

DEDICATION

STATE OF ARIZONA)
)SS
COUNTY OF PINAL)

KNOW ALL MEN BY THESE PRESENTS:
THAT D.R. HORTON, LLC, A DELAWARE CORPORATION, AS OWNER, HAS SUBDIVIDED UNDER THE NAME OF "SUPERSTITION VISTAS – PHASE 2B – PARCEL 19.29" A PORTION OF THE WEST HALF 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 19.29" HEREBY DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS, STREETS AND EASEMENTS CONSTITUTING SAME AND THAT EACH LOT AND STREET SHALL BE KNOWN BY THE NUMBER, LETTER, OR NAME GIVEN EACH RESPECTIVELY ON SAID PLAT. D.R. HORTON, LLC, 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.

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

ACKNOWLEDGMENT

STATE OF ARIZONA)
)SS
COUNTY OF PINAL)

ON THIS _____ DAY OF _____, _____, BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED JOSE L. CASTILLO, WHO ACKNOWLEDGED HIMSELF TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE INSTRUMENT WITHIN, AND WHO EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC: _____ MY COMMISSION EXPIRES: _____

FINAL PLAT
FOR
"SUPERSTITION VISTAS - PHASE 2B -
PARCEL 19.29"

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

NOTES

- 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 OR PARCEL OWNER.
- THE MAINTENANCE OF SIDEWALKS IN THE PUBLIC UTILITY FACILITY EASEMENTS SHALL BE THE RESPONSIBILITY OF THE HOMEOWNER'S ASSOCIATION.
- THE MAINTENANCE OF LANDSCAPING WITHIN THE ROADWAY MEDIAN SHALL BE THE RESPONSIBILITY OF THE HOMEOWNER'S ASSOCIATION.
- CONSTRUCTION WITHIN PUBLIC UTILITY FACILITY EASEMENTS SHALL BE LIMITED TO UTILITIES, REMOVABLE FENCES AND DRIVEWAYS.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.

