

DEDICATION

STATE OF ARIZONA )
COUNTY OF MARICOPA ) S.S

KNOW ALL MEN BY THESE PRESENTS: THAT THE STATE OF ARIZONA, BY AND THROUGH THE ARIZONA STATE LAND DEPARTMENT AND D.R. HORTON, A DELAWARE CORPORATION, (OWNERS), DO HEREBY PUBLISH THIS FINAL PLAT FOR INFRASTRUCTURE FOR "SUPERSTITION VISTAS DEVELOPMENT UNITS 1 AND 2 IRONWOOD DRIVE - PHASE 2" LYING WITHIN SECTIONS 17, 18, 19, AND 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 PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF EACH OF THE STREETS, PARCELS AND EASEMENTS CONSTITUTING SAME, AND THAT EACH OF THE STREETS AND EASEMENTS SHALL BE KNOWN BY THE NAME GIVEN TO IT RESPECTIVELY.

"PORTIONS OF THE REAL PROPERTY DESIGNATED HEREON FOR 'RIGHTS OF WAY' OR 'ROW' (THE 'BLOSSOM ROCK ROADWAYS') WILL BE SUBJECT TO A PERPETUAL RIGHT OF WAY (THE 'ASLD ROW') ISSUED BY THE ARIZONA STATE LAND DEPARTMENT ('ASLD') TO THE CITY OF APACHE JUNCTION (THE 'CITY'). SUCH ASLD ROW SHALL BE SUBJECT TO CANCELLATION BY ASLD IF THE CERTIFICATE OF PURCHASE NO. 53-120190 IS FORFEITED BY THE ASLD, BUT THE RIGHT TO CANCEL THE ASLD ROW WILL TERMINATE AND BE OF NO FURTHER EFFECT FOR ANY PORTION OF ANY BLOSSOM ROCK ROADWAYS (I) ON WHICH ROADWAY IMPROVEMENTS HAVE BEEN CONSTRUCTED AND ACCEPTED BY THE CITY AS EVIDENCED BY A LETTER OF ACCEPTANCE OR EQUIVALENT OR (II) THAT IS REQUIRED FOR LOTS, PARCELS OR TRACTS SHOWN ON THE PLAT AND FOR WHICH A PATENT HAS BEEN ISSUED TO ACCESS A PUBLIC RIGHT-OF-WAY BY THE MOST DIRECT ROUTE.

EASEMENTS ARE DEDICATED FOR THE PURPOSES SHOWN.

OWNERS HEREBY DEDICATE TO THE CITY OF APACHE JUNCTION FOR USE AS SUCH THE 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 SHOWN, UNLESS APPROVED OTHERWISE BY THE CITY OF APACHE JUNCTION, ALL EASEMENTS CREATED BY THIS PLAT ARE PERPETUAL AND NONEXCLUSIVE EASEMENTS.

PORTIONS OF THE REAL PROPERTY DEDICATED HEREON FOR PUBLIC UTILITY AND FACILITIES EASEMENTS HAVE NOT BEEN PATENTED AND ARE SUBJECT TO ARIZONA STATE LAND DEPARTMENT CERTIFICATE OF PURCHASE NO. 53-120190. IN THE EVENT OF CANCELLATION AND FORFEITURE OF CERTIFICATE OF PURCHASE NO. 53-120190, ANY REAL PROPERTY UNPATENTED AT THE TIME OF SUCH FORFEITURE SHALL REVERT TO THE STATE OF ARIZONA AND, AT THE WRITTEN ELECTION OF THE ARIZONA STATE LAND DEPARTMENT, THOSE DEDICATIONS OF PUBLIC UTILITY AND FACILITIES EASEMENTS SHALL TERMINATE THE STATE OF ARIZONA RIGHT TO TERMINATE ANY PUBLIC UTILITY AND FACILITIES EASEMENTS SHALL BE OF NO FURTHER EFFECT FOR PORTIONS OF THE PROPERTY FOR WHICH A PATENT HAS BEEN RECORDED.

OWNERS HEREBY DEDICATE THE TEMPORARY DRAINAGE EASEMENTS FOR USE AS SUCH, THE BLOSSOM ROCK COMMUNITY ALLIANCE OR BLOSSOM ROCK RESIDENTIAL ASSOCIATION, AS APPLICABLE, WILL HAVE THE RESPONSIBILITY FOR MAINTENANCE OF THE TEMPORARY DRAINAGE EASEMENTS.

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, PARCELS OR PUBLIC EASEMENTS ESTABLISHED BY THIS FINAL PLAT, TO THE EXTENT THAT IT IS COMPRISED OF CFD-ELIGIBLE IMPROVEMENTS, MAY BE FINANCED WITH, AND OWNERS 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.

OWNERS HEREBY GRANT 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 15 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) OWNERS 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 THEREIN, 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.

NO CFD IMPROVEMENTS THAT ARE BEING DEDICATED TO THE CITY OF APACHE JUNCTION (CFD IMPROVEMENTS) SHALL BE DEEMED TO BE DEDICATED TO OR ACCEPTED BY THE CITY OR OTHER GOVERNMENTAL ENTITY UNTIL ACCEPTANCE OF SUCH CFD IMPROVEMENTS BY THE CITY OR OTHER GOVERNMENTAL ENTITY. OWNER HEREBY RESERVES AN INTEREST IN ANY OF THE FOREGOING REAL PROPERTY UPON WHICH WHAT WOULD BE "PUBLIC INFRASTRUCTURE" AS SUCH TERM IS DEFINED IN SECTION 48-701, ARIZONA REVISED STATUTES, HAS BEEN OR IS TO BE CONSTRUCTED, INCLUDING THE CFD IMPROVEMENTS. EXCEPT IF RELEASED PRIOR THERETO AS HEREINAFTER DESCRIBED, 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 AMENDED AND RESTATED DISTRICT DEVELOPMENT, FINANCING PARTICIPATION, WAIVER AND INTERGOVERNMENTAL AGREEMENT DATED AS OF OCTOBER 10, 2022, AND RECORDED ON OCTOBER 11, 2022, IN THE OFFICIAL RECORDS OF THE PINAL COUNTY RECORDER, AS INSTRUMENT NO. 2022-106816 (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.

PARCEL 1 IS RESERVED FOR FUTURE DEVELOPMENT.

IN WITNESS WHEREOF:

THE STATE OF ARIZONA, BY AND THROUGH THE ARIZONA STATE LAND DEPARTMENT, AS OWNER, HAS HERETO CAUSED ITS NAME TO BE AFFIXED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF THE UNDERSIGNED OFFICER THIS \_\_\_ DAY OF \_\_\_, 2023.

THE STATE OF ARIZONA, BY AND THROUGH THE ARIZONA STATE LAND DEPARTMENT

BY: ROBYN SAHID, ACTING COMMISSIONER

BROOKFIELD ASLD 8500, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS DEVELOPER, HAS HERETO CAUSED ITS NAME TO BE AFFIXED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF THE UNDERSIGNED OFFICERS THIS \_\_\_ DAY OF \_\_\_, 2023.

BROOKFIELD ASLD 8500, LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: BROOKFIELD RESIDENTIAL (ARIZONA) LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS MANAGER

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

ITS: \_\_\_\_\_

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

ITS: \_\_\_\_\_

D.R. HORTON, A DELAWARE CORPORATION, HAS HERETO CAUSED ITS NAME TO BE AFFIXED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF THE UNDERSIGNED OFFICER THIS \_\_\_ DAY OF \_\_\_, 2023.

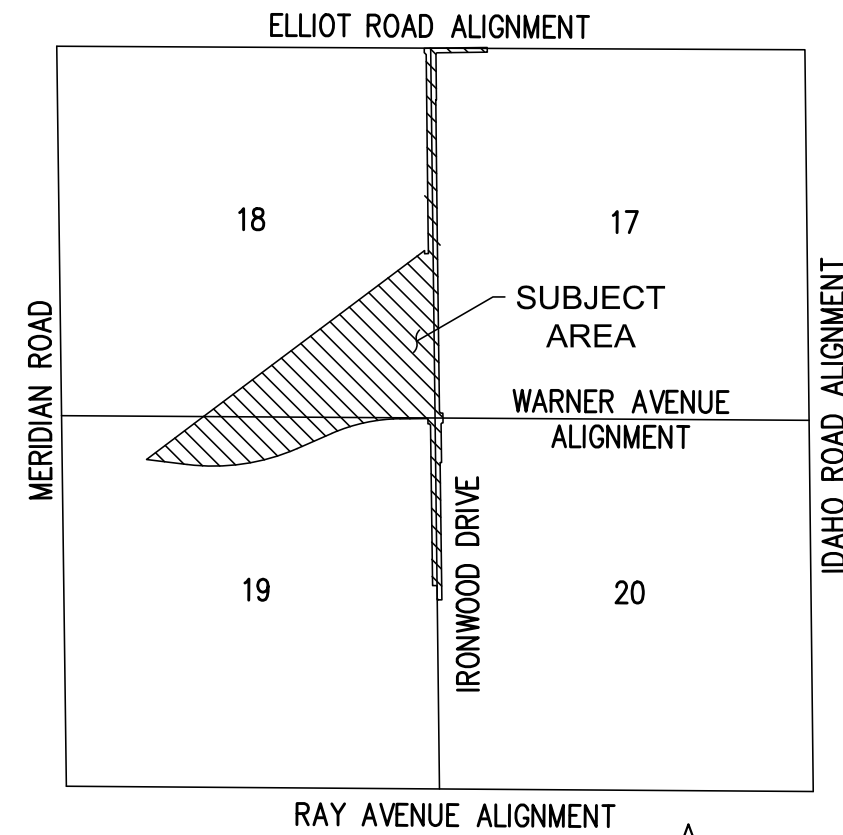
D.R. HORTON, A DELAWARE CORPORATION

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

ITS: \_\_\_\_\_

FINAL PLAT FOR INFRASTRUCTURE FOR SUPERSTITION VISTAS DEVELOPMENT UNITS 1 AND 2 IRONWOOD DRIVE - PHASE 2

LYING WITHIN SECTIONS 17, 18, 19 AND 20, TOWNSHIP 1 SOUTH, RANGE 8 EAST, OF THE GILA AND SALT RIVER MERIDIAN, APACHE JUNCTION, ARIZONA



VICINITY MAP NOT TO SCALE

ACKNOWLEDGEMENT

STATE OF ARIZONA )
COUNTY OF MARICOPA ) S.S

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_ DAY OF \_\_\_, 20\_\_\_, BY

\_\_\_ THE \_\_\_ OF D.R. HORTON, A DELAWARE CORPORATION, ON BEHALF THEREOF.

