FINAL PLAT

FOR

"SUPERSTITION VISTAS - PHASE 1B - PARCEL 19.4"

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 19
AND THE NORTHEAST QUARTER OF SECTION 30,
TOWNSHIP 1 SOUTH, RANGE 8 EAST OF THE GILA AND
SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA

DEDICATION

STATE OF ARIZONA)
)SS
COUNTY OF PINAL)

KNOW ALL MEN BY THESE PRESENTS:
THAT _____, AS OWNER, HAS SUBDIVIDED UNDER THE NAME OF "SUPERSTITION VISTAS – PHASE 1B – PARCEL 19.4" A PORTION OF THE SOUTHEAST QUARTER OF SECTION 19 AND THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 1 SOUTH, RANGE 8 EAST OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA, AS SHOWN AND PLATTED HEREON AND HEREBY PUBLISHES THIS PLAT AS AND FOR THE PLAT OF "SUPERSTITION VISTAS – PHASE 1B – PARCEL 19.4" HEREBY DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS, TRACTS, STREETS AND EASEMENTS CONSTITUTING SAME AND THAT EACH LOT, TRACT AND STREET SHALL BE KNOWN BY THE NUMBER, LETTER, OR NAME GIVEN EACH RESPECTIVELY ON SAID PLAT. _____, AS OWNER, HEREBY DEDICATES TO THE PUBLIC, FOR USE AS SUCH, THE STREETS AND EASEMENTS AS SHOWN ON SAID PLAT AND INCLUDED IN THE ABOVE DESCRIBED PREMISES.

EASEMENTS ARE DEDICATED FOR THE PURPOSES SHOWN.

ALL STREETS SHOWN HEREON WILL BE DEDICATED TO AND MAINTAINED BY THE CITY OF APACHE JUNCTION.

THE CITY OF APACHE JUNCTION DOES HEREBY ABANDON ALL RIGHTS AND INTEREST IN THOSE PORTIONS OF THE RIGHT OF WAY FOR HIGHWAY PURPOSES FILED UNDER R/W NO. 09–002458 RECORDS OF THE ARIZONA STATE LAND DEPARTMENT AS SHOWN HEREON.

TRACTS A, B, C, D, E, F, G, H, I, J, K, L, M AND N ARE NOT TO BE CONSTRUED TO BE DEDICATED TO THE PUBLIC OR CITY, BUT ARE DEEDED TO HOMEOWNERS' ASSOCIATION FOR ITS USE AND ENJOYMENT AS MORE FULLY SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND SAID ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE THEREOF.

EACH OF THE OWNERS, AS TO THE PORTION OF THE PROPERTY OWNED BY THAT OWNER, HEREBY DEDICATES TO THE CITY OF APACHE JUNCTION FOR USE AS SUCH THE VEHICULAR NON–ACCESS EASEMENTS AND PUBLIC UTILITY AND FACILITY EASEMENTS, AS SHOWN ON THE SAID PLAT AND INCLUDED IN THE ABOVE DESCRIBED PREMISES. THE DEDICATION OF REAL PROPERTY MARKED AS STREETS ON THIS PLAT IS A DEDICATION TO THE CITY OF APACHE JUNCTION, IN FEE, FOR THE CITY'S USE AS PUBLIC RIGHT–OF–WAY. THE DEDICATION OF REAL PROPERTY MARKED AS PUBLIC UTILITY AND FACILITIES EASEMENTS IS A DEDICATION OF A PUBLIC UTILITY AND FACILITIES EASEMENT TO THE CITY, WITH SUCH DEDICATION INCLUDING THE FOLLOWING USES: TO CONSTRUCT, INSTALL, ACCESS, MAINTAIN, REPAIR, RECONSTRUCT, REPLACE, REMOVE, UTILITIES AND FACILITIES (INCLUDING, BUT NOT LIMITED TO, WATER, WASTEWATER, GAS, ELECTRIC, STORM WATER, PIPES, CONDUIT, CABLES, AND SWITCHING EQUIPMENT), CONDUCTORS, CABLES, FIBER OPTICS, COMMUNICATION AND SIGNAL LINES, TRANSFORMERS, VAULTS, MANHOLES, CONDUITS, PIPES AND CABLES, FIRE HYDRANTS, STREET LIGHTS, STREET PAVEMENT, CURBS, GUTTERS, SIDEWALKS, TRAFFIC SIGNALS, EQUIPMENT AND SIGNS, PUBLIC TRANSIT FACILITIES, SHELTERS AND IMPROVEMENTS, LANDSCAPING, STORM DRAINAGE, WATER RETENTION AND DETENTION, FLOOD CONTROL, AND ALL APPURTENANCES TO ALL OF THE FOREGOING, AND ALL SIMILAR AND RELATED PURPOSES TO THE FOREGOING, TOGETHER WITH THE RIGHT TO ALTER GROUND LEVEL BY CUT OR FILL (PROVIDED THAT GROUND LEVEL SHALL NOT BE ALTERED IN A MANNER THAT CONFLICTS WITH THE OPERATION, MAINTENANCE, OR REPAIR OF EXISTING UTILITY OR PUBLIC IMPROVEMENTS) AND THE UNRESTRICTED RIGHT OF VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS TO, FROM, AND ACROSS THE EASEMENT PROPERTY. ADDITIONALLY, THE CITY IS AUTHORIZED TO PERMIT OTHERS TO USE THE PUBLIC UTILITY AND FACILITY EASEMENT PROPERTY FOR ALL USES AND FACILITIES ALLOWED HEREIN. ALL OTHER EASEMENTS ARE HEREBY DEDICATED FOR THE PURPOSES UNLESS APPROVED OTHERWISE BY THE CITY OF APACHE JUNCTION, ALL EASEMENTS CREATED BY THIS PLAT ARE PERPETUAL AND NONEXCLUSIVE EASEMENTS.

IN WITNESS WHEREOF:

_____, AS OWNER, HAS HEREUNDER CAUSED ITS NAME TO BE SIGNED AND THE SAME TO BE ATTESTED TO BY THE SIGNATURE OF

_____, ITS _____ THEREUNTO DULY

AUTHORIZED THIS _____ DAY OF_____, _____.

