

FINAL PLAT
FOR
"REPLAT OF PARCEL 10, BLOSSOM ROCK PHASE 1",
RECORDED IN FEE 2022-084918, PINAL COUNTY RECORDS (PCR)

LYING WITHIN SECTION 20, TOWNSHIP 1 SOUTH, RANGE 8 EAST, OF THE GILA AND SALT RIVER MERIDIAN,
APACHE JUNCTION, ARIZONA

DEDICATION

STATE OF ARIZONA)
) ss.
COUNTY OF MARICOPA)

KNOW ALL MEN BY THESE PRESENTS:

THAT BROOKFIELD ASLD 8500 LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER, DOES HEREBY PUBLISH THIS "REPLAT OF PARCEL 10, BLOSSOM ROCK PHASE 1", RECORDED IN FEE NUMBER 2022-084918, PINAL COUNTY RECORDS (PCR), LYING WITHIN SECTION 20, TOWNSHIP 1 SOUTH, RANGE 8 EAST, OF THE GILA AND SALT RIVER MERIDIAN, APACHE JUNCTION, ARIZONA, AS SHOWN HEREON, AND HEREBY DECLARES THAT THIS "REPLAT OF PARCEL 10, BLOSSOM ROCK PHASE 1" SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF EACH OF THE PARCELS CONSTITUTING SAME, AND THAT EACH OF THE PARCELS SHALL BE KNOWN BY THE NAME, NUMBER, OR LETTER GIVEN TO IT RESPECTIVELY.

WITHOUT LIMITING IN ANY MANNER THE DEDICATIONS AND RIGHTS CREATED IN FAVOR OF THE CITY OF APACHE JUNCTION, ARIZONA BY THIS FINAL PLAT, THE COSTS OF PUBLIC INFRASTRUCTURE CONSTRUCTED OR INSTALLED IN THE RIGHTS OF WAY OR PUBLIC EASEMENTS OR IN PARCEL 16 ESTABLISHED BY THIS FINAL PLAT, TO THE EXTENT THAT IT IS COMPRISED OF CFD-ELIGIBLE IMPROVEMENTS, MAY BE FINANCED WITH, AND BROOKFIELD ASLD 8500 LLC REIMBURSED BY, THE PROCEEDS OF BONDS ISSUED BY THE SUPERSTITION VISTAS COMMUNITY FACILITIES DISTRICT NO. 2 (CITY OF APACHE JUNCTION, ARIZONA), IN ACCORDANCE WITH THE TERMS OF THE DEVELOPMENT, FINANCING PARTICIPATION AND INTERGOVERNMENTAL AGREEMENT FOR SUPERSTITION VISTAS COMMUNITY FACILITIES DISTRICT NO. 2 (CITY OF APACHE JUNCTION, ARIZONA), DATED AS OF OCTOBER 15, 2021, RECORDED IN THE OFFICE OF THE PINAL COUNTY, ARIZONA, RECORDER, AS FEE NO. 2021-131167, AS AMENDED FROM TIME TO TIME.