NOTARY PUBLIC \_\_\_\_\_

MY COMMISSION EXPIRES \_\_\_\_\_

ACKNOWLEDGEMENT

STATE OF ARIZONA )
COUNTY OF MARICOPA ) S.S

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_ DAY OF \_\_\_, 20\_\_\_, BY

JAMES W. PERRY, ACTING COMMISSIONER OF THE ARIZONA STATE LAND DEPARTMENT, STATE OF ARIZONA, ON BEHALF THEREOF.

NOTARY PUBLIC \_\_\_\_\_

MY COMMISSION EXPIRES \_\_\_\_\_

ACKNOWLEDGEMENT

STATE OF ARIZONA )
COUNTY OF MARICOPA ) S.S

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_ DAY OF \_\_\_, 20\_\_\_, BY

\_\_\_ THE \_\_\_ AND \_\_\_ OF BROOKFIELD RESIDENTIAL (ARIZONA) LLC, A DELAWARE LIMITED LIABILITY COMPANY, IN ITS CAPACITY AS MANAGER OF BROOKFIELD ASLD 8500 LLC, A DELAWARE LIMITED LIABILITY COMPANY, ON BEHALF THEREOF.

NOTARY PUBLIC \_\_\_\_\_

MY COMMISSION EXPIRES \_\_\_\_\_

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\_\_\_, 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

BASIS OF BEARING

THE BASIS OF BEARING IS THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 1 SOUTH, RANGE 8 EAST, OF THE GILA AND SALT RIVER MERIDIAN, HAVING A BEARING OF NORTH 89 DEGREES 45 MINUTES 04 SECONDS EAST.

NOTES

- 1. 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 ADJUTING PARCEL OWNER.
2. CONSTRUCTION WITHIN UTILITY EASEMENTS SHALL BE LIMITED TO UTILITIES, REMOVABLE FENCES AND DRIVEWAYS.
3. 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.
4. MAINTENANCE OF THE DRAINAGE AREAS WITHIN THE PARCELS AND EASEMENTS SHALL BE THE RESPONSIBILITY OF THE BLOSSOM ROCK COMMUNITY ALLIANCE OR BLOSSOM ROCK RESIDENTIAL ASSOCIATION, AS APPLICABLE, OR THE OWNER OF THE UNDERLYING PARCELS. SHOULD THE ASSOCIATION NOT ADEQUATELY MAINTAIN THEM, THE GOVERNING ENTITY HAVING JURISDICTION OVER THE AREA IN WHICH THE PARCEL OR THE EASEMENT IS LOCATED, AT ITS DISCRETION, MAY ENTER UPON AND MAINTAIN THE DRAINAGE AREAS, AND CHARGE THE BLOSSOM ROCK COMMUNITY ALLIANCE OR BLOSSOM ROCK RESIDENTIAL ASSOCIATION, AS APPLICABLE, OR THE OWNER OF THE UNDERLYING PARCEL THE COST OF THE MAINTENANCE.
5. ALL PARCELS NOT DEDICATED TO THE CITY OF APACHE JUNCTION SHALL BE IMPROVED IN ACCORDANCE WITH THE APPROVED PLANS.
6. 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.
7. 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.
8. SHOULD THE HOMEOWNERS' ASSOCIATION NOT PAY PROPERTY TAXES ON ANY PARCEL 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 PARCEL 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.
9. 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.
10. THE CITY OF APACHE JUNCTION IS NOT RESPONSIBLE FOR AND WILL NOT ACCEPT MAINTENANCE OF ANY PRIVATE PARKS, DRAINAGE FACILITIES OR LANDSCAPED AREAS WITHIN THE SUBDIVISION SHOWN HEREON. ALL TRACTS SHALL BE PRIVATELY OWNED AND MAINTAINED. EXCEPT AS EXPRESSLY SET FORTH IN THE APPLICABLE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS (OR APPLICABLE SUPPLEMENTAL DECLARATION) WITH REGARD TO MAINTENANCE BY BLOSSOM ROCK COMMUNITY ALLIANCE, INC. OR BLOSSOM ROCK RESIDENTIAL ASSOCIATION, INC., THE MAINTENANCE OF EASEMENT PREMISES SHOWN ON THIS PLAT WHICH LIE WITHIN THE BOUNDARIES OF A SUBDIVISION LOT OR PARCEL IS THE RESPONSIBILITY OF THE APPLICABLE LOT OR PARCEL OWNER, AND THE MAINTENANCE OF EASEMENT PREMISES SHOWN ON THIS PLAT WHICH LIE WITHIN THE BOUNDARIES OF A TRACT IS THE RESPONSIBILITY OF THE TRACT OWNER.
11. 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.

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. 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".

SITE DATA TABLE

Table with 4 columns: Description, Area (SQ.FT.), and other metrics. Rows include Gross Project Area, Parcel 1 (Future Development), Right-of-Way Area within Section 17, 18, 19, and 20, and Existing & Proposed Zoning (MPC).

SURVEYOR'S CERTIFICATION

THIS IS TO CERTIFY THAT THE SURVEY AND SUBDIVISION OF THE PREMISES DESCRIBED AND PLATTED HEREON WAS MADE UNDER MY DIRECTION DURING THE MONTH OF MARCH, 2023; THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN; THAT THE MONUMENTS SHOWN ACTUALLY EXIST OR WILL BE SET AS SHOWN; THAT THEIR POSITIONS ARE CORRECTLY SHOWN; AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.



SHEET INDEX

- 1 COVER SHEET
2 SITE MAP, LEGEND AND DESCRIPTION
3-10 PLAN SHEETS

OWNER

STATE OF ARIZONA
C/O ARIZONA STATE LAND DEPARTMENT
1616 W ADAMS STREET
PHOENIX, ARIZONA 85007
PHONE: 602-542-4631
CONTACT: MARK EDELMAN

DEVELOPER

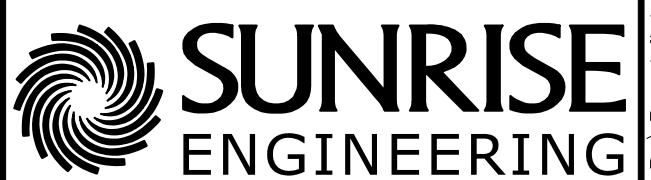
BROOKFIELD ASLD 8500 LLC
14646 N KIERLAND BLVD., SUITE 165
SCOTTSDALE, ARIZONA 85254
PHONE: 602-903-7506
CONTACT: ERIC TUNE, P.E.

OWNER / DEVELOPER

D.R. HORTON
20410 N. 19TH AVE., SUITE 100
PHOENIX, ARIZONA 85027
PHONE: 480-368-1041
CONTACT: PATRICK BROWN

LAND SURVEYOR

SUNRISE ENGINEERING, INC
2045 S VINEYARD, SUITE 101
MESA, AZ 85210
CONTACT: NICHOLAS JOHNSON II, RLS
PHONE: 480-768-8600

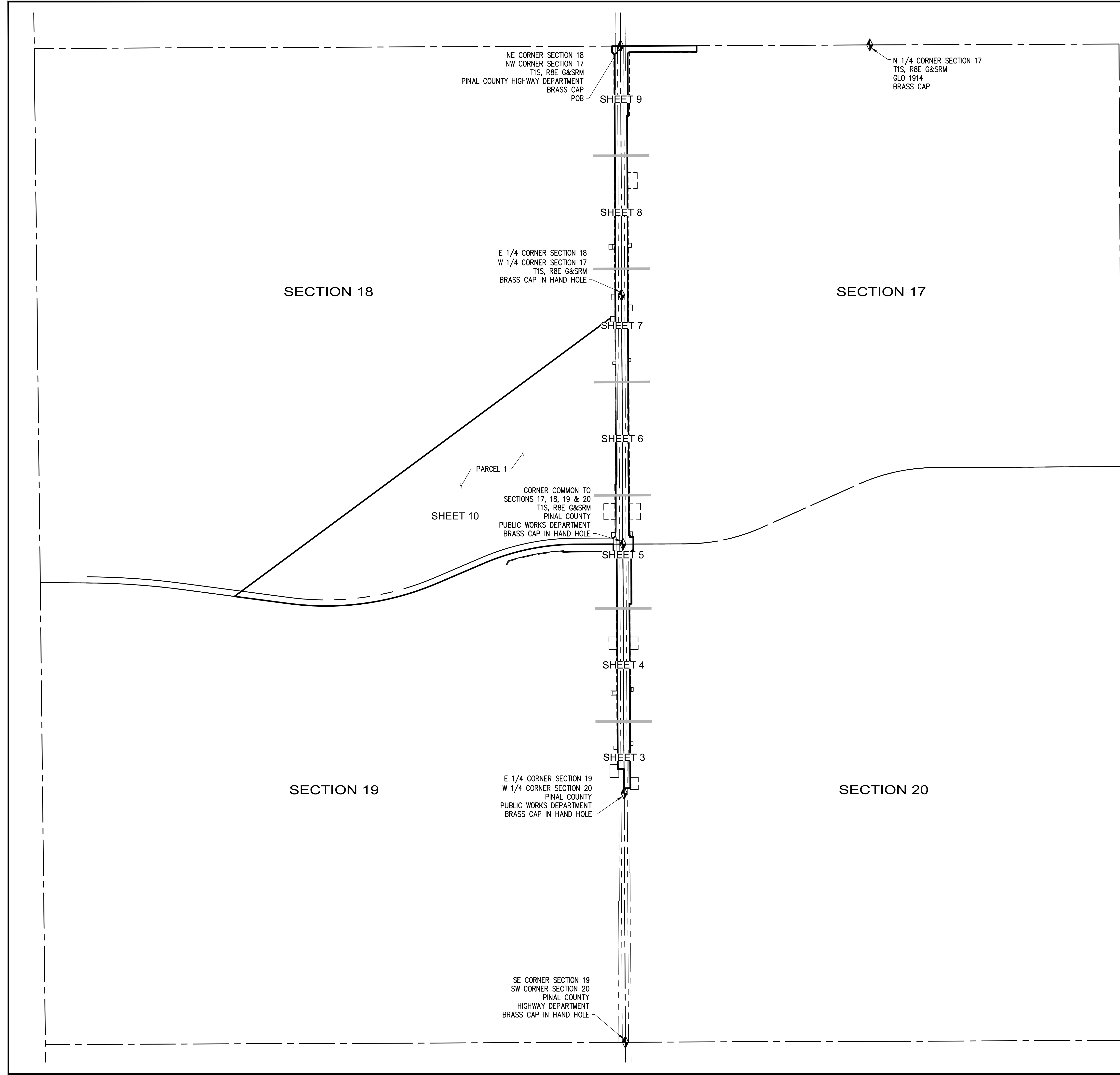


2045 SOUTH VINEYARD, SUITE 101
MESA, ARIZONA 85210
TEL 480.768.8600
www.sunrise-eng.com

FINAL PLAT

IRONWOOD DRIVE

Table with 6 columns: SET NO., SURVEYED, DRAWN, CHECKED, SHEET NO., and COV. Values include S08688, JW, LAA, RED, 1 of 10, and COV.