_____

BY: _____

ITS: _____

ACKNOWLEDGMENT

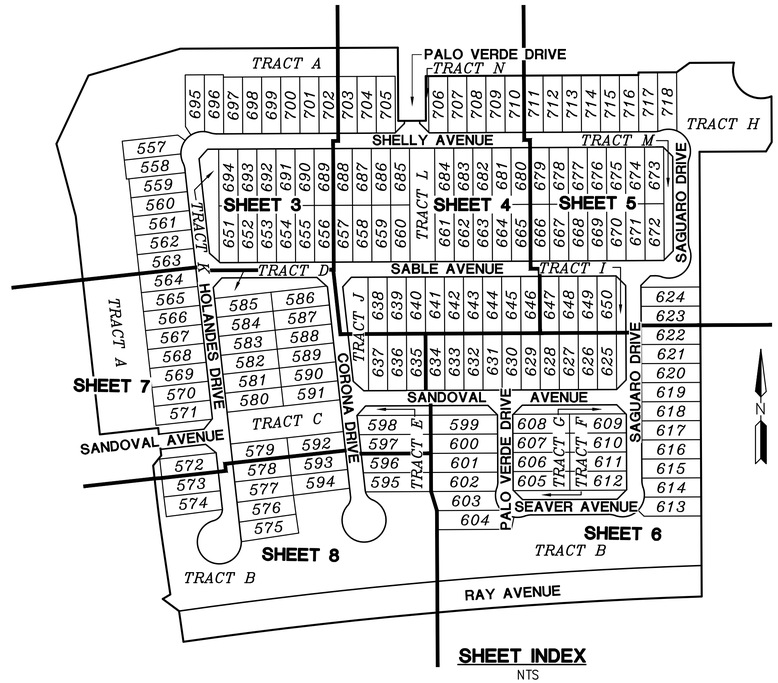
STATE OF ARIZONA)
)SS
COUNTY OF PINAL)

ON THIS _____ DAY OF _____, _____, BEFORE ME,

THE UNDERSIGNED, PERSONALLY APPEARED _____,
WHO ACKNOWLEDGED HIMSELF/HERSELF TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE INSTRUMENT WITHIN, AND WHO EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

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

NOTARY PUBLIC:_____ MY COMMISSION EXPIRES:_____



SHEET INDEX

NTS

ACKNOWLEDGMENT

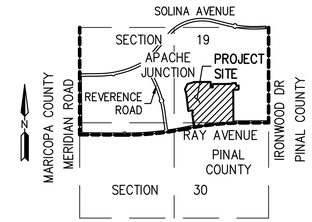
STATE OF ARIZONA)
)SS
COUNTY OF PINAL)

ON THIS _____ DAY OF _____, _____, BEFORE ME,

THE UNDERSIGNED, PERSONALLY APPEARED _____,
WHO ACKNOWLEDGED HIMSELF/HERSELF TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE INSTRUMENT WITHIN, AND WHO EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

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

NOTARY PUBLIC:_____ MY COMMISSION EXPIRES:_____



VICINITY MAP

NOT TO SCALE
T1S, R8E

OWNER/DEVELOPER

DR HORTON
2525 WEST FRYE AVENUE, SUITE 100
CHANDLER, AZ 85224
CONTACT: JOSE CASTILLO
DIVISION VICE PRESIDENT OF LAND DEVELOPMENT
PHONE: (480) 791–1593

SURVEYOR

HILGARTWILSON, LLC
2141 E. HIGHLAND AVE., STE. 250
PHOENIX, ARIZONA 85016
PHONE: (602) 490–0535
CONTACT: BRIAN J. BENEDICT, RLS

BASIS OF BEARING

BASIS OF BEARING IS N00°17'01"W ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 1 SOUTH, RANGE 8 EAST OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA, BETWEEN THE MONUMENTS AS SHOWN HEREON.

DEVELOPMENT SERVICES APPROVAL

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 PUBLIC STREET CONSTRUCTION ASSURANCES WILL BE PROVIDED PRIOR TO APPROVAL OF ALL RELATED IMPROVEMENT PLANS.

_____
DEVELOPMENT SERVICES PRINCIPAL ENGINEER DATE

MAYOR

APPROVED BY THE COUNCIL OF THE CITY OF APACHE JUNCTION, ARIZONA THIS _____ DAY OF _____, 20__. AND THE CITY COUNCIL ACCEPTS THE RIGHTS–OF–WAY DEDICATED HEREIN ON BEHALF OF THE PUBLIC. THE SUBDIVIDER HAS PROVIDED A CERTIFICATE OF ASSURED WATER SUPPLY AS REQUIRED BY ARIZONA REVISED STATUES 45.576 OR EVIDENCE THAT THE AREA HAS BEEN DESIGNATED BY THE ARIZONA DEPARTMENT OF WATER RESOURCES AS HAVING AN ASSURED WATER SUPPLY.

BY: _____
MAYOR

ATTEST: _____
CITY CLERK

CERTIFICATION

THIS IS TO CERTIFY THAT THIS PLAT IS A CORRECT REPRESENTATION OF ALL THE EXTERIOR BOUNDARIES OF LAND SURVEYED AND THE SUBDIVISION OF IT; THAT I HAVE PREPARED THE DESCRIPTION OF THE LAND SHOWN ON THE PLAT AND I HEREBY CERTIFY TO ITS CORRECTNESS AND THAT ALL LOTS ARE STAKED OR WILL BE STAKED AND ALL MONUMENTS ARE SET OR WILL BE SET WITHIN ONE (1) YEAR AFTER RECORDATION.

BRIAN J. BENEDICT
RLS 32222
HILGARTWILSON, LLC
2141 E. HIGHLAND AVE., STE. 250
PHOENIX, ARIZONA 85016
P: 602.490.0535
bbenedict@hilgartwilson.com

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
32222
BRIAN J.
BENEDICT
12/7/22
Date Signed
ARIZONA, U.S.A.

