

FINAL PLAT  
FOR  
BLOSSOM ROCK PHASE THREE COMMERCIAL AMENDED

A REPLAT OF PARCEL A, PHASE 3 COMMERCIAL, RECORDED IN FEE NUMBER 2024-061061,  
PINAL COUNTY RECORDS (PCR), LYING WITH 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 FINAL PLAT FOR "BLOSSOM ROCK PHASE THREE COMMERCIAL AMENDED", A REPLAT OF PARCEL A, PHASE 3 COMMERCIAL, RECORDED IN FEE NUMBER 2024-061061, 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 PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE PARCELS CONSTITUTING SAME, AND THAT THE PARCELS SHALL BE KNOWN BY THE NAME, NUMBER, OR LETTER GIVEN TO THEM.

OWNER HEREBY DEDICATES 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, STREETLIGHTS, 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 FORGOING, 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.

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 ADJOINING PARCELS SHOWN ON 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 4 SHOWN ON THIS FINAL 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 PARCEL 4 OR ANY IMPROVEMENTS OR LANDSCAPING WITHIN PARCEL 4, AND SHALL HAVE NO OBLIGATION FOR ANY CLAIMS ARISING OUT OF ANY PRIVATE OR PUBLIC USE OF PARCEL 4, 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 PARCEL 4, 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 PARCEL 4 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 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.

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: \_\_\_\_\_

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

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

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

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 \_\_\_\_\_

BASIS OF BEARING

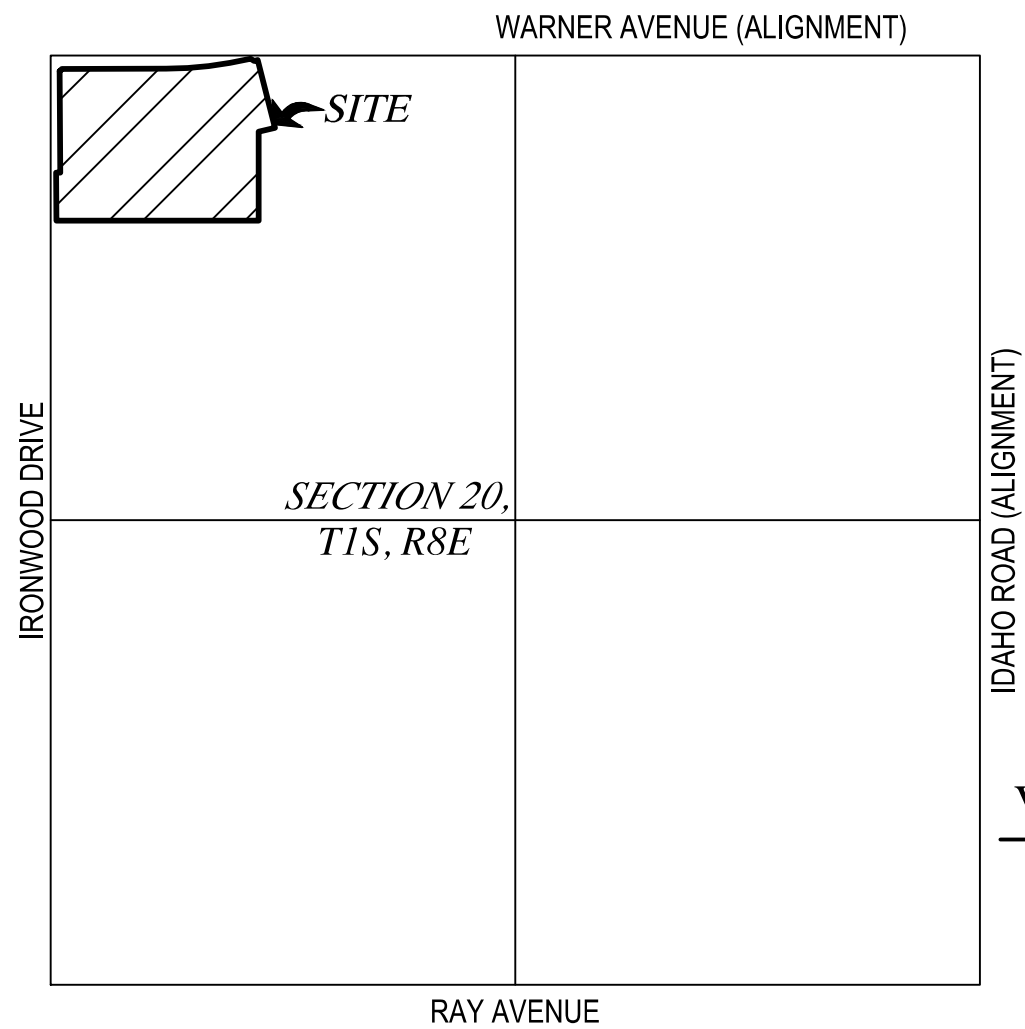
THE BASIS OF BEARING IS THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 1 SOUTH, RANGE 8 EAST, OF THE GILA AND SALT RIVER MERIDIAN, HAVING A BEARING OF NORTH 89 DEGREES 47 MINUTES 05 SECONDS EAST.