**DESCRIPTION**

A PORTION OF LAND LOCATED WITHIN SECTION 17, 18, 19, AND 20, TOWNSHIP 1 SOUTH, RANGE 8 EAST, OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A PINAL COUNTY HIGHWAY DEPARTMENT BRASS CAP, MARKING THE NORTHWEST CORNER OF SAID SECTION 17, FROM WHICH A GLO BRASS CAP MARKING THE NORTH QUARTER CORNER OF SAID SECTION 17 BEARS NORTH 89° 45' 04" EAST, A DISTANCE OF 2642.33 FEET;

THENCE NORTH 89° 45' 04" EAST, ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 17, A DISTANCE OF 806.80 FEET;

THENCE DEPARTING SAID NORTH LINE, SOUTH 0° 14' 56" EAST A DISTANCE OF 65.00 FEET;

THENCE SOUTH 89° 45' 04" WEST A DISTANCE OF 719.10 FEET;

THENCE SOUTH 44° 46' 30" WEST A DISTANCE OF 17.99 FEET;

THENCE SOUTH 0° 13' 51" EAST A DISTANCE OF 658.80 FEET;

THENCE SOUTH 89° 46' 09" WEST A DISTANCE OF 10.00 FEET;

THENCE SOUTH 0° 13' 51" EAST A DISTANCE OF 1903.33 FEET;

THENCE SOUTH 0° 17' 10" EAST A DISTANCE OF 2547.40 FEET;

THENCE SOUTH 45° 10' 56" EAST A DISTANCE OF 26.96 FEET;

THENCE NORTH 89° 47' 05" EAST A DISTANCE OF 29.06 FEET;

THENCE SOUTH 0° 17' 35" EAST A DISTANCE OF 75.00 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 17;

THENCE SOUTH 0° 17' 24" EAST A DISTANCE OF 65.00 FEET;

THENCE SOUTH 89° 47' 05" WEST A DISTANCE OF 13.86 FEET;

THENCE SOUTH 44° 46' 30" WEST A DISTANCE OF 17.99 FEET;

THENCE SOUTH 0° 17' 35" EAST A DISTANCE OF 552.25 FEET;

THENCE SOUTH 89° 42' 25" WEST A DISTANCE OF 21.50 FEET;

THENCE SOUTH 0° 17' 35" EAST A DISTANCE OF 1958.06 FEET;

THENCE SOUTH 89° 42' 25" WEST A DISTANCE OF 65.00 FEET TO A POINT ON THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 20;

THENCE NORTH 0° 17' 35" WEST, ALONG SAID WEST LINE, A DISTANCE OF 203.92 FEET;

THENCE SOUTH 89° 42' 25" WEST, A DISTANCE OF 65.00 FEET;

THENCE NORTH 0° 17' 35" WEST A DISTANCE OF 2290.27 FEET;

THENCE NORTH 45° 14' 38" WEST A DISTANCE OF 26.95 FEET;

THENCE SOUTH 89° 46' 31" WEST A DISTANCE OF 17.71 FEET;

THENCE NORTH 0° 13' 29" WEST A DISTANCE OF 75.00 FEET TO A POINT ON THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 19;

THENCE SOUTH 89° 46' 31" WEST, A DISTANCE OF 398.34 FEET TO THE BEGINNING OF A CURVE TO THE LEFT, HAVING A RADIUS OF 2500.00 FEET, THROUGH A CENTRAL ANGLE OF 22° 55' 06" AND A CHORD THAT BEARS SOUTH 78° 18' 58" WEST, 993.35 FEET;

THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 1000.00 FEET;

THENCE SOUTH 66° 51' 25" WEST A DISTANCE OF 540.51 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 3000.00 FEET, THROUGH A CENTRAL ANGLE OF 30° 39' 58" AND A CHORD THAT BEARS SOUTH 82° 11' 25" WEST, 1586.58 FEET;

THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 1605.68 FEET;

THENCE NORTH 82° 28' 36" WEST A DISTANCE OF 583.29 FEET;

THENCE NORTH 53° 29' 13" EAST A DISTANCE OF 910.07 FEET;

THENCE NORTH 53° 29' 26" EAST A DISTANCE OF 4051.58 FEET;

THENCE SOUTH 0° 17' 10" EAST A DISTANCE OF 46.15 FEET;

THENCE NORTH 89° 42' 50" EAST A DISTANCE OF 55.00 FEET;

THENCE NORTH 0° 17' 13" WEST A DISTANCE OF 289.72 FEET;

THENCE NORTH 0° 13' 51" WEST A DISTANCE OF 2551.17 FEET;

THENCE NORTH 45° 13' 07" WEST A DISTANCE OF 33.55 FEET;

THENCE SOUTH 89° 45' 49" WEST A DISTANCE OF 2.97 FEET;

THENCE NORTH 0° 14' 11" WEST A DISTANCE OF 65.00 FEET TO A POINT ON THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 18;

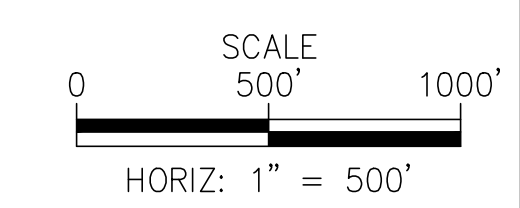
THENCE NORTH 89° 45' 49" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 91.69 FEET TO THE POINT OF BEGINNING.

**LEGEND**

- SUBJECT R/W BOUNDARY
- - - EXISTING EASEMENT LINE
- EXISTING R/W LINE
- PLSS SECTION LINE
- - - FEMA ZONE A BOUNDARY (APPROXIMATE LOCATION)
- PLSS SECTION LINE
- ◆ FOUND PLSS SECTION MONUMENT
- SET 5/8" REBAR WITH PLASTIC CAP TAGGED "PLS 75203"

**ABBREVIATIONS**

- AC ACRE
- GLO GENERAL LAND OFFICE
- G&SRM GILA & SALT RIVER MERIDIAN
- E EAST
- FEMA FEDERAL EMERGENCY MANAGEMENT AGENCY
- N NORTH
- PCR PINAL COUNTY RECORDS
- PLS PROFESSIONAL LAND SURVEYOR
- PLSS PUBLIC LAND SURVEY SYSTEM
- POB POINT OF BEGINNING
- Pufe PUBLIC UTILITIES AND FACILITIES EASEMENT
- R RANGE
- R/W RIGHT-OF-WAY
- S SOUTH
- SQFT SQUARE FEET
- T TOWNSHIP
- W WEST



REGISTERED LAND SURVEYOR  
75203  
NICHOLAS  
JOHNSON II  
PINAL COUNTY, ARIZONA  
2023-11-23

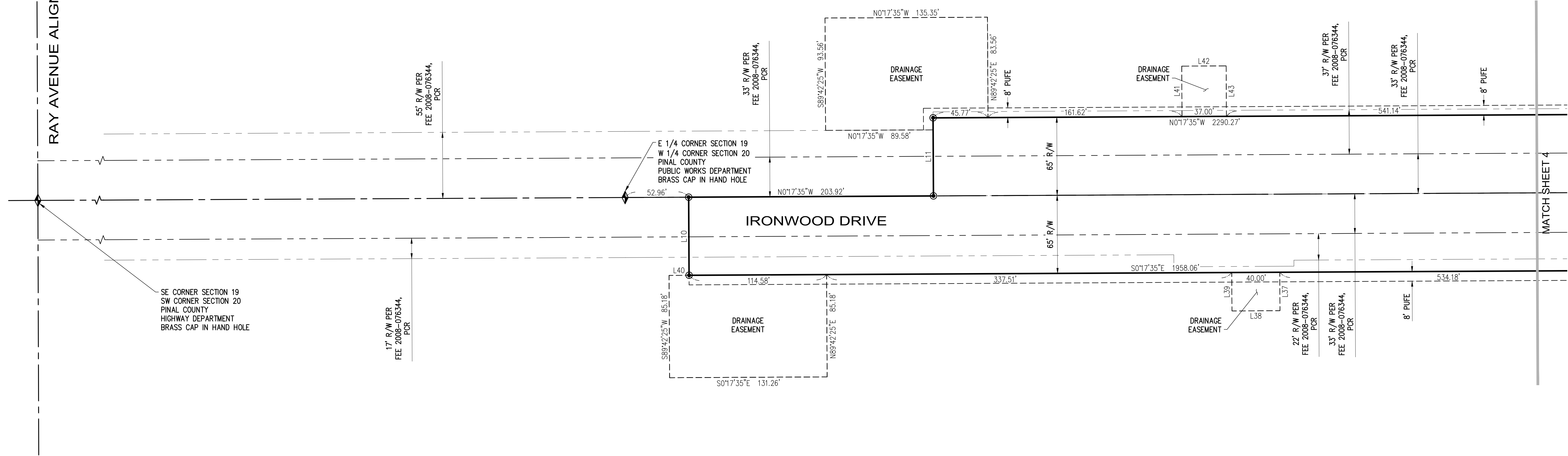
**SUNRISE ENGINEERING**

2045 SOUTH VINEYARD, SUITE 101  
MESA, ARIZONA 85210  
TEL 480.768.8600  
www.sunrise-eng.com

<b>FINAL PLAT</b>					
<b>IRONWOOD DRIVE</b>					
SET NO. S08688	SURVEYED JW	DRAWN HTO	CHECKED NSJ	SHEET NO. 2 of 10	<b>OVM</b>

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RAY AVENUE ALIGNMENT



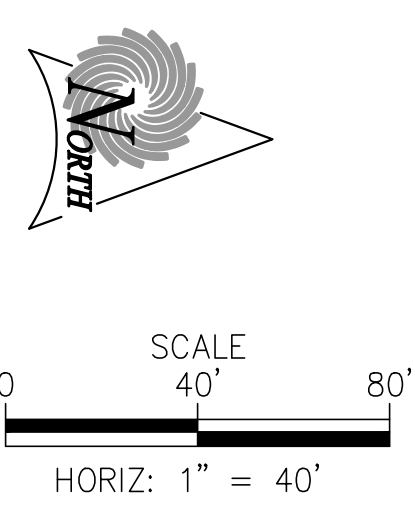
SE CORNER SECTION 19  
SW CORNER SECTION 20  
PINAL COUNTY  
HIGHWAY DEPARTMENT  
BRASS CAP IN HAND HOLE