_____
SEAL AND SIGNATURE OF THE ARIZONA REGISTERED LAND SURVEYOR

U:\1600\1635\SURVEY\PLAT\PARCEL 19.4\1635–P19.4–FP01.dwg 11/1/2022 9:55 AM

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HILGARTWILSON
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PHOENIX, AZ 85016 www.hilgartwilson.com

SUPERSTITION VISTAS - PHASE 1B - PARCEL 19.4
MERIDIAN ROAD & RAY ROAD
APACHE JUNCTION, ARIZONA
FINAL PLAT

STATUS:
PROJ. NO.: 1635
DATE: NOV 2022
SCALE: NONE
DRAWN: CS
APPROVED: BJB
MUNICIPAL TRACKING NO: SV–22–30

DWG. NO.
FP01
SHT. 1 OF 8

NOTES

1. THE MAINTENANCE OF LANDSCAPING WITHIN THE PUBLIC RIGHT-OF-WAY TO THE BACK OF CURB SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS' ASSOCIATION OR THE ABUTTING LOT, TRACT OR PARCEL OWNER.
2. CONSTRUCTION WITHIN PUBLIC UTILITY FACILITY EASEMENTS SHALL BE LIMITED TO UTILITIES, REMOVABLE FENCES AND DRIVEWAYS.
3. THE MAINTENANCE OF SIDEWALKS IN THE PUBLIC UTILITY FACILITY EASEMENTS SHALL BE THE RESPONSIBILITY OF THE HOMEOWNER'S ASSOCIATION.
4. THE MAINTENANCE OF LANDSCAPING WITHIN THE ROADWAY MEDIAN SHALL BE THE RESPONSIBILITY OF THE HOMEOWNER'S ASSOCIATION.
5. 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.
6. ALL TRACTS NOT DEDICATED TO THE CITY OF APACHE JUNCTION SHALL BE IMPROVED IN ACCORDANCE WITH THE APPROVED PLANS AND DEEDED TO THE HOMEOWNERS' ASSOCIATION AFTER RECORDATION OF THE PLAT.
7. MAINTENANCE OF THE DRAINAGE AREAS WITHIN THE TRACTS AND EASEMENTS SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS' ASSOCIATION. SHOULD THE ASSOCIATION NOT ADEQUATELY MAINTAIN THEM, THE GOVERNING ENTITY HAVING JURISDICTION OVER THE AREA IN WHICH THE TRACT OR THE EASEMENT IS LOCATED, AT ITS DISCRETION, MAY ENTER UPON AND MAINTAIN THE DRAINAGE AREAS, AND CHARGE THE HOMEOWNERS' ASSOCIATION THE COST OF THE MAINTENANCE.
8. PUBLIC UTILITY AND FACILITY EASEMENTS (PUFE) WILL BE TREATED LIKE PUBLIC UTILITY EASEMENTS WHEN DETERMINING WHO PAYS RELOCATION COSTS OF SRP AND SOUTHWEST GAS FACILITIES IN PUFE'S ON THIS PLAT.
9. 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.
10. 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.
11. 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.

FLOOD ZONE DESIGNATION

THE FOLLOWING FLOOD PLAIN DESIGNATION AND ASSOCIATED COMMENTS ARE COPIED DIRECTLY FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) WEBSITE. HILGARTWILSON, LLC AND THE UNDERSIGNED REGISTERED PROFESSIONAL LAND SURVEYOR MAKE NO STATEMENT AS TO THE ACCURACY OR COMPLETENESS OF THE FOLLOWING FLOOD ZONE DESIGNATION STATEMENT.

THE SUBJECT PROPERTY LIES WITHIN SHADED ZONE "X" WITH A DEFINITION OF: 0.2-PERCENT-ANNUAL-CHANCE FLOODPLAIN, AREAS OF 1-PERCENT-ANNUAL-CHANCE (BASE FLOOD) SHEET FLOW FLOODING WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT, AREAS OF BASE FLOOD STREAM FLOODING WITH A CONTRIBUTING DRAINAGE AREA OF LESS THAN 1 SQUARE MILE, OR AREAS PROTECTED FROM THE BASE FLOOD BY LEVEES. NO BFES OR DEPTHS ARE SHOWN IN THIS ZONE, AND INSURANCE PURCHASE IS NOT REQUIRED. DESIGNATION DETERMINED BY FEMA FLOOD ZONE MAP 04021C0200E, PANEL NUMBER 200 OF 2575, EFFECTIVE DATE DECEMBER 4, 2007.

A PORTION OF THE SUBJECT PROPERTY LIES WITHIN ZONE "A" WITH A DEFINITION OF: 1-PERCENT-ANNUAL-CHANCE (BASE FLOOD) FLOODPLAINS THAT ARE DETERMINED FOR THE FLOOD INSURANCE STUDY (FIS) BY APPROXIMATE METHODS OF ANALYSIS. BECAUSE DETAILED HYDRAULIC ANALYSES ARE NOT PERFORMED FOR SUCH AREAS, NO BASE FLOOD ELEVATIONS (BFES) OR DEPTHS ARE SHOWN IN THIS ZONE. MANDATORY FLOOD INSURANCE PURCHASE REQUIREMENTS APPLY. DESIGNATION DETERMINED BY FEMA FLOOD ZONE MAP 04021C0200E, PANEL NUMBER 200 OF 2575, EFFECTIVE DATE DECEMBER 4, 2007.

LOT TABLE

LOT NO.	AREA (SQ.FT)	AREA (ACRES)
LOT : 557	4,950	0.1136
LOT : 558	4,866	0.1117
LOT : 559	4,760	0.1093
LOT : 560	4,760	0.1093
LOT : 561	4,760	0.1093
LOT : 562	4,760	0.1093
LOT : 563	4,760	0.1093
LOT : 564	4,760	0.1093
LOT : 565	4,760	0.1093
LOT : 566	4,760	0.1093
LOT : 567	4,760	0.1093
LOT : 568	4,760	0.1093
LOT : 569	4,760	0.1093
LOT : 570	4,760	0.1093
LOT : 571	4,760	0.1093
LOT : 572	4,760	0.1093
LOT : 573	4,760	0.1093
LOT : 574	4,816	0.1106
LOT : 575	4,908	0.1127
LOT : 576	4,895	0.1124

LOT TABLE

LOT NO.	AREA (SQ.FT)	AREA (ACRES)
LOT : 577	5,028	0.1154
LOT : 578	4,760	0.1093
LOT : 579	4,760	0.1093
LOT : 580	4,760	0.1093
LOT : 581	4,760	0.1093
LOT : 582	4,760	0.1093
LOT : 583	4,760	0.1093
LOT : 584	4,760	0.1093
LOT : 585	4,760	0.1093
LOT : 586	4,758	0.1092
LOT : 587	4,760	0.1093
LOT : 588	4,760	0.1093
LOT : 589	4,760	0.1093
LOT : 590	4,760	0.1093
LOT : 591	4,760	0.1093
LOT : 592	4,760	0.1093
LOT : 593	4,760	0.1093
LOT : 594	4,809	0.1104
LOT : 595	5,590	0.1283
LOT : 596	5,758	0.1322

