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 TOWN HOMES AT SUPERSTITION VISTAS", A REPLAT OF PARCEL 10, REPLAT OF PARCEL 10, BLOSSOM ROCK PHASE 1, RECORDED IN FEE NUMBER 2025-031567, 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 EACH OF THE LOTS, TRACTS AND EASEMENTS CONSTITUTING SAME, AND THAT EACH OF THE LOTS, TRACTS AND EASEMENTS SHALL BE KNOWN BY THE NAME, NUMBER, OR LETTER GIVEN TO IT RESPECTIVELY.

OWNER HEREBY GRANTS TO THE CITY OF APACHE JUNCTION A PERMANENT, NON-EXCLUSIVE EASEMENT OVER, ACROSS, UNDER AND UPON ALL AREAS DESIGNATED ON THIS PLAT AS SIGHT VEHICULAR TRIANGLE ("SVT") FOR THE PURPOSE OF ESTABLISHING AREAS WITHIN WHICH NO LANDSCAPING MAY BE INSTALLED OTHER THAN GROUND COVER, FLOWERS AND GRANITE LESS THAN 3 FOOT (MATURE) IN HEIGHT, AND/OR TREES WITH BRANCHES NO LESS THAN 8 FEET ABOVE GROUND, WHICH TREES, IF ANY, MUST BE SPACED NOT LESS THAN 8 FEET A PART.

OWNER HEREBY ESTABLISHES FOR THE BENEFIT OF THE OWNERS OF EACH LOT, AND THEIR FAMILY MEMBERS, GUESTS AND INVITEES A PERMANENT NON-EXCLUSIVE EASEMENT OVER, ACROSS, UNDER AND UPON ALL AREAS DESIGNATED ON THIS PLAT AS "PEDESTRIAN ACCESS EASEMENT" OR "PAE" FOR THE PURPOSE OF PEDESTRIAN ACCESS.

OWNER HEREBY GRANTS TO APACHE JUNCTION WATER UTILITIES COMMUNITY FACILITIES DISTRICT, A COMMUNITY FACILITIES DISTRICT FORMED BY THE CITY OF APACHE JUNCTION, A PERMANENT, NON-EXCLUSIVE EASEMENT OVER, ACROSS, UNDER AND UPON ALL AREAS DESIGNATED ON THIS PLAT AS "WATER EASEMENT" OR "WE" OR AS "WATER AND SEWER EASEMENT" OR "WSE" FOR PURPOSES OF CONSTRUCTING INSTALLING, MAINTAINING, REPAIRING, RECONSTRUCTING, REPLACING AND REMOVING UNDERGROUND WATER LINES AND RELATED FACILITIES, TOGETHER WITH ACCESS ACROSS SUCH AREAS IN CONNECTION WITH THE FOREGOING.

OWNER HEREBY GRANTS TO SUPERSTITION MOUNTAINS COMMUNITY FACILITIES DISTRICT NO. 1, A COMMUNITY FACILITIES DISTRICT FORMED BY THE CITY OF APACHE JUNCTION, A PERMANENT, NON-EXCLUSIVE EASEMENT OVER, ACROSS, UNDER AND UPON ALL AREAS DESIGNATED ON THIS PLAT AS "WATER AND SEWER EASEMENT" OR "WSE" FOR PURPOSES OF CONSTRUCTING INSTALLING, MAINTAINING, REPAIRING, RECONSTRUCTING, REPLACING AND REMOVING UNDERGROUND SEWER LINES AND RELATED FACILITIES. TOGETHER WITH ACCESS ACROSS SUCH AREAS IN CONNECTION WITH THE FOREGOING.

OWNER HEREBY ESTABLISHES FOR THE BENEFIT OF THE OWNERS OF EACH LOT, AND THEIR FAMILY MEMBERS, GUESTS AND INVITEES A PERMANENT NON-EXCLUSIVE EASEMENT OVER, ACROSS, UNDER AND UPON TRACT A DESIGNATED ON THIS PLAT FOR THE PURPOSE OF ACCESS BY PEDESTRIANS MOTORIZED VEHICLES AND BICYCLES AND OTHER NON -MOTORIZED VEHICLES.

