

DEDICATION

STATE OF ARIZONA )  
 )SS  
COUNTY OF PINAL )

KNOW ALL MEN BY THESE PRESENTS:  
THAT D.R. HORTON, INC., A DELAWARE CORPORATION, AS OWNER, HAS SUBDIVIDED UNDER THE NAME OF "SUPERSTITION VISTAS – PHASE 2B – PARCEL 19.23" A PORTION OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 1 SOUTH, RANGE 8 EAST OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA, AS SHOWN AND PLATTED HEREON AND HEREBY PUBLISHES THIS PLAT AS AND FOR THE PLAT OF "SUPERSTITION VISTAS – PHASE 2B – PARCEL 19.23" HEREBY DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS, TRACTS, STREETS AND EASEMENTS CONSTITUTING SAME AND THAT EACH LOT, TRACT AND STREET SHALL BE KNOWN BY THE NUMBER, LETTER, OR NAME GIVEN EACH RESPECTIVELY ON SAID PLAT. D.R. HORTON, INC., A DELAWARE CORPORATION, AS OWNER, HEREBY DEDICATES TO THE PUBLIC, FOR USE AS SUCH, THE STREETS AND EASEMENTS AS SHOWN ON SAID PLAT AND INCLUDED IN THE ABOVE DESCRIBED PREMISES.

EASEMENTS ARE DEDICATED FOR THE PURPOSES SHOWN.

ALL STREETS SHOWN HEREON WILL BE DEDICATED TO AND MAINTAINED BY THE CITY OF APACHE JUNCTION.

TRACTS A, B, C, D, E, F, G, H, I, J, K AND L ARE NOT TO BE CONSTRUED TO BE DEDICATED TO THE PUBLIC OR CITY, BUT ARE DEEDED TO HOMEOWNERS' ASSOCIATION FOR ITS USE AND ENJOYMENT AS MORE FULLY SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND SAID ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE THEREOF.

EACH OF THE OWNERS, AS TO THE PORTION OF THE PROPERTY OWNED BY THAT OWNER, HEREBY DEDICATES TO THE CITY OF APACHE JUNCTION FOR USE AS SUCH THE VEHICULAR NON-ACCESS EASEMENTS AND PUBLIC UTILITY AND FACILITY EASEMENTS, AS SHOWN ON THE SAID PLAT AND INCLUDED IN THE ABOVE DESCRIBED PREMISES. THE DEDICATION OF REAL PROPERTY MARKED AS STREETS ON THIS PLAT IS A DEDICATION TO THE CITY OF APACHE JUNCTION, IN FEE, FOR THE CITY'S USE AS PUBLIC RIGHT-OF-WAY. THE DEDICATION OF REAL PROPERTY MARKED AS PUBLIC UTILITY AND FACILITIES EASEMENTS IS A DEDICATION OF A PUBLIC UTILITY AND FACILITIES EASEMENT TO THE CITY, WITH SUCH DEDICATION INCLUDING THE FOLLOWING USES: TO CONSTRUCT, INSTALL, ACCESS, MAINTAIN, REPAIR, RECONSTRUCT, REPLACE, REMOVE, UTILITIES AND FACILITIES (INCLUDING, BUT NOT LIMITED TO, WATER, WASTEWATER, GAS, ELECTRIC, STORM WATER, PIPES, CONDUIT, CABLES, AND SWITCHING EQUIPMENT), CONDUCTORS, CABLES, FIBER OPTICS, COMMUNICATION AND SIGNAL LINES, TRANSFORMERS, VAULTS, MANHOLES, CONDUITS, PIPES AND CABLES, FIRE HYDRANTS, STREET LIGHTS, STREET PAVEMENT, CURBS, GUTTERS, SIDEWALKS, TRAFFIC SIGNALS, EQUIPMENT AND SIGNS, PUBLIC TRANSIT FACILITIES, SHELTERS AND IMPROVEMENTS, LANDSCAPING, STORM DRAINAGE, WATER RETENTION AND DETENTION, FLOOD CONTROL, AND ALL APPURTENANCES TO ALL OF THE FOREGOING, AND ALL SIMILAR AND RELATED PURPOSES TO THE FOREGOING, TOGETHER WITH THE RIGHT TO ALTER GROUND LEVEL BY CUT OR FILL (PROVIDED THAT GROUND LEVEL SHALL NOT BE ALTERED IN A MANNER THAT CONFLICTS WITH THE OPERATION, MAINTENANCE, OR REPAIR OF EXISTING UTILITY OR PUBLIC IMPROVEMENTS) AND THE UNRESTRICTED RIGHT OF VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS TO, FROM, AND ACROSS THE EASEMENT PROPERTY. ADDITIONALLY, THE CITY IS AUTHORIZED TO PERMIT OTHERS TO USE THE PUBLIC UTILITY AND FACILITY EASEMENT PROPERTY FOR ALL USES AND FACILITIES ALLOWED HEREIN. ALL OTHER EASEMENTS ARE HEREBY DEDICATED FOR THE PURPOSES UNLESS APPROVED OTHERWISE BY THE CITY OF APACHE JUNCTION, ALL EASEMENTS CREATED BY THIS PLAT ARE PERPETUAL AND NONEXCLUSIVE EASEMENTS.

AS CONTEMPLATED BY THE DISTRICT DEVELOPMENT, FINANCING PARTICIPATION, WAIVER AND INTERGOVERNMENTAL AGREEMENT DATED AS OF FEBRUARY 22, 2022, RECORDED IN INSTRUMENT NO. 2022-021689 OF THE OFFICIAL RECORDS OF PINAL COUNTY, AS THE SAME MAY BE AMENDED FROM TIME TO TIME (THE "CFD DEVELOPMENT AGREEMENT"), CERTAIN PUBLIC INFRASTRUCTURE IMPROVEMENTS TO BE FINANCED BY THE SUPERSTITION VISTAS COMMUNITY FACILITIES DISTRICT NO. 1 (THE "CFD") ARE TO BE CONSTRUCTED WITHIN THE DEDICATED RIGHTS-OF-WAY, TRACTS AND EASEMENT AREAS DESIGNATED ON THIS PLAT (HEREINAFTER REFERRED TO COLLECTIVELY AS THE "DISTRICT IMPROVEMENTS" EXCEPT AS PROVIDED IN THE NEXT PARAGRAPH). NOTWITHSTANDING SUCH DEDICATIONS, NO DISTRICT IMPROVEMENTS NOW OR HEREAFTER LOCATED ON OR UNDER THE LAND THAT IS HEREBY BEING DEDICATED TO THE CITY OF APACHE JUNCTION SHALL BE DEEMED TO HAVE BEEN DEDICATED TO OR ACCEPTED BY THE CITY OR OTHER GOVERNMENTAL ENTITY UNTIL CONVEYANCE AND ACCEPTANCE OF SUCH DISTRICT IMPROVEMENTS BY THE CITY OR OTHER GOVERNMENTAL ENTITY.

NOTWITHSTANDING THE FOREGOING DEDICATIONS, OWNER HEREBY RESERVES AN INTEREST IN ANY OF THE FOREGOING REAL PROPERTY UPON WHICH "PUBLIC INFRASTRUCTURE" AS SUCH TERM IS DEFINED IN SECTION 48-701, ARIZONA REVISED STATUTES, HAS BEEN OR IS TO BE CONSTRUCTED, INCLUDING THE DISTRICT IMPROVEMENTS. EXCEPT AS OTHERWISE PROVIDED IN THE LAST SENTENCE OF THIS PARAGRAPH, SUCH INTEREST IS TO BE ACQUIRED BY THE CFD. SUCH INTEREST IS LIMITED TO ONE NECESSARY TO ACCOMMODATE THE FINANCING OF THE ACQUISITION OF SUCH PUBLIC INFRASTRUCTURE (INCLUDING OF SUCH INTEREST IN SUCH REAL PROPERTY) PURSUANT TO THE CFD DEVELOPMENT AGREEMENT. SUCH INTEREST IS TO BE RELEASED UPON THE EARLIER OF THE ACQUISITION OF SUCH PUBLIC INFRASTRUCTURE ONLY BY THE CFD PURSUANT TO THE CFD DEVELOPMENT AGREEMENT OR DECEMBER 31, 2056.