LOT TABLE

LOT NO.	AREA (SQ.FT)	AREA (ACRES)
LOT : 597	5,927	0.1361
LOT : 598	6,108	0.1402
LOT : 599	5,604	0.1286
LOT : 600	5,600	0.1286
LOT : 601	5,600	0.1286
LOT : 602	5,568	0.1278
LOT : 603	5,279	0.1212
LOT : 604	6,148	0.1411
LOT : 605	4,760	0.1093
LOT : 606	4,760	0.1093
LOT : 607	4,760	0.1093
LOT : 608	4,759	0.1093
LOT : 609	4,760	0.1093
LOT : 610	4,760	0.1093
LOT : 611	4,760	0.1093
LOT : 612	4,759	0.1093
LOT : 613	4,989	0.1145
LOT : 614	4,865	0.1117
LOT : 615	4,964	0.1140
LOT : 616	4,964	0.1140

LOT TABLE

LOT NO.	AREA (SQ.FT)	AREA (ACRES)
LOT : 617	4,964	0.1140
LOT : 618	4,964	0.1140
LOT : 619	4,964	0.1140
LOT : 620	4,964	0.1140
LOT : 621	4,964	0.1140
LOT : 622	4,964	0.1140
LOT : 623	4,964	0.1140
LOT : 624	4,964	0.1140
LOT : 625	4,760	0.1093
LOT : 626	4,760	0.1093
LOT : 627	4,760	0.1093
LOT : 628	4,760	0.1093
LOT : 629	4,760	0.1093
LOT : 630	4,760	0.1093
LOT : 631	4,760	0.1093
LOT : 632	4,760	0.1093
LOT : 633	4,760	0.1093
LOT : 634	4,760	0.1093
LOT : 635	4,760	0.1093
LOT : 636	4,760	0.1093

LOT TABLE

LOT NO.	AREA (SQ.FT)	AREA (ACRES)
LOT : 637	4,760	0.1093
LOT : 638	4,760	0.1093
LOT : 639	4,760	0.1093
LOT : 640	4,760	0.1093
LOT : 641	4,760	0.1093
LOT : 642	4,760	0.1093
LOT : 643	4,760	0.1093
LOT : 644	4,760	0.1093
LOT : 645	4,760	0.1093
LOT : 646	4,760	0.1093
LOT : 647	4,760	0.1093
LOT : 648	4,760	0.1093
LOT : 649	4,760	0.1093
LOT : 650	4,760	0.1093
LOT : 651	4,758	0.1092
LOT : 652	4,760	0.1093
LOT : 653	4,760	0.1093
LOT : 654	4,760	0.1093
LOT : 655	4,760	0.1093
LOT : 656	4,760	0.1093

LOT TABLE

LOT NO.	AREA (SQ.FT)	AREA (ACRES)
LOT : 657	4,760	0.1093
LOT : 658	4,760	0.1093
LOT : 659	4,760	0.1093
LOT : 660	4,760	0.1093
LOT : 661	4,760	0.1093
LOT : 662	4,760	0.1093
LOT : 663	4,760	0.1093
LOT : 664	4,760	0.1093
LOT : 665	4,760	0.1093
LOT : 666	4,760	0.1093
LOT : 667	4,760	0.1093
LOT : 668	4,760	0.1093
LOT : 669	4,760	0.1093
LOT : 670	4,760	0.1093
LOT : 671	4,760	0.1093
LOT : 672	4,760	0.1093
LOT : 673	4,760	0.1093
LOT : 674	4,760	0.1093
LOT : 675	4,760	0.1093
LOT : 676	4,760	0.1093

LOT TABLE

LOT NO.	AREA (SQ.FT)	AREA (ACRES)
LOT : 677	4,760	0.1093
LOT : 678	4,760	0.1093
LOT : 679	4,760	0.1093
LOT : 680	4,760	0.1093
LOT : 681	4,760	0.1093
LOT : 682	4,760	0.1093
LOT : 683	4,760	0.1093
LOT : 684	4,760	0.1093
LOT : 685	4,760	0.1093
LOT : 686	4,760	0.1093
LOT : 687	4,760	0.1093
LOT : 688	4,760	0.1093
LOT : 689	4,760	0.1093
LOT : 690	4,760	0.1093
LOT : 691	4,760	0.1093
LOT : 692	4,760	0.1093
LOT : 693	4,760	0.1093
LOT : 694	4,760	0.1093
LOT : 695	4,798	0.1101
LOT : 696	4,905	0.1126

LOT TABLE

LOT NO.	AREA (SQ.FT)	AREA (ACRES)
LOT : 697	4,760	0.1093
LOT : 698	4,760	0.1093
LOT : 699	4,760	0.1093
LOT : 700	4,760	0.1093
LOT : 701	4,760	0.1093
LOT : 702	4,760	0.1093
LOT : 703	4,760	0.1093
LOT : 704	4,760	0.1093
LOT : 705	4,760	0.1093
LOT : 706	4,760	0.1093
LOT : 707	4,760	0.1093
LOT : 708	4,760	0.1093
LOT : 709	4,760	0.1093
LOT : 710	4,760	0.1093
LOT : 711	4,760	0.1093
LOT : 712	4,760	0.1093
LOT : 713	4,760	0.1093
LOT : 714	4,760	0.1093
LOT : 715	4,760	0.1093
LOT : 716	4,760	0.1093

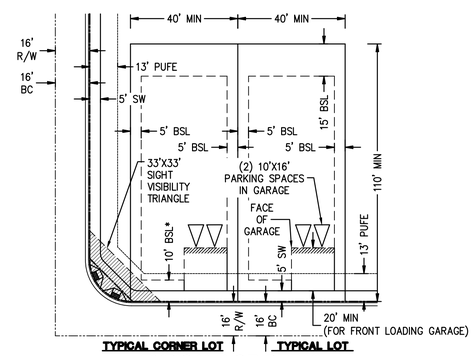
LOT TABLE

LOT NO.	AREA (SQ.FT)	AREA (ACRES)
LOT : 717	4,976	0.1142
LOT : 718	4,836	0.1110

TRACT TABLE

TRACT	AREA (SQ.FT)	AREA (ACRES)	USE
TRACT A	141,327	3.2444	COMMON AREA & DRAINAGE
TRACT B	156,130	3.5842	COMMON AREA & DRAINAGE
TRACT C	15,946	0.3661	COMMON AREA & DRAINAGE
TRACT D	6,906	0.1586	COMMON AREA & DRAINAGE
TRACT E	5,496	0.1262	COMMON AREA & DRAINAGE
TRACT F	4,123	0.0947	COMMON AREA & DRAINAGE
TRACT G	4,123	0.0947	COMMON AREA & DRAINAGE
TRACT H	39,346	0.9033	COMMON AREA & DRAINAGE
TRACT I	4,360	0.1001	COMMON AREA & DRAINAGE
TRACT J	9,714	0.2230	COMMON AREA & DRAINAGE
TRACT K	6,906	0.1586	COMMON AREA & DRAINAGE
TRACT L	12,546	0.2880	COMMON AREA & DRAINAGE
TRACT M	4,123	0.0947	COMMON AREA & DRAINAGE
TRACT N	845	0.0194	COMMON AREA & DRAINAGE