OWNER HEREBY GRANTS TO THE CITY OF APACHE JUNCTION, A PERMANENT, NON-EXCLUSIVE EASEMENT OVER, ACROSS, UNDER AND UPON TRACT A DESIGNATED ON THIS PLAT FOR THE PURPOSE OF DRAINAGE, REFUSE COLLECTION, AND ACCESS BY EMERGENCY AND SERVICE VEHICLES.

TRACTS "A", "B" AND "E" THROUGH "V", TRACTS "X" THROUGH "Z" AND TRACTS "AA" THROUGH "EE" ARE NOT TO BE CONSTRUED TO BE DEDICATED TO THE PUBLIC OR CITY, BUT WILL BE DEEDED TO THE BLOSSOM ROCK COMMUNITY ALLIANCE OR BLOSSOM ROCK RESIDENTIAL ASSOCIATION, AS APPLICABLE, FOR ITS USE AND ENJOYMENT AS MORE FULLY SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND SAID ORGANIZATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE THEREOF.

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 TRACTS F AND H 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 SUCH TRACTS OR ANY IMPROVEMENTS OR LANDSCAPING WITHIN SUCH TRACTS. AND SHALL HAVE NO OBLIGATION FOR ANY CLAIMS ARISING OUT OF ANY PRIVATE OR PUBLIC USE OF SUCH TRACTS, 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 TRACTS, 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 TRACTS 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:

MY COMMISSION EXPIRES

BROOKFIELD ASLD 8500, LLC, A DELAWARE 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 ______, 20___.

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:		

ACKNOWLEDGMENT								
STATE OF ARIZONA)) ss.			*				
COUNTY OF MARICOPA)							
THE FOREGOING INSTRUM	ENT WAS ACKNOWLE	EDGED BEFORE ME THIS	DAY OF	, 20, BY				
	_, THE	AND		, THE				
IN ITS CAPACITY AS MANAG THEREOF.		RESIDENTIAL (ARIZONA) LLO D ASLD 8500 LLC, A DELAW		지하는 경에 가장 하는 것이 되었다. 아이들이 있는 것은 것이 되는 것을 하지만 하지 않아 없어야 한다.				
NOTARY PUBLIC								

FINAL PLAT **FOR** BLOSSOM ROCK TOWN HOMES AT SUPERSTITION VISTAS

A REPLAT OF PARCEL 10, REPLAT OF PARCEL 10, BLOSSOM ROCK PHASE 1, RECORDED IN FEE NUMBER 2025- 031567, PINAL COUNTY RECORDS, (PCR), LYING WITHIN SECTION 20, TOWNSHIP 1 SOUTH, RANGE 8 EAST, OF THE GILA AND SALT RIVER MERIDIAN, APACHE JUNCTION, ARIZONA

OWNER

ENGINEER

DATE

BROOKFIELD ASLD 8500, LLC 14646 N. KIERLAND BOULEVARD, SUITE 165 SCOTTSDALE, ARIZONA 85254 PHONE: (602) 903-7488 CONTACT: ERIC TUNE, P.E.

DEVELOPMENT SERVICES PRINCIPAL ENGINEER

WOOD, PATEL & ASSOCIATES, INC. 2051 W NORTHERN AVE, SUITE 100. PHOENIX, AZ, 85021 PHONE: (602) 335-8511 CONTACT: DAN MATTHEWS, P.E.

SHEET INDEX

- COVER SHEET
- LOT & TRACT TABLES, LEGEND, AND DETAILS
- PLAN SHEET

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.

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

MAYOR CITY CLERK

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, PINAL COUNTY, ARIZONA, HAVING A BEARING OF NORTH 00°17'01" WEST.

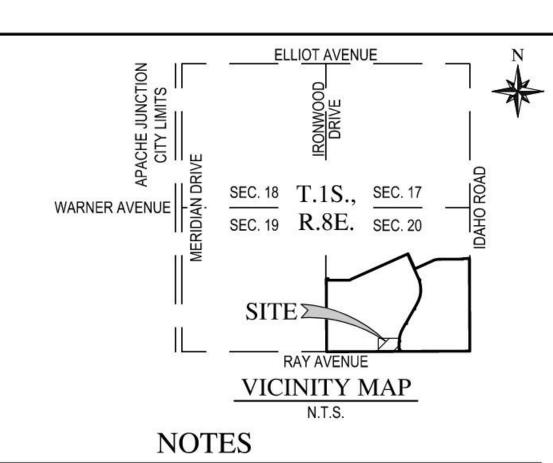
DESCRIPTION

PARCEL 10. REPLAT OF PARCEL 10. BLOSSOM ROCK PHASE 1. RECORDED IN FEE 2025-031567, PINAL COUNTY RECORDS, APACHE JUNCTION, PINAL COUNTY, ARIZONA.