LINE #	DIRECTION	LENGTH
L1	S44°46'30"W	17.99'
L2	S89°46'09"W	10.00'
L3	S45°10'56"E	26.96'
L4	N89°47'05"E	29.06'
L5	S0°17'35"E	75.00'
L6	S0°17'24"E	65.00'
L7	S89°47'05"W	13.86'
L8	S44°46'30"W	17.99'
L9	S89°42'25"W	21.50'
L10	S89°42'25"W	65.00'
L11	S89°42'25"W	65.00'
L12	N45°14'38"W	26.95'
L13	S89°46'31"W	17.71'
L14	N0°13'29"W	75.00'
L15	N0°13'29"W	65.00'

LINE #	DIRECTION	LENGTH
L16	N89°43'04"E	11.04'
L17	N44°45'34"E	21.97'
L18	N89°42'50"E	10.00'
L19	S0°17'10"E	46.15'
L20	N89°42'50"E	55.00'
L21	N45°13'07"W	33.55'
L22	S89°45'49"W	2.97'
L23	N0°14'11"W	65.00'
L24	N89°45'49"E	91.69'
L25	N89°40'30"E	40.00'
L26	S0°19'30"E	45.00'
L27	S89°40'30"W	40.00'
L28	N89°42'50"E	30.00'
L29	S0°17'10"E	30.00'
L30	S89°42'50"W	30.00'

LINE #	DIRECTION	LENGTH
L31	N89°42'50"E	40.00'
L32	S0°17'10"E	55.00'
L33	S89°47'05"W	3.22'
L34	N89°42'25"E	37.00'
L35	S0°17'35"E	42.00'
L36	S89°42'25"W	37.00'
L37	N89°42'25"E	32.00'
L38	S0°17'35"E	40.00'
L39	S89°42'25"W	32.00'
L40	N0°17'35"W	16.68'
L41	S89°42'25"W	42.00'
L42	N0°17'35"W	37.00'
L43	N89°42'25"E	42.00'
L44	S89°42'25"W	50.00'
L45	N0°17'35"W	40.00'

LINE #	DIRECTION	LENGTH
L46	N89°42'25"E	50.00'
L47	S89°42'50"W	17.42'
L48	N0°17'10"W	51.28'
L49	N89°42'50"E	44.00'
L50	S89°42'50"W	33.00'
L51	N0°17'10"W	28.00'
L52	N89°42'50"E	33.00'
L53	S89°46'09"W	32.00'
L54	N0°13'51"W	44.00'
L55	N89°46'09"E	32.00'



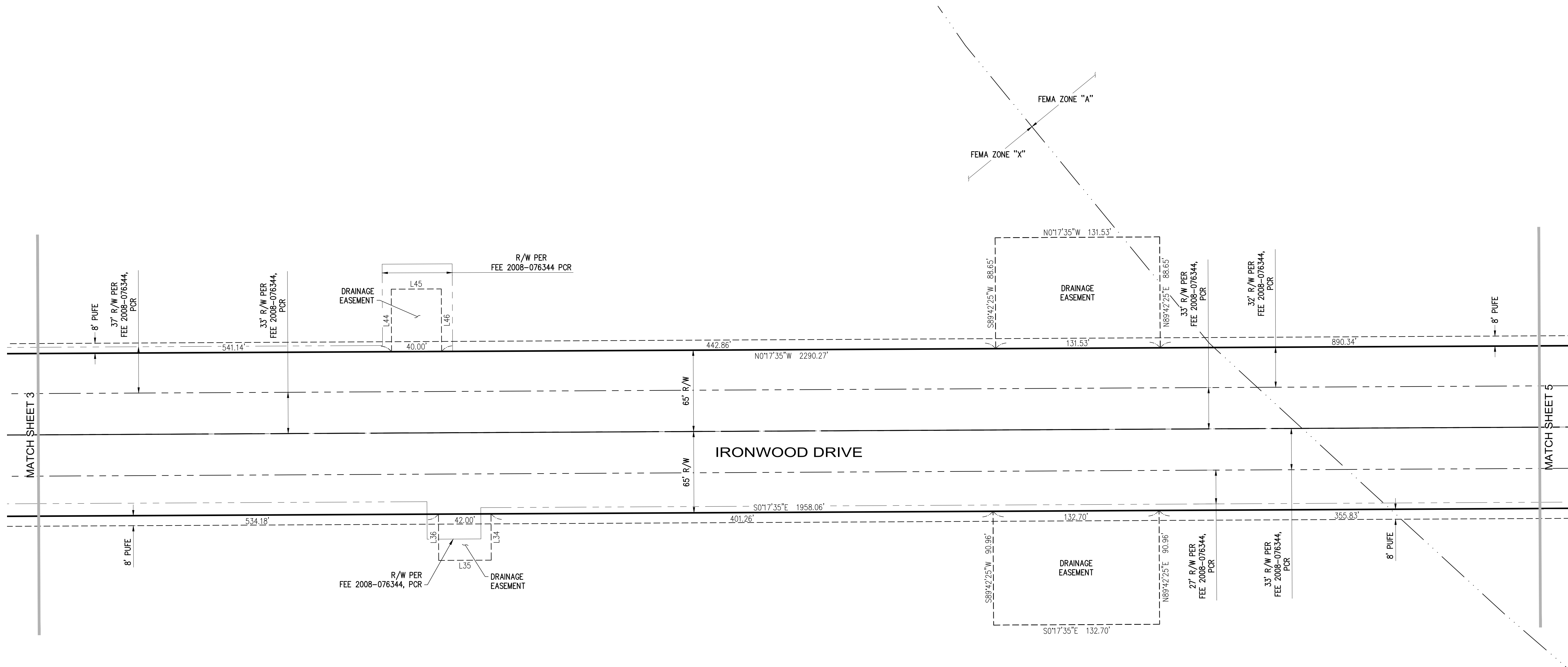
REGISTERED LAND SURVEYOR  
CERTIFICATE NO. 75203  
NICHOLAS JOHNSON II  
SINCE 11/13/14

**SUNRISE ENGINEERING**  
2045 SOUTH VINEYARD, SUITE 101  
MESA, ARIZONA 85210  
TEL 480.768.8600  
www.sunrise-eng.com

FINAL PLAT

**IRONWOOD DRIVE**

SET NO. S08688	SURVEYED JW	DRAWN HTO	CHECKED NSJ	SHEET NO. 3 of 10	SH3
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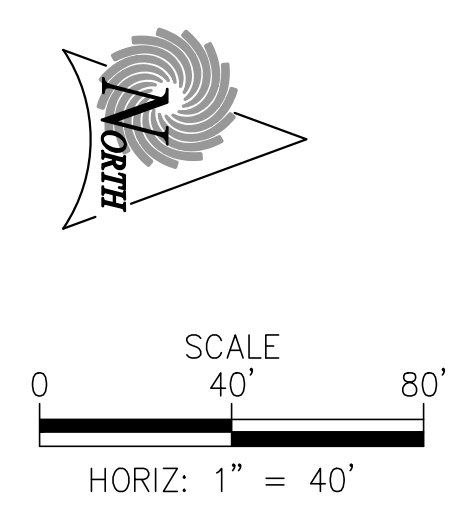


LINE #	DIRECTION	LENGTH
L1	S44°46'30"W	17.99'
L2	S89°46'09"W	10.00'
L3	S45°10'56"E	26.96'
L4	N89°47'05"E	29.06'
L5	S0°17'35"E	75.00'
L6	S0°17'24"E	65.00'
L7	S89°47'05"W	13.86'
L8	S44°46'30"W	17.99'
L9	S89°42'25"W	21.50'
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L11	S89°42'25"W	65.00'
L12	N45°14'38"W	26.95'
L13	S89°46'31"W	17.71'
L14	N0°13'29"W	75.00'
L15	N0°13'29"W	65.00'