NOTES:
1. COMMON AREAS MAY INCLUDE OPEN SPACE, LANDSCAPING, PEDESTRIAN PATHS AND/OR AMENITIES.
2. SPECIFIC EASEMENTS THAT ARE BEING DEDICATED AS PART OF THIS PLAT ARE FULLY DELINEATED ON THE FOLLOWING SHEETS.
3. THE USES SHOWN IN THE TRACT TABLE ABOVE DO NOT INTEND TO GRANT EASEMENTS THAT ARE BLANKET IN NATURE OVER THE ENTIRE TRACT.



TYPICAL LOT DETAIL

40' x 110'
*MIN 13' BSL FOR LOTS THAT FRONT PUFE PERIMETER SETBACK WHERE SHOWN ON PLAN
SCALE: N.T.S.

PARCEL 19.4 SITE SUMMARY TABLE

ZONING	MPC	
OVERALL GROSS AREA	1,453,417 SQ.FT.	33.3659 AC.
OVERALL NET AREA	1,196,386 SQ.FT.	27.4652 AC.
TOTAL NUMBER OF LOTS	162	
TOTAL NUMBER OF TRACTS	14	
TOTAL LOT AREA	784,495 SQ.FT.	18.0095 AC.
TOTAL OPEN SPACE	411,891 SQ.FT.	9.4557 AC.
TOTAL RIGHT OF WAY	257,031 SQ.FT.	5.9006 AC.
OPEN SPACE PERCENTAGE	28%	
DENSITY (DU/AC): PER GROSS AREA	4.86	

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
32222
BRIAN J. BENEDICT
Date Signed 12/7/22
ARIZONA, U.S.A.

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SUPERSTITION VISTAS - PHASE 1B - PARCEL 19.4
MERIDIAN ROAD & RAY ROAD
APACHE JUNCTION, ARIZONA

FINAL PLAT

STATUS:
PROJ. NO.: 1635
DATE: NOV 2022
SCALE: NONE
DRAWN: GS
APPROVED: BJB
MUNICIPAL TRACKING NO: SV-22-30

DWG. NO.
FP02
SHT. 2 OF 8

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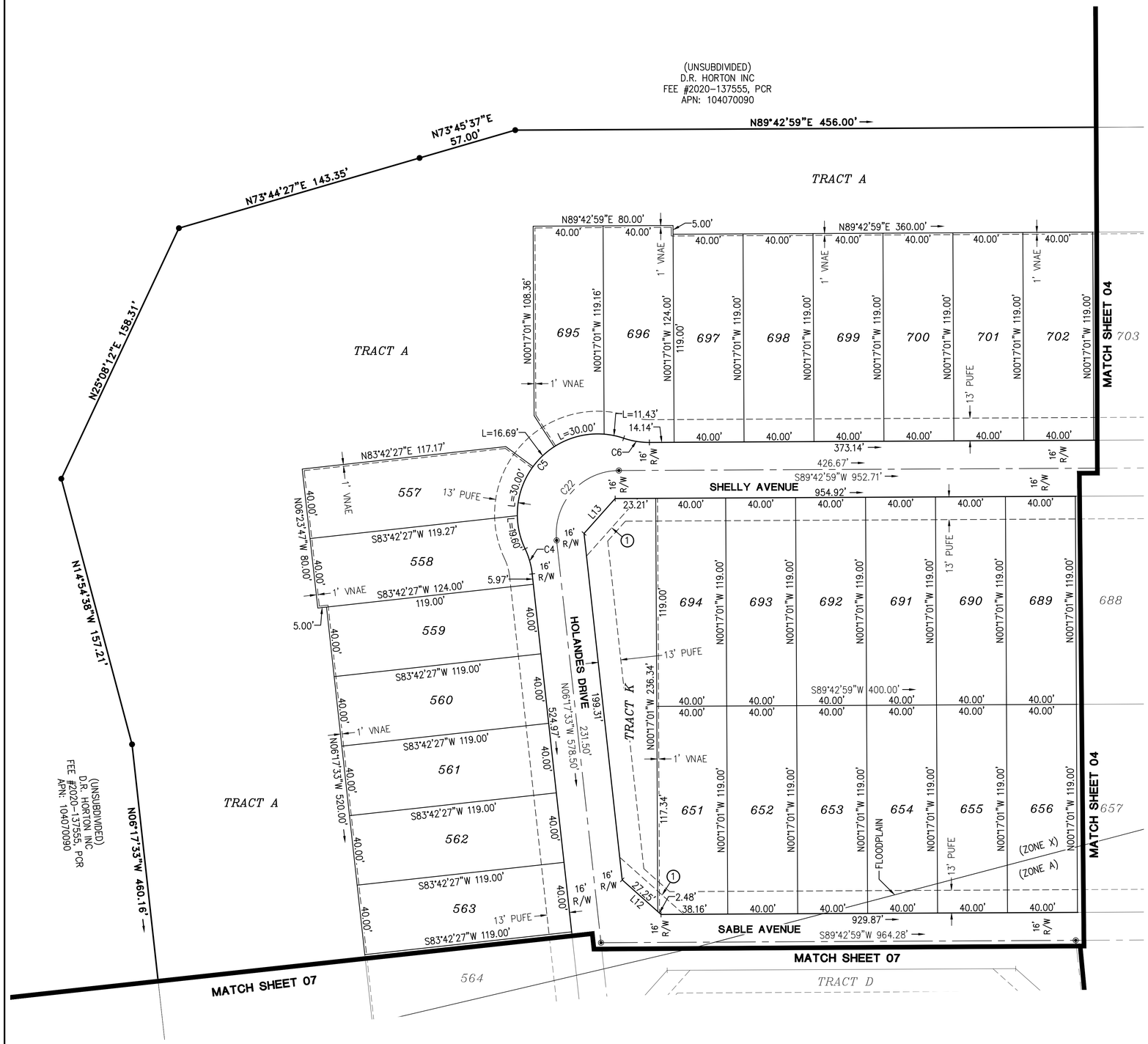

