CONVEYED TO THE PASCUA YAQUI TRIBE PER SPECIAL WARRANTY DEED, RECORDED IN SEQUENCE 20201410313, OFFICIAL RECORDS OF PIMA COUNTY, ARIZONA, DESCRIBED AS PARCEL NO. 1 ON EXHIBIT "A" THEREOF.

CONTAINING 751.04 ACRES, MORE OR LESS.

PREPARED BY:

Alta Environmental and Infrastructure

PATRICIA GAJDA, RLS



ENVIRONMENTAL &
INFRASTRUCTURE

2025 W. Ruthrauff Road, Suite 125 · Tucson, Arizona 85705

Office: 520.398-6651

PROJECT NO. 241744
DATE: October 14, 2025

LEGAL DESCRIPTION

BLOCK XIII OF FINAL PLAT FOR "CASCADA VILLAGE I (LOTS 1-430)" AS RECORDED IN BOOK 64 OF MAPS AND PLATS, PAGE 35, ON FILE WITH THE PIMA COUNTY RECORDER, LOCATED WITHIN THE NORTHWEST QUARTER (NW 1/4) OF SECTION 22, TOWNSHIP 12 SOUTH, RANGE 12 EAST, GILA AND SALT RIVER MERIDIAN, TOWN OF MARANA, PIMA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST WESTERLY CORNER OF SAID BLOCK XIII, SAID CORNER BEING AT THE SOUTHERLY RIGHT-OF-WAY LINE OF LINDA VISTA BOULEVARD;

THENCE ALONG THE NORTH LINE OF SAID BLOCK XIII COINCIDENT WITH SAID SOUTHERLY RIGHT-OF-WAY LINE OF LINDA VISTA BOULEVARD; NORTH 89°45'18" EAST, A DISTANCE OF 546.83 FEET TO THE NORTHWESTERLY RIGHT-OF-WAY LINE OF TWIN PEAKS ROAD;

THENCE ALONG THE SOUTHEASTERLY LINE OF SAID BLOCK XIII COINCIDENT WITH SAID NORTHWESTERLY RIGHT-OF-WAY LINE OF TWIN PEAKS ROAD, SOUTH 61°59'54" WEST, A DISTANCE OF 401.48 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 7,449.44 FEET; A RADIAL BEARING TO SAID BEGINNING BEARS SOUTH 35°53'13" EAST;

THENCE CONTINUING ALONG SAID SOUTHEASTERLY LINE AND SAID NORTHWESTERLY RIGHT-OF-WAY LINE, AND ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 00°23'43" AND AN ARC LENGTH OF 51.41 FEET TO A POINT OF NON-TANGENCY TO WHICH A RADIAL BEARING BEARS SOUTH 35°29'30" EAST, SAID POINT BEING AT THE WESTERLY LINE OF SAID BLOCK XIII;

THENCE ALONG SAID WESTERLY LINE, NORTH 34°51'57" WEST, A DISTANCE OF 263.43 FEET TO THE **POINT OF BEGINNING**;

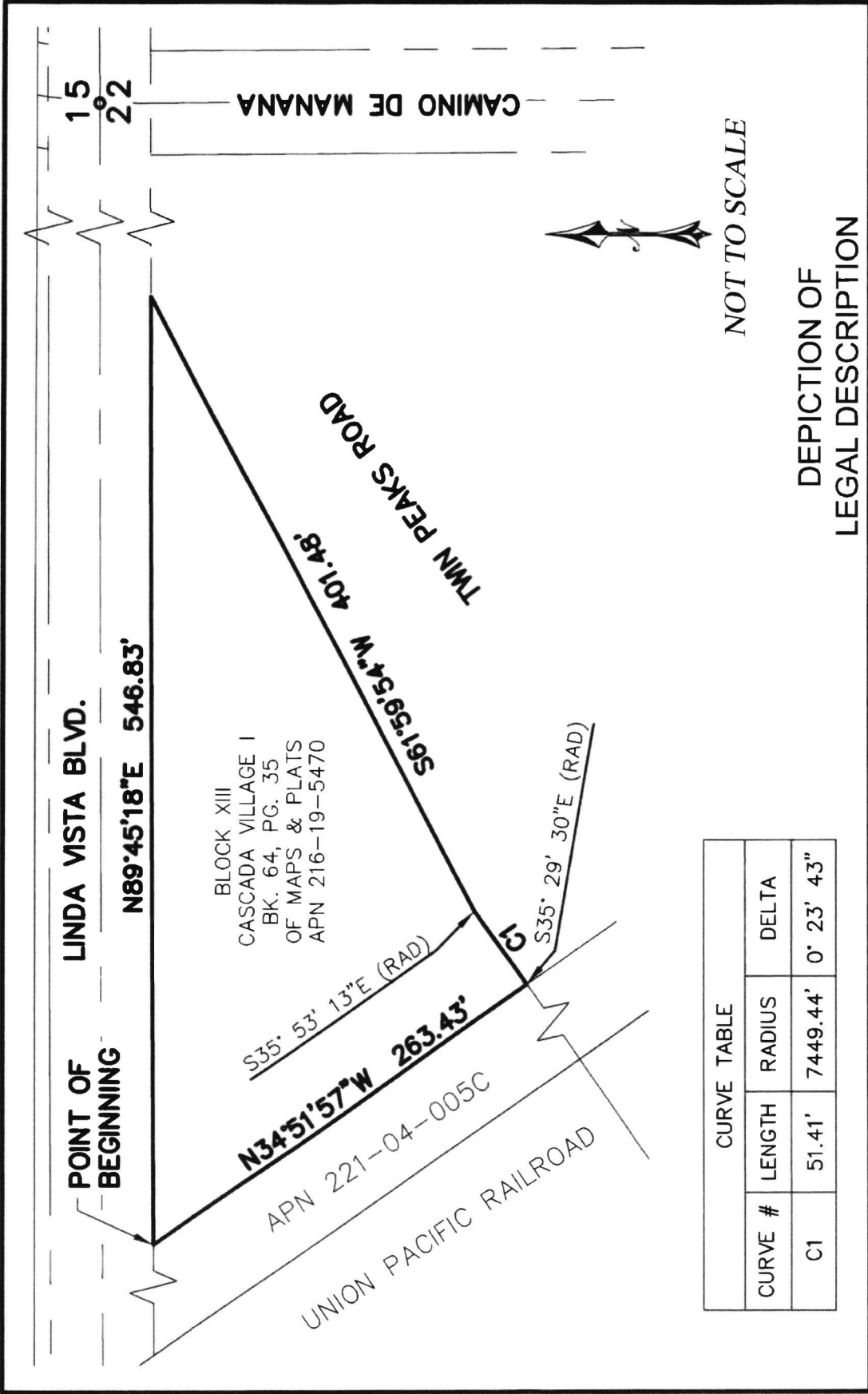
CONTAINING 57,894 SQUARE FEET (1.33 ACRES), MORE OR LESS.

PREPARED BY:

Alta Environmental and Infrastructure

PATRICIA GAJDA, RLS





ALTA ENVIRONMENTAL & INFRASTRUCTURE

SURVEY – ENGINEERING – GEOTECH – ENVIRONMENTAL

2025 W. RUTHRAUFF ROAD, SUITE 125
TUCSON, ARIZONA 85705
(520) 398-6651

LYING WITHIN THE N.W. 1/4 OF SEC. 22,
T.12S., R.12E., G.&S.R.M., TOWN OF MARANA,
PIMA COUNTY, ARIZONA

Project No.	Drawn By: MCS	Date: 10/14/25
241744	Checked By: PG	Sheet: 1 of 1