FLOODPLAIN INFORMATION

SUBJECT PROPERTY LIES IN FLOOD ZONE "X" PER FLOOD INSURANCE RATE MAP (FIRM) PANEL NO. 04021C0200E DATED DECEMBER 4, 2021 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." 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 PARCEL OWNER.
- CONSTRUCTION WITHIN UTILITY EASEMENTS SHALL BE LIMITED TO UTILITIES, REMOVABLE FENCES AND DRIVEWAYS.



VICINITY MAP

NTS

NOTES (CONTINUED)

- 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.
- 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 LOT, TRACT OR PARCEL. 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 LOT, TRACT, PARCEL THE COST OF THE MAINTENANCE.
- PARCEL 4 SHALL BE IMPROVED IN ACCORDANCE WITH THE APPROVED PLANS AND DEEDED TO THE BLOSSOM ROCK COMMUNITY ALLIANCE OR BLOSSOM ROCK RESIDENTIAL ASSOCIATION, AS APPLICABLE, AFTER RECORDATION OF THE PLAT.
- 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.
- 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 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 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.
- 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.
- 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. 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 PARCEL IS THE RESPONSIBILITY OF THE APPLICABLE PARCEL OWNER.
- 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.

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 TRACTS AND 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

BLOSSOM ROCK PHASE THREE COMMERCIAL AMENDED  
APACHE JUNCTION, ARIZONA



CHECKED BY BJD

CAD TECHNICIAN MR

SCALE NTS

DATE 04/17/2025

JOB NUMBER WP# 235498.01

SHEET 1 OF 6

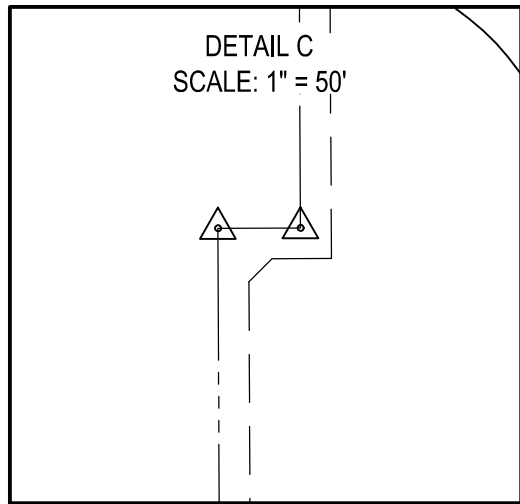
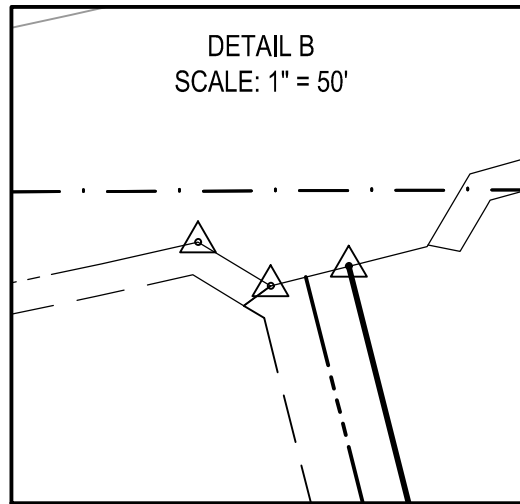
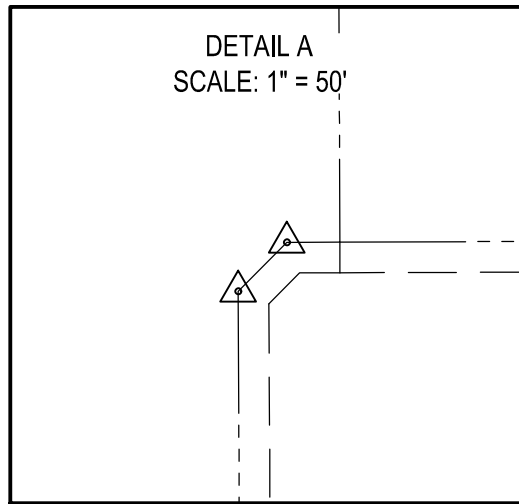
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SITE MAP LINE TABLE (THIS SHEET ONLY)		
LINE	BEARING	DISTANCE
L1	S58°46'30"E	22.06'
L2	N75°51'51"E	21.00'
L3	S75°51'51"W	90.15'
L4	N00°17'35"W	259.78'
L5	S89°42'25"W	21.50'
L6	N44°46'30"E	17.99'