LEGEND

○	FOUND MONUMENT AS NOTED
⊡	FOUND BRASS CAP IN HAND HOLE
◎	FOUND BRASS CAP FLUSH
●	SET 1/2" REBAR W/ CAP, RLS 32222 OR AS NOTED
———	BOUNDARY LINE
— — —	SECTION LINE
— – —	CENTER LINE
— - - - —	RIGHT OF WAY
———	PARCEL LINE
- - - - - -	EASEMENT LINE
- - - - - -	EASEMENT TO BE ABANDONED HEREON
R/W	RIGHT-OF-WAY
PUFE	PUBLIC UTILITY AND FACILITIES EASEMENT
SVT	SIGHT VISIBILITY TRIANGLE
VNAE	VEHICLE NON-ACCESS EASEMENT
PCR	PINAL COUNTY RECORDS
RLS	REGISTERED LAND SURVEYOR
APN	ASSESSOR PARCEL NUMBER
①	33'X33' SIGHT VISIBILITY EASEMENT

CURVE TABLE

CURVE NO.	RADIUS	DELTA	LENGTH
C4	45.00'	19°04'53"	14.99'
C5	46.00'	134°10'18"	107.72'
C6	45.00'	19°04'53"	14.99'
C22	36.00'	96°00'32"	60.32'

LINE TABLE

LINE NO.	DIRECTION	LENGTH
L12	S48°17'17"E	29.73'
L13	N41°42'43"E	26.76'

N

SCALE: 30 0 30 60 — 1" = 30'

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
32222
BRIAN J.
BENEDICT
12/7/22
Date signed
ARIZONA, U.S.A.

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SUPERSTITION VISTAS - PHASE 1B - PARCEL 19.4

MERIDIAN ROAD & RAY ROAD
APACHE JUNCTION, ARIZONA

FINAL PLAT

STATUS:

PROJ. NO.: 1635
DATE: NOV 2022
SCALE: AS SHOWN
DRAWN: CS
APPROVED: BJB

MUNICIPAL TRACKING NO:
SV-22-30

DWG. NO.
FP03
SHT. 3 OF 8

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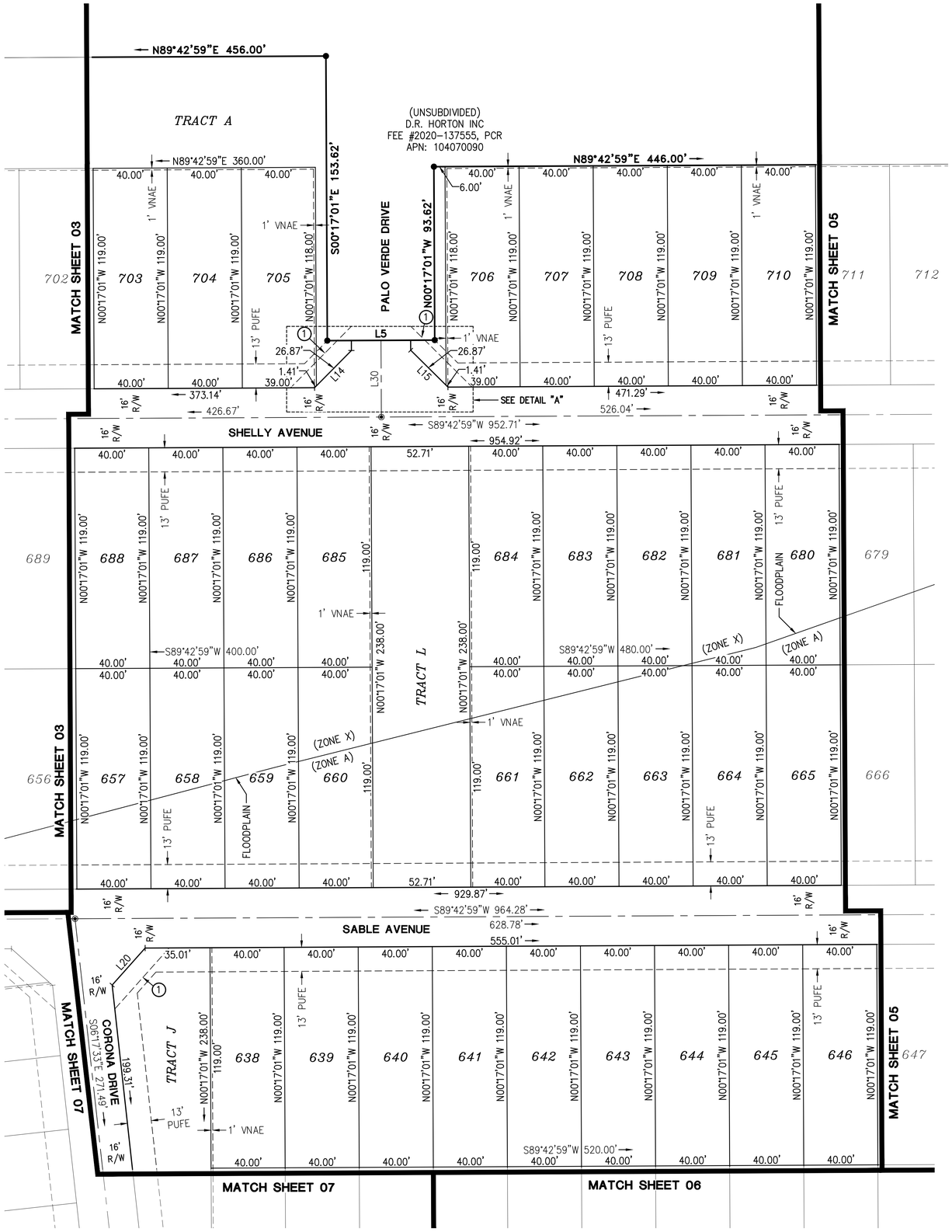

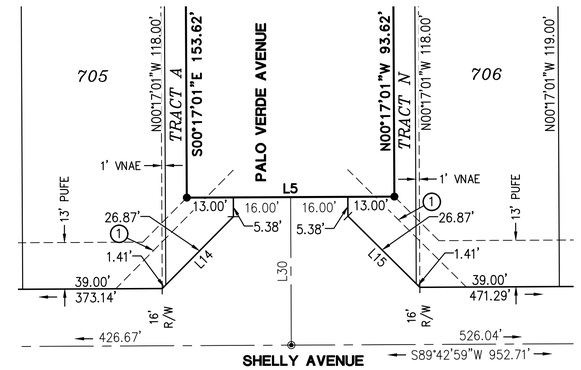

DETAIL: "A"
N.T.S.

