

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 3A", A PORTION OF THAT CERTAIN PARCEL OF LAND RECORDED IN FEE NUMBER 2020-137555, PINAL COUNTY RECORDS (PCR), LYING WITHIN SECTIONS 17 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 THE LOTS, TRACTS, STREETS AND EASEMENTS CONSTITUTING SAME, AND THAT THE LOTS, TRACTS AND STREETS SHALL BE KNOWN BY THE NAME, NUMBER, OR LETTER GIVEN TO EACH.

OWNER HEREBY DEDICATES AND CONVEYS TO THE CITY OF APACHE JUNCTION, IN FEE, ALL REAL PROPERTY DESIGNATED ON THIS PLAT AS "RIGHT-OF-WAY" OR "RW" FOR USE AS PUBLIC RIGHT-OF-WAY.

EASEMENTS ARE DEDICATED FOR THE PURPOSES SHOWN.

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.

TRACTS A THROUGH O, T AND U 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 DEDICATES AN EASEMENT FOR INGRESS/EGRESS FOR REFUSE, UTILITY AND EMERGENCY VEHICLES, PUBLIC UTILITY AND FACILITY EASEMENTS AND DRAINAGE EASEMENTS OVER TRACTS N AND T.

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 TRACTS 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 TRACTS E, F AND I 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 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: \_\_\_\_\_

FINAL PLAT  
FOR  
BLOSSOM ROCK PHASE 3A

A PORTION OF THAT CERTAIN PARCEL OF LAND, RECORDED IN FEE NUMBER 2020-137555, PINAL COUNTY RECORDS (PCR), LYING WITHIN SECTIONS 17 AND 20, TOWNSHIP 1 SOUTH, RANGE 8 EAST, OF THE GILA AND SALT RIVER MERIDIAN, APACHE JUNCTION, ARIZONA

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

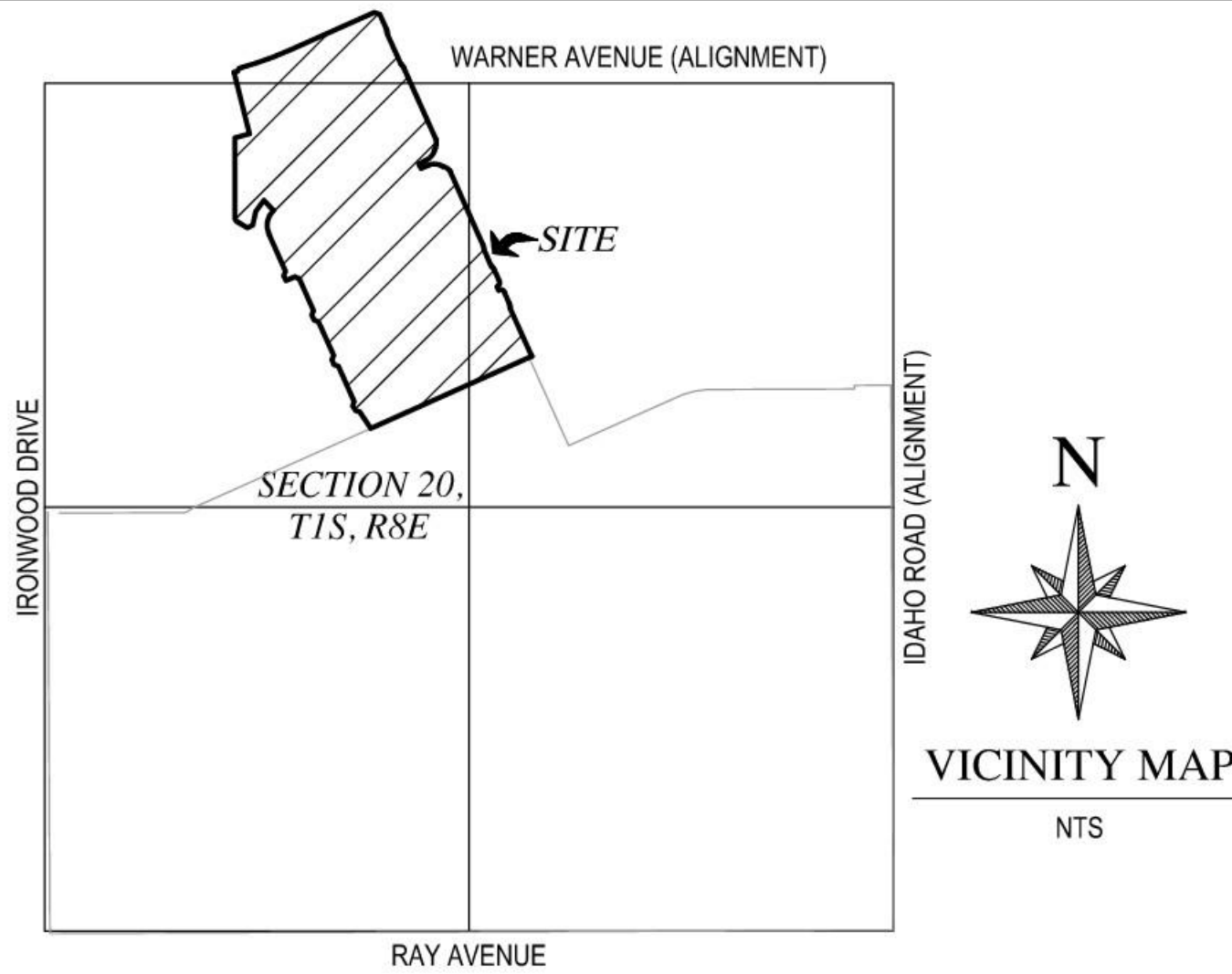
THE BASIS OF BEARING IS THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 1 SOUTH, RANGE 8 EAST, OF THE GILA AND SALT RIVER MERIDIAN, HAVING A BEARING OF NORTH 89 DEGREES 46 MINUTES 59 SECONDS EAST.

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 LOT, TRACT OR PARCEL OWNER.
- CONSTRUCTION WITHIN UTILITY EASEMENTS SHALL BE LIMITED TO UTILITIES, REMOVABLE FENCES AND DRIVEWAYS.



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 TRACTS 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 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 COMMUNITY ALLIANCE OR 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 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 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 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. 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 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.
- 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 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 3A  
APACHE JUNCTION, ARIZONA



CHECKED BY BJD  
CAD TECHNICIAN MR  
SCALE NTS  
DATE 04/02/2025  
JOB NUMBER WP# 235498.01  
SHEET 1 OF 17

2-Blossom Rock\2022\2022-04-08 11:55:45 PM\B-J Diehl



DESCRIPTION

A PORTION OF THAT CERTAIN PARCEL OF LAND RECORDED IN FEE NUMBER 2020-137555, PINAL COUNTY RECORDS (PCR), LYING WITHIN SECTIONS 17 AND 20, TOWNSHIP 1 SOUTH, RANGE 8 EAST, OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE NORTHWEST CORNER OF SAID SECTION 20, A 3-INCH PINAL COUNTY PUBLIC WORKS BRASS CAP IN HANDHOLE, FROM WHICH THE NORTH QUARTER CORNER OF SAID SECTION 20, A 2 1/2-INCH GENERAL LAND OFFICE (GLO) BRASS CAP, BEARS NORTH 89°47'05" EAST (BASIS OF BEARING), A DISTANCE OF 2643.91 FEET;  
**THENCE** ALONG THE NORTH LINE OF SAID SECTION 20, NORTH 89°47'05" EAST, A DISTANCE OF 1195.08 FEET, TO THE SOUTHERLY RIGHT-OF-WAY LINE OF WARNER AVENUE PHASE 1, RECORDED IN FEE NUMBER 2024-061054, PCR AND THE **POINT OF BEGINNING**;  
**THENCE** LEAVING SAID NORTH LINE, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, NORTH 30°37'38" EAST, A DISTANCE OF 4.92 FEET, TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE;  
**THENCE** EASTERLY ALONG SAID NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 2065.00 FEET, CONCAVE NORTHERLY, WHOSE RADIUS BEARS NORTH 15°05'35" WEST, THROUGH A CENTRAL ANGLE OF 09°01'14", A DISTANCE OF 325.11 FEET, TO THE CURVES END;  
**THENCE** NORTH 65°53'12" EAST, A DISTANCE OF 547.51 FEET;  
**THENCE** SOUTH 69°06'48" EAST, A DISTANCE OF 35.36 FEET;  
**THENCE** LEAVING SAID SOUTHERLY RIGHT-OF-WAY LINE, SOUTH 24°06'48" EAST, A DISTANCE OF 97.76 FEET, TO THE BEGINNING OF A CURVE;  
**THENCE** SOUTHERLY ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 24.00 FEET, CONCAVE WESTERLY, THROUGH A CENTRAL ANGLE OF 31°19'56", A DISTANCE OF 13.12 FEET, TO THE BEGINNING OF A REVERSE CURVE;  
**THENCE** SOUTHERLY ALONG SAID REVERSE CURVE TO THE LEFT, HAVING A RADIUS OF 24.00 FEET, CONCAVE EASTERLY, THROUGH A CENTRAL ANGLE OF 31°19'56", A DISTANCE OF 13.12 FEET, TO THE CURVES END;  
**THENCE** SOUTH 24°06'48" EAST, A DISTANCE OF 198.55 FEET, TO THE BEGINNING OF A CURVE;  
**THENCE** SOUTHEASTERLY ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 24.00 FEET, CONCAVE NORTHEASTERLY, THROUGH A CENTRAL ANGLE OF 31°19'56", A DISTANCE OF 13.12 FEET, TO THE BEGINNING OF A REVERSE CURVE;  
**THENCE** SOUTHEASTERLY ALONG SAID REVERSE CURVE TO THE RIGHT, HAVING A RADIUS OF 24.00 FEET, CONCAVE SOUTHWESTERLY, THROUGH A CENTRAL ANGLE OF 31°19'56", A DISTANCE OF 13.12 FEET, TO THE CURVES END;  
**THENCE** SOUTH 24°06'48" EAST, A DISTANCE OF 475.14 FEET, TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE;  
**THENCE** SOUTHERLY ALONG SAID NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 100.00 FEET, CONCAVE WESTERLY, WHOSE RADIUS BEARS SOUTH 83°45'08" WEST, THROUGH A CENTRAL ANGLE OF 27°54'45", A DISTANCE OF 48.72 FEET, TO THE BEGINNING OF A REVERSE CURVE;  
**THENCE** SOUTHERLY ALONG SAID REVERSE CURVE TO THE LEFT, HAVING A RADIUS OF 84.50 FEET, CONCAVE EASTERLY, THROUGH A CENTRAL ANGLE OF 06°49'11", A DISTANCE OF 10.06 FEET, TO THE BEGINNING OF A REVERSE CURVE;  
**THENCE** SOUTHWESTERLY ALONG SAID REVERSE CURVE TO THE RIGHT, HAVING A RADIUS OF 100.00 FEET, CONCAVE NORTHWESTERLY, THROUGH A CENTRAL ANGLE OF 51°02'10", A DISTANCE OF 89.07 FEET, TO THE CURVES END;  
**THENCE** SOUTH 65°52'51" WEST, A DISTANCE OF 42.04 FEET;  
**THENCE** SOUTH 24°06'48" EAST, A DISTANCE OF 32.00 FEET;  
**THENCE** NORTH 65°53'32" EAST, A DISTANCE OF 42.04 FEET, TO THE BEGINNING OF A CURVE;  
**THENCE** EASTERLY ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 100.00 FEET, CONCAVE SOUTHERLY, THROUGH A CENTRAL ANGLE OF 51°02'10", A DISTANCE OF 89.07 FEET, TO THE BEGINNING OF A REVERSE CURVE;  
**THENCE** SOUTHEASTERLY ALONG SAID REVERSE CURVE TO THE LEFT, HAVING A RADIUS OF 84.50 FEET, CONCAVE NORTHEASTERLY, THROUGH A CENTRAL ANGLE OF 07°06'46", A DISTANCE OF 10.49 FEET, TO THE BEGINNING OF A REVERSE CURVE;  
**THENCE** SOUTHEASTERLY ALONG SAID REVERSE CURVE TO THE RIGHT, HAVING A RADIUS OF 100.00 FEET, CONCAVE SOUTHWESTERLY, THROUGH A CENTRAL ANGLE OF 26°58'48", A DISTANCE OF 47.09 FEET, TO A POINT OF INTERSECTION WITH A NON-TANGENT LINE;  
**THENCE** SOUTH 24°06'48" EAST, A DISTANCE OF 484.31 FEET, TO THE BEGINNING OF A CURVE;  
**THENCE** SOUTHERLY ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 24.00 FEET, CONCAVE WESTERLY, THROUGH A CENTRAL ANGLE OF 31°19'56", A DISTANCE OF 13.12 FEET, TO THE BEGINNING OF A REVERSE CURVE;  
**THENCE** SOUTHERLY ALONG SAID REVERSE CURVE TO THE LEFT, HAVING A RADIUS OF 24.00 FEET, CONCAVE EASTERLY, THROUGH A CENTRAL ANGLE OF 31°19'56", A DISTANCE OF 13.12 FEET, TO THE CURVES END;  
**THENCE** SOUTH 24°06'48" EAST, A DISTANCE OF 110.10 FEET, TO THE BEGINNING OF A CURVE;  
**THENCE** SOUTHEASTERLY ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 24.00 FEET, CONCAVE NORTHEASTERLY, THROUGH A CENTRAL ANGLE OF 31°19'56", A DISTANCE OF 13.12 FEET, TO THE BEGINNING OF A REVERSE CURVE;  
**THENCE** SOUTHEASTERLY ALONG SAID REVERSE CURVE TO THE RIGHT, HAVING A RADIUS OF 24.00 FEET, CONCAVE SOUTHWESTERLY, THROUGH A CENTRAL ANGLE OF 31°19'56", A DISTANCE OF 13.12 FEET, TO THE CURVES END;  
**THENCE** SOUTH 24°06'48" EAST, A DISTANCE OF 75.00 FEET, TO THE BEGINNING OF A CURVE;  
**THENCE** SOUTHERLY ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, CONCAVE WESTERLY, THROUGH A CENTRAL ANGLE OF 90°00'00", A DISTANCE OF 39.27 FEET, TO A POINT OF INTERSECTION WITH A NON-TANGENT LINE;  
**THENCE** SOUTH 24°06'48" EAST, A DISTANCE OF 23.00 FEET, TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE;  
**THENCE** EASTERLY ALONG SAID NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, CONCAVE SOUTHERLY, WHOSE RADIUS BEARS SOUTH 24°06'48" EAST, THROUGH A CENTRAL ANGLE OF 90°00'00", A DISTANCE OF 39.27 FEET, TO THE CURVES END;  
**THENCE** SOUTH 24°06'48" EAST, A DISTANCE OF 75.00 FEET, TO THE BEGINNING OF A CURVE;  
**THENCE** SOUTHERLY ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 24.00 FEET, CONCAVE WESTERLY, THROUGH A CENTRAL ANGLE OF 31°19'56", A DISTANCE OF 13.12 FEET, TO THE BEGINNING OF A REVERSE CURVE;  
**THENCE** SOUTHERLY ALONG SAID REVERSE CURVE TO THE LEFT, HAVING A RADIUS OF 24.00 FEET, CONCAVE EASTERLY, THROUGH A CENTRAL ANGLE OF 31°19'56", A DISTANCE OF 13.12 FEET, TO THE CURVES END;  
**THENCE** SOUTH 24°06'48" EAST, A DISTANCE OF 291.58 FEET, TO THE BEGINNING OF A CURVE;  
**THENCE** SOUTHEASTERLY ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 24.00 FEET, CONCAVE NORTHEASTERLY, THROUGH A CENTRAL ANGLE OF 31°19'53", A DISTANCE OF 13.12 FEET, TO THE BEGINNING OF A REVERSE CURVE;  
**THENCE** SOUTHERLY ALONG SAID REVERSE CURVE TO THE RIGHT, HAVING A RADIUS OF 24.00 FEET, CONCAVE EASTERLY, THROUGH A CENTRAL ANGLE OF 31°19'53", A DISTANCE OF 13.12 FEET, TO NORTHERLY LINE OF BLOSSOM ROCK PHASE 1, RECORDED IN FEE NUMBER 2022-084918, PCR, AND A POINT OF INTERSECTION WITH A NON-TANGENT LINE;  
**THENCE** ALONG SAID NORTHERLY LINE, SOUTH 65°53'12" WEST, A DISTANCE OF 1057.96 FEET;  
**THENCE** LEAVING SAID NORTHERLY LINE, NORTH 33°30'51" WEST, A DISTANCE OF 119.88 FEET;  
**THENCE** NORTH 73°48'50" WEST, A DISTANCE OF 25.87 FEET;  
**THENCE** SOUTH 33°57'22" EAST, A DISTANCE OF 32.48 FEET;  
**THENCE** NORTH 20°53'12" EAST, A DISTANCE OF 28.28 FEET;  
**THENCE** NORTH 24°06'48" WEST, A DISTANCE OF 230.00 FEET;  
**THENCE** NORTH 69°06'48" WEST, A DISTANCE OF 28.28 FEET;  
**THENCE** NORTH 24°06'48" WEST, A DISTANCE OF 32.00 FEET;  
**THENCE** NORTH 20°53'12" EAST, A DISTANCE OF 28.28 FEET;  
**THENCE** NORTH 24°06'48" WEST, A DISTANCE OF 220.00 FEET;  
**THENCE** NORTH 69°06'48" WEST, A DISTANCE OF 28.28 FEET;  
**THENCE** NORTH 24°06'48" WEST, A DISTANCE OF 32.00 FEET;  
**THENCE** NORTH 20°53'12" EAST, A DISTANCE OF 28.28 FEET;  
**THENCE** NORTH 24°06'48" WEST, A DISTANCE OF 210.00 FEET;  
**THENCE** NORTH 69°06'48" WEST, A DISTANCE OF 28.28 FEET;  
**THENCE** SOUTH 65°53'12" WEST, A DISTANCE OF 56.82 FEET;  
**THENCE** NORTH 24°06'48" WEST, A DISTANCE OF 32.00 FEET;  
**THENCE** NORTH 20°53'12" EAST, A DISTANCE OF 28.28 FEET;  
**THENCE** NORTH 24°06'48" WEST, A DISTANCE OF 246.00 FEET, TO THE BEGINNING OF A CURVE;  
**THENCE** NORTHERLY ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 121.82 FEET, CONCAVE EASTERLY, THROUGH A CENTRAL ANGLE OF 71°01'09", A DISTANCE OF 151.00 FEET, TO A POINT OF INTERSECTION WITH A NON-TANGENT LINE;  
**THENCE** NORTH 43°05'39" WEST, A DISTANCE OF 84.33 FEET;  
**THENCE** SOUTH 35°08'51" WEST, A DISTANCE OF 84.02 FEET;  
**THENCE** SOUTH 11°37'53" WEST, A DISTANCE OF 84.02 FEET;  
**THENCE** SOUTH 68°01'00" WEST, A DISTANCE OF 36.58 FEET;  
**THENCE** NORTH 59°06'44" WEST, A DISTANCE OF 74.66 FEET;  
**THENCE** NORTH 28°54'02" WEST, A DISTANCE OF 17.96 FEET, TO THE SOUTHEAST CORNER OF PARCEL A, PHASE 3 COMMERCIAL, RECORDED IN FEE NUMBER 2024-061061, PCR;  
**THENCE** ALONG THE EAST LINE OF SAID PARCEL A, NORTH 00°00'00" EAST, A DISTANCE OF 483.14 FEET;  
**THENCE** NORTH 75°51'51" EAST, A DISTANCE OF 90.15 FEET;  
**THENCE** NORTH 14°08'09" WEST, A DISTANCE OF 380.56 FEET, TO SAID SOUTHERLY RIGHT-OF-WAY LINE;  
**THENCE** LEAVING SAID EAST LINE, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, NORTH 71°51'51" EAST, A DISTANCE OF 21.00 FEET;  
**THENCE** NORTH 30°37'38" EAST, A DISTANCE OF 17.08 FEET, TO THE **POINT OF BEGINNING**.