SITE MAP CURVE TABLE (THIS SHEET ONLY)					
CURVE	DELTA	RADIUS	ARC	CHORD BEARING	CHORD
C1	12°51'08"	2065.00'	463.21'	N83°21'31"E	462.24'

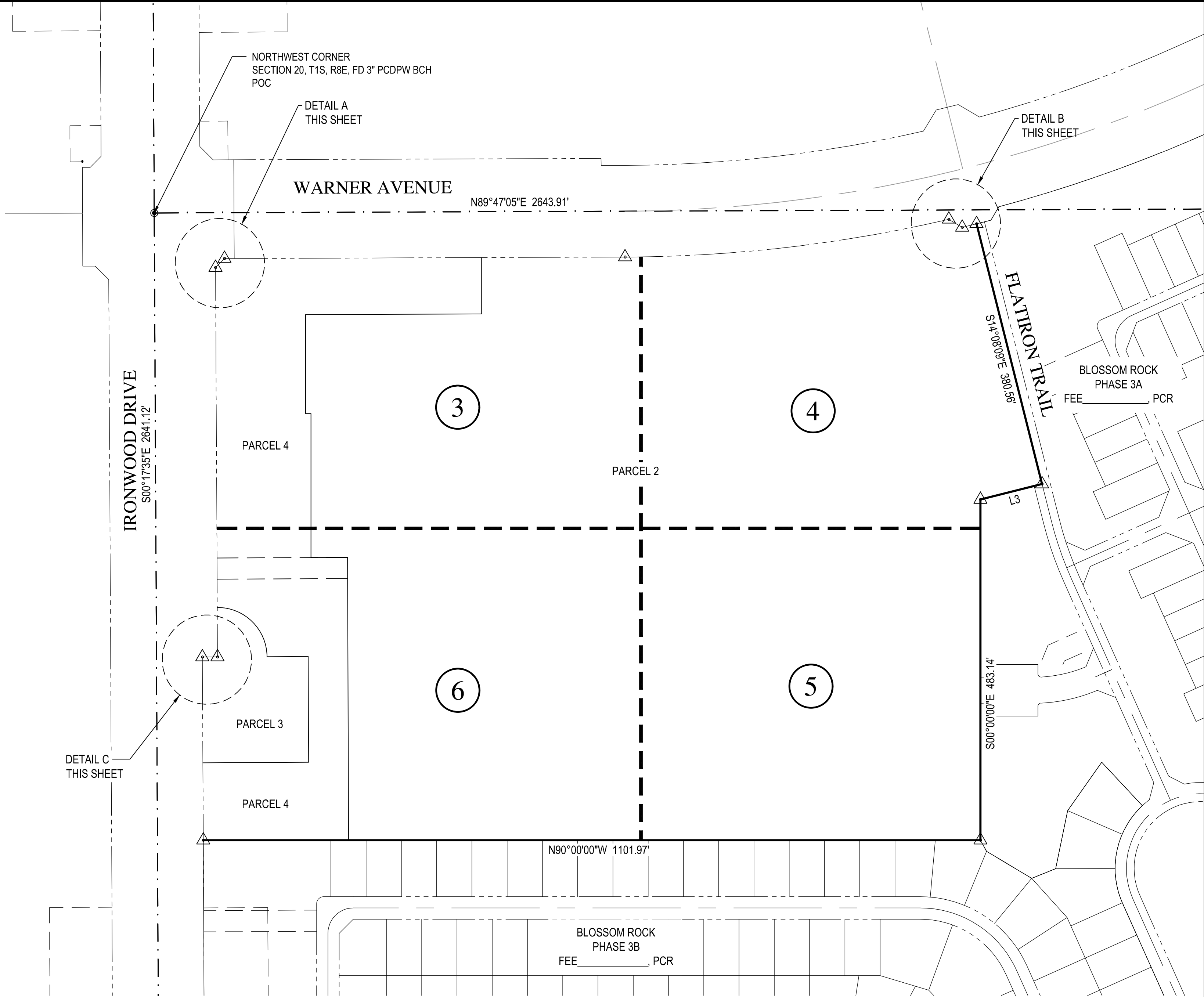
PARCEL AREA TABLE			
PARCEL NO.	AREA SQUARE FEET	AREA ACRES	USE
PARCEL 2	771,769	17.7174	FUTURE DEVELOPMENT PARCEL, PUF
PARCEL 3	26,348	0.6049	FUTURE WELL SITE, PUF
PARCEL 4	128,511	2.9502	IRONWOOD PARK PHASE 2 OPEN SPACE, RETENTION, DE & PUF
TOTAL	926,629	21.27	