IN WITNESS WHEREOF:

D.R. HORTON, INC., A DELAWARE CORPORATION, AS OWNER, HAS HEREUNDER CAUSED ITS NAME TO BE SIGNED AND THE SAME TO BE ATTESTED TO BY THE SIGNATURE OF JOSE L. CASTILLO, ITS VICE PRESIDENT THEREUNTO DULY

AUTHORIZED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_,

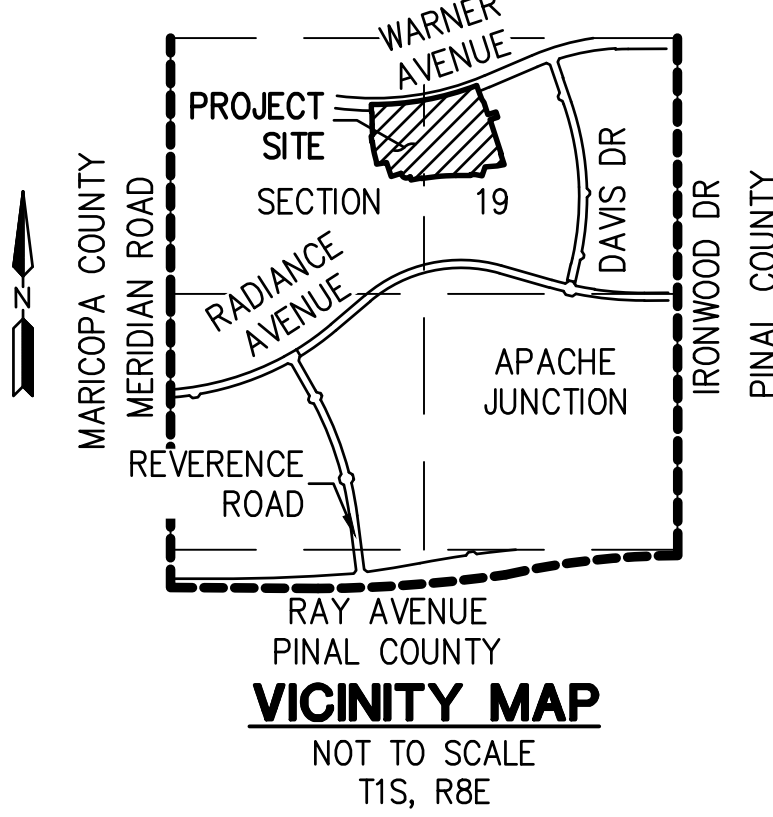
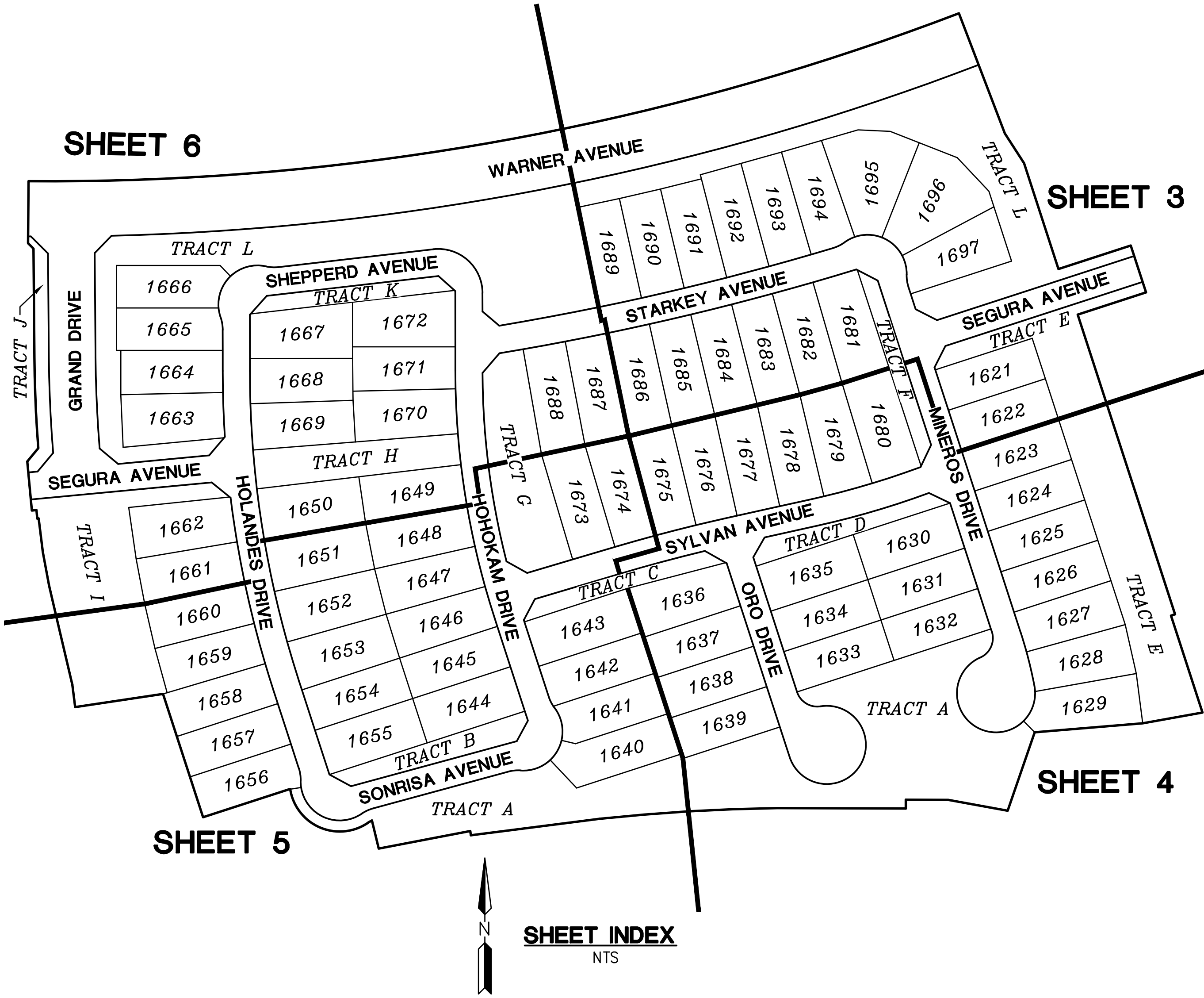
D.R. HORTON, INC., A DELAWARE CORPORATION

BY: \_\_\_\_\_

ITS: VICE PRESIDENT

FINAL PLAT  
FOR  
"SUPERSTITION VISTAS -  
PHASE 2B - PARCEL 19.23"

A PORTION OF THE NORTHEAST QUARTER OF SECTION 19,  
TOWNSHIP 1 SOUTH, RANGE 8 EAST OF THE GILA AND  
SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA



OWNER/DEVELOPER

DR HORTON  
2525 WEST FRYE AVENUE, SUITE 100  
CHANDLER, AZ 85224  
CONTACT: JOSE CASTILLO  
VICE PRESIDENT  
PHONE: (480) 791-1593

SURVEYOR

HILGARTWILSON, LLC  
2141 E. HIGHLAND AVE., STE. 250  
PHOENIX, ARIZONA 85016  
PHONE: (602) 490-0535  
CONTACT: BRIAN J. BENEDICT, RLS

UTILITY PROVIDERS

WATER APACHE JUNCTION WATER DISTRICT (AJWD)  
SEWER APACHE JUNCTION SEWER DISTRICT (AJSJ)  
POWER SRP

BASIS OF BEARING

BASIS OF BEARING IS S00°17'35"E ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 1 SOUTH, RANGE 8 EAST OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA, BETWEEN THE MONUMENTS AS SHOWN HEREON.

DEVELOPMENT SERVICES APPROVAL

THIS FINAL PLAT HAS BEEN CHECKED FOR CONFORMANCE WITH THE REQUIREMENTS OF THE LAND DEVELOPMENT CODE AND ANY OTHER APPLICABLE ORDINANCE AND REGULATIONS AND THAT PUBLIC STREET CONSTRUCTION ASSURANCES WILL BE PROVIDED PRIOR TO APPROVAL OF ALL RELATED IMPROVEMENT PLANS.

DEVELOPMENT SERVICES PRINCIPAL ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_

MAYOR

APPROVED BY THE COUNCIL OF THE CITY OF APACHE JUNCTION, ARIZONA THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, AND THE CITY COUNCIL ACCEPTS THE RIGHTS-OF-WAY DEDICATED HEREIN ON BEHALF OF THE PUBLIC. THE SUBDIVIDER HAS PROVIDED A CERTIFICATE OF ASSURED WATER SUPPLY AS REQUIRED BY ARIZONA REVISED STATUTES 45.576 OR EVIDENCE THAT THE AREA HAS BEEN DESIGNATED BY THE ARIZONA DEPARTMENT OF WATER RESOURCES AS HAVING AN ASSURED WATER SUPPLY.