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



Wood, Patel & Associates, Inc.

Civil Engineering  
Water Resources  
Land Survey  
Construction Management

602.335.8500

www.woodpatel.com

FINAL PLAT  
BLOSSOM ROCK PHASE 3A  
APACHE JUNCTION, ARIZONA



CHECKED BY	BJD
CAD TECHNICIAN	MR
SCALE	NTS
DATE	04/02/2025
JOB NUMBER	WPF# 235498.01
SHEET	2 OF 17

Z:\Blossom Rock\2023\235498.01\Survey\Final\235498.FPL.dwg

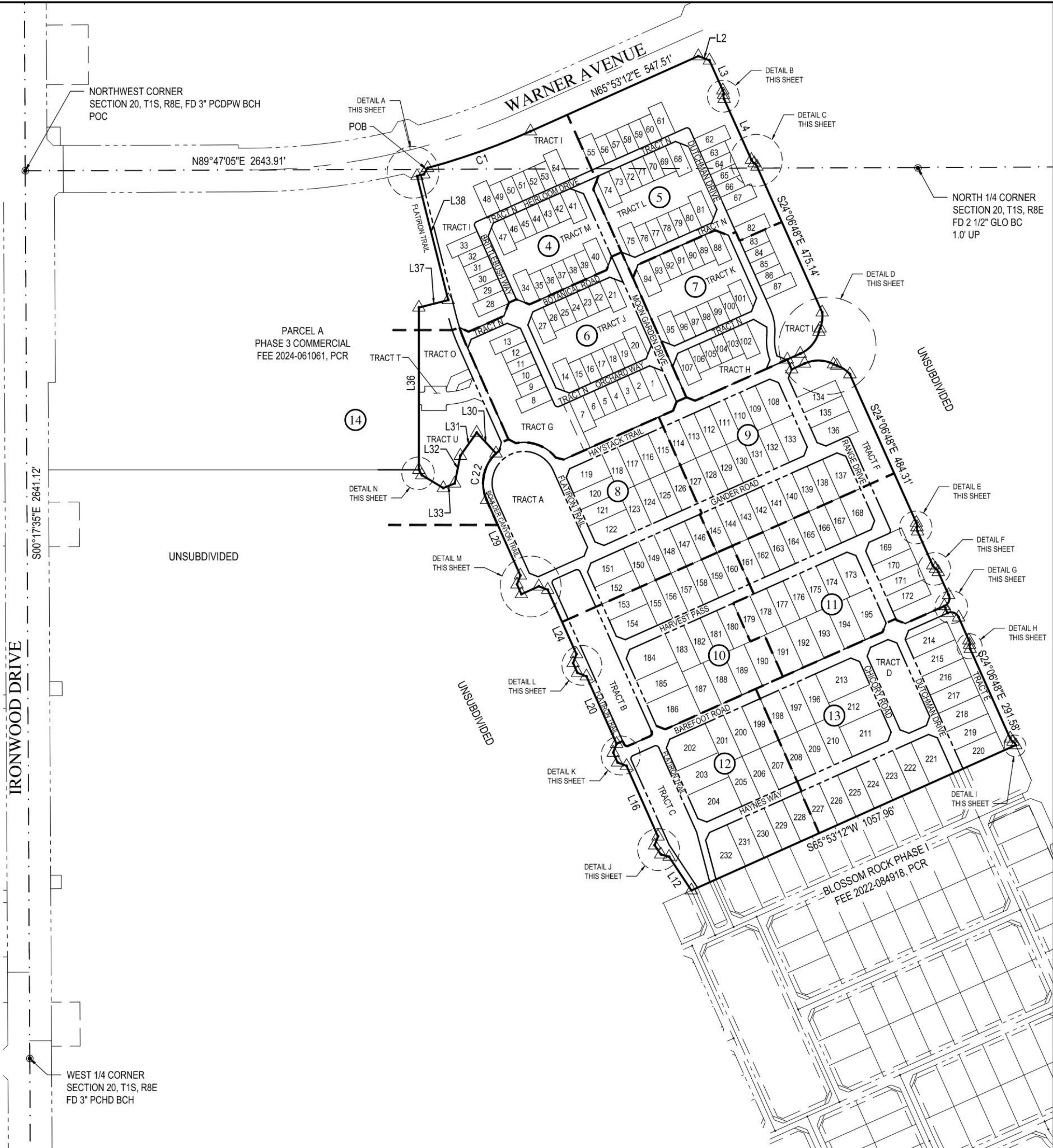
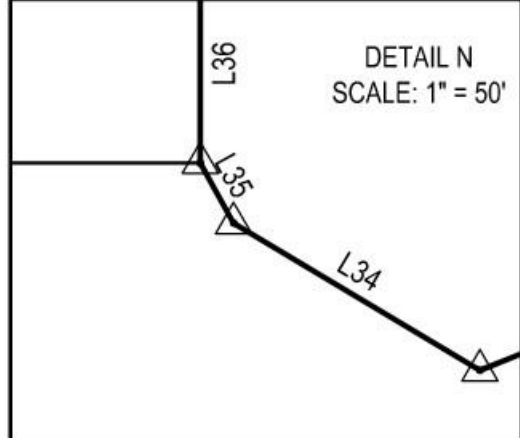
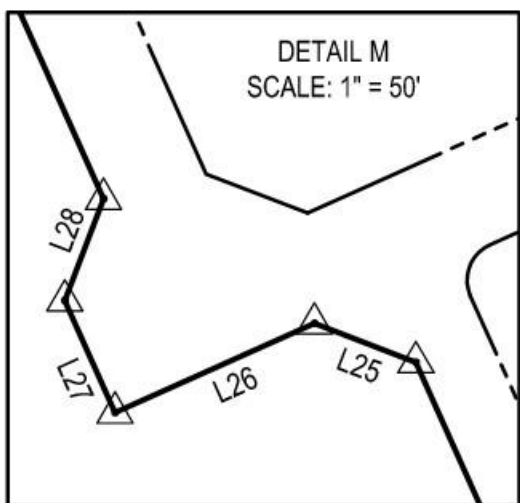
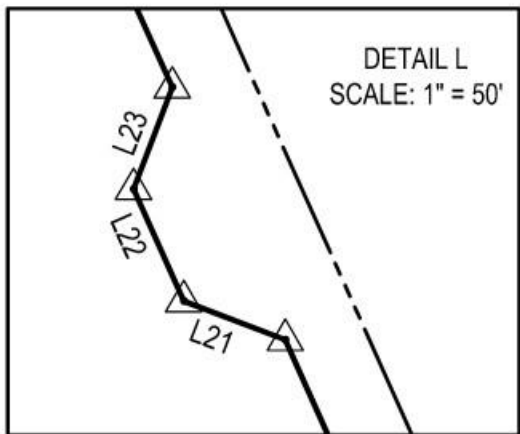
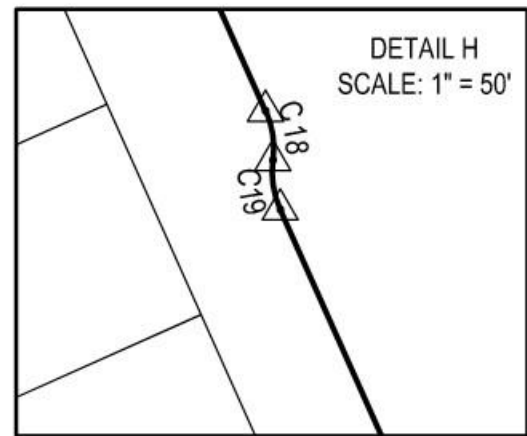
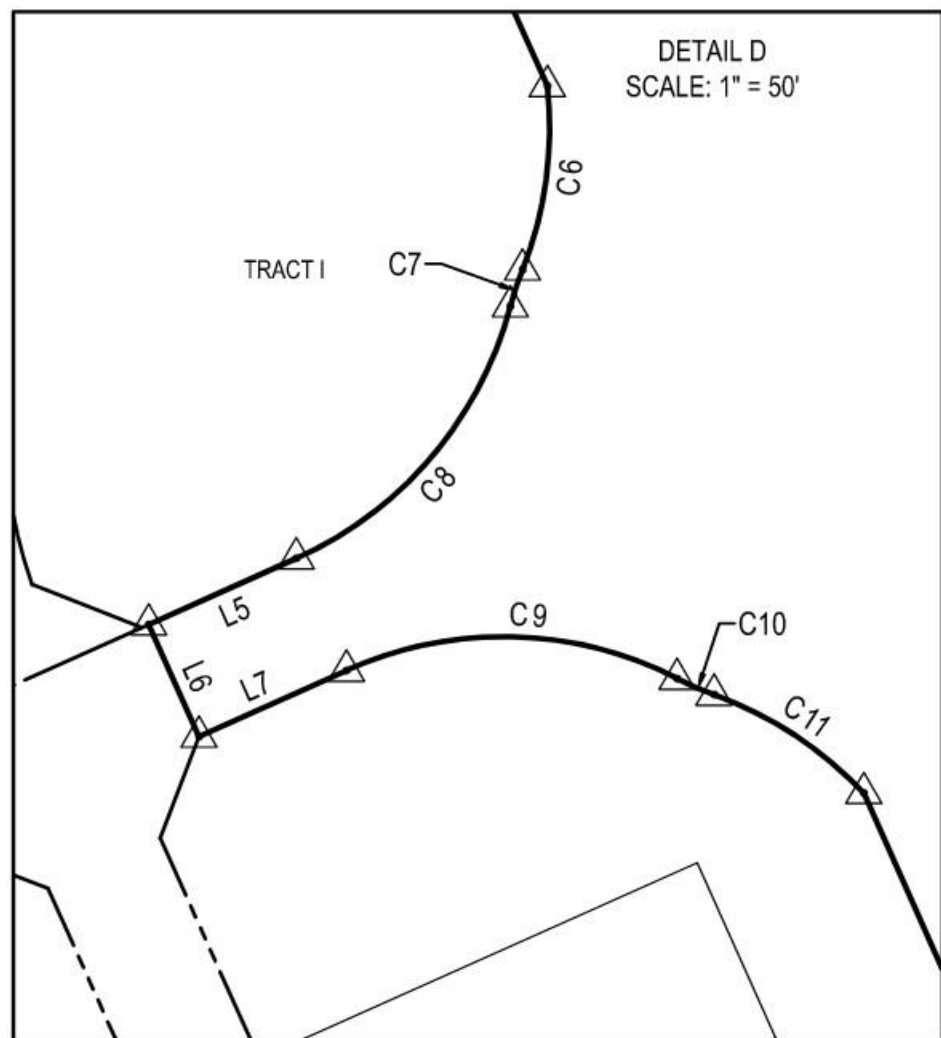
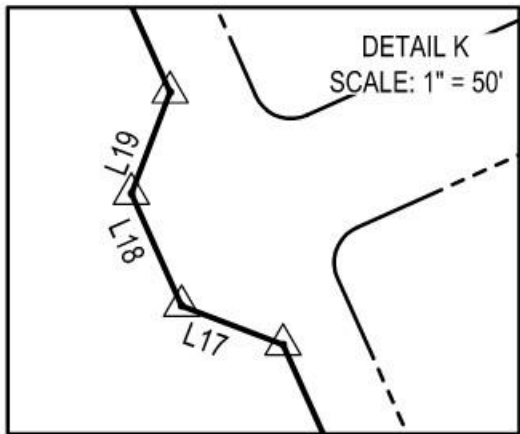
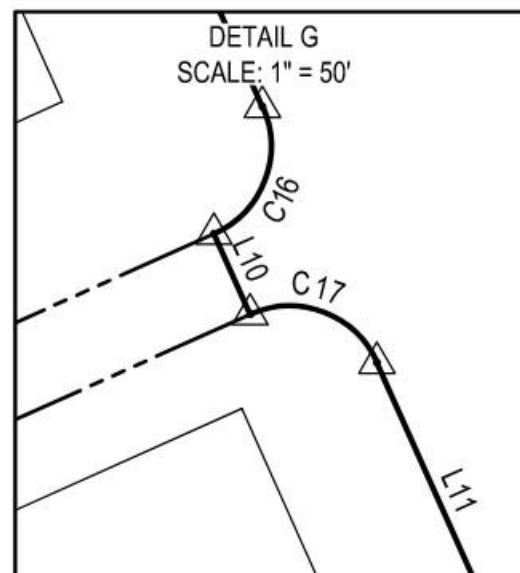
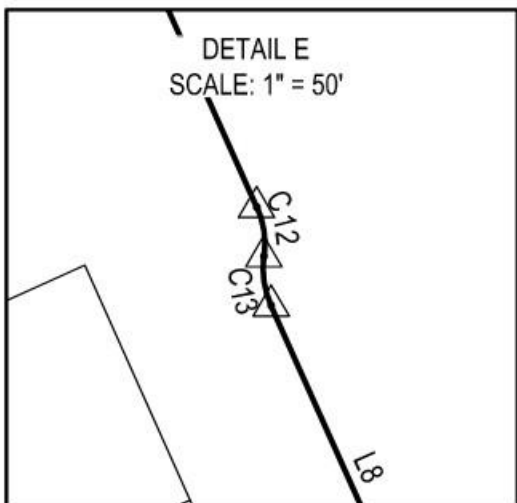
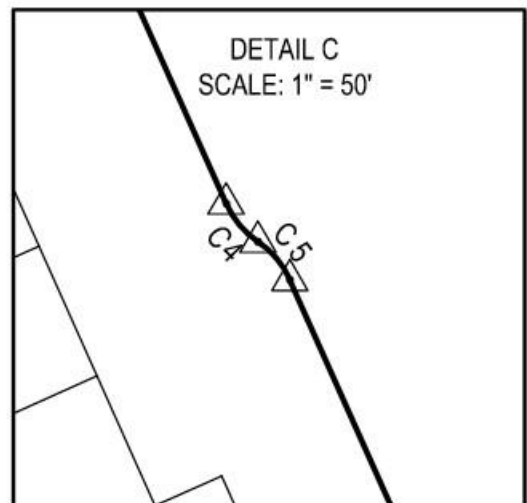
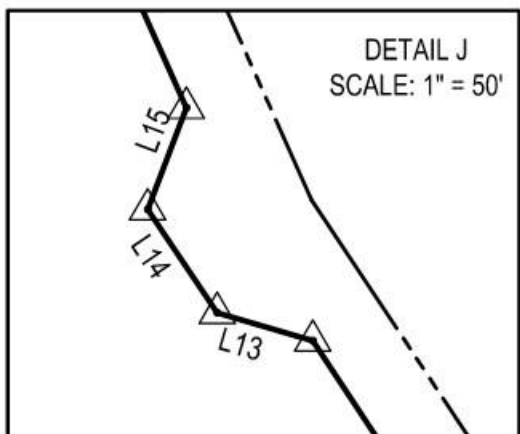
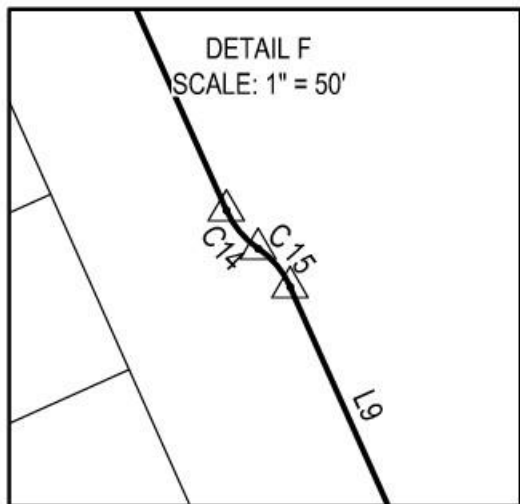
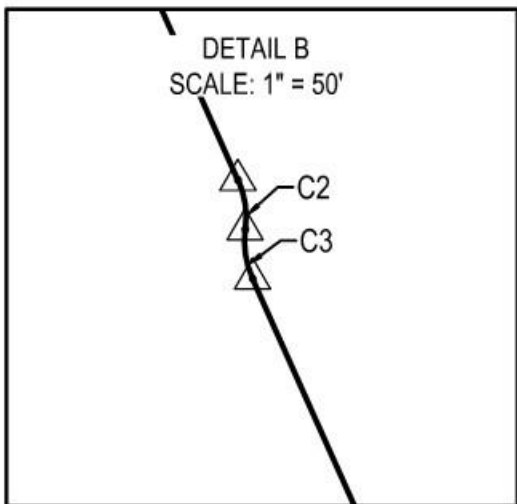
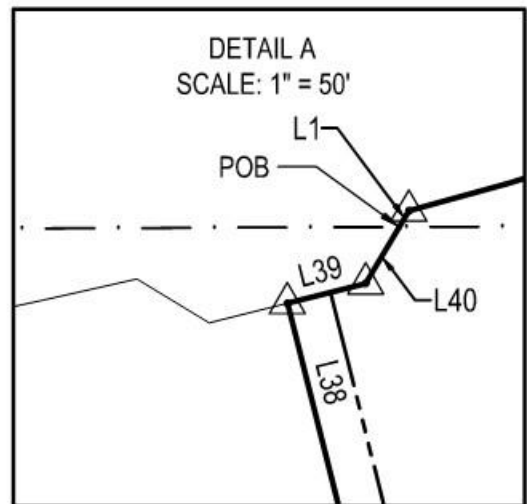


SITE MAP CURVE TABLE (THIS SHEET ONLY)					
CURVE	DELTA	RADIUS	ARC	CHORD BEARING	CHORD
C1	9°01'14"	2065.00'	325.11'	N70°23'49"E	324.77'
C2	31°19'56"	24.00'	13.12'	N08°26'50"W	12.96'
C3	31°19'56"	24.00'	13.12'	S08°26'50"E	12.96'
C4	31°19'56"	24.00'	13.12'	S39°46'46"E	12.96'
C5	31°19'56"	24.00'	13.12'	N39°46'46"W	12.96'
C6	27°54'45"	100.00'	48.72'	N07°42'30"E	48.24'