LEGEND

○	FOUND MONUMENT AS NOTED
◙	FOUND BRASS CAP IN HAND HOLE
◎	FOUND BRASS CAP FLUSH
●	SET 1/2" REBAR W/ CAP, RLS 32222 OR AS NOTED
———	BOUNDARY LINE
— — —	SECTION LINE
— · —	CENTER LINE
— - - —	RIGHT OF WAY
———	PARCEL LINE
- - - -	EASEMENT LINE
- - - -	EASEMENT TO BE ABANDONED HEREON
R/W	RIGHT-OF-WAY
PUFE	PUBLIC UTILITY AND FACILITIES EASEMENT
SVT	SIGHT VISIBILITY TRIANGLE
VNAE	VEHICLE NON-ACCESS EASEMENT
PCR	PINAL COUNTY RECORDS
RLS	REGISTERED LAND SURVEYOR
APN	ASSESSOR PARCEL NUMBER
①	33'X33' SIGHT VISIBILITY EASEMENT

LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L5	N89°42'59"E	58.00'
L14	N44°42'59"E	28.28'
L15	S45°17'01"E	28.28'
L20	N41°42'43"E	26.76'
L30	N00°17'01"W	41.38'

N

SCALE: 30 0 30 60
1" = 30'

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
32222
BRIAN J.
BENEDICT
12/7/22
Date Signed
ARIZONA, U.S.A.

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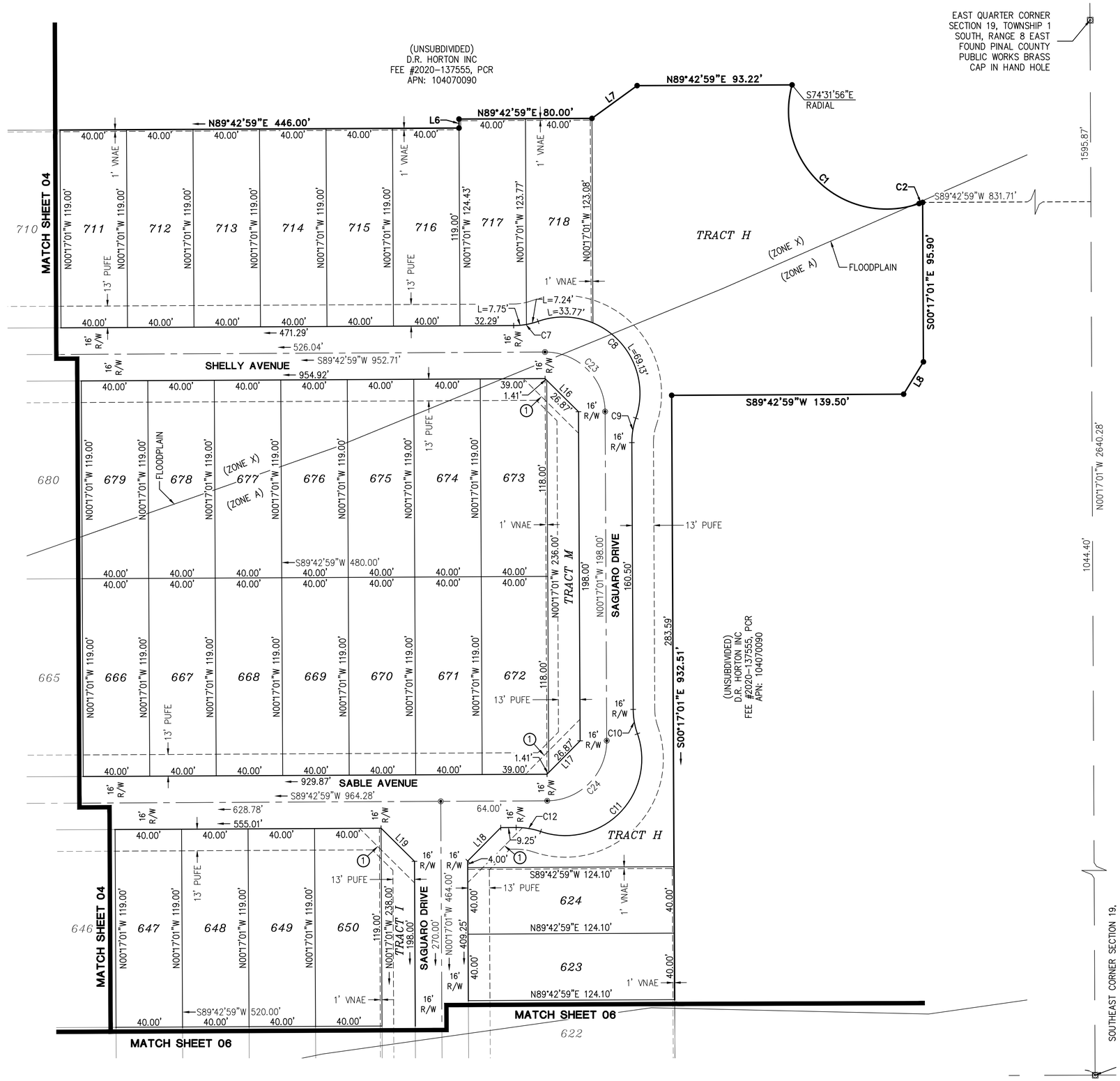
SUPERSTITION VISTAS - PHASE 1B - PARCEL 19.4
MERIDIAN ROAD & RAY ROAD
APACHE JUNCTION, ARIZONA

FINAL PLAT

PROJ. NO.: 1635
DATE: NOV 2022
SCALE: AS SHOWN
DRAWN: GS
APPROVED: BJB
STATUS:
MUNICIPAL TRACKING NO: **SV-22-30**

DWG. NO.
FP04
SHT. 4 OF 8



LEGEND

○	FOUND MONUMENT AS NOTED
⊡	FOUND BRASS CAP IN HAND HOLE
◎	FOUND BRASS CAP FLUSH
●	SET 1/2" REBAR W/ CAP, RLS 32222 OR AS NOTED
———	BOUNDARY LINE
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— · —	CENTER LINE
— — —	RIGHT OF WAY
———	PARCEL LINE
- - - -	EASEMENT LINE
- - - -	EASEMENT TO BE ABANDONED HEREON
R/W	RIGHT-OF-WAY
PUFE	PUBLIC UTILITY AND FACILITIES EASEMENT
SVT	SIGHT VISIBILITY TRIANGLE
VNAE	VEHICLE NON-ACCESS EASEMENT
PCR	PINAL COUNTY RECORDS
RLS	REGISTERED LAND SURVEYOR
APN	ASSESSOR PARCEL NUMBER
①	33'X33' SIGHT VISIBILITY EASEMENT