	SITE DATA	TABLE				
Α	GROSS PROJECT AREA		379,879	SQ.FT.	20.2	AC.
В	NET PROJECT AREA		362,315	SQ.FT.	8.3	AC.
С	DEVELOPMENT GROSS PROJECT AREA		379,879	SQ.FT.	20.2	AC.
D	DEVELOPMENT NET PROJECT AREA		362,315	SQ.FT.	8.3	AC.
Е	DEVELOPMENT OPEN SPACE		70,633	SQ.FT.	6.2	AC.
E1	ACTIVE OPEN SPACE		70,633	SQ.FT.	6.2	AC
E2	PASSIVE OPEN SPACE		*	SQ.FT.	-	AC
F	PERCENT OPEN SPACE	(E/C)	18.6%			74.55
G	PERCENT ACTIVE OPEN SPACE			100.0%	XII	88.0
Н	FUTURE DEVELOPMENT GROSS AREA		N/A	SQ.FT.	N/A	AC
1	FUTURE DEVELOPMENT NET AREA		N/A	SQ.FT.	N/A	AC
J	NUMBER OF LOTS			130	\$V.	480
K	EXISTING ZONING			MPC		
L	PROPOSED ZONING	MPC			XII	
М	GROSS PROJECT DENSITY	(J/A)	0.03	%	DU/GRO	OSS AC
N	NEIGHBORHOOD RIGHT-OF-WAY		N/A	SQ.FT.	N/A	AC

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."

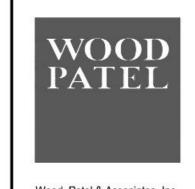


- THE MAINTENANCE OF LANDSCAPING WITHIN THE PUBLIC RIGHT-OF-WAY TO THE BACK OF CURB SHALL BE THE RESPONSIBILITY OF THE BLOSSOM ROCK RESIDENTIAL ASSOCIATION, AS APPLICABLE, OR THE ABUTTING LOT OR TRACT OWNER.
- CONSTRUCTION WITHIN UTILITY EASEMENTS SHALL BE LIMITED TO UTILITIES, REMOVABLE FENCES AND DRIVEWAYS.
- 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.
- MAINTENANCE OF THE DRAINAGE AREAS WITHIN THE TRACTS AND EASEMENTS SHALL BE THE RESPONSIBILITY OF THE BLOSSOM ROCK RESIDENTIAL ASSOCIATION, AS APPLICABLE, OR THE OWNER OF THE UNDERLYING LOT OR TRACT. 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 BLOSSOM ROCK RESIDENTIAL ASSOCIATION, AS APPLICABLE, OR THE OWNER OF THE UNDERLYING LOT OR TRACT THE COST OF THE MAINTENANCE.
- ALL TRACTS NOT DEDICATED TO THE CITY OF APACHE JUNCTION SHALL BE IMPROVED IN ACCORDANCE WITH THE APPROVED PLANS AND DEEDED TO THE 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 RESIDENTIAL ASSOCIATION OR ALL FUTURE OWNERS, ASSIGNS AND SUCCESSORS IN INTEREST AND/OR BENEFITING PROPERTIES.
- SHOULD THE RESIDENTIAL 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.
- SIDEWALKS LOCATED ADJACENT TO 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. 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 RESIDENTIAL ASSOCIATION, INC., THE MAINTENANCE OF EASEMENT PREMISES SHOWN ON THIS PLAT WHICH LIE WITHIN THE BOUNDARIES OF A SUBDIVISION LOT IS THE RESPONSIBILITY OF THE APPLICABLE LOT 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 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 LOTS AND TRACTS ARE STAKED OR WILL BE STAKED AND ALL MONUMENTS ARE SET OR WILL BE SET WITHIN ONE (1) YEAR AFTER RECORDATION.

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



Wood, Patel & Associates, Inc.