C7	6°49'11"	84.50'	10.06'	S18°15'17"W	10.05'
C8	51°02'10"	100.00'	89.07'	N40°21'46"E	86.16'
C9	51°02'10"	100.00'	89.07'	N88°35'23"W	86.16'
C10	7°06'46"	84.50'	10.49'	S66°37'41"E	10.48'
C11	26°58'48"	100.00'	47.09'	N56°41'40"W	46.65'
C12	31°19'56"	24.00'	13.12'	N08°26'50"W	12.96'
C13	31°19'56"	24.00'	13.12'	S08°26'50"E	12.96'
C14	31°19'56"	24.00'	13.12'	S39°46'46"E	12.96'
C15	31°19'56"	24.00'	13.12'	N39°46'46"W	12.96'
C16	90°00'00"	25.00'	39.27'	N20°53'12"E	35.36'
C17	90°00'00"	25.00'	39.27'	N69°06'48"W	35.36'
C18	31°19'56"	24.00'	13.12'	N08°26'50"W	12.96'
C19	31°19'56"	24.00'	13.12'	S08°26'50"E	12.96'
C20	31°19'56"	24.00'	13.12'	S39°46'46"E	12.96'

SITE MAP CURVE TABLE (THIS SHEET ONLY)					
CURVE	DELTA	RADIUS	ARC	CHORD BEARING	CHORD
C21	31°19'56"	24.00'	13.12'	S39°46'46"E	12.96'
C22	71°01'09"	121.82'	151.00'	S11°23'46"W	141.52'

SITE MAP LINE TABLE (THIS SHEET ONLY)		
LINE	BEARING	DISTANCE
L1	N30°37'38"E	4.92'
L2	S69°06'48"E	35.36'
L3	S24°06'48"E	97.76'
L4	S24°06'48"E	198.55'
L5	S65°52'51"W	42.04'
L6	S24°06'48"E	32.00'
L7	N65°53'32"E	42.04'
L8	S24°06'48"E	110.10'
L9	S24°06'48"E	75.00'
L10	S24°06'48"E	23.00'
L11	S24°06'48"E	75.00'
L12	N33°30'51"W	119.88'
L13	N73°48'50"W	25.87'
L14	N33°57'22"W	32.48'
L15	N20°53'12"E	28.28'
L16	N24°06'48"W	230.00'
L17	N69°06'48"W	28.28'
L18	N24°06'48"W	32.00'
L19	N20°53'12"E	28.28'
L20	N24°06'48"W	220.00'