FLOOD ZONE DESIGNATION

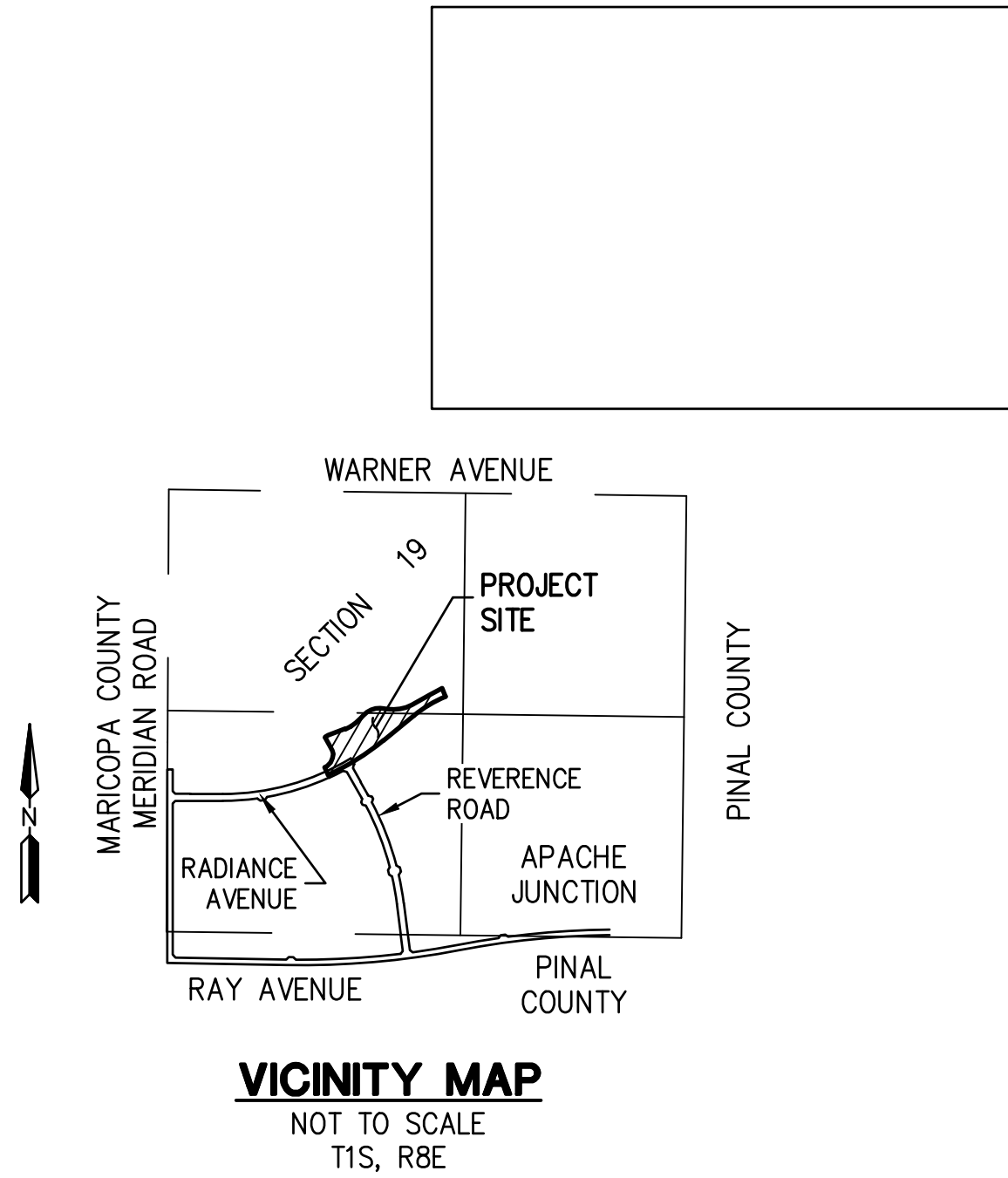
THE FOLLOWING FLOOD PLAIN DESIGNATION AND ASSOCIATED COMMENTS ARE COPIED DIRECTLY FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) WEBSITE. HILGARTWILSON, LLC AND THE UNDERSIGNED REGISTERED PROFESSIONAL LAND SURVEYOR MAKE NO STATEMENT AS TO THE ACCURACY OR COMPLETENESS OF THE FOLLOWING FLOOD ZONE 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 19.29 SITE SUMMARY TABLE | | |
|---------------------------------|----------------|------------|
| ZONING | MPC | |
| OVERALL GROSS AREA | 426,307 SQ.FT. | 9.7867 AC. |
| OVERALL NET AREA | 356,014 SQ.FT. | 8.1730 AC. |
| TOTAL NUMBER OF LOTS | 1 | |
| LOT AREA | 356,014 SQ.FT. | 8.1730 AC. |
| TOTAL RIGHT OF WAY | 70,293 SQ.FT. | 1.6137 AC. |

| LOT TABLE | | |
|-----------|--------------|--------------|
| LOT NO. | AREA (SQ.FT) | AREA (ACRES) |
| LOT 1 | 356,014 | 8.1730 |



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

BASIS OF BEARING

BASIS OF BEARING IS S00°38'07"E ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 1 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA, BETWEEN THE MONUMENTS AS SHOWN HEREON.

DEVELOPMENT SERVICES

THIS MAP OF DEDICATION 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.

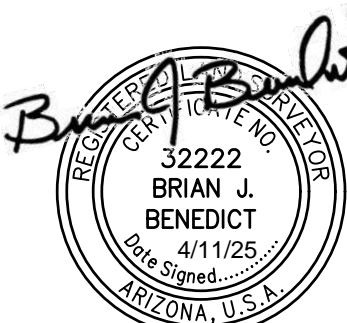
BY: _____
MAYOR

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
PHOENIX, AZ 85016
www.hilgartwilson.com

SUPERSTITION VISTAS - PHASE 2B - PARCEL 19.29

RADIANCE AVENUE AND REVERENCE ROAD
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-24-1

SCALE: AS SHOWN

DRAWN: JLD

APPROVED: BJB

DWG. NO.