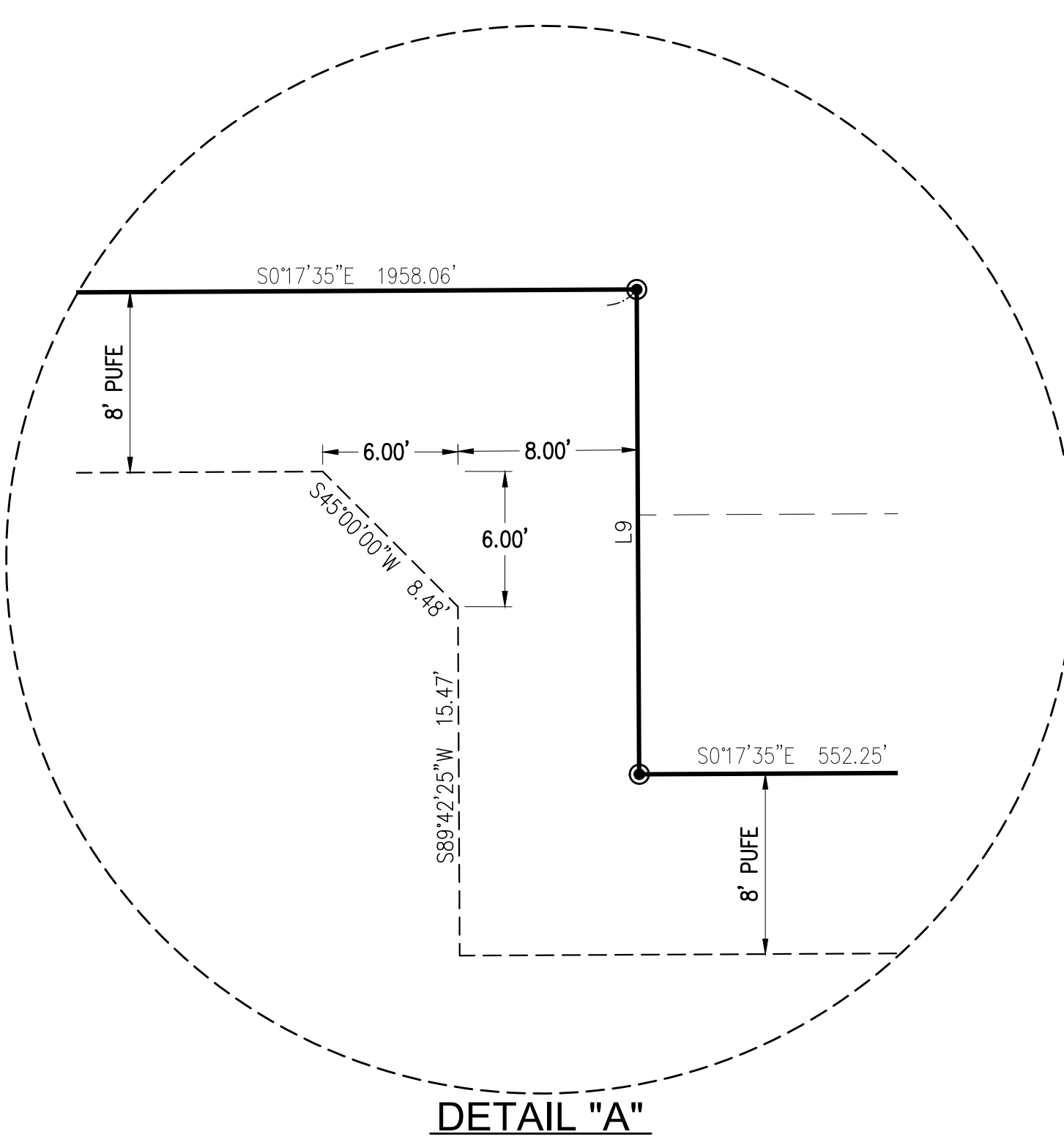
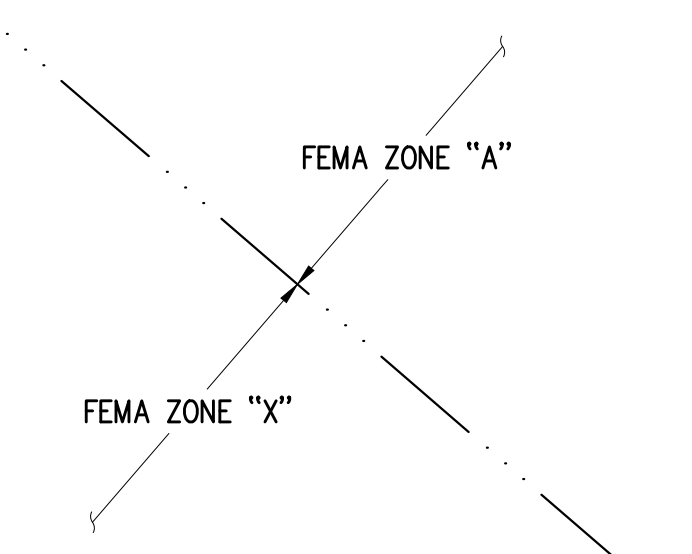
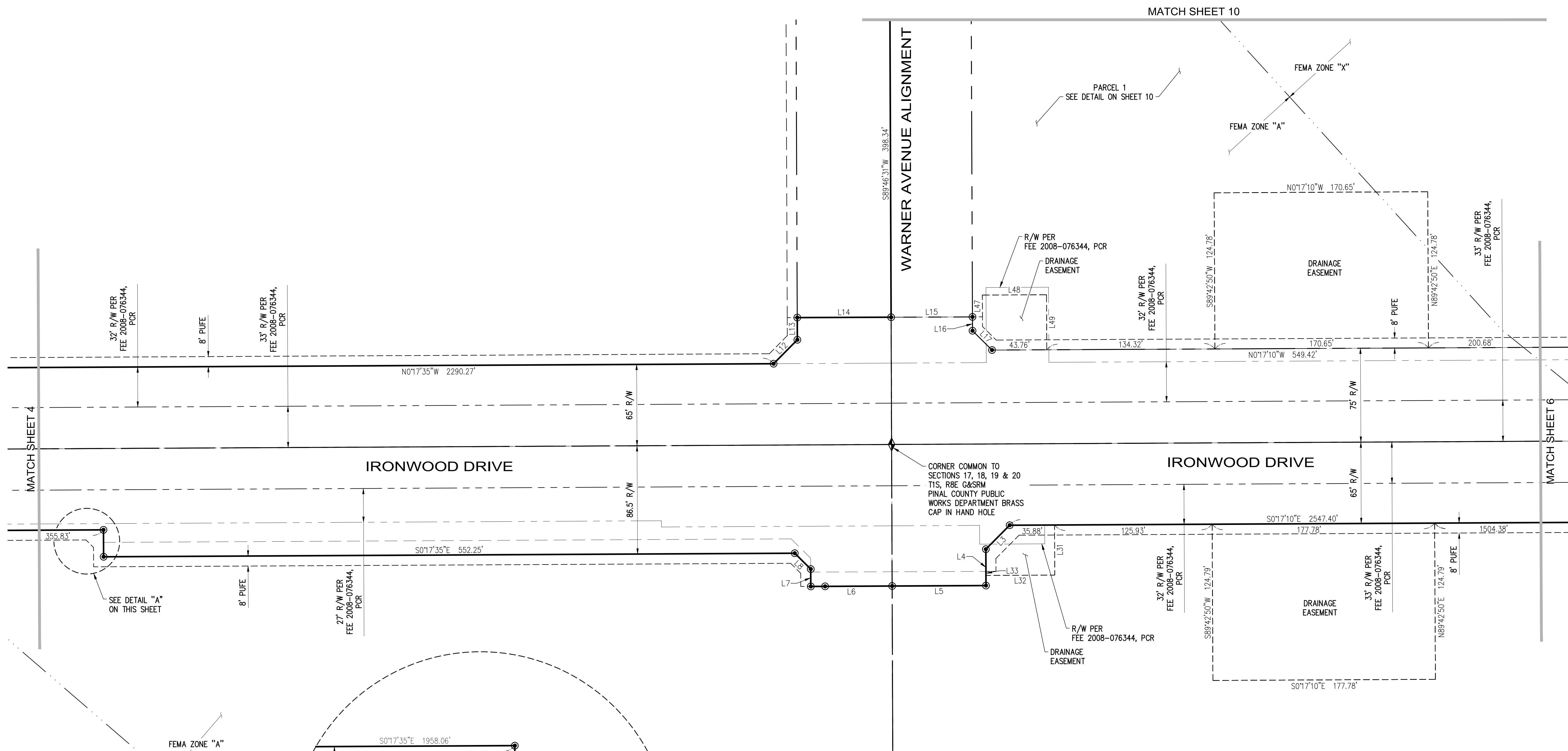
LINE #	DIRECTION	LENGTH
L16	N89°43'04"E	11.04'
L17	N44°45'34"E	21.97'
L18	N89°42'50"E	10.00'
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L23	N0°14'11"W	65.00'
L24	N89°45'49"E	91.69'
L25	N89°40'30"E	40.00'
L26	S0°19'30"E	45.00'
L27	S89°40'30"W	40.00'
L28	N89°42'50"E	30.00'
L29	S0°17'10"E	30.00'
L30	S89°42'50"W	30.00'

LINE #	DIRECTION	LENGTH
L31	N89°42'50"E	40.00'
L32	S0°17'10"E	55.00'
L33	S89°47'05"W	3.22'
L34	N89°42'25"E	37.00'
L35	S0°17'35"E	42.00'
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L38	S0°17'35"E	40.00'
L39	S89°42'25"W	32.00'
L40	N0°17'35"W	16.68'
L41	S89°42'25"W	42.00'
L42	N0°17'35"W	37.00'
L43	N89°42'25"E	42.00'
L44	S89°42'25"W	50.00'
L45	N0°17'35"W	40.00'

LINE #	DIRECTION	LENGTH
L46	N89°42'25"E	50.00'
L47	S89°42'50"W	17.42'
L48	N0°17'10"W	51.28'
L49	N89°42'50"E	44.00'
L50	S89°42'50"W	33.00'
L51	N0°17'10"W	28.00'
L52	N89°42'50"E	33.00'
L53	S89°46'09"W	32.00'
L54	N0°13'51"W	44.00'
L55	N89°46'09"E	32.00'



	<p><b>SUNRISE ENGINEERING</b></p> <p>2045 SOUTH VINEYARD, SUITE 101          MESA, ARIZONA 85210          TEL 480.768.8600          www.sunrise-eng.com</p>				
		FINAL PLAT			
IRONWOOD DRIVE					
SET NO. S08688	SURVEYED JW	DRAWN HTO	CHECKED NSJ	SHEET NO. 4 of 10	SH4

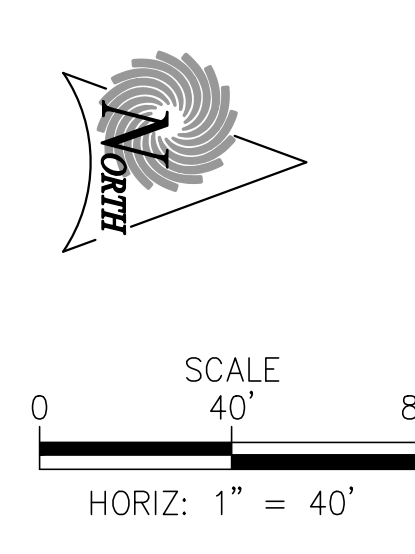


LINE #	DIRECTION	LENGTH
L1	S44°46'30"W	17.99'
L2	S89°46'09"W	10.00'
L3	S45°10'56"E	26.96'
L4	N89°47'05"E	29.06'
L5	S017°35"E	75.00'
L6	S017°24"E	65.00'
L7	S89°47'05"W	13.86'
L8	S44°46'30"W	17.99'
L9	S89°42'25"W	21.50'
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L11	S89°42'25"W	65.00'
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L13	S89°46'31"W	17.71'
L14	N01°3'29"W	75.00'
L15	N01°3'29"W	65.00'

LINE #	DIRECTION	LENGTH
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L20	N89°42'50"E	55.00'
L21	N45°13'07"W	33.55'
L22	S89°45'49"W	2.97'
L23	N0°14'11"W	65.00'
L24	N89°45'49"E	91.69'
L25	N89°40'30"E	40.00'
L26	S01°9'30"E	45.00'
L27	S89°40'30"W	40.00'
L28	N89°42'50"E	30.00'
L29	S017°10"E	30.00'
L30	S89°42'50"W	30.00'

LINE #	DIRECTION	LENGTH
L31	N89°42'50"E	40.00'
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L33	S89°47'05"W	3.22'
L34	N89°42'25"E	37.00'
L35	S017°35"E	42.00'
L36	S89°42'25"W	37.00'
L37	N89°42'25"E	32.00'
L38	S017°35"E	40.00'
L39	S89°42'25"W	32.00'
L40	N017°35"W	16.68'
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L42	N017°35"W	37.00'
L43	N89°42'25"E	42.00'
L44	S89°42'25"W	50.00'
L45	N017°35"W	40.00'

LINE #	DIRECTION	LENGTH
L46	N89°42'25"E	50.00'
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L50	S89°42'50"W	33.00'
L51	N017°10"W	28.00'
L52	N89°42'50"E	33.00'
L53	S89°46'09"W	32.00'
L54	N01°3'51"W	44.00'
L55	N89°46'09"E	32.00'