SITE MAP LINE TABLE (THIS SHEET ONLY)		
LINE	BEARING	DISTANCE
L21	N69°06'48"W	28.28'
L22	N24°06'48"W	32.00'
L23	N20°53'12"E	28.28'
L24	N24°06'48"W	210.00'
L25	N69°06'48"W	28.28'
L26	S65°53'12"W	56.82'
L27	N24°06'48"W	32.00'
L28	N20°53'12"E	28.28'
L29	N24°06'48"W	246.00'
L30	N43°05'39"W	84.33'
L31	S35°08'51"W	84.02'
L32	S11°37'53"W	84.02'
L33	S68°01'00"W	36.58'
L34	N59°06'44"W	74.66'
L35	N28°54'02"W	17.96'
L36	N00°00'00"E	483.14'
L37	N75°51'51"E	90.15'
L38	N14°08'09"W	380.56'
L39	N75°51'51"E	21.00'
L40	N30°37'38"E	17.08'



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 3A  
APACHE JUNCTION, ARIZONA

REGISTERED LAND SURVEYOR  
CERTIFICATE NO. 23945  
BRIAN J. DIEHL  
DATE SIGNATURE 04/02/25  
ARIZONA, U.S.A.  
EXPIRES 03-30-28

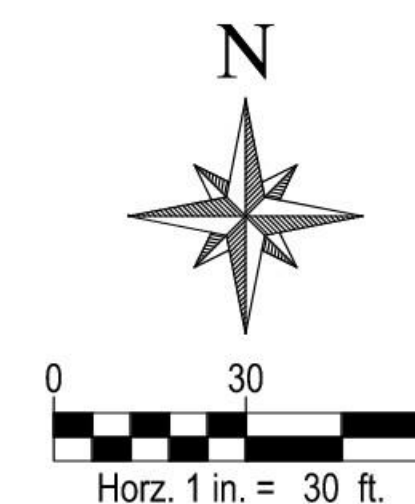
CHECKED BY BJD  
CAD TECHNICIAN MR  
SCALE 1" = 200'  
DATE 04/02/2025  
JOB NUMBER WP# 235498.01  
SHEET 3 OF 17



FINAL PLAT  
BLOSSOM ROCK PHASE 3A  
APACHE JUNCTION, ARIZONA

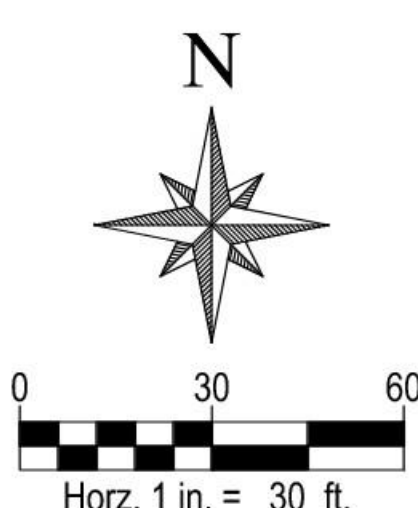


CHECKED BY BJD  
CAD TECHNICIAN MR  
SCALE 1" = 30'  
DATE 04/02/2025  
JOB NUMBER WP# 235498.01  
SHEET 4 OF 17



PARCEL A  
PHASE 3 COMMERCIAL  
FEE 2024-061061, PCR





**FINAL PLAT**  
**BLOSSOM ROCK PHASE 3A**  
APACHE JUNCTION, ARIZONA



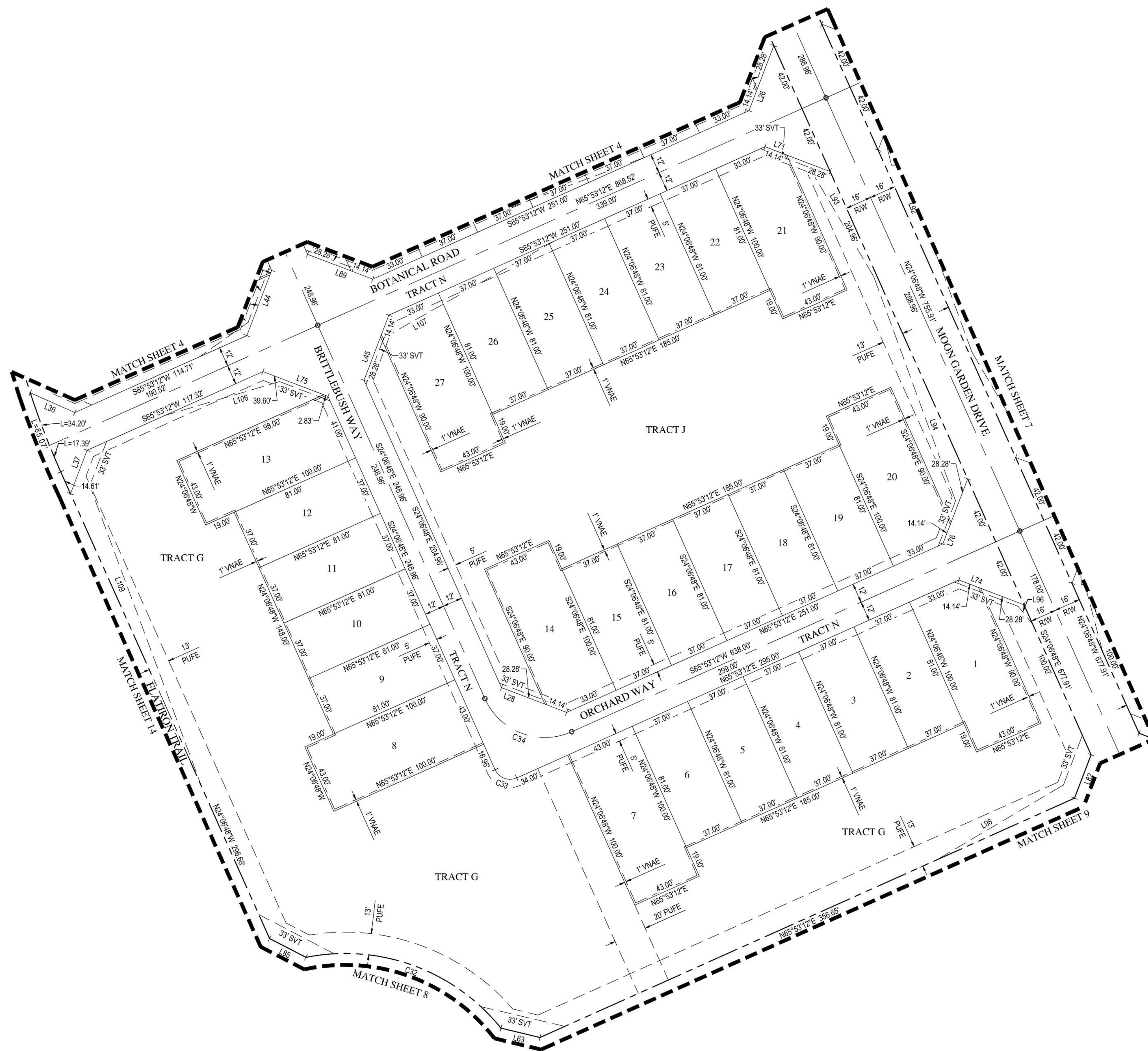
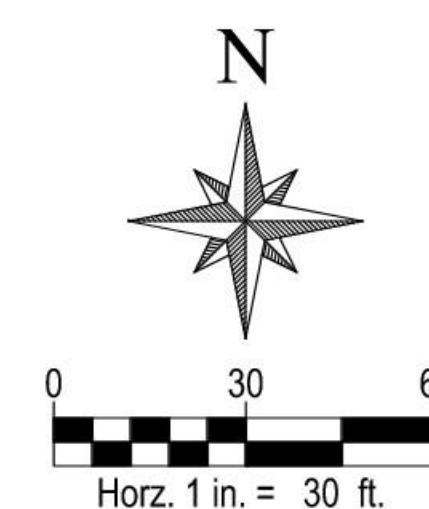
CHECKED BY	BJD
CAD TECHNICIAN	MR
SCALE	1" = 30'
DATE	04/02/2025
JOB NUMBER	WP# 235498.01
SHEET	5 OF 17

E:\Blossom Rock\2025\235498.01\Survey\Plat\235498-5-F1.dwg



FINAL PLAT  
BLOSSOM ROCK PHASE 3A  
APACHE JUNCTION, ARIZONA

CHECKED BY	BJD
CAD TECHNICIAN	MR
SCALE	1" = 30'
DATE	04/02/2025
JOB NUMBER	WP# 235498.01
SHEET	6 OF 17

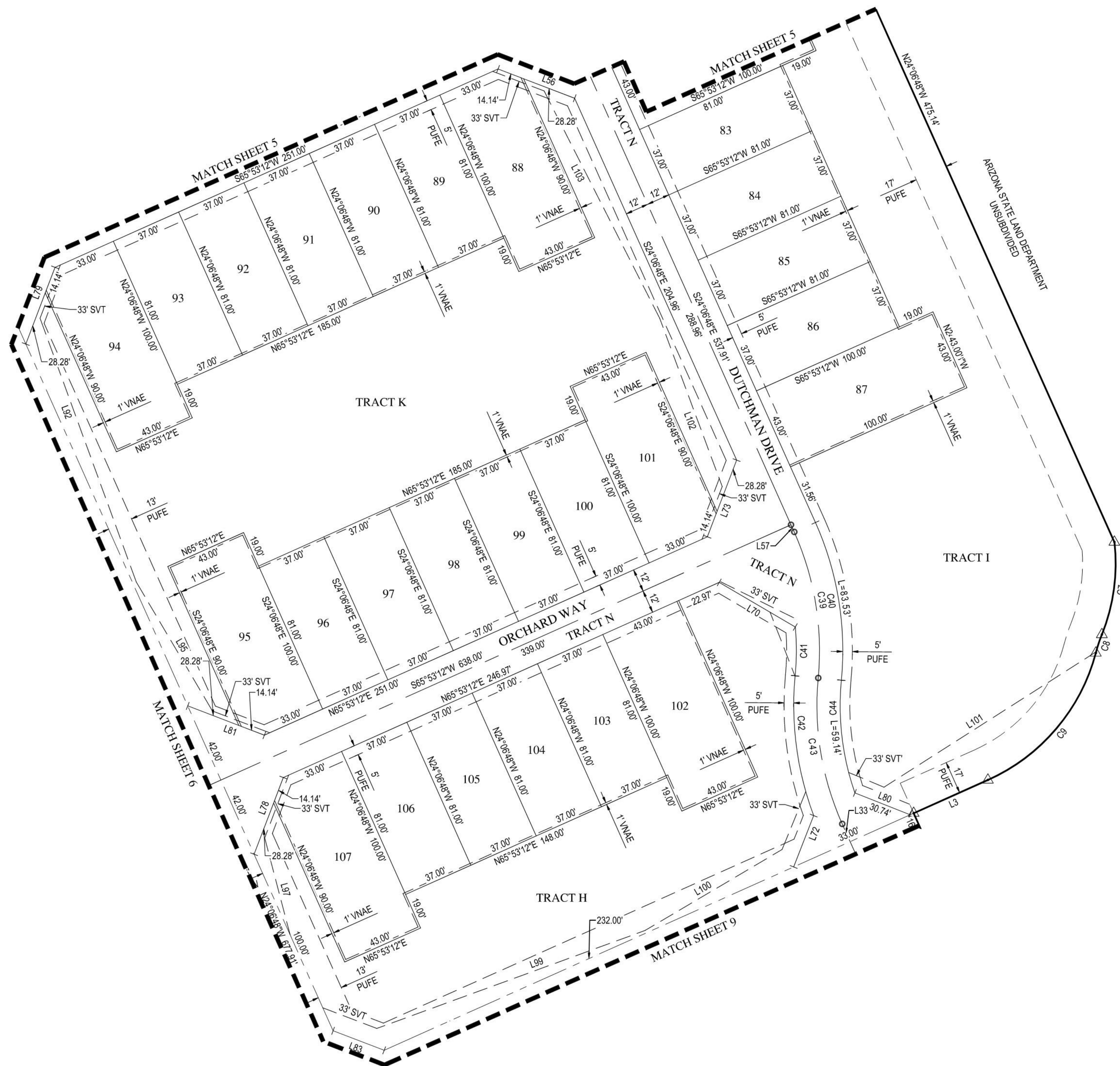
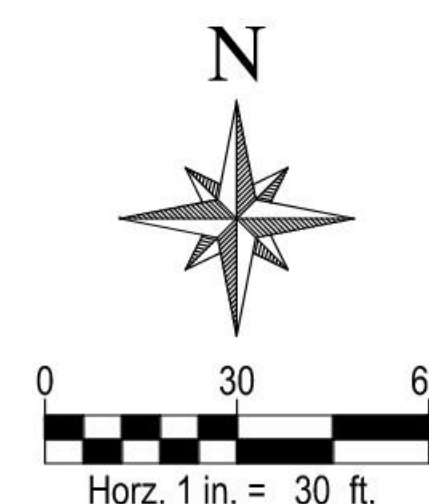