602.335.8500

Water Resources

Land Survey Construction Management www.woodpatel.com

> VIST, SUPERSTITION

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OSSOM

BRIAN J. DIEHL

CHECKED BY CAD TECHNICIAN SCALE NTS 09/11/2025 JOB NUMBER WP# 215255.04 SHEET

OF

						1		7	T		
LOT AREA TABLE		LC	LOT AREA TABLE			LOT AREA TABLE			LOT AREA TABLE		
LOT NO.	LOT AREA SQUARE FEET	AREA ACRES	LOT NO.	LOT AREA SQUARE FEET	AREA ACRES	LOT NO.	LOT AREA SQUARE FEET	AREA ACRES	LOT NO.	LOT AREA SQUARE FEET	AREA ACRES
LOT 1	1,454	0.0334	LOT 34	1,396	0.0321	LOT 67	1,286	0.0295	LOT 100	1,454	0.0334
LOT 2	1,397	0.0321	LOT 35	2,084	0.0478	LOT 68	1,286	0.0295	LOT 101	1,454	0.0334
LOT 3	1,397	0.0321	LOT 36	1,919	0.0441	LOT 69	1,286	0.0295	LOT 102	1,397	0.0321
LOT 4	1,396	0.0321	LOT 37	1,286	0.0295	LOT 70	1,339	0.0307	LOT 103	1,396	0.0321
LOT 5	1,454	0.0334	LOT 38	1,286	0.0295	LOT 71	1,339	0.0307	LOT 104	1,396	0.0321
LOT 6	1,454	0.0334	LOT 39	1,286	0.0295	LOT 72	1,286	0.0295	LOT 105	2,084	0.0478
LOT 7	1,397	0.0321	LOT 40	1,339	0.0307	LOT 73	1,286	0.0295	LOT 106	1,570	0.0360
LOT 8	1,397	0.0321	LOT 41	1,339	0.0307	LOT 74	1,286	0.0295	LOT 107	1,507	0.0346
LOT 9	1,397	0.0321	LOT 42	1,286	0.0295	LOT 75	1,919	0.0441	LOT 108	1,507	0.0346
LOT 10	1,454	0.0334	LOT 43	1,286	0.0295	LOT 76	1,919	0.0441	LOT 109	1,507	0.0346
LOT 11	1,454	0.0334	LOT 44	1,286	0.0295	LOT 77	1,286	0.0295	LOT 110	1,570	0.0360
LOT 12	1,397	0.0321	LOT 45	1,919	0.0441	LOT 78	1,286	0.0295	LOT 111	1,570	0.0360
LOT 13	1,397	0.0321	LOT 46	1,919	0.0441	LOT 79	1,286	0.0295	LOT 112	1,507	0.0346
LOT 14	1,397	0.0321	LOT 47	1,286	0.0295	LOT 80	1,339	0.0307	LOT 113	1,507	0.0346
LOT 15	1,454	0.0334	LOT 48	1,286	0.0295	LOT 81	1,339	0.0307	LOT 114	1,507	0.0346
LOT 16	1,454	0.0334	LOT 49	1,286	0.0295	LOT 82	1,286	0.0295	LOT 115	1,570	0.0360
LOT 17	1,397	0.0321	LOT 50	1,339	0.0307	LOT 83	1,286	0.0295	LOT 116	1,570	0.0360
LOT 18	1,396	0.0321	LOT 51	1,339	0.0307	LOT 84	1,286	0.0295	LOT 117	1,507	0.0346
LOT 19	1,397	0.0321	LOT 52	1,286	0.0295	LOT 85	1,919	0.0441	LOT 118	1,507	0.0346
LOT 20	1,454	0.0334	LOT 53	1,286	0.0295	LOT 86	1,919	0.0441	LOT 119	1,507	0.0346
LOT 21	1,454	0.0334	LOT 54	1,286	0.0295	LOT 87	1,286	0.0295	LOT 120	1,570	0.0360
LOT 22	1,396	0.0321	LOT 55	1,919	0.0441	LOT 88	1,286	0.0295	LOT 121	1,570	0.0360
LOT 23	1,397	0.0321	LOT 56	1,919	0.0441	LOT 89	1,286	0.0295	LOT 122	1,507	0.0346
LOT 24	1,397	0.0321	LOT 57	1,286	0.0295	LOT 90	1,339	0.0307	LOT 123	1,507	0.0346
LOT 25	1,454	0.0334	LOT 58	1,286	0.0295	LOT 91	1,339	0.0307	LOT 124	1,507	0.0346
LOT 26	2,084	0.0478	LOT 59	1,286	0.0295	LOT 92	1,286	0.0295	LOT 125	1,570	0.0360
LOT 27	1,396	0.0321	LOT 60	1,339	0.0307	LOT 93	1,286	0.0295	LOT 126	1,570	0.0360
LOT 28	1,396	0.0321	LOT 61	1,339	0.0307	LOT 94	1,286	0.0295	LOT 127	1,507	0.0346
LOT 29	1,396	0.0321	LOT 62	1,286	0.0295	LOT 95	1,919	0.0441	LOT 128	1,507	0.0346
LOT 30	1,454	0.0334	LOT 63	1,286	0.0295	LOT 96	2,084	0.0478	LOT 129	1,507	0.0346
LOT 31	1,454	0.0334	LOT 64	1,286	0.0295	LOT 97	1,396	0.0321	LOT 130	1,570	0.0360
LOT 32	1,396	0.0321	LOT 65	1,919	0.0441	LOT 98	1,397	0.0321	TOTAL	190,085	4.3641
LOT 33	1,396	0.0321	LOT 66	1,919	0.0441	LOT 99	1,397	0.0321			