SITE DATA TABLE					
A	GROSS PROJECT AREA		1,068,249	SQ.FT.	24.52 AC.
B	NET PROJECT AREA		926,629	SQ.FT.	21.27 AC.
C	CURRENT DEVELOPMENT GROSS PROJECT AREA		208,708	SQ.FT.	4.79 AC.
D	CURRENT DEVELOPMENT NET PROJECT AREA		128,511	SQ.FT.	2.95 AC.
E	CURRENT DEVELOPMENT OPEN SPACE*		128,511	SQ.FT.	2.95 AC.
E1	ACTIVE OPEN SPACE		128,511	SQ.FT.	2.95 AC.
E2	PASSIVE OPEN SPACE		0.0	SQ.FT.	0.0 AC.
F	PERCENT OPEN SPACE	(E/C)	12.0%		
G	PERCENT ACTIVE OPEN SPACE	(E1/E)	100.0%		
H	FUTURE DEVELOPMENT GROSS AREA**		859,541	SQ.FT.	19.73 AC.
I	FUTURE DEVELOPMENT NET AREA		798,110	SQ.FT.	18.32 AC.
J	NUMBER OF LOTS		0		
K	EXISTING ZONING		MPC		
L	PROPOSED ZONING		MPC		
M	GROSS PROJECT DENSITY	(J/C)	0.00	DU/GROSS AC	
N	NEIGHBORHOOD RIGHT-OF-WAY		0	SQ.FT.	0 AC.