**FINAL PLAT**  
BLOSSOM ROCK PHASE 3A  
APACHE JUNCTION, ARIZONA



CHECKED BY BJD  
CAD TECHNICIAN MR  
SCALE 1" = 30'  
DATE 04/02/2025  
JOB NUMBER WPF# 235498.01  
SHEET 7 OF 17



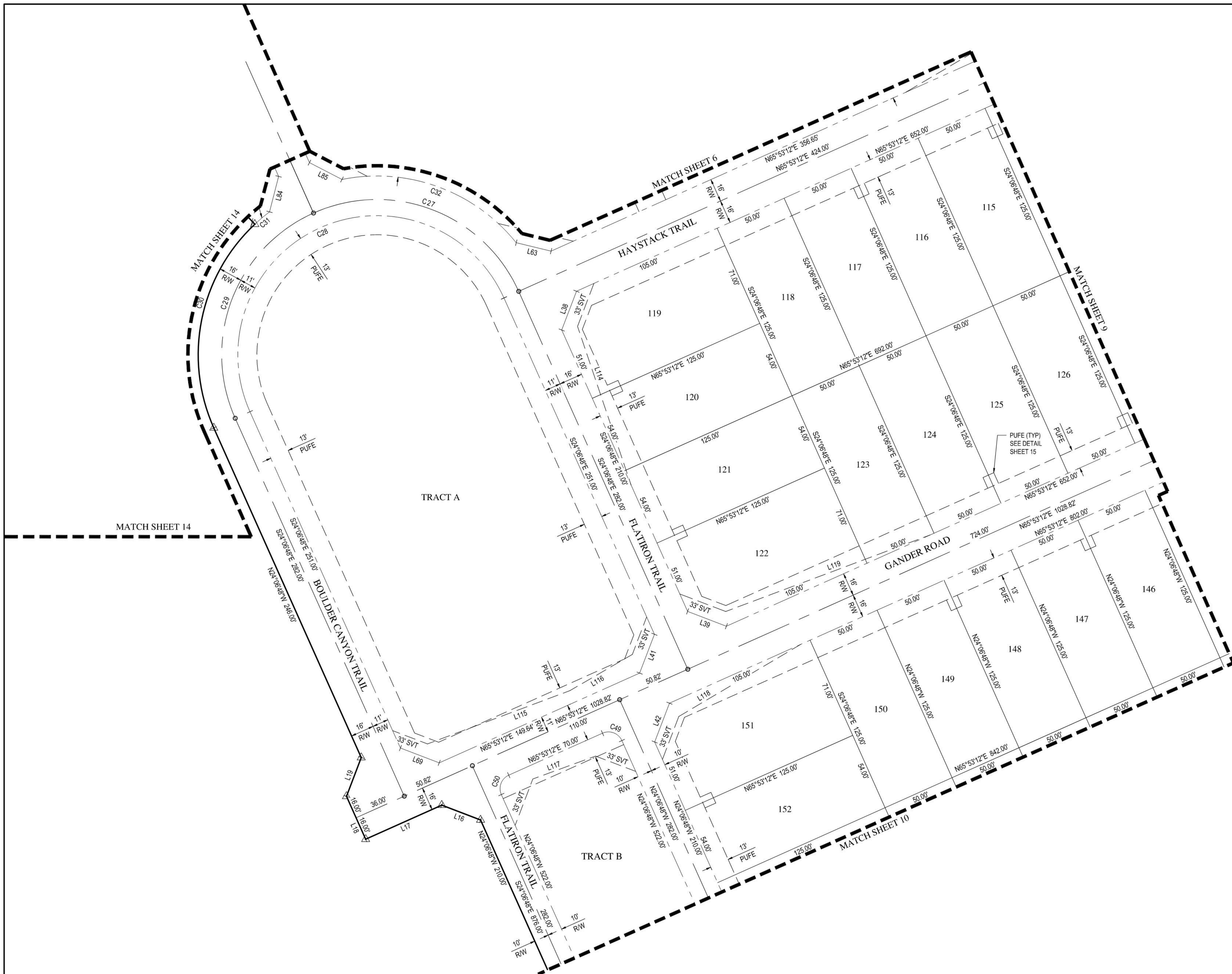
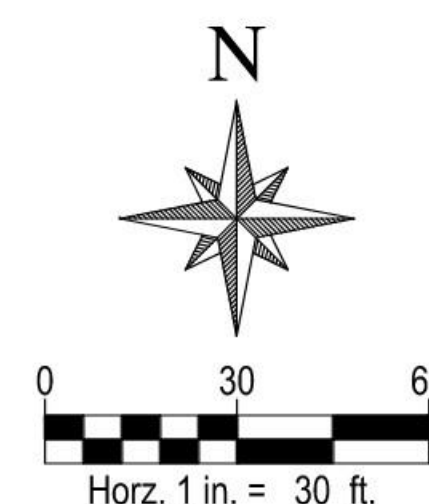


**FINAL PLAT**  
BLOSSOM ROCK PHASE 3A  
APACHE JUNCTION, ARIZONA



CHECKED BY	BJD
CAD TECHNICIAN	MR
SCALE	1" = 30'
DATE	04/02/2025
JOB NUMBER	WPF# 235498.01
SHEET	8 OF 17

Z:\Blossom Rock\2023\235498.01\Survey\Final\235498.FLT.dwg





**FINAL PLAT**  
BLOSSOM ROCK PHASE 3A  
APACHE JUNCTION, ARIZONA



CHECKED BY	BJD
CAD TECHNICIAN	MR
SCALE	1" = 30'
DATE	04/02/2025
JOB NUMBER	WP# 235498.01
SHEET	9 OF 17

Z:\Blossom Rock\2023\235498.01\Survey\Final\235498.FLT.dwg



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

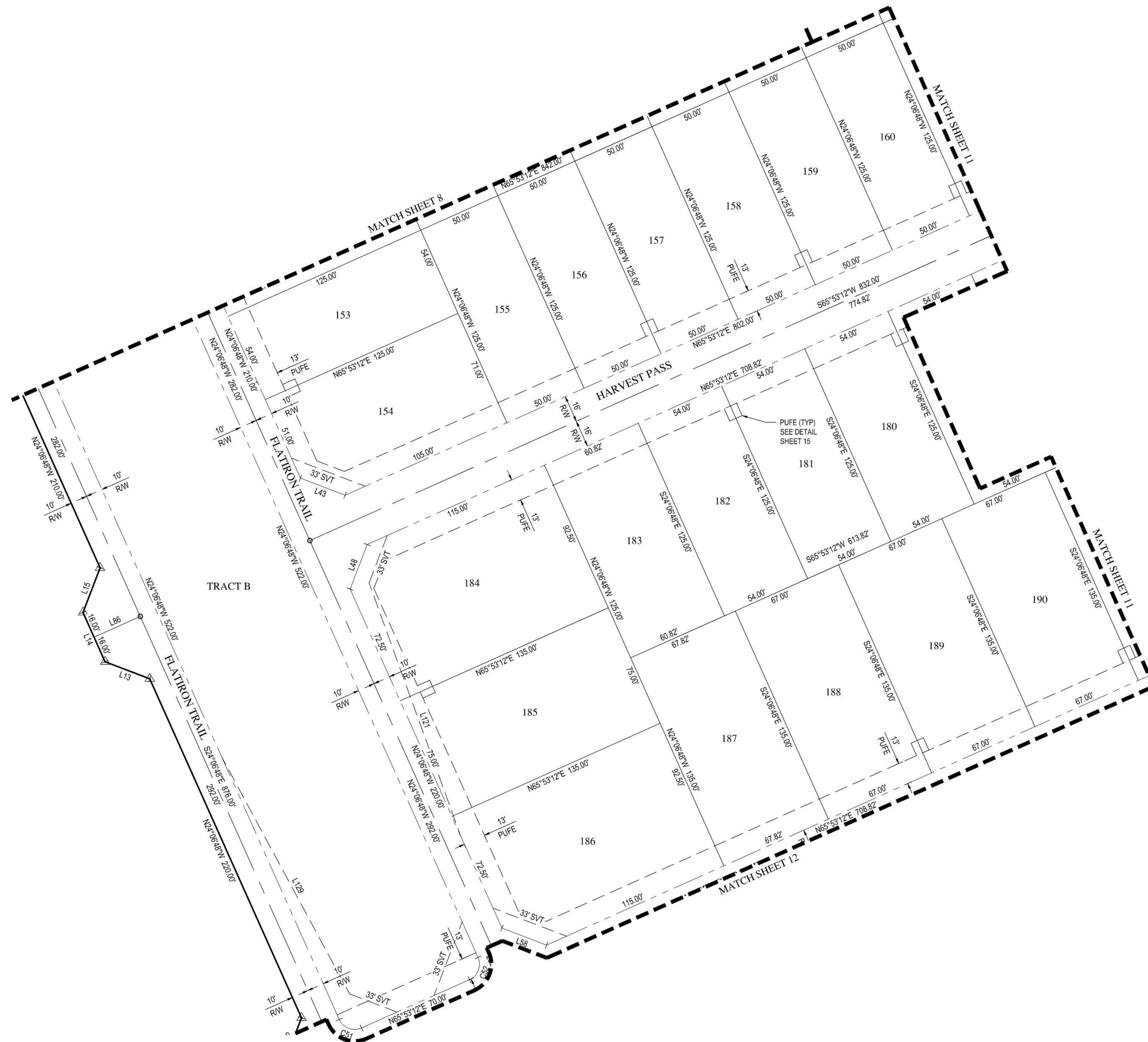


**FINAL PLAT**  
BLOSSOM ROCK PHASE 3A  
APACHE JUNCTION, ARIZONA



CHECKED BY	BJD
CAD TECHNICIAN	MR
SCALE	1" = 30'
DATE	04/02/2025
JOB NUMBER	WPF# 235498.01
SHEET	10 OF 17

Z:\Blossom Rock\2023\235498.01\Survey\Final\235498.FLT.dwg



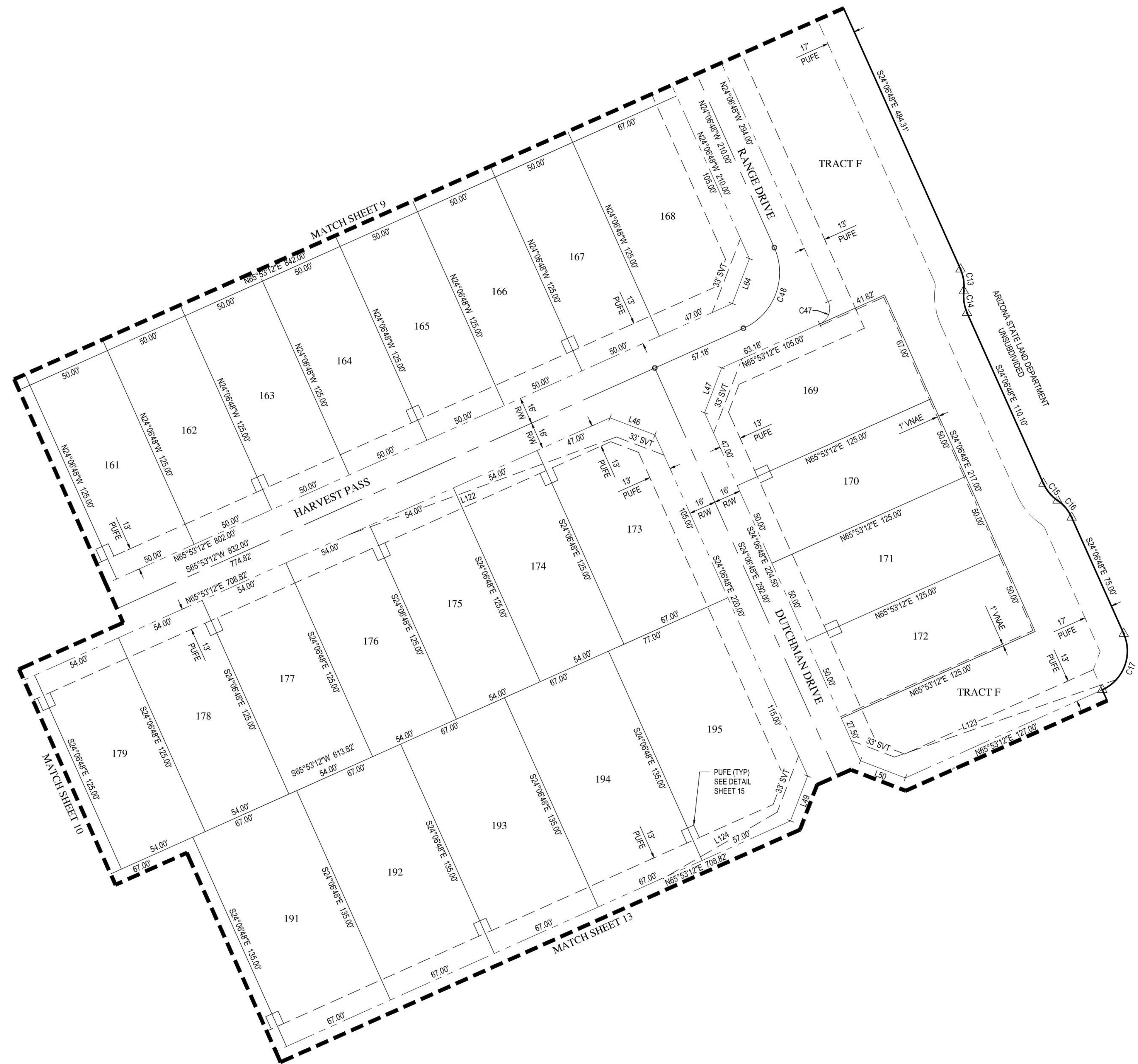
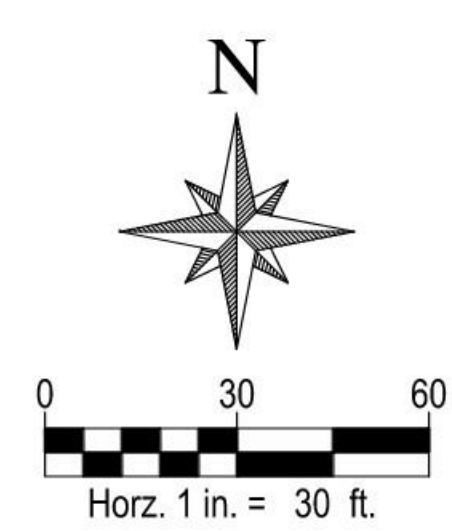
0 30 60  
Horz. 1 in. = 30 ft.