OWNER HEREBY GRANTS TO THE CITY OF APACHE JUNCTION AND THE SUPERSTITION VISTAS COMMUNITY FACILITIES DISTRICT NO. 2 ("CFD") A PERMANENT, NON-EXCLUSIVE EASEMENT OVER, ACROSS, UNDER AND UPON PARCEL 16 DESIGNATED ON THIS PLAT FOR THE PURPOSE OF PUBLIC USE AND ENJOYMENT; PROVIDED THAT THE CITY OF APACHE JUNCTION AND THE CFD SHALL HAVE NO OBLIGATION WHATSOEVER FOR INSTALLING, CONSTRUCTING, MAINTAINING, REPLACING, REPAIRING OR OPERATING SUCH PARCEL OR ANY IMPROVEMENTS OR LANDSCAPING WITHIN SUCH PARCEL, AND SHALL HAVE NO OBLIGATION FOR ANY CLAIMS ARISING OUT OF ANY PRIVATE OR PUBLIC USE OF SUCH PARCEL, AND PROVIDED FURTHER THAT (I) OWNER HEREBY EXPRESSLY RESERVES FROM THE FOREGOING GRANT OF EASEMENT, TOGETHER WITH THE RIGHT TO TRANSFER THE SAME, THE RIGHT TO ENTER UPON, USE AND IMPROVE SUCH PARCEL, INCLUDING THE RIGHT TO INSTALL, MAINTAIN, REPAIR AND REPLACE SUCH IMPROVEMENTS AS IT OR ITS SUCCESSOR OR ASSIGNEE MAY FROM TIME TO TIME DEEM DESIRABLE, SUBJECT ONLY TO ORDINARY APPROVALS BY THE CITY OF APACHE JUNCTION, WHICH ENTRY, USE AND IMPROVEMENTS SHALL NOT BE INCONSISTENT WITH, AND SHALL NOT UNREASONABLY INTERFERE WITH, THE FOREGOING EASEMENT, AND (II) ALL PERSONS AND ENTITIES EXERCISING THE FOREGOING EASEMENT RIGHTS SHALL AVOID ANY DAMAGE TO SUCH PARCEL AND ANY IMPROVEMENTS LOCATED AT ANY TIME THEREON, AND THE FOREGOING EASEMENT IS GRANTED ON THE CONDITION THAT ALL PERSONS AND ENTITIES EXERCISING SUCH EASEMENT RIGHTS, OTHER THAN THE CITY OF APACHE JUNCTION AND THE CFD, SHALL HOLD THE CITY OF APACHE JUNCTION HARMLESS FOR, FROM AND AGAINST ANY AND ALL DAMAGES, LIABILITIES OR EXPENSES WHICH MAY RESULT FROM THEIR EXERCISE OF THE FOREGOING EASEMENT RIGHTS.

PARCEL 10 IS RESERVED FOR FUTURE DEVELOPMENT.

IN WITNESS WHEREOF:

BROOKFIELD ASLD 8500 LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER, HAS HERETO CAUSED ITS NAME TO BE AFFIXED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF THE UNDERSIGNED OFFICERS THIS

____ DAY OF _____, 20____.

BROOKFIELD ASLD 8500 LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: _____

ITS: _____

BY: _____

ITS: _____

ACKNOWLEDGMENT

STATE OF ARIZONA)
) ss.
COUNTY OF MARICOPA)