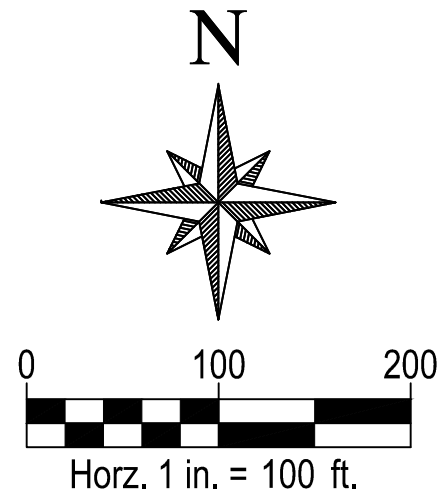
### DESCRIPTION

PARCEL A, PHASE 3 COMMERCIAL,  
RECORDED IN FEE NUMBER 2024-061061, PINAL  
COUNTY RECORDS, APACHE JUNCTION, ARIZONA



### LEGEND

- △ CORNER OF THIS SUBDIVISION  
SET MONUMENT W/RLS TAG OR CAP  
UNLESS OTHERWISE NOTED
- SURVEY MONUMENT FOUND AS NOTED
- CENTERLINE MONUMENTATION - SET BRASS CAP  
FLUSH UPON COMPLETION OF PROJECT PER MAG  
STANDARD DETAIL 120-1, TYPE "B"
- BC BRASS CAP
- BCH BRASS CAP IN HANDHOLE
- FD FOUND
- GLO GENERAL LAND OFFICE
- PCDPW PINAL COUNTY DEPARTMENT OF PUBLIC WORKS
- PCHD PINAL COUNTY HIGHWAY DEPARTMENT
- PCR PINAL COUNTY RECORDS
- PUFE PUBLIC UTILITY AND FACILITY EASEMENT
- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT
- R/W RIGHT-OF-WAY
- SE SEWER EASEMENT
- SVT SIGHT VEHICULAR TRIANGLE
- VNAE VEHICULAR NON-ACCESS EASEMENT
- BOUNDARY LINE
- PARCEL/TRACT/ LOT LINE
- - - SECTION LINE
- - - RIGHT-OF-WAY LINE
- - - EASEMENT LINE AS NOTED



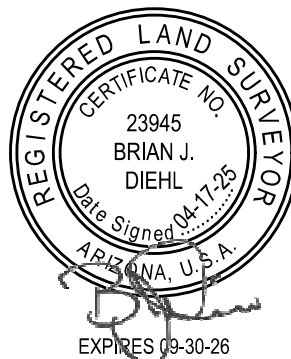
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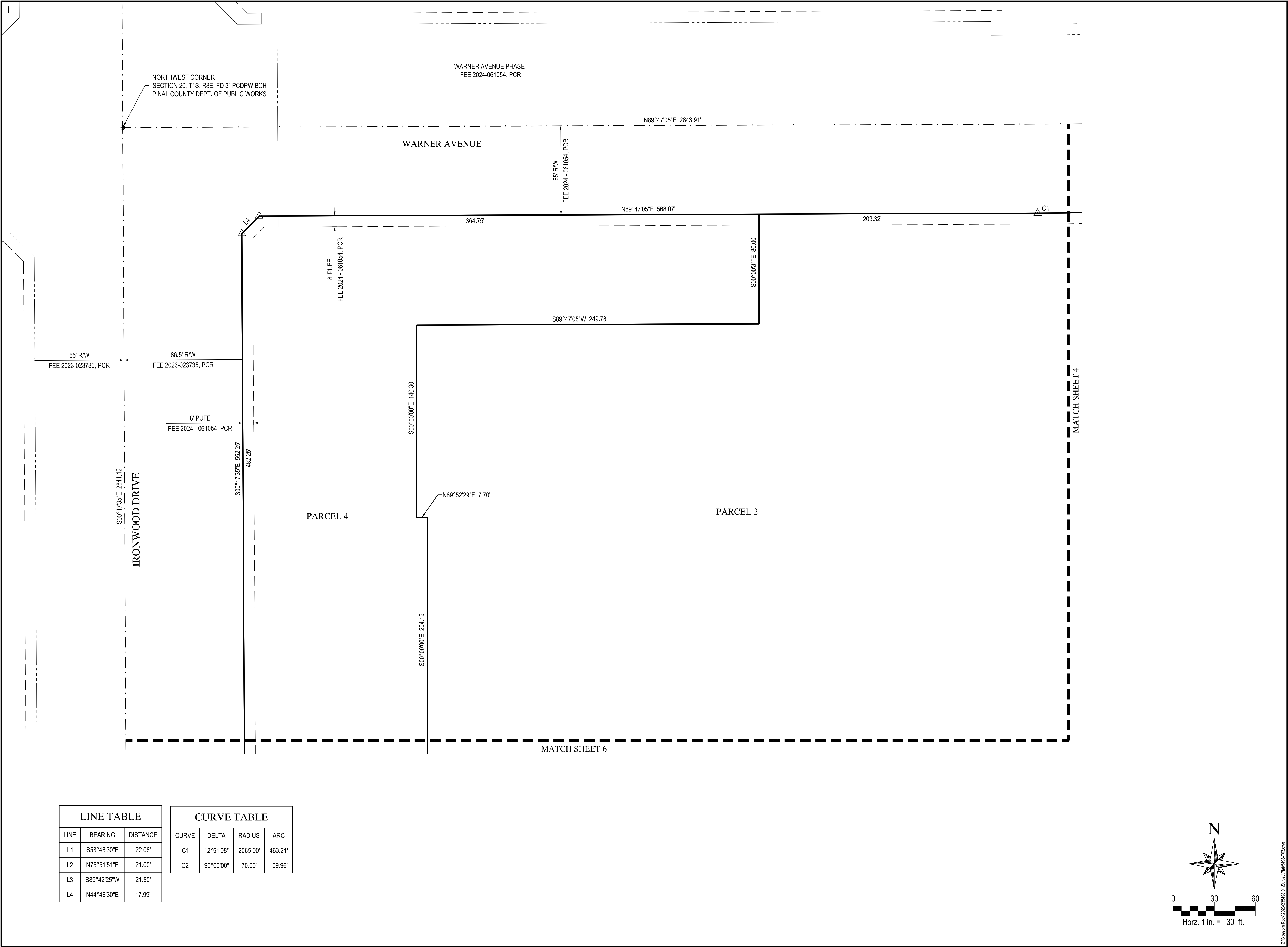
## FINAL PLAT