**FINAL PLAT**  
BLOSSOM ROCK PHASE 3A  
APACHE JUNCTION, ARIZONA



CHECKED BY	BJD
CAD TECHNICIAN	MR
SCALE	1" = 30'
DATE	04/02/2025
JOB NUMBER	WP# 235498.01
SHEET	11 OF 17

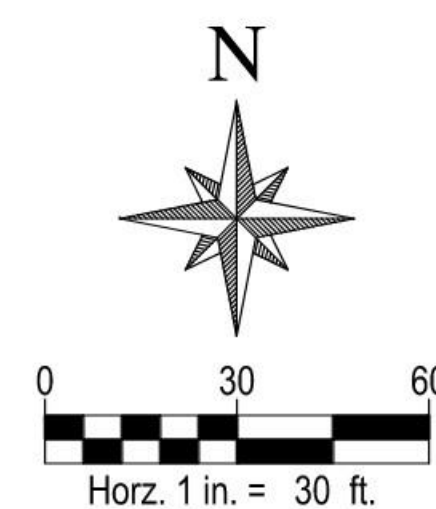




FINAL PLAT  
BLOSSOM ROCK PHASE 3A  
APACHE JUNCTION, ARIZONA



CHECKED BY	BJD
CAD TECHNICIAN	MR
SCALE	1" = 30'
DATE	04/02/2025
JOB NUMBER	WPF# 235498.01
SHEET	12 OF 17





**FINAL PLAT**  
BLOSSOM ROCK PHASE 3A  
APACHE JUNCTION, ARIZONA



CHECKED BY	BJD
CAD TECHNICIAN	MR
SCALE	1" = 30'
DATE	04/02/2025
JOB NUMBER	WPF# 235498.01
SHEET	13 OF 17

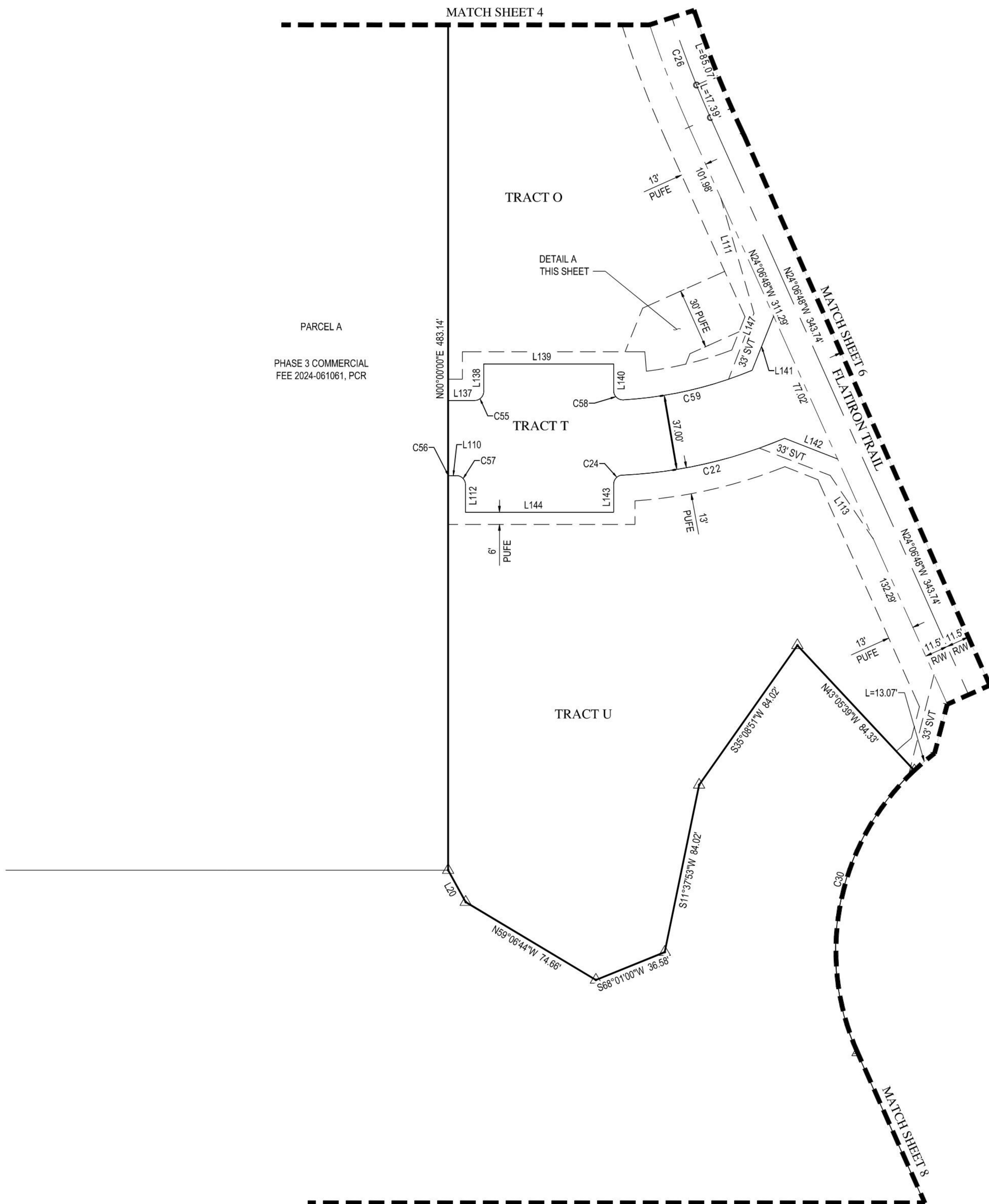
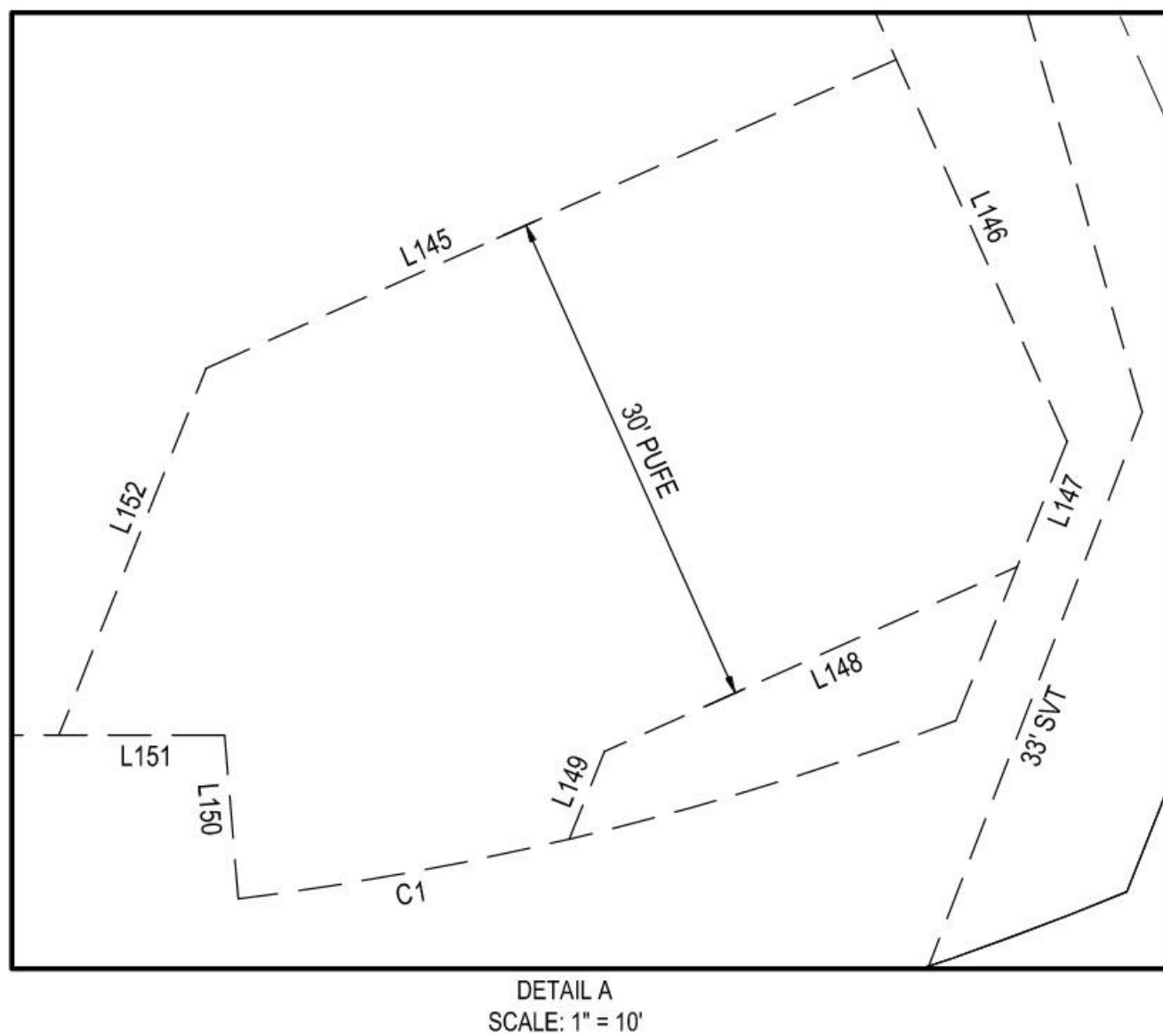
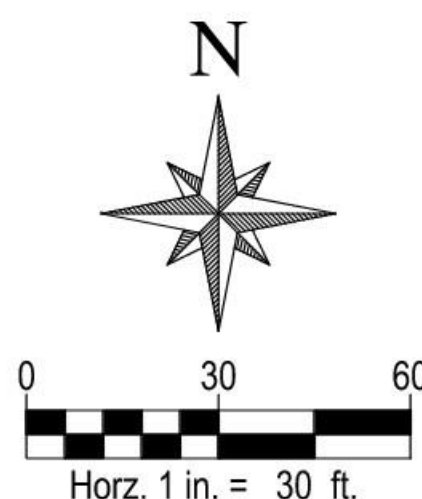




**FINAL PLAT**  
BLOSSOM ROCK PHASE 3A  
APACHE JUNCTION, ARIZONA



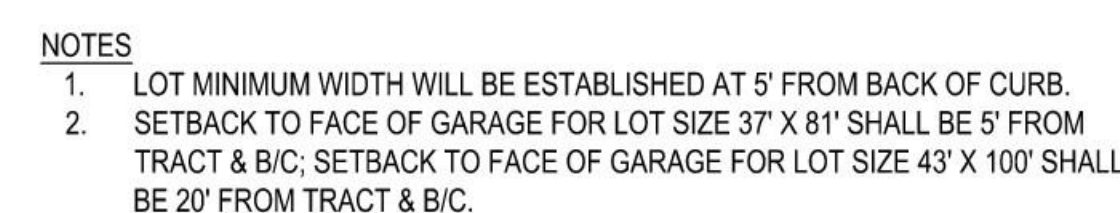
CHECKED BY	BJD
CAD TECHNICIAN	MR
SCALE	1" = 30'
DATE	04/02/2025
JOB NUMBER	WPF# 235498.01
SHEET	14 OF 17



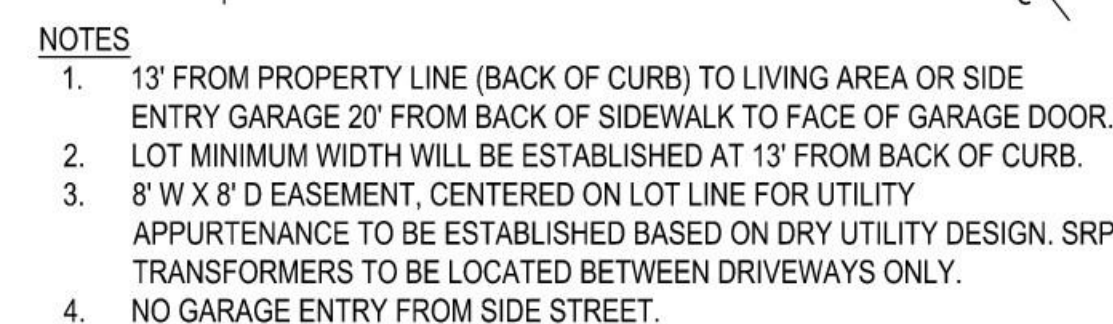




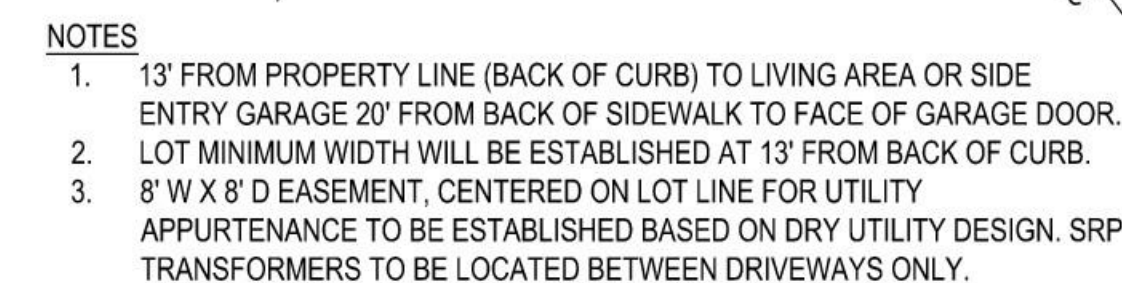
CHECKED BY  
CAD TECHNICIAN  
SCALE  
DATE  
JOB NUMBER  
SHEET



N.T.S.