78203  
NICHOLAS  
JOHNSON II  
Professional Engineer  
Arizona License

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ENGINEERING**

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MESA, ARIZONA 85210  
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FINAL PLAT

IRONWOOD DRIVE

SET NO.  
S08688

SURVEYED  
JW

DRAWN  
HTO

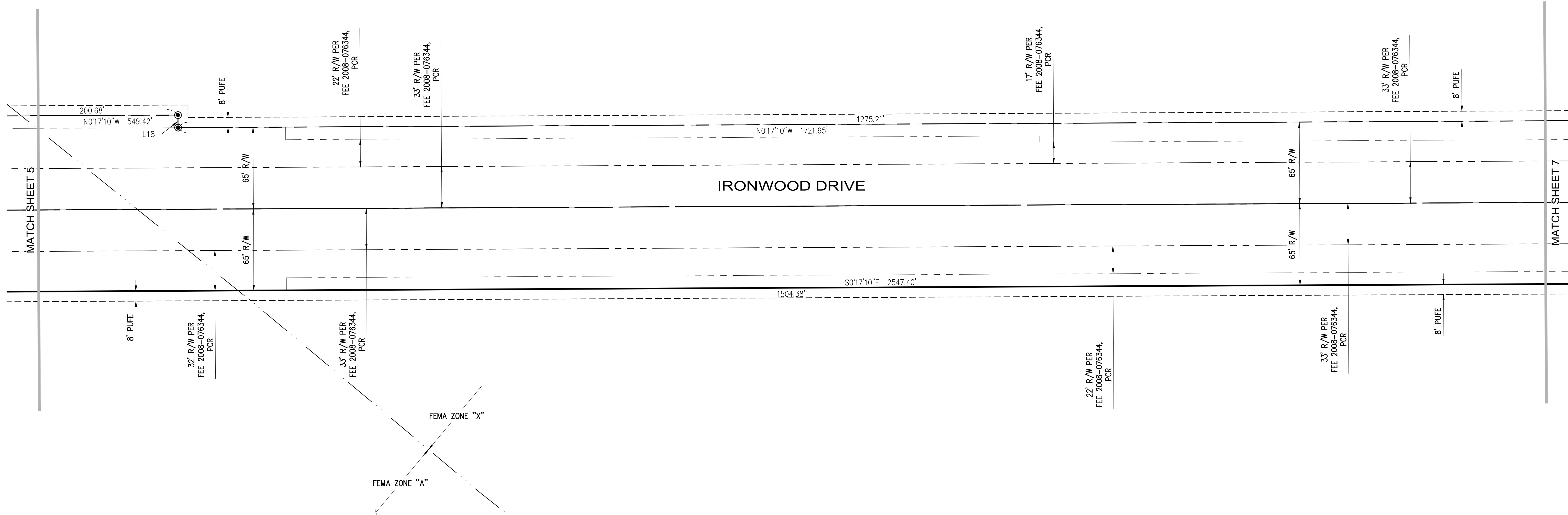
CHECKED  
NSJ

SHEET NO.  
5 of 10

SH5

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PARCEL 1  
SEE DETAIL ON SHEET 10

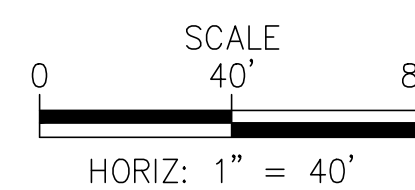
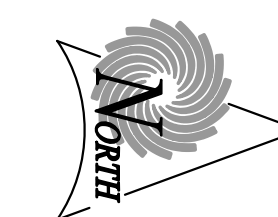


LINE #	DIRECTION	LENGTH
L1	S44°46'30\"/>	

LINE #	DIRECTION	LENGTH
L16	N89°43'04\"/>	

LINE #	DIRECTION	LENGTH
L31	N89°42'50\"/>	

LINE #	DIRECTION	LENGTH
L46	N89°42'25\"/>	



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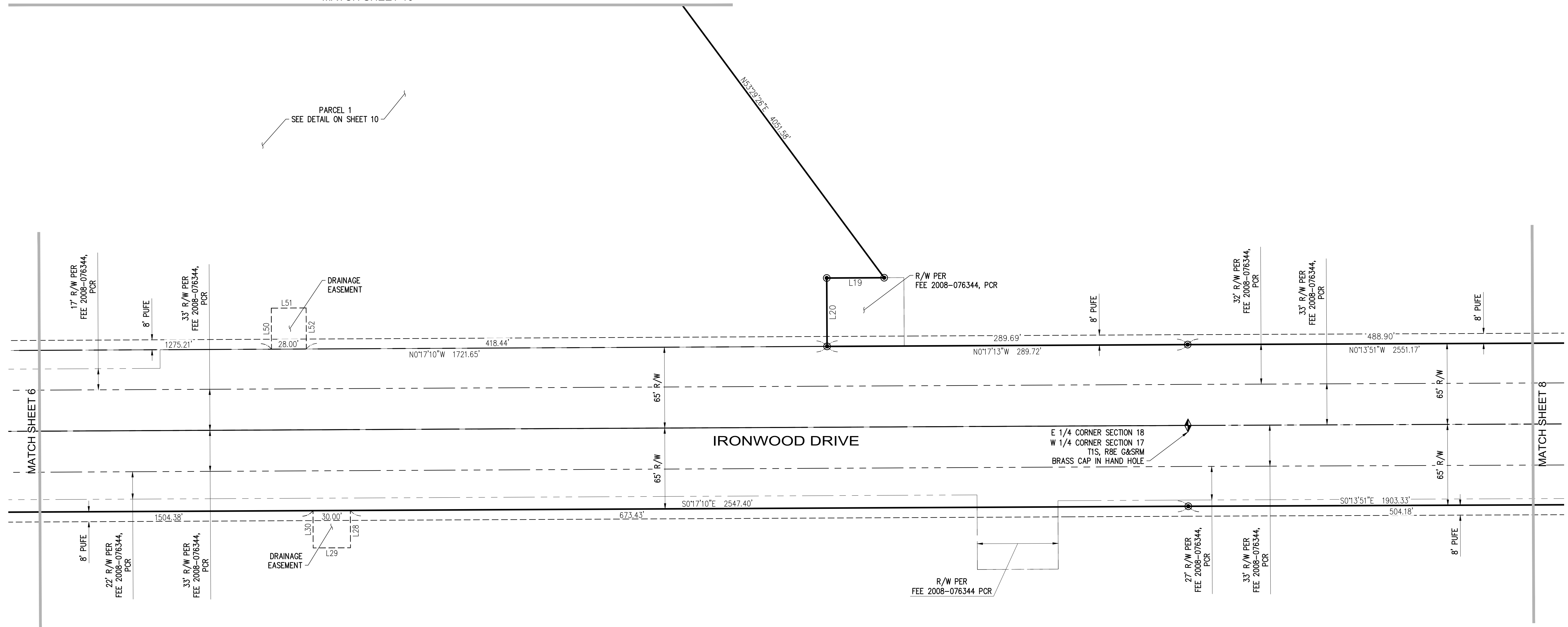
2045 SOUTH VINEYARD, SUITE 101  
MESA, ARIZONA 85210  
TEL 480.768.8600  
www.sunrise-eng.com

FINAL PLAT

IRONWOOD DRIVE

SET NO. S08688	SURVEYED JW	DRAWN HTO	CHECKED NSJ	SHEET NO. 6 of 10
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SH6

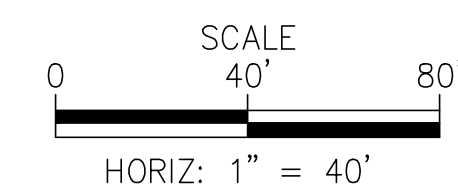
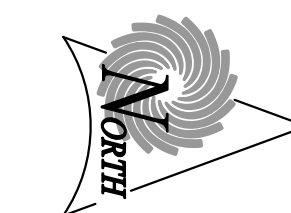


LINE #	DIRECTION	LENGTH
L1	S44°46'30"W	17.99'
L2	S89°46'09"W	10.00'
L3	S45°10'56"E	26.96'
L4	N89°47'05"E	29.06'
L5	S017°35"E	75.00'
L6	S017°24"E	65.00'
L7	S89°47'05"W	13.86'
L8	S44°46'30"W	17.99'
L9	S89°42'25"W	21.50'
L10	S89°42'25"W	65.00'
L11	S89°42'25"W	65.00'
L12	N45°14'38"W	26.95'
L13	S89°46'31"W	17.71'
L14	N01°3'29"W	75.00'
L15	N01°3'29"W	65.00'

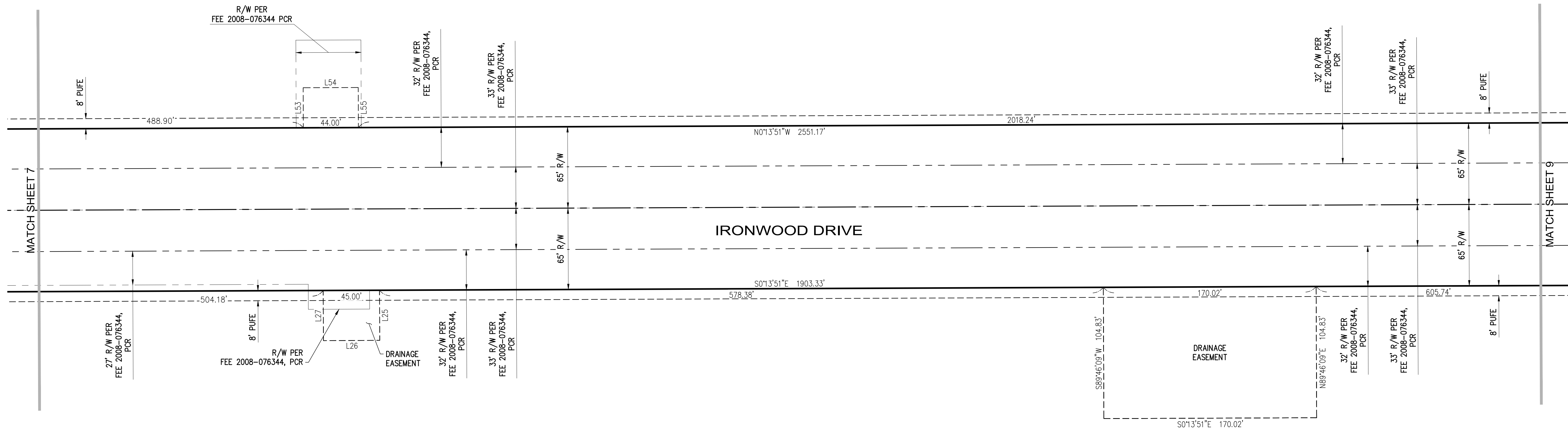
LINE #	DIRECTION	LENGTH
L16	N89°43'04"E	11.04'
L17	N44°45'34"E	21.97'
L18	N89°42'50"E	10.00'
L19	S017°10"E	46.15'
L20	N89°42'50"E	55.00'
L21	N45°13'07"W	33.55'
L22	S89°45'49"W	2.97'
L23	N01°4'11"W	65.00'
L24	N89°45'49"E	91.69'
L25	N89°40'30"E	40.00'
L26	S019°30"E	45.00'
L27	S89°40'30"W	40.00'
L28	N89°42'50"E	30.00'
L29	S017°10"E	30.00'
L30	S89°42'50"W	30.00'