### BLOSSOM ROCK PHASE THREE COMMERCIAL AMENDED

APACHE JUNCTION, ARIZONA



CHECKED BY BD  
CAD TECHNICIAN MR  
SCALE 1" = 100'  
DATE 04/17/2025  
JOB NUMBER WP# 5498.01  
SHEET 2 OF 6



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S58°46'30"E	22.06'
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L3	S89°42'25"W	21.50'
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CURVE TABLE				
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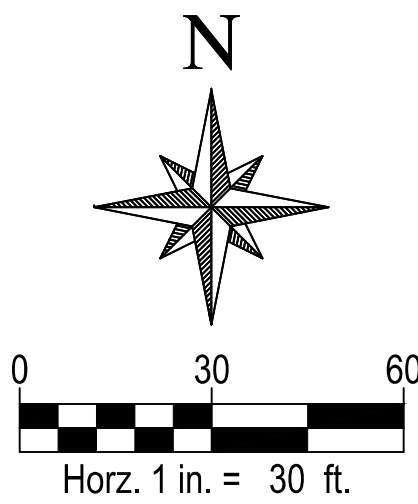
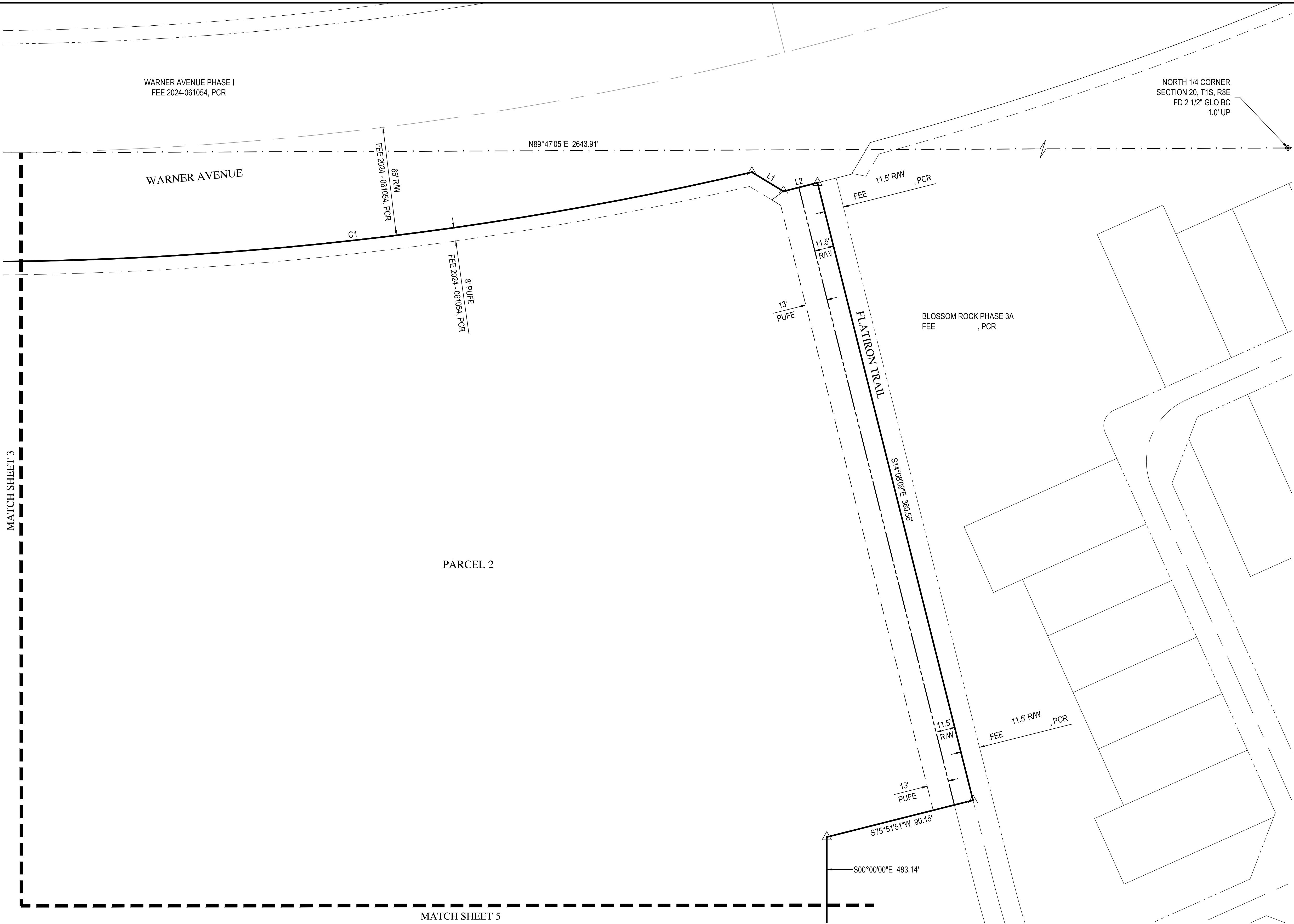
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FINAL PLAT  
BLOSSOM ROCK PHASE THREE COMMERCIAL AMENDED  
APACHE JUNCTION, ARIZONA