## NTS



N.T.S.





LINE TABLE		
LINE	BEARING	DISTANCE
L1	N30°37'38"E	4.92'
L2	S69°06'48"E	35.36'
L3	S65°52'51"W	42.04'
L4	S24°06'48"E	32.00'
L5	N65°53'32"E	42.04'
L6	S24°06'48"E	23.00'
L7	N73°48'50"W	25.87'
L8	N33°57'22"W	32.48'
L9	N20°53'12"E	28.28'
L10	N69°06'48"W	28.28'
L11	N24°06'48"W	32.00'
L12	N20°53'12"E	28.28'
L13	N69°06'48"W	28.28'
L14	N24°06'48"W	32.00'
L15	N20°53'12"E	28.28'
L16	N69°06'48"W	28.28'
L17	S65°53'12"W	56.82'
L18	N24°06'48"W	32.00'
L19	N20°53'12"E	28.28'
L20	N28°54'02"W	17.96'
L21	N75°51'51"E	21.00'
L22	N30°37'38"E	17.08'
L23	N69°06'48"W	42.43'
L25	S20°53'12"W	42.43'
L26	S20°53'12"W	42.43'
L27	N69°06'48"W	42.43'
L28	S69°06'48"E	42.43'
L29	N69°06'48"W	28.28'
L30	N20°53'14"E	28.28'
L31	S20°53'12"W	28.28'
L32	N69°06'48"W	28.28'
L33	S24°06'48"E	26.00'
L34	N65°53'12"E	36.00'
L35	S69°06'48"E	28.28'
L36	S66°05'15"E	29.74'
L37	S20°53'12"W	28.28'
L38	S20°53'12"W	28.28'
L39	N69°06'48"W	28.28'
L40	S69°06'48"E	28.28'
L41	S20°53'12"W	28.28'
L42	S20°53'12"W	28.28'
L43	S69°06'48"E	28.28'
L44	S20°53'12"W	39.60'
L45	S20°53'12"W	42.43'
L46	N69°06'48"W	28.28'
L47	S20°53'12"W	28.28'
L48	S20°53'12"W	28.28'
L49	S20°53'12"W	28.28'
L50	N69°06'48"W	28.28'
L51	N20°53'12"E	28.28'
L52	S69°06'48"E	28.28'
L53	S20°53'12"W	28.28'
L54	S20°53'12"W	28.28'
L55	N20°53'12"E	42.43'
L56	S69°06'48"E	42.43'
L57	S24°06'48"E	4.08'
L58	S69°06'48"E	28.28'
L59	S69°06'48"E	28.28'

LINE TABLE		
LINE	BEARING	DISTANCE
L60	S69°06'48"E	28.28'
L61	N25°35'13"E	25.87'
L62	S21°01'21"W	42.53'
L63	N76°27'57"W	24.43'
L64	S20°53'12"W	28.28'
L65	N69°06'48"W	42.43'
L66	N20°53'12"E	28.28'
L67	S69°06'48"E	28.28'
L68	N20°53'12"E	28.28'
L69	N69°06'48"W	28.28'
L70	S59°35'05"E	45.61'
L71	S69°06'48"E	42.43'
L72	N21°19'44"E	28.50'
L73	S20°53'12"W	42.43'
L74	N69°06'48"W	42.43'
L75	S69°06'48"E	42.43'
L76	S20°53'12"W	42.43'
L77	N59°52'21"E	99.62'
L78	S20°53'12"W	42.43'
L79	S20°53'12"W	42.43'
L80	S68°26'00"E	30.74'
L81	N69°06'48"W	42.43'
L82	S20°53'12"W	28.28'
L83	S69°06'48"E	28.28'
L84	S14°28'12"W	24.95'
L85	S62°41'49"E	24.95'
L86	N65°53'12"E	30.00'
L87	N19°10'39"W	135.02'
L88	S69°59'58"W	164.90'
L89	N69°06'48"W	42.43'
L90	S18°43'16"E	120.47'
L91	N32°40'46"W	61.04'
L92	N20°03'09"W	145.17'
L93	S30°34'38"E	77.41'
L94	S20°03'09"E	145.17'
L95	N30°34'38"W	77.41'
L96	S38°54'24"E	13.92'
L97	N14°43'00"W	51.76'
L98	S59°25'22"W	89.65'
L99	N69°56'51"E	147.69'
L100	N59°25'27"E	82.28'
L101	N57°28'12"E	130.08'
L102	N20°23'49"W	92.80'
L103	S26°57'27"E	131.80'
L104	S54°42'10"W	36.01'
L105	S69°36'11"W	191.02'
L106	N73°34'19"E	72.85'
L107	N60°27'01"E	119.19'
L108	S20°13'47"E	147.96'
L109	S20°23'06"E	195.53'
L110	S90°00'00"E	2.90'
L111	N16°02'34"W	59.00'
L112	S00°00'00"W	13.50'
L113	N34°11'20"W	37.84'
L114	S18°39'24"E	114.16'
L115	N69°29'30"E	103.65'
L116	S59°52'32"W	49.16'
L117	N69°56'51"E	45.53'

LINE TABLE		
LINE	BEARING	DISTANCE
L118	N59°25'22"E	96.46'
L119	N69°29'30"E	148.80'
L120	S59°25'22"W	89.65'
L121	S19°52'49"E	159.07'
L122	N69°56'51"E	167.52'
L123	N70°44'27"E	138.28'
L124	S59°48'10"W	74.53'
L125	N59°43'27"E	93.37'
L126	S69°07'32"W	30.80'
L127	N60°15'39"E	27.07'
L128	S69°29'30"W	148.81'
L129	N28°20'48"W	159.07'
L130	S27°31'09"E	207.33'
L131	N19°03'17"W	126.44'
L132	S13°34'19"E	117.89'
L133	N31°27'21"W	49.77'
L134	N80°46'44"E	27.32'
L135	S59°52'31"W	71.46'
L136	N65°53'12"E	27.22'
L137	S90°00'00"E	13.00'
L138	N00°00'00"E	13.50'
L139	S90°00'00"E	64.00'
L140	S00°00'00"W	13.18'
L141	N21°42'50"E	28.69'
L142	S68°32'18"E	28.00'
L143	N00°00'00"E	13.75'
L144	S90°00'00"E	73.00'
L145	N65°53'12"E	44.27'
L146	S24°06'48"E	24.50'
L147	S21°42'50"W	7.89'
L148	S65°53'12"W	26.49'
L149	S21°53'12"W	5.53'
L150	N04°46'29"W	9.62'
L151	N90°00'00"W	9.70'
L152	N21°53'12"E	23.13'

CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	CHORD BEARING	CHORD
C1	6°11'03"	182.50'	19.70'	S79°46'40"W	19.69'
C2	9°01'14"	2065.00'	325.11'	N70°23'49"E	324.77'
C3	31°19'56"	24.00'	13.12'	N08°26'50"W	12.96'
C4	31°19'56"	24.00'	13.12'	S08°26'50"E	12.96'
C5	31°19'56"	24.00'	13.12'	S39°46'46"E	12.96'
C6	31°19'56"	24.00'	13.12'	N39°46'46"W	12.96'
C7	27°54'45"	100.00'	48.72'	N07°42'30"E	48.24'
C8	6°49'11"	84.50'	10.06'	S18°15'17"W	10.05'
C9	51°02'10"	100.00'	89.07'	N40°21'46"E	86.16'
C10	51°02'10"	100.00'	89.07'	N88°35'23"W	86.16'
C11	7°06'46"	84.50'	10.49'	S66°37'41"E	10.48'
C12	26°58'48"	100.00'	47.09'	N56°41'40"W	46.65'
C13	31°19'56"	24.00'	13.12'	N08°26'50"W	12.96'
C14	31°19'56"	24.00'	13.12'	S08°26'50"E	12.96'
C15	31°19'56"	24.00'	13.12'	S39°46'46"E	12.96'
C16	31°19'56"	24.00'	13.12'	N39°46'46"W	12.96'
C17	90°00'00"	25.00'	39.27'	N20°53'12"E	35.36'
C18	90°00'00"	25.00'	39.27'	N69°06'48"W	35.36'
C19	31°19'56"	24.00'	13.12'	N08°26'50"W	12.96'
C20	31°19'56"	24.00'	13.12'	S08°26'50"E	12.96'
C21	31°19'53"	24.00'	13.12'	S39°46'46"E	12.96'
C22	20°18'25"	232.50'	82.40'	N77°11'24"E	81.97'
C23	9°58'40"	511.50'	89.07'	S19°07'29"E	88.96'
C24	87°20'37"	4.50'	6.86'	N43°40'18"E	6.21'
C25	9°58'40"	488.50'	85.07'	S19°07'29"E	84.96'
C26	9°58'40"	500.00'	87.07'	S19°07'29"E	86.96'
C27	90°00'00"	105.82'	166.22'	N69°06'48"W	149.65'
C28	180°00'00"	94.82'	297.89'	S65°53'12"W	189.64'
C29	90°00'00"	105.82'	166.22'	S20°53'12"W	149.65'
C30	71°01'09"	121.82'	151.00'	S11°23'46"W	141.52'
C31	77°10'01"	121.82'	164.07'	S14°28'12"W	151.95'
C32	62°27'44"	121.82'	132.81'	N70°02'58"W	126.33'
C33	90°00'00"	10.00'	15.71'	S69°06'48"E	14.14'
C34	90°00'00"	40.00'	62.83'	S69°06'48"E	56.57'
C35	90°00'00"	10.00'	15.71'	S20°53'12"W	14.14'
C36	90°00'00"	40.00'	62.83'	S20°53'12"W	56.57'
C37	90°00'00"	10.00'	15.71'	N69°06'48"W	14.14'
C38	90°00'00"	40.00'	62.83'	N69°06'48"W	56.57'
C39	29°32'29"	150.00'	77.34'	N09°20'34"W	76.49'
C40	29°32'29"	162.00'	83.53'	N09°20'34"W	82.60'
C41	10°29'05"	138.00'	25.25'	N00°11'08"E	25.22'
C42	26°00'11"	162.00'	73.52'	S07°34'25"E	72.89'
C43	29°32'29"	150.00'	77.34'	S09°20'34"E	76.49'
C44	24°33'19"	138.00'	59.14'	S06°50'59"E	58.69'
C45	90°00'00"	10.00'	15.71'	N69°06'48"W	14.14'
C46	90°00'00"	36.00'	56.55'	N69°06'48"W	50.91'
C47	90°00'00"	10.00'	15.71'	N20°53'12"E	14.14'
C48	90°00'00"	36.00'	56.55'	N20°53'12"E	50.91'
C49	90°00'00"	10.00'	15.71'	N69°06'48"W	14.14'
C50	90°00'00"	10.00'	15.71'	S20°53'12"W	14.14'
C51	90°00'00"	10.00'	15.71'	S69°06'48"E	14.14'
C52	90°00'00"	10.00'	15.71'	N20°53'12"E	14.14'
C53	90°00'00"	10.00'	15.71'	N69°06'48"W	14.14'
C54	90°00'00"	10.00'	15.71'	S20°53'12"W	14.14'
C55	90°00'00"	4.50'	7.07'	N45°00'00"E	6.36'
C56	14°08'08"	4.50'	1.11'	N82°55'56"E	1.11'
C57	90°00'00"	4.50'	7.07'	S45°00'00"E	6.36'
C58	93°17'49"	4.50'	7.33'	S46°38'54"E	6.54'

CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	CHORD BEARING	CHORD
C59	19°09'43"	195.50'	65.38'	N77°07'20"E	65.08'
C60	31°19'51"	24.00'	13.12'	S39°46'47"E	12.96'