BY: \_\_\_\_\_  
MAYOR

ATTEST: \_\_\_\_\_  
CITY CLERK

CERTIFICATION

THIS IS TO CERTIFY THAT THIS PLAT IS A CORRECT REPRESENTATION OF ALL THE EXTERIOR BOUNDARIES OF LAND SURVEYED AND THE SUBDIVISION OF IT; THAT I HAVE PREPARED THE DESCRIPTION OF THE LAND SHOWN ON THE PLAT AND I HEREBY CERTIFY TO ITS CORRECTNESS AND THAT ALL LOTS ARE STAKED OR WILL BE STAKED AND ALL MONUMENTS ARE SET OR WILL BE SET WITHIN ONE (1) YEAR AFTER RECORDATION.

BRIAN J. BENEDICT  
RLS 32222  
HILGARTWILSON, LLC  
2141 E. HIGHLAND AVE., STE. 250  
PHOENIX, ARIZONA 85016  
P: 602.490.0535  
bbenedict@hilgartwilson.com



SEAL AND SIGNATURE OF THE ARIZONA REGISTERED LAND SURVEYOR

HILGARTWILSON  
HAS JOINED COLLIERS ENGINEERING & DESIGN  
2141 E. HIGHLAND AVE., STE. 250 | P: 602.490.0535 / F: 602.368.2436  
www.hilgartwilson.com

SUPERSTITION VISTAS - PHASE 2B - PARCEL 19.23

WARNER AVENUE AND DAVIS DRIVE

APACHE JUNCTION, ARIZONA

FINAL PLAT

© Copyright 2025, HILGARTWILSON, LLC - This document is the sole property of HILGARTWILSON, LLC.

STATUS:

PROJ. NO.: 1635

DATE: APR 2025

SCALE: NONE

DRAWN: GS/JLD

APPROVED: BJB

MUNICIPAL TRACKING NO:

SV-23-37

DWG. NO.

FP01

SHT. 1 OF 6

NOTES

1. THE MAINTENANCE OF LANDSCAPING WITHIN THE PUBLIC RIGHT-OF-WAY TO THE BACK OF CURB SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS' ASSOCIATION OR THE ABUTTING LOT, TRACT OR PARCEL OWNER.
2. CONSTRUCTION WITHIN PUBLIC UTILITY FACILITY EASEMENTS SHALL BE LIMITED TO UTILITIES, REMOVABLE FENCES AND DRIVEWAYS.
3. THE MAINTENANCE OF SIDEWALKS IN THE PUBLIC UTILITY FACILITY EASEMENTS SHALL BE THE RESPONSIBILITY OF THE HOMEOWNER'S ASSOCIATION.
4. THE MAINTENANCE OF LANDSCAPING WITHIN THE ROADWAY MEDIAN SHALL BE THE RESPONSIBILITY OF THE HOMEOWNER'S ASSOCIATION.
5. NO STRUCTURES, EARTHWORK OR OTHER CONSTRUCTION WILL BE CARRIED OUT IN DRAINAGE PATHS OR RETENTION BASINS AS SHOWN ON THE APPROVED IMPROVEMENT PLANS AND, EXCEPT AS MAY BE APPROVED BY DEVELOPMENT SERVICES ENGINEER, FENCING WILL BE LIMITED TO WIRE-STRAND OR BREAK-AWAY SECTIONS THAT CANNOT IMPEDE WATER FLOW OR COLLECT DEBRIS WHICH WOULD IMPEDE WATER FLOW. VEGETATION SHALL NOT BE PLANTED NOR ALLOWED TO GROW WITHIN DRAINAGE PATHS, EASEMENTS OR RETENTION BASINS WHICH WOULD IMPEDE THE FLOW OF WATER.
6. ALL TRACTS NOT DEDICATED TO THE CITY OF APACHE JUNCTION SHALL BE IMPROVED IN ACCORDANCE WITH THE APPROVED PLANS AND DEEDED TO THE HOMEOWNERS' ASSOCIATION AFTER RECORDATION OF THE PLAT.
7. MAINTENANCE OF THE DRAINAGE AREAS WITHIN THE TRACTS AND EASEMENTS SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS' ASSOCIATION. SHOULD THE ASSOCIATION NOT ADEQUATELY MAINTAIN THEM, THE GOVERNING ENTITY HAVING JURISDICTION OVER THE AREA IN WHICH THE TRACT OR THE EASEMENT IS LOCATED, AT ITS DISCRETION, MAY ENTER UPON AND MAINTAIN THE DRAINAGE AREAS, AND CHARGE THE HOMEOWNERS' ASSOCIATION THE COST OF THE MAINTENANCE.
8. PUBLIC UTILITY AND FACILITY EASEMENTS (PUFE) WILL BE TREATED LIKE PUBLIC UTILITY EASEMENTS WHEN DETERMINING WHO PAYS RELOCATION COSTS OF SRP AND SOUTHWEST GAS FACILITIES IN PUFE'S ON THIS PLAT.
9. THE OVERHEAD UTILITY LINES ON OR ADJACENT TO THE SITE SHALL BE UNDERGROUNDED AS OUTLINED IN § 1-8- 6(K), RELOCATION OF OVERHEAD WIRES AND EQUIPMENT, ZONING ORDINANCE, VOL. II, APACHE JUNCTION CITY CODE. ALL EXISTING AND PROPOSED ONSITE OVERHEAD UTILITY LINES SHALL BE PLACED UNDERGROUND.
10. THE CITY OR ANY GOVERNING ENTITY HAVING JURISDICTION OVER THE FINAL PLAT SHALL HAVE THE RIGHT TO ENFORCE ALL NOTES SHOWN AND ASSOCIATED WITH THE FINAL PLAT ON THE HOMEOWNERS' ASSOCIATION OR ALL FUTURE OWNERS, ASSIGNS AND SUCCESSORS IN INTEREST AND/OR BENEFITING PROPERTIES.
11. SHOULD THE HOMEOWNERS' ASSOCIATION NOT PAY PROPERTY TAXES ON ANY TRACT THEY OWN WITHIN THE SUBDIVISION AT ANY TIME IN THE FUTURE AND LOSE THE PROPERTY THROUGH TAX FORECLOSURE OR FORFEITURE OR DISSOLVE, THE CITY OR THE GOVERNING ENTITY HAVING JURISDICTION OVER THE AREA IN WHICH THE TRACT OR THE EASEMENT IS LOCATED, SHALL ASSESS, LIEN, AND/OR COLLECT FROM ANY SUCCESSOR IN INTEREST AND/OR BENEFITING PROPERTIES THE COST OF MAINTENANCE OF ALL IMPROVEMENTS, DRAINAGE FACILITIES, LANDSCAPING AND AMENITIES.

FLOOD ZONE DESIGNATION

THE FOLLOWING FLOOD PLAIN DESIGNATION AND ASSOCIATED COMMENTS ARE COPIED DIRECTLY FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) WEBSITE. HILGARTWILSON, LLC AND THE UNDERSIGNED REGISTERED PROFESSIONAL LAND SURVEYOR MAKE NO STATEMENT AS TO THE ACCURACY OR COMPLETENESS OF THE FOLLOWING FLOOD ZONE DESIGNATION STATEMENT.