TRACT NAME	TRACT AREA SQUARE FEET	TRACT AREA ACRES	USAGE
TRACT A	77,085	1.7696	ROADWAY MAIN DRIVE, WATER AND SEWER EASEMENT
TRACT AA	3,064	0.0703	CAR COURT DRIVE, WATER AND SEWER EASEMENT
TRACT B	13,944	0.3201	ACTIVE OPEN SPACE
TRACT BB	2,085	0.0479	ACTIVE OPEN SPACE
TRACT CC	3,064	0.0703	CAR COURT DRIVE, WATER AND SEWER EASEMENT
TRACT DD	2,085	0.0479	ACTIVE OPEN SPACE
TRACT E	4,514	0.1036	ACTIVE OPEN SPACE
TRACT EE	3,064	0.0703	CAR COURT DRIVE, WATER AND SEWER EASEMENT
TRACT F	12,459	0.2860	ACTIVE OPEN SPACE
TRACT G	4,646	0.1067	ACTIVE OPEN SPACE
TRACT H	5,548	0.1274	ACTIVE OPEN SPACE
TRACTI	1,575	0.0362	ACTIVE OPEN SPACE
TRACT J	2,268	0.0521	ACTIVE OPEN SPACE
TRACT K	2,079	0.0477	ACTIVE OPEN SPACE
TRACT L	2,520	0.0579	ACTIVE OPEN SPACE
TRACT M	1,700	0.0390	ACTIVE OPEN SPACE
TRACT N	2,448	0.0562	ACTIVE OPEN SPACE
TRACT O	2,244	0.0515	ACTIVE OPEN SPACE
TRACT P	2,176	0.0500	ACTIVE OPEN SPACE
TRACT Q	3,064	0.0703	CAR COURT DRIVE, WATER AND SEWER EASEMENT
TRACT R	2,085	0.0479	ACTIVE OPEN SPACE
TRACT S	3,064	0.0703	CAR COURT DRIVE, WATER AND SEWER EASEMENT
TRACT T	2,085	0.0479	ACTIVE OPEN SPACE
TRACT U	3,064	0.0703	CAR COURT DRIVE, WATER AND SEWER EASEMENT
TRACT V	2,085	0.0479	ACTIVE OPEN SPACE
TRACT X	3,064	0.0703	CAR COURT DRIVE, WATER AND SEWER EASEMENT
TRACT Y	3,064	0.0703	CAR COURT DRIVE, WATER AND SEWER EASEMENT
TRACT Z	2,085	0.0479	ACTIVE OPEN SPACE
TOTAL	172,230	3.9539	

*NOTE: TRACTS C, D AND W WERE NOT UTILIZED

LEGEND

\triangle	CORNER OF THIS SUBDIVISION SET MONUMENT W/RLS TAG OR CAP
	UNLESS OTHERWISE NOTED
\odot	SURVEY MONUMENT FOUND AS NOTED
BC	BRASS CAP
BCH	BRASS CAP IN HANDHOLE
BK	BOOK
FD	FOUND
GLO	GENERAL LAND OFFICE
PAE	PEDESTRIAN ACCESS EASEMENT
PCHD	PINAL COUNTY HIGHWAY DEPARTMENT
PCR	PINAL COUNTY RECORDS
PUFE	PUBLIC UTILITY FACILITY EASEMENT
R/W	RIGHT-OF-WAY
SVT	SIGHT VEHICULAR TRIANGLE
WE	WATER EASEMENT
WSE	WATER AND SEWER EASEMENT
	BOUNDARY LINE
	PARCEL/TRACT LINE
	SECTION LINE
	RIGHT-OF-WAY LINE
	EASEMENT LINE AS NOTED
	WATER AND SEWER EASEMENT
	THE CAUSE OF LATER ENGLISHED