LINE #	DIRECTION	LENGTH
L31	N89°42'50"E	40.00'
L32	S017°10"E	55.00'
L33	S89°47'05"W	3.22'
L34	N89°42'25"E	37.00'
L35	S017°35"E	42.00'
L36	S89°42'25"W	37.00'
L37	N89°42'25"E	32.00'
L38	S017°35"E	40.00'
L39	S89°42'25"W	32.00'
L40	N017°35"W	16.68'
L41	S89°42'25"W	42.00'
L42	N017°35"W	37.00'
L43	N89°42'25"E	42.00'
L44	S89°42'25"W	50.00'
L45	N017°35"W	40.00'

LINE #	DIRECTION	LENGTH
L46	N89°42'25"E	50.00'
L47	S89°42'50"W	17.42'
L48	N017°10"W	51.28'
L49	N89°42'50"E	44.00'
L50	S89°42'50"W	33.00'
L51	N017°10"W	28.00'
L52	N89°42'50"E	33.00'
L53	S89°46'09"W	32.00'
L54	N013°51"W	44.00'
L55	N89°46'09"E	32.00'



	<p><b>SUNRISE ENGINEERING</b></p> <p>2045 SOUTH VINEYARD, SUITE 101 MESA, ARIZONA 85210 TEL 480.768.8600 www.sunrise-eng.com</p>				
		<p>FINAL PLAT</p> <p>IRONWOOD DRIVE</p>			
<p>SET NO. S08688</p>	<p>SURVEYED JW</p>	<p>DRAWN HTO</p>	<p>CHECKED NSJ</p>	<p>SHEET NO. 7 of 10</p>	<p><b>SH7</b></p>

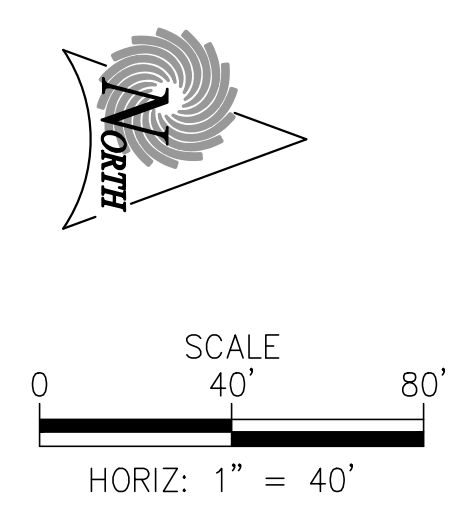


LINE #	DIRECTION	LENGTH
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L9	S89°42'25"W	21.50'
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L12	N45°14'38"W	26.95'
L13	S89°46'31"W	17.71'
L14	N0°13'29"W	75.00'
L15	N0°13'29"W	65.00'

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L23	N0°14'11"W	65.00'
L24	N89°45'49"E	91.69'
L25	N89°40'30"E	40.00'
L26	S0°19'30"E	45.00'
L27	S89°40'30"W	40.00'
L28	N89°42'50"E	30.00'
L29	S0°17'10"E	30.00'
L30	S89°42'50"W	30.00'

LINE #	DIRECTION	LENGTH
L31	N89°42'50"E	40.00'
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L33	S89°47'05"W	3.22'
L34	N89°42'25"E	37.00'
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L36	S89°42'25"W	37.00'
L37	N89°42'25"E	32.00'
L38	S0°17'35"E	40.00'
L39	S89°42'25"W	32.00'
L40	N0°17'35"W	16.68'
L41	S89°42'25"W	42.00'
L42	N0°17'35"W	37.00'
L43	N89°42'25"E	42.00'
L44	S89°42'25"W	50.00'
L45	N0°17'35"W	40.00'

LINE #	DIRECTION	LENGTH
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L47	S89°42'50"W	17.42'
L48	N0°17'10"W	51.28'
L49	N89°42'50"E	44.00'
L50	S89°42'50"W	33.00'
L51	N0°17'10"W	28.00'
L52	N89°42'50"E	33.00'
L53	S89°46'09"W	32.00'
L54	N0°13'51"W	44.00'
L55	N89°46'09"E	32.00'



TS203  
NICHOLAS  
JOHNSON II  
Professional Engineer  
Arizona

**SUNRISE  
ENGINEERING**

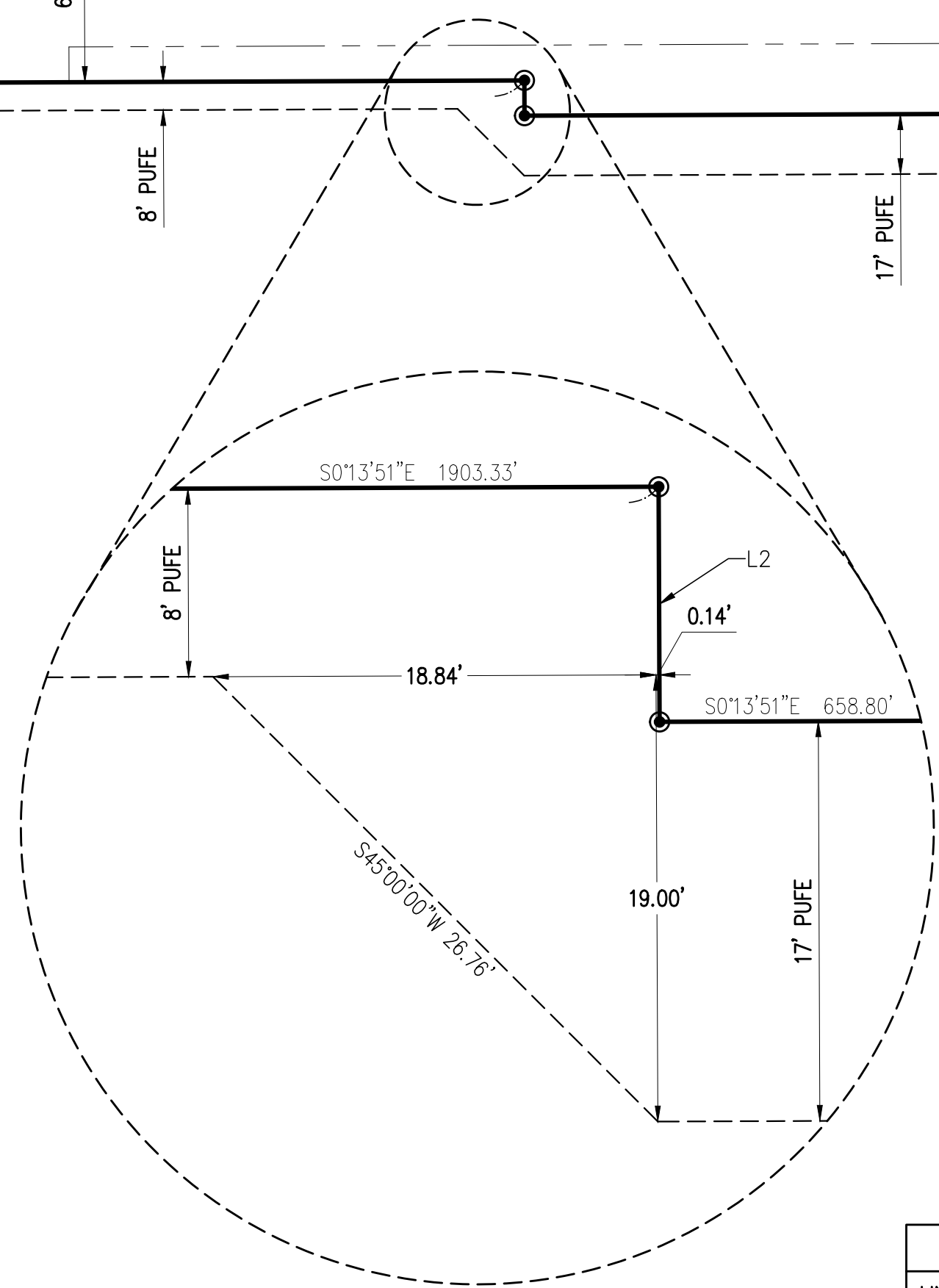
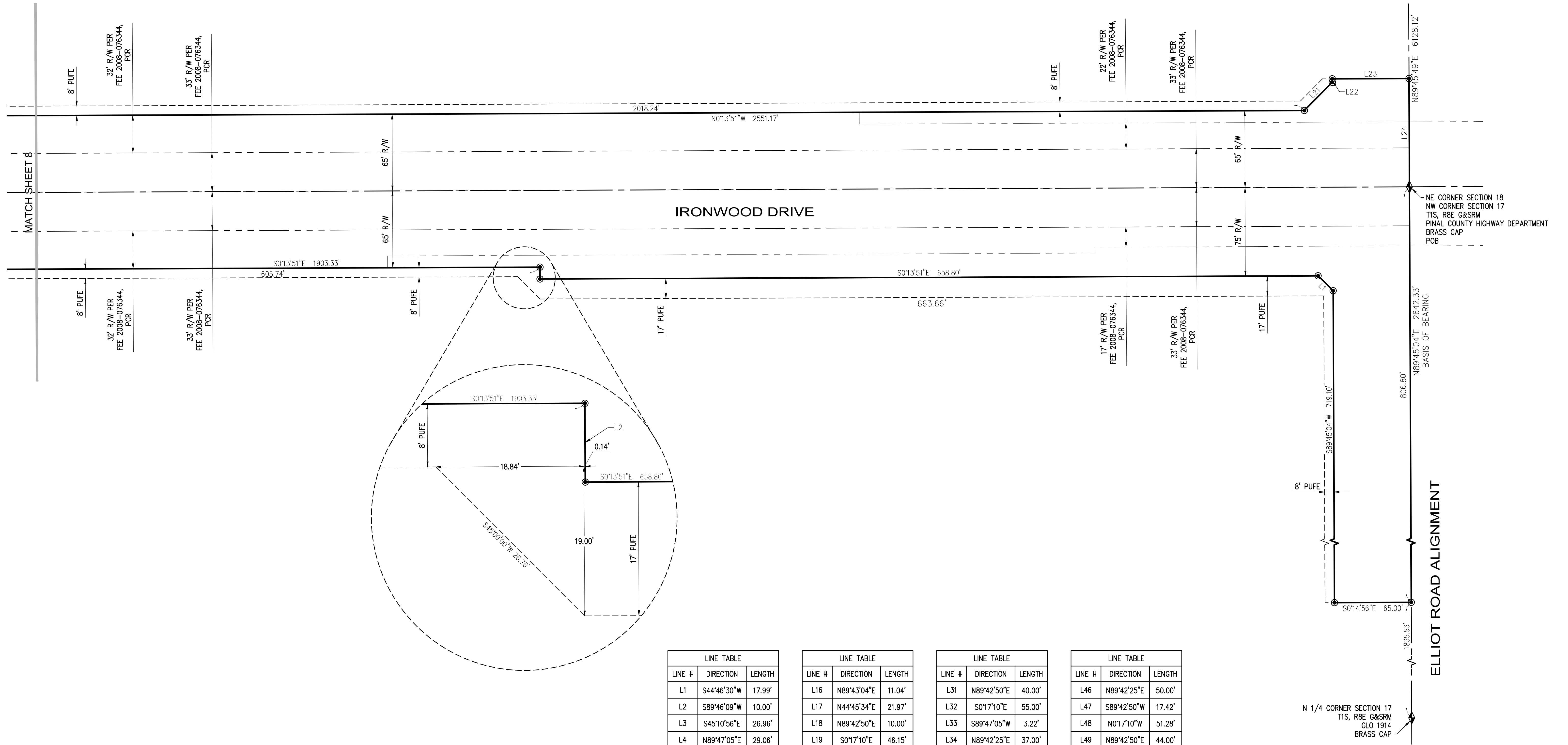
2045 SOUTH VINEYARD, SUITE 101  
MESA, ARIZONA 85210  
TEL 480.768.8600  
www.sunrise-eng.com