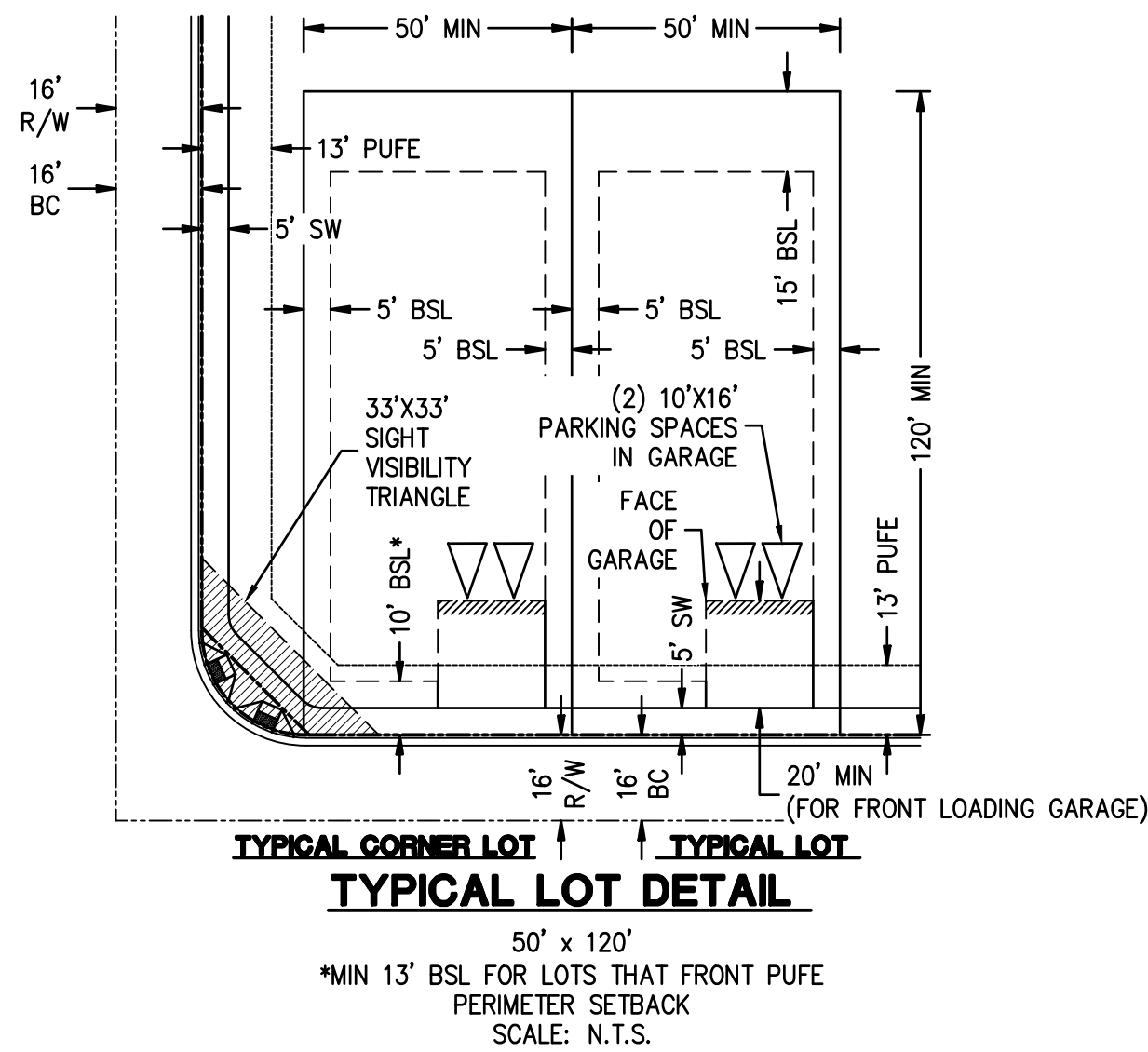
THE SUBJECT PROPERTY IS LOCATED WITHIN THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S (FEMA) FLOOD INSURANCE RATE MAP (FIRM) PANEL NUMBER 04021C0200E, DATED DECEMBER 4, 2007, AND REVISED ACCORDING TO LOMR CASE NUMBER 24-09-0270P, DATED MARCH 6, 2025.

THE SUBJECT PROPERTY LIES WITHIN SHADED ZONE "X" WITH A DEFINITION OF: 0.2-PERCENT-ANNUAL-CHANCE FLOODPLAIN, AREAS OF 1-PERCENT-ANNUAL-CHANCE (BASE FLOOD) SHEET FLOW FLOODING WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT, AREAS OF BASE FLOOD STREAM FLOODING WITH A CONTRIBUTING DRAINAGE AREA OF LESS THAN 1 SQUARE MILE, OR AREAS PROTECTED FROM THE BASE FLOOD BY LEVEES. NO BFES OR DEPTHS ARE SHOWN IN THIS ZONE, AND INSURANCE PURCHASE IS NOT REQUIRED.

PARCEL 19.23 SITE SUMMARY TABLE		
ZONING	MPC	
OVERALL GROSS AREA	997,876 SQ.FT.	22.9081 AC.
OVERALL NET AREA	763,561 SQ.FT.	17.5290 AC.
TOTAL NUMBER OF LOTS	77	
TOTAL NUMBER OF TRACTS	12	
TOTAL LOT AREA	498,457 SQ.FT.	11.4430 AC.
TOTAL OPEN SPACE	265,105 SQ.FT.	6.0860 AC.
TOTAL RIGHT OF WAY	234,315 SQ.FT.	5.3791 AC.
OPEN SPACE PERCENTAGE	27%	
DENSITY (DU/AC): PER GROSS AREA	3.36	

TRACT TABLE			
TRACT	AREA (SQ.FT)	AREA (ACRES)	USE
TRACT A	65,967	1.5144	COMMON AREA AND DRAINAGE
TRACT B	5,850	0.1343	COMMON AREA AND DRAINAGE
TRACT C	4,599	0.1056	COMMON AREA AND DRAINAGE
TRACT D	4,903	0.1126	COMMON AREA AND DRAINAGE
TRACT E	33,682	0.7732	COMMON AREA AND DRAINAGE
TRACT F	4,238	0.0973	COMMON AREA AND DRAINAGE
TRACT G	16,337	0.3750	COMMON AREA AND DRAINAGE
TRACT H	9,981	0.2291	COMMON AREA AND DRAINAGE
TRACT I	28,432	0.6527	COMMON AREA AND DRAINAGE
TRACT J	4,645	0.1066	COMMON AREA AND DRAINAGE
TRACT K	4,232	0.0971	COMMON AREA AND DRAINAGE
TRACT L	82,239	1.8880	COMMON AREA AND DRAINAGE

- NOTES:
1. COMMON AREAS MAY INCLUDE OPEN SPACE, LANDSCAPING, PEDESTRIAN PATHS AND/OR AMENITIES.
2. SPECIFIC EASEMENTS THAT ARE BEING DEDICATED AS PART OF THIS PLAT ARE FULLY DELINEATED ON THE FOLLOWING SHEETS.
3. THE USES SHOWN IN THE TRACT TABLE ABOVE DO NOT INTEND TO GRANT EASEMENTS THAT ARE BLANKET IN NATURE OVER THE ENTIRE TRACT.

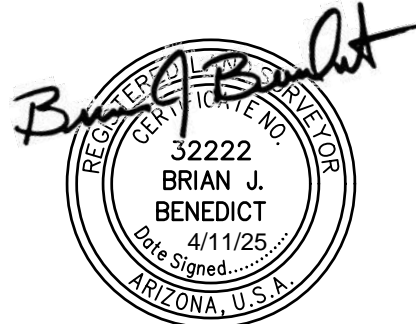


LOT TABLE		
LOT NO.	AREA (SQ.FT)	AREA (ACRES)
LOT : 1621	6,000	0.1377
LOT : 1622	6,000	0.1377
LOT : 1623	6,000	0.1377
LOT : 1624	6,000	0.1377
LOT : 1625	6,000	0.1377
LOT : 1626	6,000	0.1377
LOT : 1627	6,209	0.1425
LOT : 1628	6,424	0.1475
LOT : 1629	6,836	0.1569
LOT : 1630	6,687	0.1535
LOT : 1631	6,000	0.1377
LOT : 1632	6,000	0.1377
LOT : 1633	6,007	0.1379
LOT : 1634	6,007	0.1379
LOT : 1635	6,694	0.1537
LOT : 1636	6,859	0.1575
LOT : 1637	6,000	0.1377
LOT : 1638	6,000	0.1377
LOT : 1639	6,000	0.1377
LOT : 1640	7,093	0.1628

LOT TABLE		
LOT NO.	AREA (SQ.FT)	AREA (ACRES)
LOT : 1661	6,194	0.1422
LOT : 1662	6,893	0.1582
LOT : 1663	6,927	0.1590
LOT : 1664	6,096	0.1399
LOT : 1665	6,195	0.1422
LOT : 1666	6,251	0.1435
LOT : 1667	7,176	0.1647
LOT : 1668	6,211	0.1426
LOT : 1669	6,277	0.1441
LOT : 1670	6,816	0.1565
LOT : 1671	6,149	0.1412
LOT : 1672	7,203	0.1654
LOT : 1673	6,607	0.1517
LOT : 1674	6,263	0.1438
LOT : 1675	6,155	0.1413
LOT : 1676	6,129	0.1407
LOT : 1677	6,265	0.1438
LOT : 1678	6,430	0.1476
LOT : 1679	6,809	0.1563
LOT : 1680	7,335	0.1684

LOT TABLE		
LOT NO.	AREA (SQ.FT)	AREA (ACRES)
LOT : 1641	6,208	0.1425
LOT : 1642	6,386	0.1466
LOT : 1643	7,033	0.1615
LOT : 1644	6,648	0.1526
LOT : 1645	6,050	0.1389
LOT : 1646	6,231	0.1430
LOT : 1647	6,275	0.1440
LOT : 1648	6,275	0.1441
LOT : 1649	6,275	0.1441
LOT : 1650	7,051	0.1619
LOT : 1651	7,051	0.1619
LOT : 1652	7,051	0.1619
LOT : 1653	6,852	0.1573
LOT : 1654	6,050	0.1389
LOT : 1655	6,634	0.1523
LOT : 1656	6,238	0.1432
LOT : 1657	6,250	0.1435
LOT : 1658	6,386	0.1466
LOT : 1659	6,194	0.1422
LOT : 1660	6,194	0.1422

LOT TABLE		
LOT NO.	AREA (SQ.FT)	AREA (ACRES)
LOT : 1681	6,918	0.1588
LOT : 1682	6,241	0.1433
LOT : 1683	6,205	0.1424
LOT : 1684	6,168	0.1416
LOT : 1685	6,221	0.1428
LOT : 1686	6,321	0.1451
LOT : 1687	6,392	0.1467
LOT : 1688	6,425	0.1475
LOT : 1689	6,080	0.1396
LOT : 1690	6,080	0.1396
LOT : 1691	6,080	0.1396
LOT : 1692	6,345	0.1457
LOT : 1693	6,358	0.1459
LOT : 1694	6,472	0.1486
LOT : 1695	9,223	0.2117
LOT : 1696	9,488	0.2178
LOT : 1697	6,910	0.1586



© Copyright 2025, HILGARTWILSON, LLC - This document is the sole property of HILGARTWILSON, LLC.