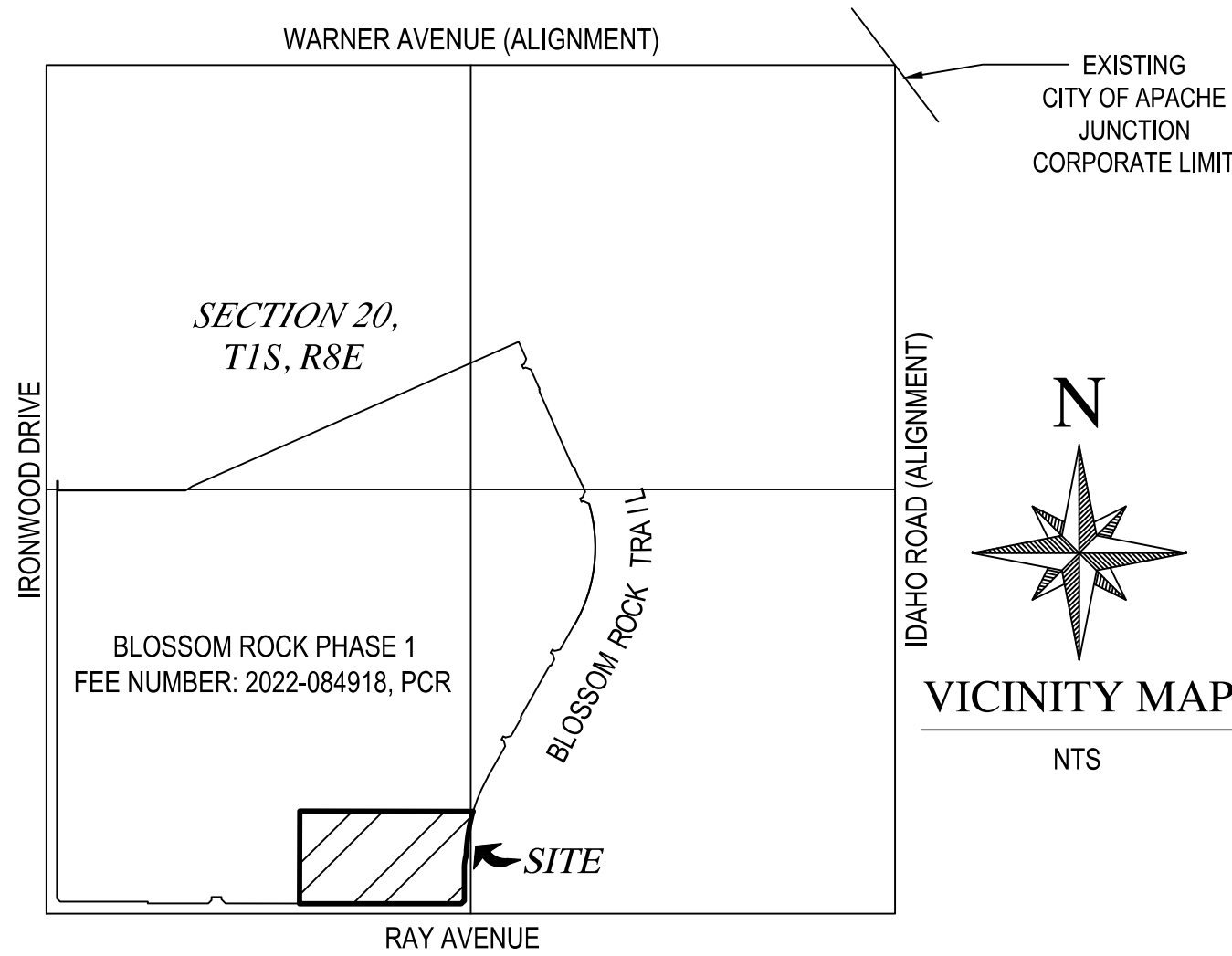
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 20____, BY

_____, THE _____ AND _____, THE

_____ OF BROOKFIELD ASLD 8500 LLC, A DELAWARE LIMITED LIABILITY COMPANY, ON BEHALF THEREOF.

NOTARY PUBLIC _____

MY COMMISSION EXPIRES _____



OWNER

BROOKFIELD ASLD 8500 LLC
14648 N SCOTTSDALE ROAD, SUITE 290
SCOTTSDALE, ARIZONA 85254
PHONE: 602-903-7506
CONTACT: ERIC J. TUNE, P.E.

ENGINEER/SURVEYOR

WOOD, PATEL & ASSOCIATES, INC.
1630 SOUTH STAPLEY DRIVE, SUITE 219
MESA, ARIZONA 85204
PHONE: 480-834-3300
CONTACT: DAN MATTHEWS, P.E.

SHEET INDEX

- 1 - COVER
2 - PLAN SHEET

BASIS OF BEARING

THE BASIS OF BEARING IS THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 1 SOUTH, RANGE 8 EAST, OF THE GILA AND SALT RIVER MERIDIAN, HAVING A BEARING OF NORTH 00 DEGREES 17 MINUTES 01 SECONDS WEST.

APPROVALS

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 ASSURANCES WILL BE PROVIDED PRIOR TO APPROVAL OF ALL RELATED IMPROVEMENT PLANS.