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

FINAL PLAT  
BLOSSOM ROCK PHASE 3A  
APACHE JUNCTION, ARIZONA



CHECKED BY	BJD
CAD TECHNICIAN	MR
SCALE	1" = 30'
DATE	04/02/2025
JOB NUMBER	WPF# 235498.01
SHEET	16 OF 17

Z:\Blossom Rock\2023\235498.01\Survey\Final\498-F11.dwg





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

FINAL PLAT  
BLOSSOM ROCK PHASE 3A  
APACHE JUNCTION, ARIZONA



CHECKED BY BJD  
CAD TECHNICIAN MR  
SCALE 1" = 30'  
DATE 04/02/2025  
JOB NUMBER WP# 235498.01  
SHEET 17 OF 17

Z:\Blossom Rock\2023\235498 01\Survey\Final\235498.FRT.dwg

LOT AREA TABLE		
LOT NO.	LOT AREA SQUARE FEET	LOT AREA ACRES
LOT 1	4,250	0.0976
LOT 2	2,997	0.0688
LOT 3	2,997	0.0688
LOT 4	2,997	0.0688
LOT 5	2,997	0.0688
LOT 6	2,997	0.0688
LOT 7	4,300	0.0987
LOT 8	4,300	0.0987
LOT 9	2,997	0.0688
LOT 10	2,997	0.0688
LOT 11	2,997	0.0688
LOT 12	2,997	0.0688
LOT 13	4,298	0.0987
LOT 14	4,250	0.0976
LOT 15	2,997	0.0688
LOT 16	2,997	0.0688
LOT 17	2,997	0.0688
LOT 18	2,997	0.0688
LOT 19	2,997	0.0688
LOT 20	4,250	0.0976
LOT 21	4,250	0.0976
LOT 22	2,997	0.0688
LOT 23	2,997	0.0688
LOT 24	2,997	0.0688
LOT 25	2,997	0.0688
LOT 26	2,997	0.0688
LOT 27	4,250	0.0976
LOT 28	4,298	0.0987
LOT 29	2,997	0.0688
LOT 30	2,997	0.0688
LOT 31	2,997	0.0688
LOT 32	2,997	0.0688
LOT 33	4,300	0.0987
LOT 34	4,250	0.0976
LOT 35	2,997	0.0688
LOT 36	2,997	0.0688
LOT 37	2,997	0.0688
LOT 38	2,997	0.0688
LOT 39	2,997	0.0688
LOT 40	4,250	0.0976
LOT 41	4,250	0.0976
LOT 42	2,997	0.0688
LOT 43	2,997	0.0688
LOT 44	2,997	0.0688
LOT 45	2,997	0.0688
LOT 46	2,997	0.0688
LOT 47	4,249	0.0975
LOT 48	4,300	0.0987
LOT 49	2,997	0.0688
LOT 50	2,997	0.0688
LOT 51	2,997	0.0688
LOT 52	2,997	0.0688
LOT 53	2,997	0.0688
LOT 54	4,300	0.0987

LOT AREA TABLE		
LOT NO.	LOT AREA SQUARE FEET	LOT AREA ACRES
LOT 55	4,300	0.0987
LOT 56	2,997	0.0688
LOT 57	2,997	0.0688
LOT 58	2,997	0.0688
LOT 59	2,997	0.0688
LOT 60	2,997	0.0688
LOT 61	4,300	0.0987
LOT 62	4,300	0.0987
LOT 63	2,997	0.0688
LOT 64	2,997	0.0688
LOT 65	2,997	0.0688
LOT 66	2,997	0.0688
LOT 67	4,300	0.0987
LOT 68	4,250	0.0976
LOT 69	2,997	0.0688
LOT 70	2,997	0.0688
LOT 71	2,997	0.0688
LOT 72	2,997	0.0688
LOT 73	2,997	0.0688
LOT 74	4,250	0.0976
LOT 75	4,250	0.0976
LOT 76	2,997	0.0688
LOT 77	2,997	0.0688
LOT 78	2,997	0.0688
LOT 79	2,997	0.0688
LOT 80	2,997	0.0688
LOT 81	4,250	0.0976
LOT 82	4,300	0.0987
LOT 83	2,997	0.0688
LOT 84	2,997	0.0688
LOT 85	2,997	0.0688
LOT 86	2,997	0.0688
LOT 87	4,300	0.0987
LOT 88	4,250	0.0976
LOT 89	2,997	0.0688
LOT 90	2,997	0.0688
LOT 91	2,997	0.0688
LOT 92	2,997	0.0688
LOT 93	2,997	0.0688
LOT 94	4,250	0.0976
LOT 95	4,250	0.0976
LOT 96	2,997	0.0688
LOT 97	2,997	0.0688
LOT 98	2,997	0.0688
LOT 99	2,997	0.0688
LOT 100	2,997	0.0688
LOT 101	4,250	0.0976
LOT 102	4,300	0.0987
LOT 103	2,997	0.0688
LOT 104	2,997	0.0688
LOT 105	2,997	0.0688
LOT 106	2,997	0.0688
LOT 107	4,250	0.0976
LOT 108	8,175	0.1877

LOT AREA TABLE		
LOT NO.	LOT AREA SQUARE FEET	LOT AREA ACRES
LOT 109	6,250	0.1435
LOT 110	6,250	0.1435
LOT 111	6,250	0.1435
LOT 112	6,250	0.1435
LOT 113	6,250	0.1435
LOT 114	6,250	0.1435
LOT 115	6,250	0.1435
LOT 116	6,250	0.1435
LOT 117	6,250	0.1435
LOT 118	6,250	0.1435
LOT 119	8,675	0.1992
LOT 120	6,750	0.1550
LOT 121	6,750	0.1550
LOT 122	8,675	0.1992
LOT 123	6,250	0.1435
LOT 124	6,250	0.1435
LOT 125	6,250	0.1435
LOT 126	6,250	0.1435
LOT 127	6,250	0.1435
LOT 128	6,250	0.1435
LOT 129	6,250	0.1435
LOT 130	6,250	0.1435
LOT 131	6,250	0.1435
LOT 132	6,250	0.1435
LOT 133	8,175	0.1877
LOT 134	6,250	0.1435
LOT 135	6,250	0.1435
LOT 136	8,175	0.1877
LOT 137	8,175	0.1877
LOT 138	6,250	0.1435
LOT 139	6,250	0.1435
LOT 140	6,250	0.1435
LOT 141	6,250	0.1435
LOT 142	6,250	0.1435
LOT 143	6,250	0.1435
LOT 144	6,250	0.1435
LOT 145	6,250	0.1435
LOT 146	6,250	0.1435
LOT 147	6,250	0.1435
LOT 148	6,250	0.1435
LOT 149	6,250	0.1435
LOT 150	6,250	0.1435
LOT 151	8,675	0.1992
LOT 152	6,750	0.1550
LOT 153	6,750	0.1550
LOT 154	8,675	0.1992
LOT 155	6,250	0.1435
LOT 156	6,250	0.1435
LOT 157	6,250	0.1435
LOT 158	6,250	0.1435
LOT 159	6,250	0.1435
LOT 160	6,250	0.1435
LOT 161	6,250	0.1435
LOT 162	6,250	0.1435

LOT AREA TABLE		
LOT NO.	LOT AREA SQUARE FEET	LOT AREA ACRES
LOT 163	6,250	0.1435
LOT 164	6,250	0.1435
LOT 165	6,250	0.1435
LOT 166	6,250	0.1435
LOT 167	6,250	0.1435
LOT 168	8,175	0.1877
LOT 169	8,175	0.1877
LOT 170	6,250	0.1435
LOT 171	6,250	0.1435
LOT 172	6,250	0.1435
LOT 173	8,175	0.1877
LOT 174	6,750	0.1550
LOT 175	6,750	0.1550
LOT 176	6,750	0.1550
LOT 177	6,750	0.1550
LOT 178	6,750	0.1550
LOT 179	6,750	0.1550
LOT 180	6,750	0.1550
LOT 181	6,750	0.1550
LOT 182	6,750	0.1550
LOT 183	7,603	0.1745
LOT 184	12,287	0.2821
LOT 185	10,125	0.2324
LOT 186	12,288	0.2821
LOT 187	9,156	0.2102
LOT 188	9,045	0.2076
LOT 189	9,045	0.2076
LOT 190	9,045	0.2076
LOT 191	9,045	0.2076
LOT 192	9,045	0.2076
LOT 193	9,045	0.2076
LOT 194	9,045	0.2076
LOT 195	10,195	0.2340
LOT 196	8,100	0.1860
LOT 197	8,100	0.1860
LOT 198	8,100	0.1860
LOT 199	8,100	0.1860
LOT 200	8,100	0.1860
LOT 201	8,100	0.1860
LOT 202	12,693	0.2914
LOT 203	10,665	0.2448
LOT 204	12,693	0.2914
LOT 205	8,100	0.1860
LOT 206	8,100	0.1860
LOT 207	8,100	0.1860
LOT 208	8,100	0.1860
LOT 209	8,100	0.1860
LOT 210	8,100	0.1860
LOT 211	12,693	0.2914
LOT 212	10,665	0.2448
LOT 213	12,693	0.2914
LOT 214	8,100	0.1860
LOT 215	8,100	0.1860
LOT 216	8,100	0.1860

LOT AREA TABLE		
LOT NO.	LOT AREA SQUARE FEET	LOT AREA ACRES
LOT 217	8,100	0.1860
LOT 218	8,100	0.1860
LOT 219	8,100	0.1860
LOT 220	8,100	0.1860
LOT 221	10,195	0.2340
LOT 222	8,100	0.1860
LOT 223	8,100	0.1860
LOT 224	8,100	0.1860
LOT 225	8,100	0.1860
LOT 226	8,100	0.1860
LOT 227	8,100	0.1860
LOT 228	8,100	0.1860
LOT 229	8,100	0.1860
LOT 230	8,100	0.1860
LOT 231	8,100	0.1860
LOT 232	11,402	0.2618
TOTAL	1,313,460	30.15

TRACT AREA TABLE			
TRACT	TRACT AREA SQUARE FEET	TRACT AREA ACRES	USE
A	65,116	1.4949	OPEN SPACE, RETENTION, PUFE, DE & PARK
B	48,694	1.1179	OPEN SPACE, RETENTION, PUFE & DE
C	35,471	0.8143	OPEN SPACE, RETENTION, PUFE & DE
D	26,310	0.6040	OPEN SPACE, RETENTION, PUFE, DE & PARK
E	16,688	0.3831	OPEN SPACE & PUFE
F	61,103	1.4027	OPEN SPACE, RETENTION, PUFE & DE
G	69,551	1.5967	OPEN SPACE, RETENTION, PUFE & DE
H	21,248	0.4878	OPEN SPACE, RETENTION, PUFE & DE
I	206,203	4.7338	OPEN SPACE, RETENTION, PUFE & DE
J	33,632	0.7721	OPEN SPACE, RETENTION, PUFE & DE
K	33,632	0.7721	OPEN SPACE, RETENTION, PUFE & DE
L	33,632	0.7721	OPEN SPACE, RETENTION, PUFE & DE
M	33,631	0.7721	OPEN SPACE, RETENTION, PUFE & DE
N	91,797	2.1074	PRIVATE STREET, PUFE, REFUSE COLLECTION, DE, EMERGENCY & SERVICE TYPE VEHICLE ACCESS
O	30,068	0.6903	OPEN SPACE, RETENTION, PUFE, DE & PARK
T	9,546	0.2192	PRIVATE STREET, PUFE, REFUSE COLLECTION, DE, EMERGENCY & SERVICE TYPE VEHICLE ACCESS
U	39,119	0.8981	OPEN SPACE, RETENTION, PUFE, & DE
TOTAL	855,441	19.64	

NOTE: TRACTS P, Q, R AND S WERE NOT UTILIZED FOR THIS PLAT

AREA TABLE		
	AREA SQUARE FEET	AREA ACRES
LOTS	1,313,460	30.15
TRACTS	855,441	19.64
ROW	297,359	6.83
TOTAL	2,466,260	56.62

SITE DATA TABLE						
A	GROSS PROJECT AREA		2,621,000	SQ.FT.	60.17	AC.
B	NET PROJECT AREA		2,466,260	SQ.FT.	56.6	AC.
C	CURRENT DEVELOPMENT GROSS PROJECT AREA		2,621,000	SQ.FT.	60.17	AC.
D	CURRENT DEVELOPMENT NET PROJECT AREA		2,466,260	SQ.FT.	56.61	AC.
E	CURRENT DEVELOPMENT OPEN SPACE*		754,098	SQ.FT.	17.3	AC.
E1	ACTIVE OPEN SPACE		754,098	SQ.FT.	17.3	AC.
E2	PASSIVE OPEN SPACE		0.0	SQ.FT.	0.0	AC.
F	PERCENT OPEN SPACE	(E/C)	28.8%			
G	PERCENT ACTIVE OPEN SPACE	(E1/E)	100.0%			
H	FUTURE DEVELOPMENT GROSS AREA**		0.0	SQ.FT.	0.0	AC.
I	FUTURE DEVELOPMENT NET AREA		0.0	SQ.FT.	0.0	AC.
J	NUMBER OF LOTS		232			
K	EXISTING ZONING		MPC			
L	PROPOSED ZONING		MPC			
M	GROSS PROJECT DENSITY	(J/C)	3.86		DU/GROSS AC	
N	NEIGHBORHOOD RIGHT-OF-WAY		297,359	SQ.FT.	6.83	AC.

\* OPEN SPACE WITHIN FUTURE DEVELOPMENT PARCELS NOT INCLUDED IN OPEN SPACE CALCULATION.

\*\* OPEN SPACE WITHIN FUTURE DEVELOPMENT PARCELS TO MEET THE REQUIRED MINIMUM PERCENTAGE OF OPEN SPACE AS SPECIFIED IN THE APPROVED MASTER PLANNED COMMUNITY DOCUMENT. FUTURE DEVELOPMENT PARCEL DEVELOPERS ARE REQUIRED TO PROVIDE OPEN SPACE AREA AND PERCENTAGE TO THE CITY AND THE MASTER DEVELOPER WITH THE FINAL SITE PLAN.