HILGARTWILSON

HAS JOINED COLLIER'S ENGINEERING & DESIGN

2141 E. HIGHLAND AVE., STE. 250 | P. 602.490.0535 / F. 602.368.2436

PHOENIX, AZ 85016

www.hilgartwilson.com

SUPERSTITION VISTAS - PHASE 2B - PARCEL 19.23

WARNER AVENUE AND DAVIS DRIVE

APACHE JUNCTION, ARIZONA

FINAL PLAT

PROJ. NO.: 1635

DATE: APR 2025

SCALE: NONE

DRAWN: GS/JLD

APPROVED: BJB

STATUS:

MUNICIPAL TRACKING NO:

SV-23-37

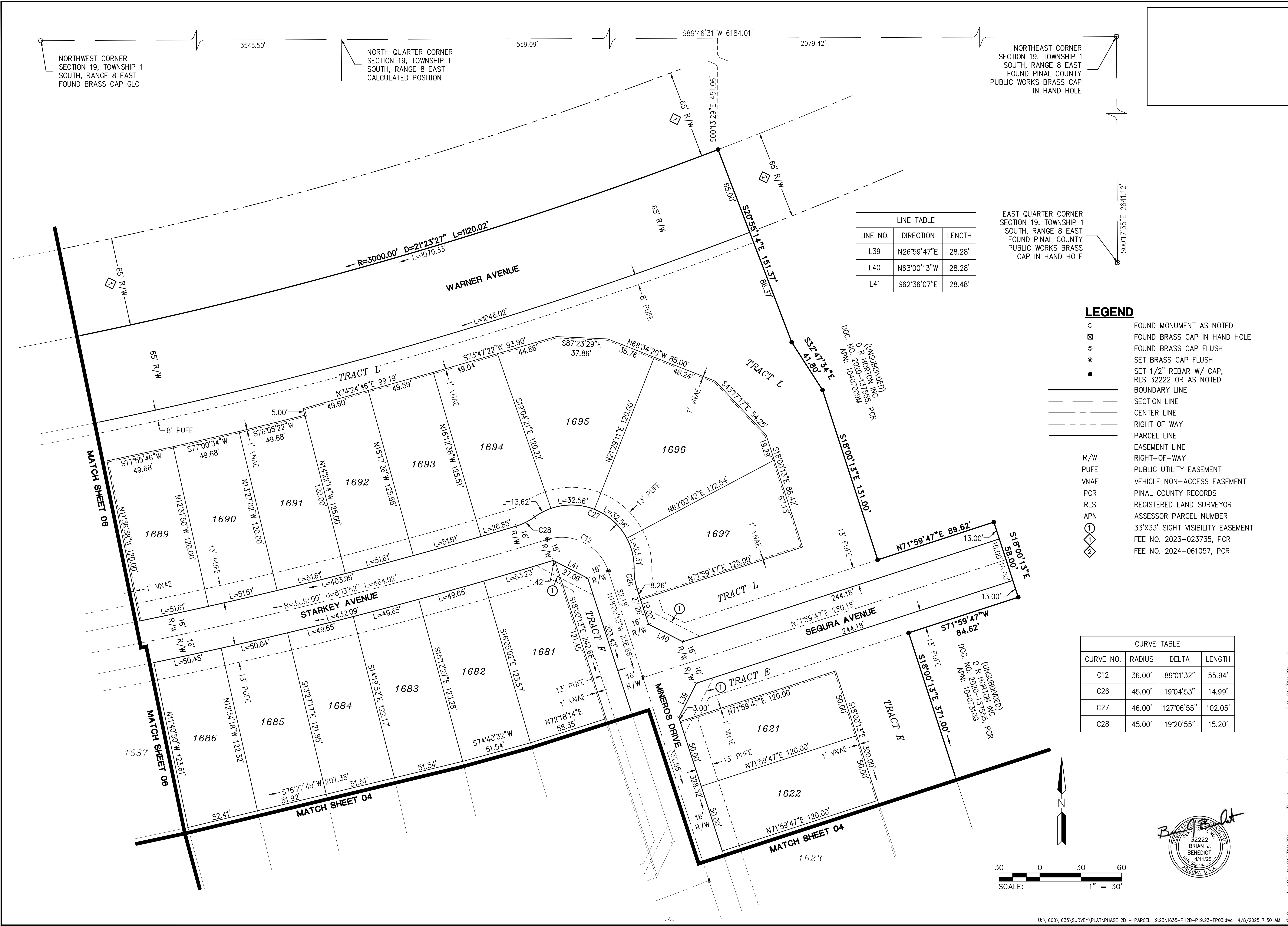
DWG. NO.

FP02

SHT. 2 OF 6

U:\1600\1635\SURVEY\PLAT\PHASE 2B - PARCEL 19.23\1635-PH2B-P19.23-FP02.dwg 4/8/2025 7:49 AM





NORTHWEST CORNER  
SECTION 19, TOWNSHIP 1  
SOUTH, RANGE 8 EAST  
FOUND BRASS CAP GLO

NORTH QUARTER CORNER  
SECTION 19, TOWNSHIP 1  
SOUTH, RANGE 8 EAST  
CALCULATED POSITION

NORTHEAST CORNER  
SECTION 19, TOWNSHIP 1  
SOUTH, RANGE 8 EAST  
FOUND PINAL COUNTY  
PUBLIC WORKS BRASS CAP  
IN HAND HOLE

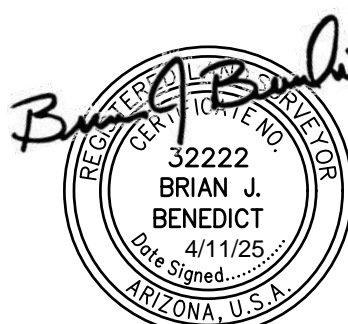
EAST QUARTER CORNER  
SECTION 19, TOWNSHIP 1  
SOUTH, RANGE 8 EAST  
FOUND PINAL COUNTY  
PUBLIC WORKS BRASS  
CAP IN HAND HOLE

LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L39	N26°59'47"E	28.28'
L40	N63°00'13"W	28.28'
L41	S62°36'07"E	28.48'

LEGEND

- FOUND MONUMENT AS NOTED
- ◻ FOUND BRASS CAP IN HAND HOLE
- ◐ FOUND BRASS CAP FLUSH
- ◑ SET BRASS CAP FLUSH
- ◒ SET 1/2" REBAR W/ CAP, RLS 32222 OR AS NOTED
- BOUNDARY LINE
- - - SECTION LINE
- - - CENTER LINE
- - - RIGHT OF WAY
- - - PARCEL LINE
- - - EASEMENT LINE
- - - RIGHT-OF-WAY
- R/W PUBLIC UTILITY EASEMENT
- PUE VEHICLE NON-ACCESS EASEMENT
- VNAE PINAL COUNTY RECORDS
- PCR REGISTERED LAND SURVEYOR
- RLS ASSESSOR PARCEL NUMBER
- APN FEE NO. 2023-023735, PCR
- FEE NO. 2024-061057, PCR

CURVE TABLE			
CURVE NO.	RADIUS	DELTA	LENGTH
C12	36.00'	89°01'32"	55.94'
C26	45.00'	19°04'53"	14.99'
C27	46.00'	127°06'55"	102.05'
C28	45.00'	19°20'55"	15.20'



**HILGARTWILSON**  
HAS JOINED COLLIER'S ENGINEERING & DESIGN  
2141 E. HIGHLAND AVE., STE. 250 | P: 602.490.0535 / F: 602.368.2436  
PHOENIX, AZ 85016  
www.hilgartwilson.com

**SUPERSTITION VISTAS - PHASE 2B - PARCEL 19.23**  
WARNER AVENUE AND DAVIS DRIVE  
APACHE JUNCTION, ARIZONA

**FINAL PLAT**

PROJ. NO.: 1635

DATE: APR 2025

SCALE: AS SHOWN

DRAWN: GS/JLD

APPROVED: BJB

STATUS:

MUNICIPAL TRACKING NO:

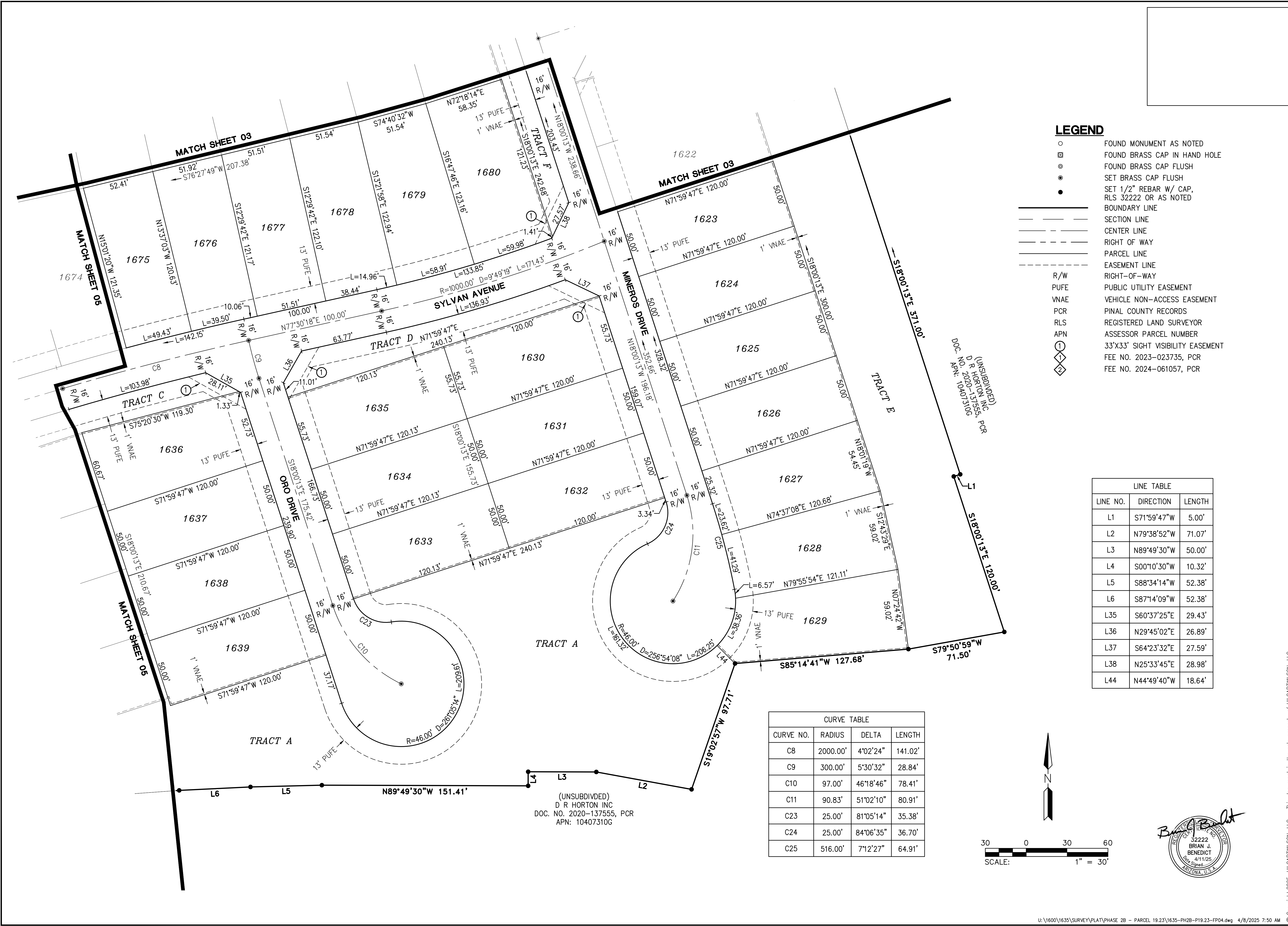
SV-23-37

DWG. NO.

**FP03**

SHT. 3 OF 6

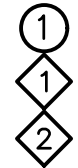
U:\1600\1635\SURVEY\PLAT\PHASE 2B - PARCEL 19.23\1635-PH2B-P19.23-FP03.dwg 4/8/2025 7:50 AM



LEGEND

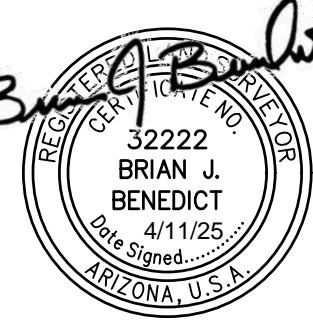
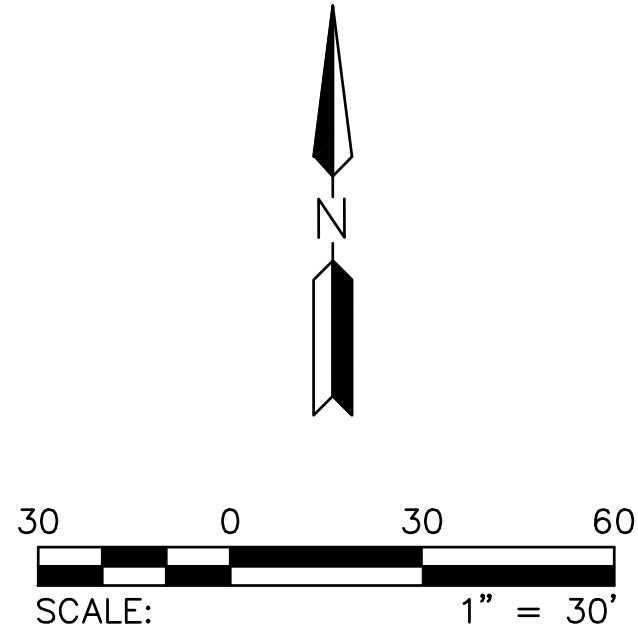
- FOUND MONUMENT AS NOTED
- ⊠ FOUND BRASS CAP IN HAND HOLE
- ⊙ FOUND BRASS CAP FLUSH
- SET BRASS CAP FLUSH
- SET 1/2" REBAR W/ CAP, RLS 32222 OR AS NOTED
- BOUNDARY LINE
- - - SECTION LINE
- - - CENTER LINE
- - - RIGHT OF WAY
- - - PARCEL LINE
- - - EASEMENT LINE
- - - RIGHT-OF-WAY
- - - PUBLIC UTILITY EASEMENT
- - - VEHICLE NON-ACCESS EASEMENT
- - - PINAL COUNTY RECORDS
- - - REGISTERED LAND SURVEYOR
- - - ASSESSOR PARCEL NUMBER
- - - 33'X33' SIGHT VISIBILITY EASEMENT
- - - FEE NO. 2023-023735, PCR
- - - FEE NO. 2024-061057, PCR

R/W  
PUFE  
VNAE  
PCR  
RLS  
APN



LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L1	S71°59'47"W	5.00'
L2	N79°38'52"W	71.07'
L3	N89°49'30"W	50.00'
L4	S00°10'30"W	10.32'
L5	S88°34'14"W	52.38'
L6	S87°14'09"W	52.38'
L35	S60°37'25"E	29.43'
L36	N29°45'02"E	26.89'
L37	S64°23'32"E	27.59'
L38	N25°33'45"E	28.98'
L44	N44°49'40"W	18.64'

CURVE TABLE			
CURVE NO.	RADIUS	DELTA	LENGTH
C8	2000.00'	4°02'24"	141.02'
C9	300.00'	5°30'32"	28.84'
C10	97.00'	46°18'46"	78.41'
C11	90.83'	51°02'10"	80.91'
C23	25.00'	81°05'14"	35.38'
C24	25.00'	84°06'35"	36.70'
C25	516.00'	7°12'27"	64.91'