DEVELOPMENT SERVICES PRINCIPAL ENGINEER _____ DATE _____

APPROVED BY THE COUNCIL OF THE CITY OF APACHE JUNCTION, ARIZONA THIS ____ DAY OF

_____, 20____. 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: _____ ATTEST: _____
MAYOR CITY CLERK

FLOODPLAIN INFORMATION

SUBJECT PROPERTY LIES IN FLOOD ZONE "X" AND ZONE "A" PER FLOOD INSURANCE RATE MAP (FIRM) PANEL NO. 04021C0200E DATED DECEMBER 4, 2007 AND FLOOD ZONE X (SHADED) PER LOMR 21-09-0194P EFFECTIVE DATE OCTOBER 22, 2021. OTHER AREAS OF FLOOD HAZARD ZONE "X" IS DESCRIBED AS: "AREAS OF MINIMAL FLOOD HAZARD." SPECIAL FLOOD HAZARD AREA ZONE "A" IS DESCRIBED "WITHOUT BASE FLOOD ELEVATION". OTHER AREAS OF FLOOD HAZARD ZONE "X" (SHADED) IS DESCRIBED AS: "0.2% ANNUAL CHANCE FLOOD HAZARD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE."

NOTES

- THE MAINTENANCE OF LANDSCAPING WITHIN THE PUBLIC RIGHT-OF-WAY TO THE BACK OF CURB SHALL BE THE RESPONSIBILITY OF THE BLOSSOM ROCK COMMUNITY ALLIANCE OR BLOSSOM ROCK RESIDENTIAL ASSOCIATION, AS APPLICABLE, OR THE ABUTTING LOT, TRACT OR PARCEL OWNER.
- 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.
- SIDEWALKS LOCATED OUTSIDE THE PUBLIC RIGHT-OF-WAY SHALL BE MAINTAINED BY THE BLOSSOM ROCK COMMUNITY ALLIANCE UNLESS OTHERWISE SPECIFIED WITHIN THE MAINTENANCE AND/OR DEVELOPMENT AGREEMENTS BETWEEN THE CITY AND THE DEVELOPER.
- PURSUANT TO SECTION 4.7.B.1 OF THE DEVELOPMENT AGREEMENT FOR SUPERSTITION VISTAS BETWEEN THE CITY OF APACHE JUNCTION AND D.R. HORTON, INC., A DELAWARE CORPORATION, DATED OCTOBER 28, 2021 AND RECORDED AS FEE NO. 2021 140530, OFFICIAL RECORDS OF PINAL COUNTY, ARIZONA, DEVELOPER, AND ITS SUCCESSORS AND ASSIGNS (WHICH MAY INCLUDE BLOSSOM ROCK COMMUNITY ALLIANCE, INC., OR BLOSSOM ROCK RESIDENTIAL ASSOCIATION, INC.), SHALL MAINTAIN ANY AND ALL LANDSCAPING INSTALLED WITHIN AND ADJACENT TO THE ROAD RIGHTS-OF-WAY WITHIN THE SUBDIVISION SHOWN ON THIS PLAT.

DESCRIPTION

PARCEL 10, BLOSSOM ROCK PHASE 1, RECORDED IN FEE 2022-084918, PINAL COUNTY RECORDS (PCR), APACHE JUNCTION, ARIZONA

CERTIFICATION

I, BRIAN J. DIEHL, OF WOOD, PATEL & ASSOCIATES, INC. HEREBY 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 PARCELS ARE STAKED OR WILL BE STAKED AND ALL MONUMENTS ARE SET OR WILL BE SET WITHIN ONE (1) YEAR AFTER RECORDATION.

BRIAN J. DIEHL
REGISTERED LAND SURVEYOR #23945
WOOD, PATEL & ASSOCIATES, INC.
1630 SOUTH STAPLEY DRIVE, SUITE 219
MESA, ARIZONA 85204

WOOD
PATEL

Wood, Patel & Associates, Inc.