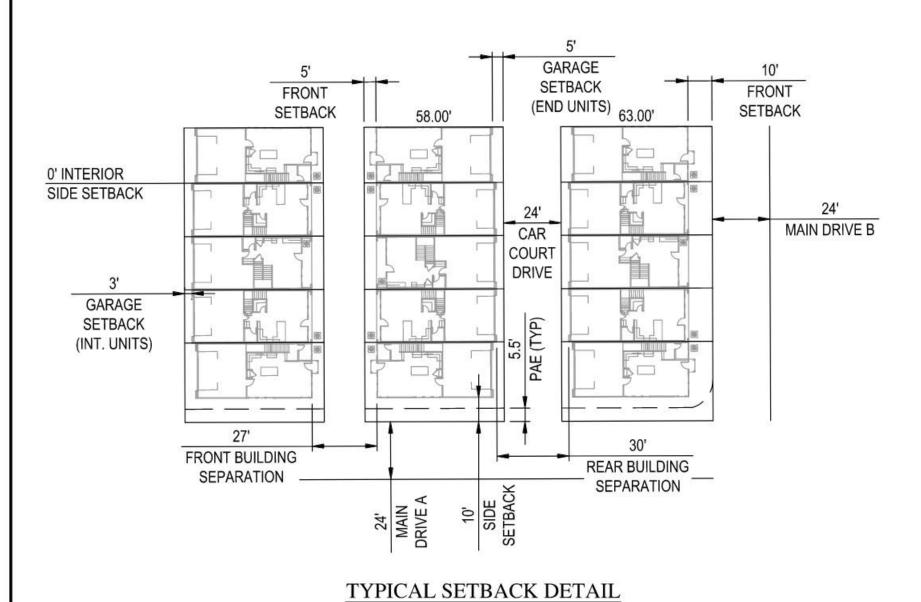
FP1 FINAL PLAT FOR BLOSSOM ROCK PHASE 1, RECORDED IN FEE 2022-084918, PCR

FP2 FINAL PLAT FOR INFRASTRUCTURE FOR SUPERSTITION VISTAS DEVELOPMENT UNIT 2 BLOSSOM ROCK TRAIL -PHASE 1, RECORDED IN FEE 2022-084917, PCR

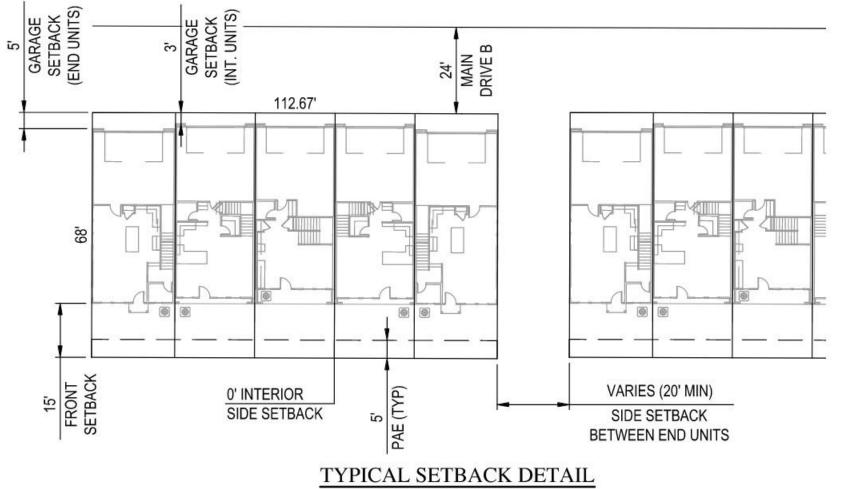
FP3 FINAL PLAT FOR INFRASTRUCTURE FOR SUPERSTITION VISTAS DEVELOPMENT UNIT 2 RAY AVENUE - PHASE 1, RECORDED IN FEE 2022-084915, PCR