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SCALE	1" = 30'
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JOB NUMBER	WP# 5498.01
SHEET	3 OF 6

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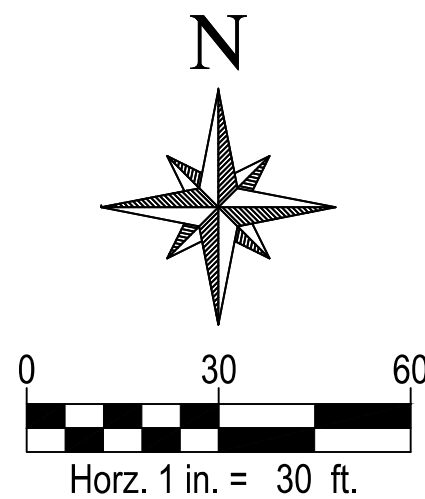
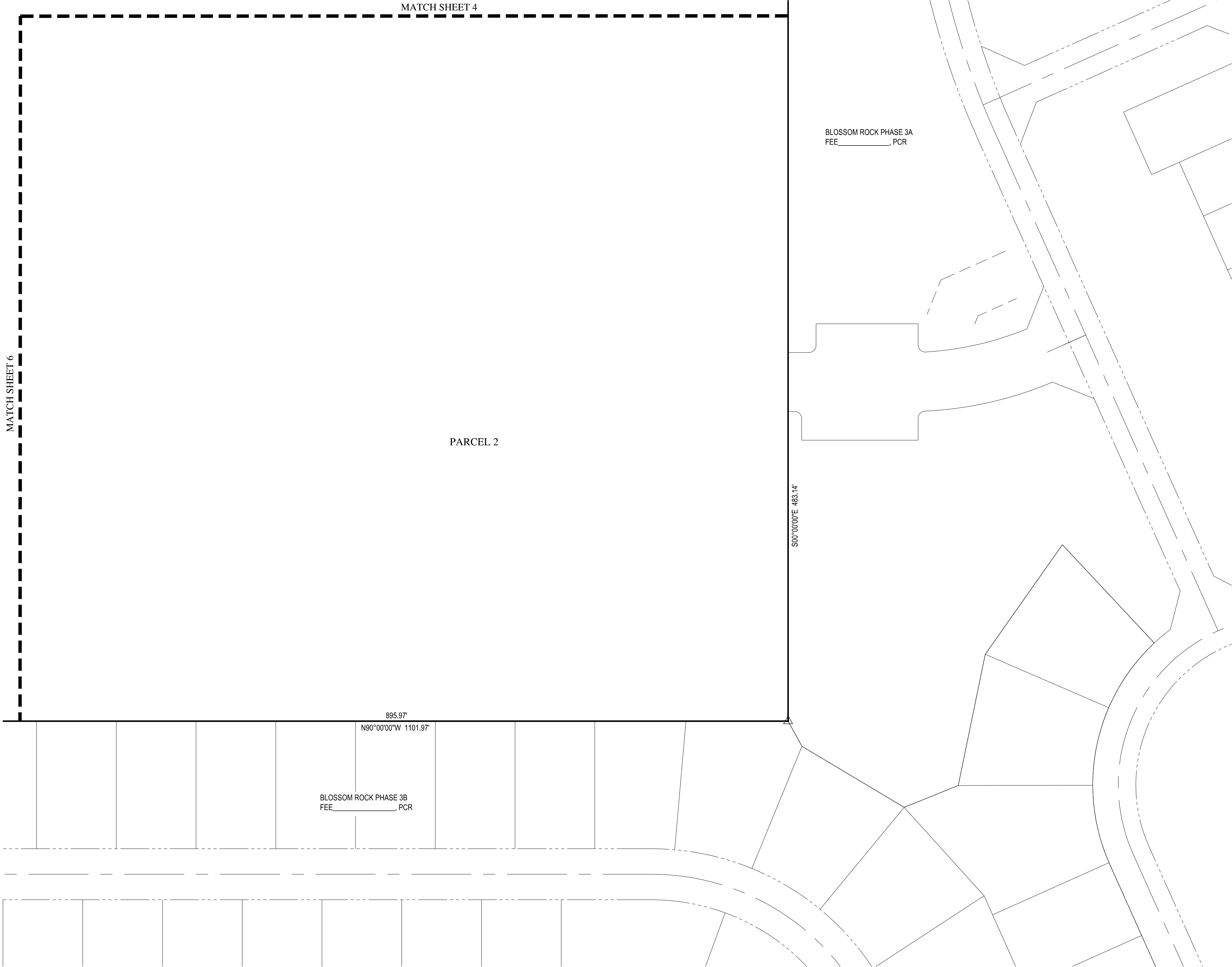
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**FINAL PLAT**  
BLOSSOM ROCK PHASE THREE COMMERCIAL AMENDED  
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SHEET	4 OF 6

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JOB NUMBER	WP# 5498.01
SHEET	5 OF 6

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Wood, Patel & Associates, Inc.  
Civil Engineering  
Water Resources  
Land Survey  
Construction Management  
602.335.8500  
www.woodpatel.com

FINAL PLAT  