Civil Engineering
Water Resources
Land Survey
Construction Management

602.335.8500

www.woodpatel.com

FINAL PLAT

"REPLAT OF PARCEL 10, BLOSSOM ROCK PHASE 1", RECORDED IN FEE 2022-084918, PCR
APACHE JUNCTION, ARIZONA



CHECKED BY _____ BJD
CAD TECHNICIAN _____ AL
SCALE _____ NTS
DATE _____ 03/11/2025
JOB NUMBER _____ WP# 215255
SHEET _____
1 OF 2

LEGEND

	CORNER OF THIS SUBDIVISION SET MONUMENT W/RLS TAG OR CAP UNLESS OTHERWISE NOTED
	FOUND BRASS CAP FLUSH
FP1	FINAL PLAT FOR BLOSSOM ROCK PHASE 1, RECORDED IN FEE 2022-084918, PCR
FP2	FINAL PLAT FOR INFRASTRUCTURE FOR SUPERSTITION VISTAS DEVELOPMENT UNIT 2 BLOSSOM ROCK TRAIL - PHASE 1, RECORDED IN FEE 2022-084917, PCR
FP3	FINAL PLAT FOR INFRASTRUCTURE FOR SUPERSTITION VISTAS DEVELOPMENT UNIT 2 RAY AVENUE - PHASE 1, RECORDED IN FEE 2022-084915, PCR
FP4	FINAL PLAT FOR BLOSSOM ROCK PHASE 2, RECORDED IN FEE 2022-084919, PCR
(M)	MEASURED
(R)	RECORD
PCR	PINAL COUNTY RECORDS
PUFE	PUBLIC UTILITY AND FACILITY EASEMENT
RW	RIGHT-OF-WAY
SVT	SIGHT VEHICULAR TRIANGLE
	BOUNDARY LINE
	PARCEL/TRACT LINE
	SECTION LINE
	RIGHT-OF-WAY LINE
	EASEMENT LINE AS NOTED

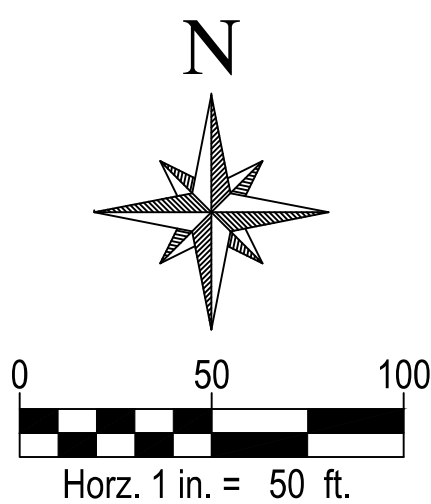
SOUTHWEST CORNER
SECTION 20, T1S, R8E
FD 3" PCHD BCH
POC

SOUTH 1/4 CORNER
SECTION 20, T1S, R8E
FD 2 1/2" GLO BC
1.0' UP

LINE TABLE		
LINE	BEARING	DISTANCE
L2	N00°11'57"W	210.00'
L3	N44°48'10"E	28.28'

CURVE TABLE						
CURVE	DELTA	RADIUS	ARC	CHORD BEARING	CHORD	
C1	90°00'00"	10.00'	15.71'	N45°11'42"W	14.14'	
C2	13°41'09"	1033.50'	246.87'	S09°28'31"W	246.28'	
C3	9°40'47"	265.00'	44.77'	N07°28'19"E	44.72'	
C4	12°30'40"	265.00'	57.87'	S06°03'23"W	57.75'	

PARCEL AREA TABLE		
PARCEL NO.	PARCEL AREA SQUARE FEET	PARCEL AREA ACRES
PARCEL 10	362,315	8.3176
PARCEL 16	81,196	1.8640
TOTAL	443,511	10.1816

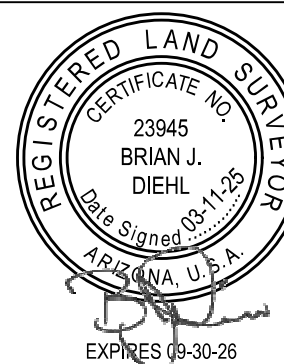


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APACHE JUNCTION, ARIZONA



CHECKED BY	BJD
CAD TECHNICIAN	AL
SCALE	1" = 50'
DATE	03/11/2025
JOB NUMBER	WP# 215255
SHEET	2 OF 2