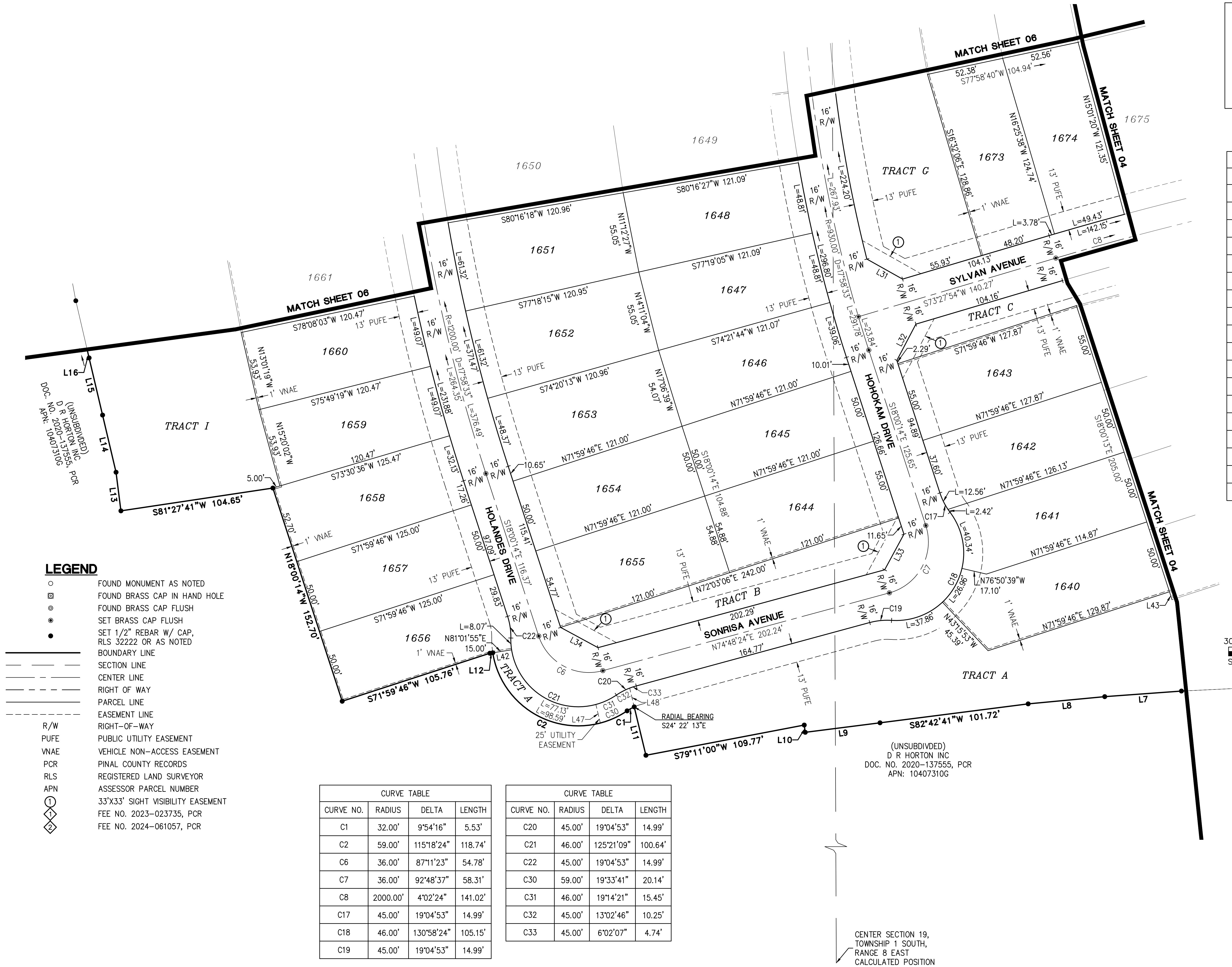
SUPERSTITION VISTAS - PHASE 2B - PARCEL 19.23  
WARNER AVENUE AND DAVIS DRIVE  
APACHE JUNCTION, ARIZONA  
FINAL PLAT

**HILGARTWILSON**  
HAS JOINED COLLIER'S ENGINEERING & DESIGN  
2141 E. HIGHLAND AVE., STE. 250 | P: 602.490.0535 / F: 602.368.2436  
PHOENIX, AZ 85016  
www.hilgartwilson.com

PROJ. NO.: 1635	STATUS:
DATE: APR 2025	
SCALE: AS SHOWN	MUNICIPAL TRACKING NO:
DRAWN: GS/JLD	SV-23-37
APPROVED: BJB	

DWG. NO.  
**FP04**  
SHT. 4 OF 6





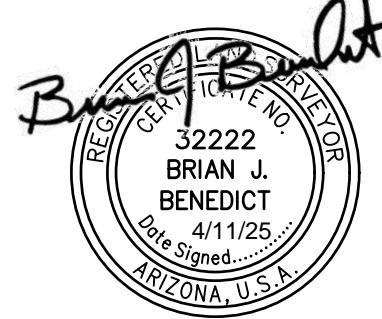
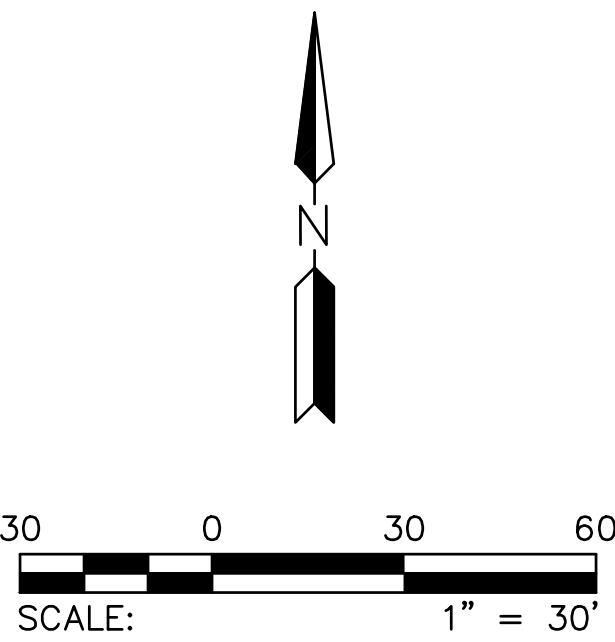
LEGEND

- FOUND MONUMENT AS NOTED
- ⊗ FOUND BRASS CAP IN HAND HOLE
- ⊙ FOUND BRASS CAP FLUSH
- SET BRASS CAP FLUSH
- SET 1/2" REBAR W/ CAP, RLS 32222 OR AS NOTED
- BOUNDARY LINE
- SECTION LINE
- CENTER LINE
- RIGHT OF WAY
- PARCEL LINE
- EASEMENT LINE
- RIGHT-OF-WAY
- PUBLIC UTILITY EASEMENT
- VNAE
- PCR
- RLS
- APN
- ① 33'X33' SIGHT VISIBILITY EASEMENT
- ② FEE NO. 2023-023735, PCR
- ③ FEE NO. 2024-061057, PCR

CURVE TABLE			
CURVE NO.	RADIUS	DELTA	LENGTH
C1	32.00'	9°54'16"	5.53'
C2	59.00'	11°18'24"	118.74'
C6	36.00'	87°11'23"	54.78'
C7	36.00'	92°48'37"	58.31'
C8	2000.00'	4°02'24"	141.02'
C17	45.00'	19°04'53"	14.99'
C18	46.00'	130°58'24"	105.15'
C19	45.00'	19°04'53"	14.99'

CURVE TABLE			
CURVE NO.	RADIUS	DELTA	LENGTH
C20	45.00'	19°04'53"	14.99'
C21	46.00'	125°21'09"	100.64'
C22	45.00'	19°04'53"	14.99'
C30	59.00'	19°33'41"	20.14'
C31	46.00'	19°14'21"	15.45'
C32	45.00'	13°02'46"	10.25'
C33	45.00'	6°02'07"	4.74'

LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L7	S85°49'52"W	52.38'
L8	S84°36'54"W	52.38'
L9	S82°43'46"W	51.31'
L10	N08°03'35"W	5.00'
L11	N13°34'26"W	33.94'
L12	S81°01'55"W	2.00'
L13	N07°11'40"W	26.52'
L14	N13°16'18"W	40.00'
L15	N13°14'52"W	40.00'
L16	N13°06'06"W	40.00'
L31	N60°43'12"W	27.88'
L32	N27°43'50"E	27.92'
L33	N28°24'05"E	27.58'
L34	S61°35'55"E	28.97'
L42	N81°01'55"E	13.00'
L43	S18°00'13"E	5.67'
L47	S13°34'26"E	13.00'
L48	S13°34'26"E	13.17'



© Copyright 2025, HILGARTWILSON, LLC - This document is the sole property of HILGARTWILSON, LLC.

PROJ. NO.: 1635

DATE: APR 2025

SCALE: AS SHOWN

DRAWN: GS/JLD

APPROVED: BJB

STATUS:

MUNICIPAL TRACKING NO:

SV-23-37

DWG. NO.