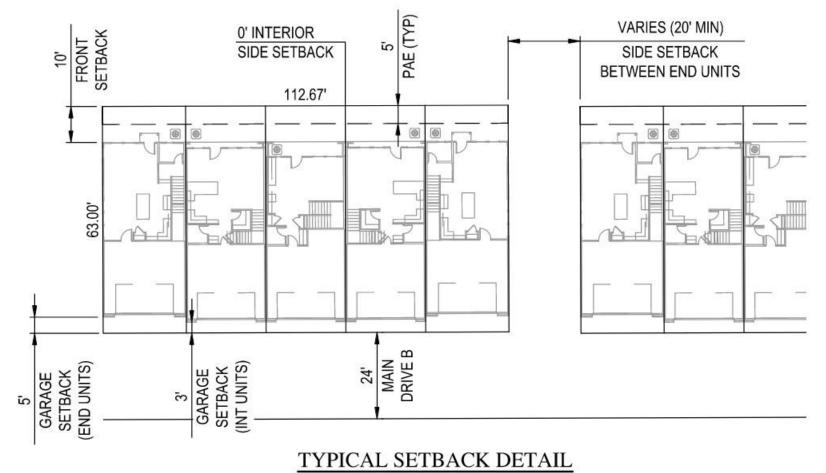
		CURV	VE TA	BLE		8	LIN
CURVE	DELTA	RADIUS	ARC	CHORD BEARING	CHORD	LINE	BE
C1	90°00'00"	10.00'	15.71'	N45°11'42"W	14.14'	L1	N00°
C2	13°41'09"	1033.50'	246.87'	S09°28'31"W	246.28'	L2	N00°
C3	9°40'47"	265.00'	44.77'	N07°28'19"E	44.72'	L3	N00°
C4	12°30'40"	265.00'	57.87'	S06°03'23"W	57.75'	L4	N00°
C5	81°22'23"	20.00'	28.40'	S40°29'29"W	26.08'	L5	S89°
C6	81°22'23"	20.00'	28.40'	S40°52'54"E	26.08'	L6	N89
C7	86°52'38"	25.02'	37.94'	N47°54'39"E	34.41'	L7	N89
C8	96°49'45"	25.00'	42.25'	N41°46'50"W	37.40'	L8	N89
C9	73°24'08"	12.00'	15.37'	S36°30'21"W	14.34'	L9	N00°
C10	73°24'08"	12.00'	15.37'	N36°53'46"W	14.34'	L10	N89
C11	73°24'08"	12.00'	15.37'	S36°53'46"E	14.34'	·	
C12	73°24'08"	12.00'	15.37'	N36°30'22"E	14.34'		
C13	29°30'55"	1000.00'	515.14'	S14°33'30"W	509.46'		

	LINE TAI	BLE		LINE TAI	BLE
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	N00°11'42"W	17.00'	L11	S89°48'18"W	14.30'
L2	N00°11'42"W	17.00'	L12	N89°48'18"E	2.57'
L3	N00°11'42"W	17.00'	L13	N89°48'18"E	24.00'
L4	N00°11'42"W	17.00'	L14	N89°48'18"E	24.00'
L5	S89°48'18"W	54.43'	L15	N89°48'18"E	24.00'
L6	N89°48'18"E	54.39'	L16	N89°48'18"E	24.00'
L7	N89°48'18"E	54.43'	L17	N89°48'18"E	24.00'
L8	N89°48'18"E	549.43'	L18	N89°48'18"E	24.00'
L9	N00°11'42"W	24.50'	L19	N89°48'18"E	24.00'
L10	N89°48'18"E	17.00'	L20	N89°48'18"E	24.00'



EAST-WEST FACING LOTS N.T.S.

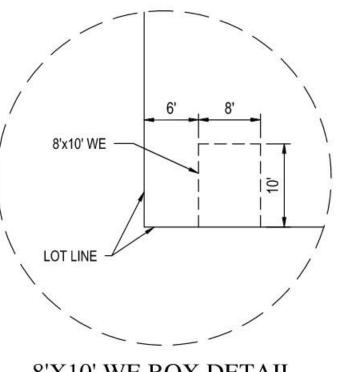




NORTH FACING LOTS

N.T.S.





CHECKED BY CAD TECHNICIAN

WP# 215255.04

VAL PL/

BLOSSOM ROCK

Wood, Patel & Associates, Inc.