FINAL PLAT

**IRONWOOD DRIVE**

SET NO. S08688	SURVEYED JW	DRAWN HTO	CHECKED NSJ	SHEET NO. 8 of 10	SH8
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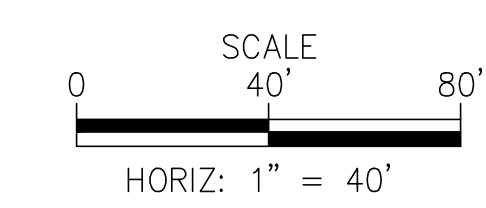
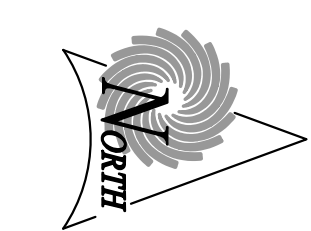


LINE #	DIRECTION	LENGTH
L1	S44°46'30"W	17.99'
L2	S89°46'09"W	10.00'
L3	S45°10'56"E	26.96'
L4	N89°47'05"E	29.06'
L5	S0°17'35"E	75.00'
L6	S0°17'24"E	65.00'
L7	S89°47'05"W	13.86'
L8	S44°46'30"W	17.99'
L9	S89°42'25"W	21.50'
L10	S89°42'25"W	65.00'
L11	S89°42'25"W	65.00'
L12	N45°14'38"W	26.95'
L13	S89°46'31"W	17.71'
L14	N0°13'29"W	75.00'
L15	N0°13'29"W	65.00'

LINE #	DIRECTION	LENGTH
L16	N89°43'04"E	11.04'
L17	N44°45'34"E	21.97'
L18	N89°42'50"E	10.00'
L19	S0°17'10"E	46.15'
L20	N89°42'50"E	55.00'
L21	N45°13'07"W	33.55'
L22	S89°45'49"W	2.97'
L23	N0°14'11"W	65.00'
L24	N89°45'49"E	91.69'
L25	N89°40'30"E	40.00'
L26	S0°19'30"E	45.00'
L27	S89°40'30"W	40.00'
L28	N89°42'50"E	30.00'
L29	S0°17'10"E	30.00'
L30	S89°42'50"W	30.00'

LINE #	DIRECTION	LENGTH
L31	N89°42'50"E	40.00'
L32	S0°17'10"E	55.00'
L33	S89°47'05"W	3.22'
L34	N89°42'25"E	37.00'
L35	S0°17'35"E	42.00'
L36	S89°42'25"W	37.00'
L37	N89°42'25"E	32.00'
L38	S0°17'35"E	40.00'
L39	S89°42'25"W	32.00'
L40	N0°17'35"W	16.68'
L41	S89°42'25"W	42.00'
L42	N0°17'35"W	37.00'
L43	N89°42'25"E	42.00'
L44	S89°42'25"W	50.00'
L45	N0°17'35"W	40.00'

LINE #	DIRECTION	LENGTH
L46	N89°42'25"E	50.00'
L47	S89°42'50"W	17.42'
L48	N0°17'10"W	51.28'
L49	N89°42'50"E	44.00'
L50	S89°42'50"W	33.00'
L51	N0°17'10"W	28.00'
L52	N89°42'50"E	33.00'
L53	S89°46'09"W	32.00'
L54	N0°13'51"W	44.00'
L55	N89°46'09"E	32.00'



75203  
NICHOLAS  
JOHNSON II  
Professional Engineer  
Arizona State Board of Engineering and Architecture

**SUNRISE  
ENGINEERING**

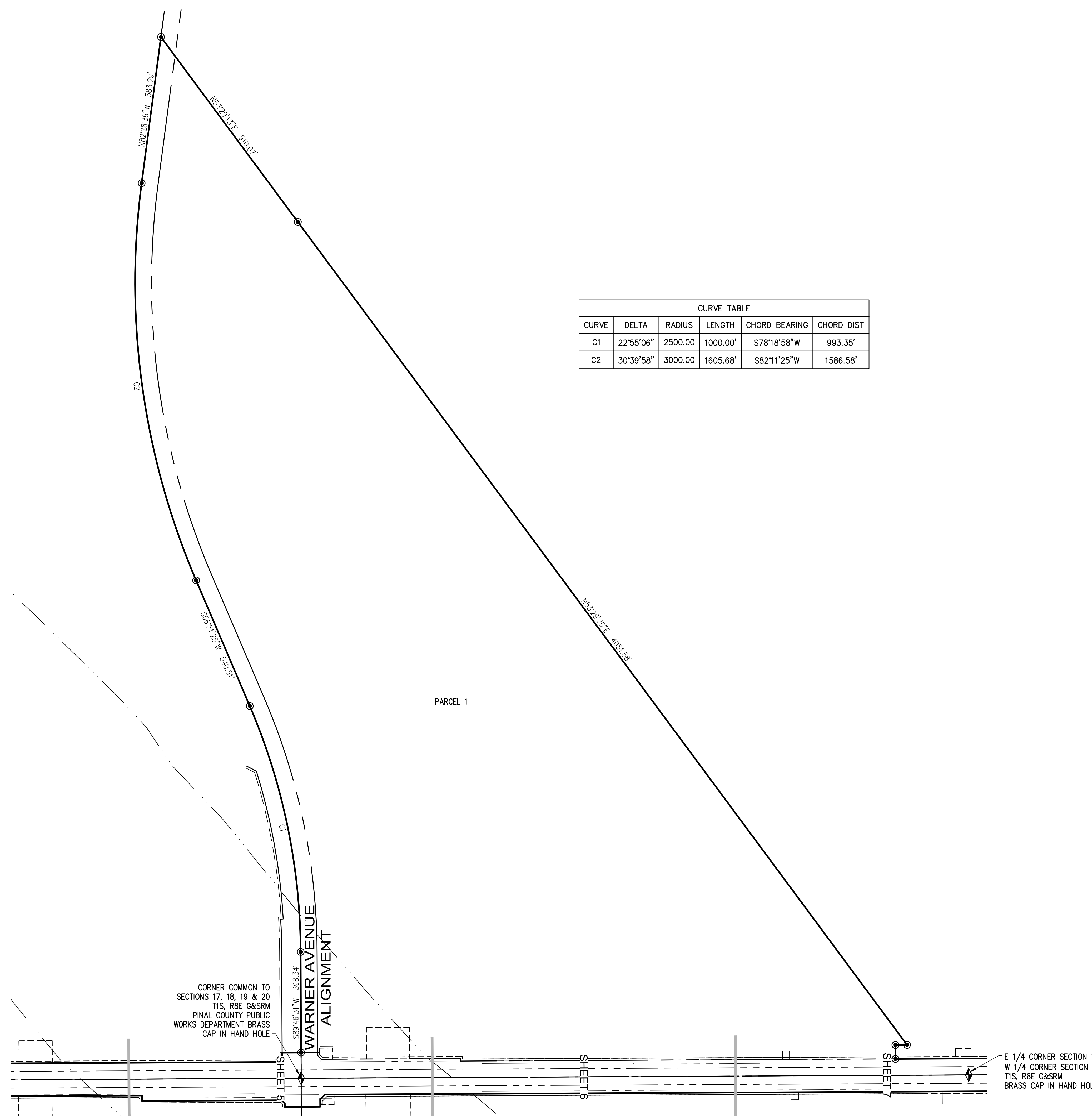
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FINAL PLAT

**IRONWOOD DRIVE**

SET NO. S08688	SURVEYED JW	DRAWN HTO	CHECKED NSJ	SHEET NO. 9 of 10	SH9
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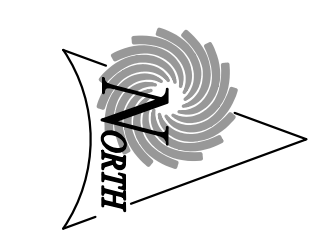


CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DIST
C1	22°55'06"	2500.00	1000.00'	S78°18'58"W	993.35'
C2	30°39'58"	3000.00	1605.68'	S82°11'25"W	1586.58'

CORNER COMMON TO  
SECTIONS 17, 18, 19 & 20  
T1S, R8E G&SRM  
PINAL COUNTY PUBLIC  
WORKS DEPARTMENT BRASS  
CAP IN HAND HOLE

WARNER AVENUE  
ALIGNMENT

E 1/4 CORNER SECTION 18  
W 1/4 CORNER SECTION 17  
T1S, R8E G&SRM  
BRASS CAP IN HAND HOLE



SCALE  
0 200' 400'  
HORIZ: 1" = 200'

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FINAL PLAT		
IRONWOOD DRIVE		
SET NO. S08688	SURVEYED JW	DRAWN HTO
CHECKED NSJ	SHEET NO. 10 of 10	<b>SH10</b>