BLOSSOM ROCK PHASE THREE COMMERCIAL AMENDED  
APACHE JUNCTION, ARIZONA

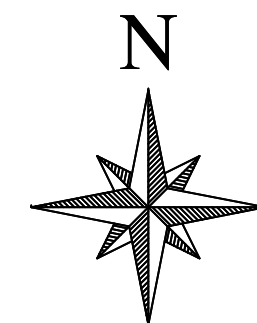


CHECKED BY	BD
CAD TECHNICIAN	MR
SCALE	1" = 30'
DATE	04/17/2025
JOB NUMBER	WP# 5498.01
SHEET	6 OF 6

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MATCH SHEET 3

MATCH SHEET 5



0 30 60  
Horz. 1 in. = 30 ft.

BLOSSOM ROCK PHASE 3B  
FEE \_\_\_\_\_, PCR

N90°00'00"W 1101.97'

895.97'

206.00'

PARCEL 4

N89°42'25"E 150.00'

PARCEL 3

S89°42'25"W 58.50'

PARCEL 4

N89°42'25"E 51.79'

30' PUFE

S00°17'35"E 552.25'

S00°17'35"E 70.00'

L3

S00°17'35"E 259.78'

S00°17'35"E 150.00'

8' PUFE  
FEE 2024 - 061054, PCR

65' R/W FEE 2023-023735, PCR  
65' R/W FEE 2023-023735, PCR

IRONWOOD DRIVE  
S00°17'35"E 2641.12'

WEST 1/4 CORNER  
SECTION 20, T1S, R8E  
FD 3" PCHD BCH