Construction Management

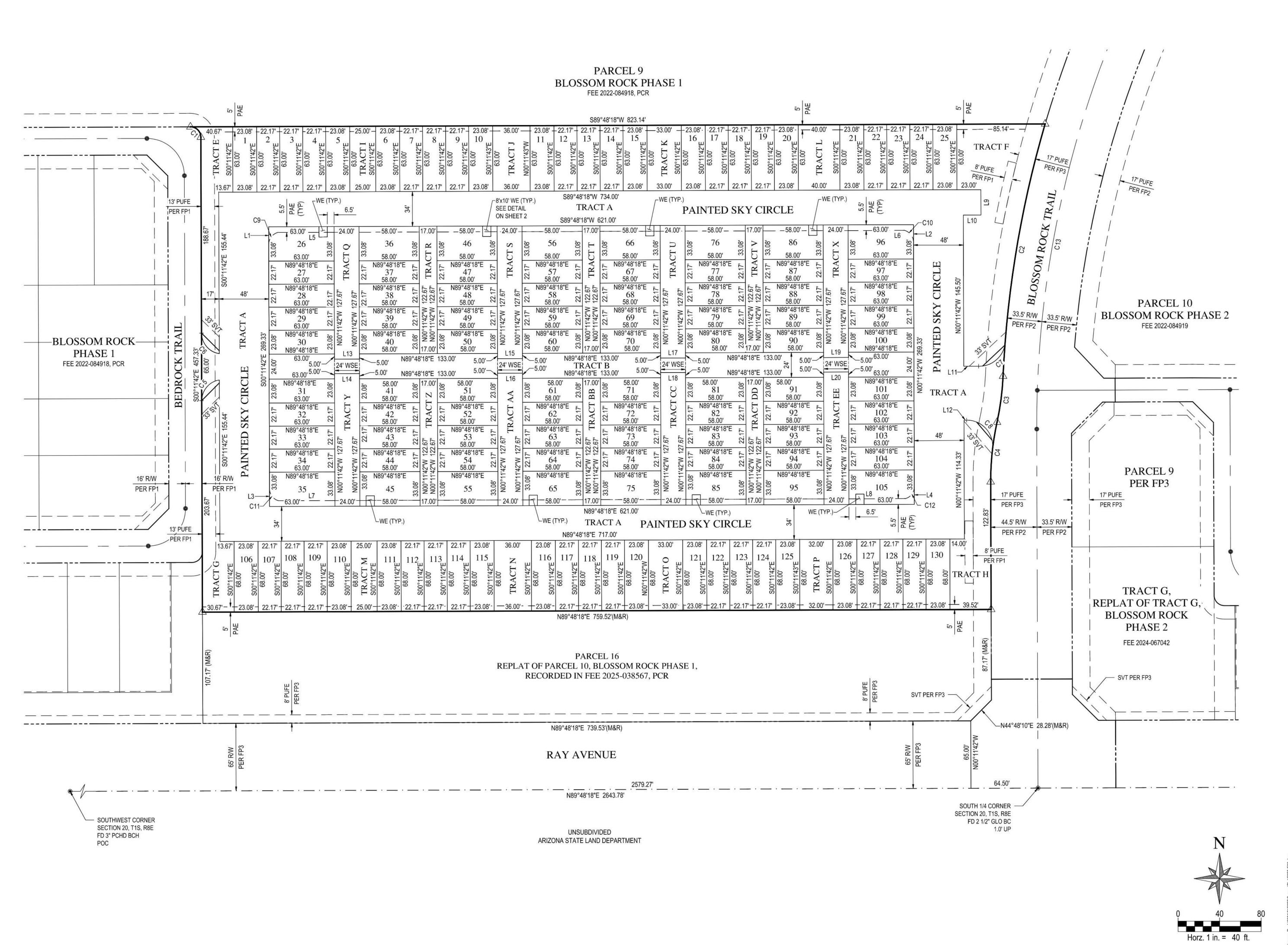
Civil Engineering Water Resources Land Survey

602.335.8500

www.woodpatel.com

09/11/2025 JOB NUMBER 2 OF 3

SOUTH FACING LOTS N.T.S.





Wood, Patel & Associates, Inc. Civil Engineering Water Resources Land Survey

Construction Management 602.335.8500

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CAD TECHNICIAN 1" = 40' 09/11/2025 WP# 215255.04

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