FP05

SHT. 5 OF 6

SUPERSTITION VISTAS - PHASE 2B - PARCEL 19.23

WARNER AVENUE AND DAVIS DRIVE

APACHE JUNCTION, ARIZONA

FINAL PLAT

HILGARTWILSON

HAS JOINED COLLIER'S ENGINEERING & DESIGN

2141 E. HIGHLAND AVE., STE. 250 | P. 602.490.0535 / F. 602.368.2436

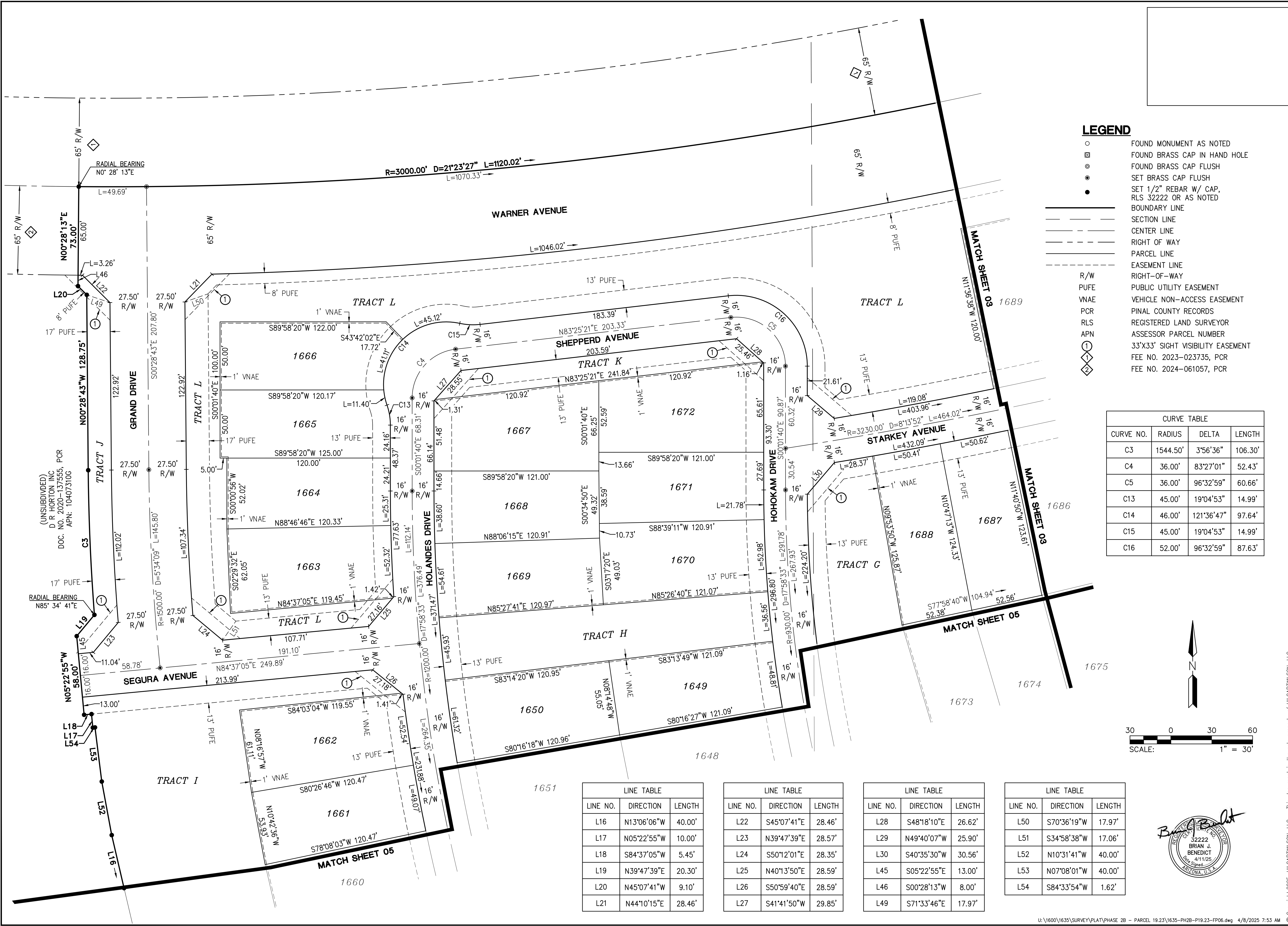
PHOENIX, AZ 85016

www.hilgartwilson.com

2141 E. HIGHLAND AVE., STE. 250 | P. 602.490.0535 / F. 602.368.2436

PHOENIX, AZ 85016

www.hilgartwilson.com

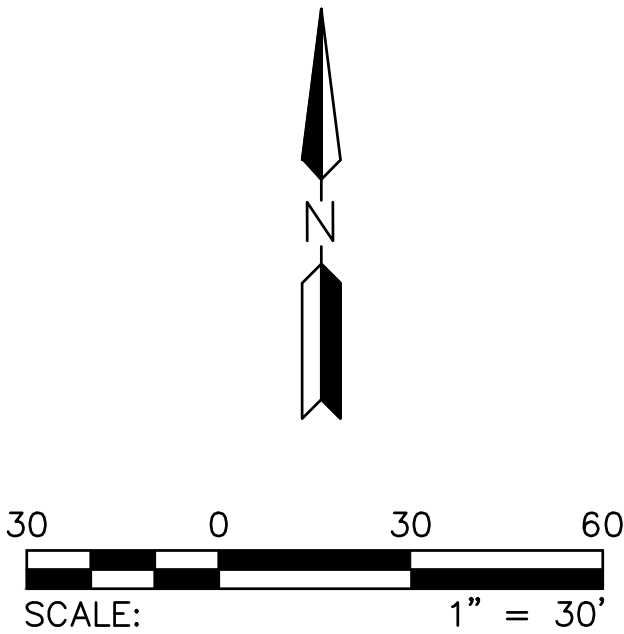


LEGEND

- FOUND MONUMENT AS NOTED
- ⊗ FOUND BRASS CAP IN HAND HOLE
- ⊙ FOUND BRASS CAP FLUSH
- SET BRASS CAP FLUSH
- SET 1/2" REBAR W/ CAP, RLS 32222 OR AS NOTED
- BOUNDARY LINE
- SECTION LINE
- CENTER LINE
- RIGHT OF WAY
- PARCEL LINE
- EASEMENT LINE
- RIGHT-OF-WAY
- PUBLIC UTILITY EASEMENT
- VEHICLE NON-ACCESS EASEMENT
- PINAL COUNTY RECORDS
- REGISTERED LAND SURVEYOR
- ASSESSOR PARCEL NUMBER
- 33'X33' SIGHT VISIBILITY EASEMENT
- FEE NO. 2023-023735, PCR
- FEE NO. 2024-061057, PCR

- R/W
- PUFE
- VNAE
- PCR
- RLS
- APN
- ①
- ②

CURVE TABLE			
CURVE NO.	RADIUS	DELTA	LENGTH
C3	1544.50'	3°56'36"	106.30'
C4	36.00'	83°27'01"	52.43'
C5	36.00'	96°32'59"	60.66'
C13	45.00'	19°04'53"	14.99'
C14	46.00'	121°36'47"	97.64'
C15	45.00'	19°04'53"	14.99'
C16	52.00'	96°32'59"	87.63'

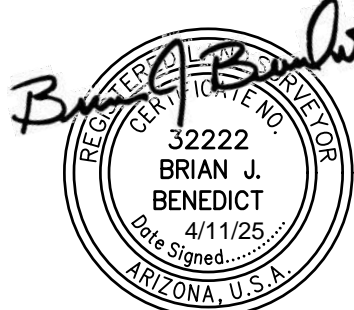


LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L16	N13°06'06"W	40.00'
L17	N05°22'55"W	10.00'
L18	S84°37'05"W	5.45'
L19	N39°47'39"E	20.30'
L20	N45°07'41"W	9.10'
L21	N44°10'15"E	28.46'

LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L22	S45°07'41"E	28.46'
L23	N39°47'39"E	28.57'
L24	S50°12'01"E	28.35'
L25	N40°13'50"E	28.59'
L26	S50°59'40"E	28.59'
L27	S41°41'50"W	29.85'

LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L28	S48°18'10"E	26.62'
L29	N49°40'07"W	25.90'
L30	S40°35'30"W	30.56'
L45	S05°22'55"E	13.00'
L46	S00°28'13"W	8.00'
L49	S71°33'46"E	17.97'

LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L50	S70°36'19"W	17.97'
L51	S34°58'38"W	17.06'
L52	N10°31'41"W	40.00'
L53	N07°08'01"W	40.00'
L54	S84°33'54"W	1.62'



SUPERSTITION VISTAS - PHASE 2B - PARCEL 19.23

WARNER AVENUE AND DAVIS DRIVE  
APACHE JUNCTION, ARIZONA

FINAL PLAT

© Copyright 2025, HILGARTWILSON, LLC - This document is the sole property of HILGARTWILSON, LLC.

STATUS:

PROJ. NO.: 1635

DATE: APR 2025

MUNICIPAL TRACKING NO:

SV-23-37

DRAWN: GS/JLD

APPROVED: BJB

DWG. NO.

FP06

SHT. 6 OF 6