FP01

SHT. 1 OF 2

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

EAST QUARTER CORNER
SECTION 24, TOWNSHIP 1
SOUTH, RANGE 7 EAST
FOUND BRASS CAP GLO

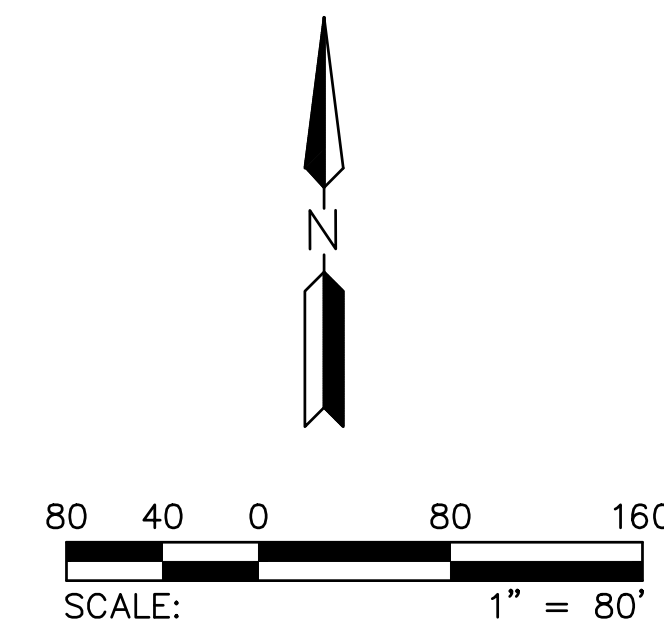
(UNSUBDIVIDED)
D R HORTON INC
FEE NO. 2020-137555,
APN: 10407009T

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

SOUTHEAST CORNER
SECTION 24,
TOWNSHIP 1 SOUTH,
RANGE 7 EAST FOUND
REBAR, NO I.D.

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

| | |
|-----------|---|
| ○ | FOUND MONUMENT AS NOTED |
| ● | SET 1/2" REBAR W/ CAP, RLS 32222 OR AS NOTED |
| _____ | BOUNDARY LINE |
| — — — — — | SECTION LINE |
| — — — — — | CENTER LINE |
| — — — — — | RIGHT OF WAY |
| _____ | PARCEL LINE |
| ----- | EASEMENT LINE |
| R/W | RIGHT-OF-WAY |
| PUFE | PUBLIC UTILITY AND FACILITIES EASEMENT |
| NO. | NUMBER |
| PCR | PINAL COUNTY RECORDS |
| RLS | REGISTERED LAND SURVEYOR |
| APN | ASSESSOR PARCEL NUMBER |
| ① | FEE NO. 2024-002320, PCR |
| ② | FEE NO. 2023-032749, PCR |



| LINE TABLE | | |
|------------|-------------|--------|
| LINE NO. | DIRECTION | LENGTH |
| L21 | S81°26'46"E | 60.17' |
| L22 | S88°43'08"E | 71.78' |
| L29 | N30°13'09"W | 22.25' |
| L30 | N60°13'09"W | 61.10' |
| L31 | N59°25'48"E | 10.37' |
| L32 | N59°25'48"E | 25.01' |
| L33 | N59°25'48"E | 3.42' |
| L34 | S60°13'09"E | 37.77' |
| L35 | S80°20'30"E | 50.13' |
| L36 | S30°31'49"E | 16.74' |
| L37 | N31°11'23"W | 18.01' |
| L38 | N58°48'37"E | 20.00' |
| L39 | S31°11'23"E | 18.01' |

| CURVE TABLE | | | |
|-------------|----------|----------|--------|
| CURVE NO. | RADIUS | DELTA | LENGTH |
| C1 | 3071.82' | 0°58'16" | 52.07' |
| C2 | 1541.50' | 0°44'36" | 20.00' |

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

SUPERSTITION VISTAS - PHASE 2B - PARCEL 19.29

RADIANCE AVENUE AND REVERENCE ROAD
APACHE JUNCTION, ARIZONA

FINAL PLAT

STATUS: MUNICIPAL TRACKING NO:

| |
|-----------------|
| PROJ. NO.: 1635 |
| DATE: APR 2025 |
| SCALE: AS SHOWN |
| DRAWN: JLD |
| APPROVED: BJB |

DWG. NO.

FP02

SHT. 2 OF 2

 **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

PHOENIX, AZ 85016
www.hilgartwilson.com

U:\1600\1635\SURVEY\PLAT\PHASE 2B - PARCEL 19.29\1635-PH2B-P19.29-FP02.dwg 4/10/2025 11:39 AM