LINE TABLE

LINE NO.	DIRECTION	LENGTH
L6	N00°17'01"W	5.43'
L7	N54°02'15"E	33.55'
L8	S31°31'58"W	22.82'
L16	S45°17'01"E	28.28'
L17	N44°42'59"E	28.28'
L18	N44°42'59"E	28.28'
L19	S45°17'01"E	28.28'

CURVE TABLE

CURVE NO.	RADIUS	DELTA	LENGTH
C1	59.00'	124°49'58"	128.55'
C2	32.00'	4°00'13"	2.24'
C7	45.00'	19°04'53"	14.99'
C8	46.00'	128°09'47"	102.90'
C9	45.00'	19°04'53"	14.99'
C10	45.00'	19°04'53"	14.99'
C11	46.00'	128°09'46"	102.90'
C12	45.00'	19°04'53"	14.99'
C23	36.00'	90°00'00"	56.55'
C24	36.00'	90°00'00"	56.55'

N

30 0 30 60

SCALE: 1" = 30'

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
32222
BRIAN J.
BENEDICT
12/7/22
Date Signed
ARIZONA, U.S.A.

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SUPERSTITION VISTAS - PHASE 1B - PARCEL 19.4

MERIDIAN ROAD & RAY ROAD
APACHE JUNCTION, ARIZONA

FINAL PLAT

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STATUS:

PROJ. NO.: 1635
DATE: NOV 2022
SCALE: AS SHOWN
DRAWN: CS
APPROVED: BJB

MUNICIPAL TRACKING NO:
SV-22-30

DWG. NO.
FP05
SHT. 5 OF 8

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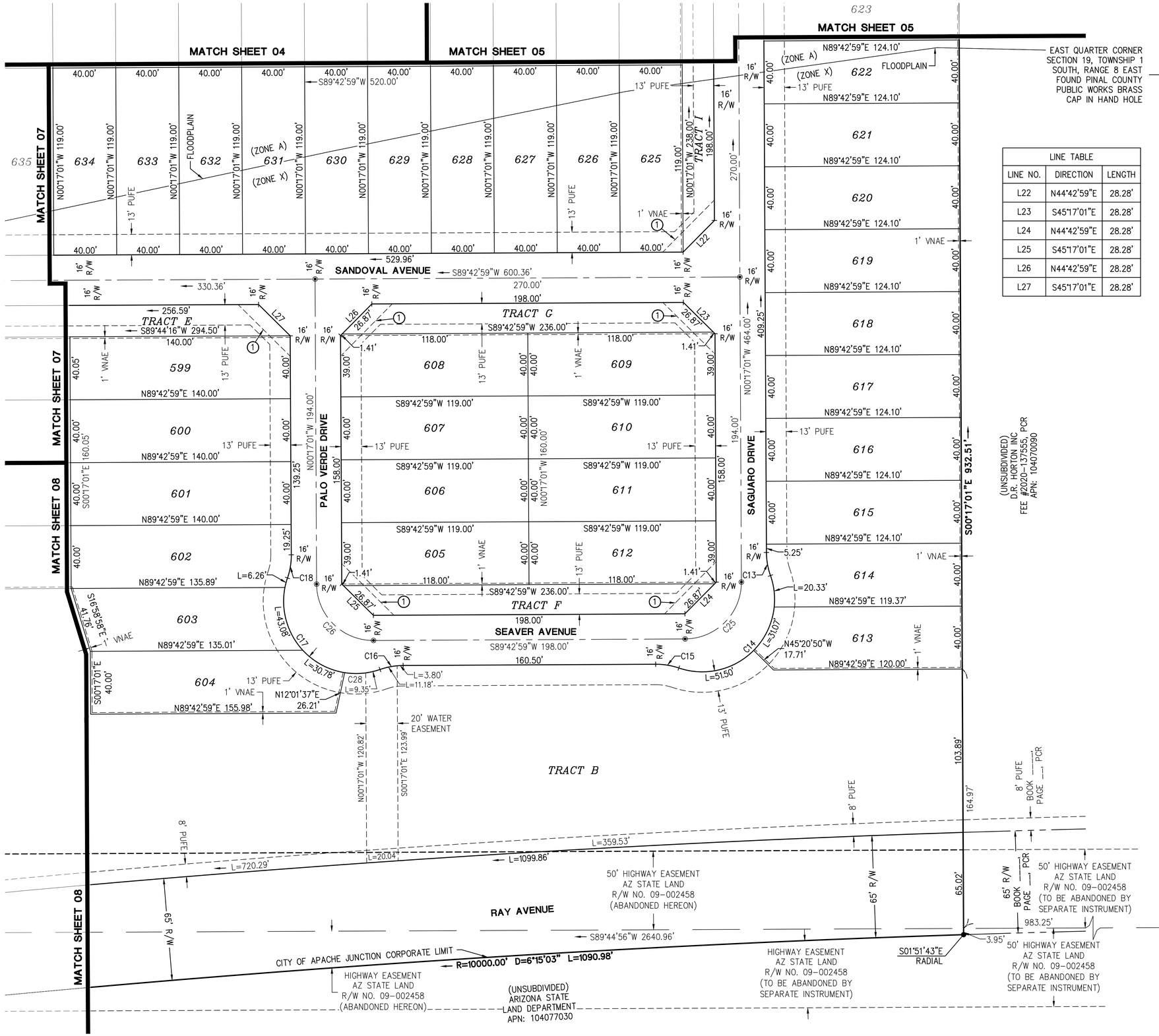

LEGEND

○	FOUND MONUMENT AS NOTED
⊠	FOUND BRASS CAP IN HAND HOLE
◎	FOUND BRASS CAP FLUSH
●	SET 1/2" REBAR W/ CAP, RLS 32222 OR AS NOTED
	BOUNDARY LINE
	SECTION LINE
	CENTER LINE
	RIGHT OF WAY
	PARCEL LINE
	EASEMENT LINE
	EASEMENT TO BE ABANDONED HEREON
R/W	RIGHT-OF-WAY
PUFE	PUBLIC UTILITY AND FACILITIES EASEMENT
SVT	SIGHT VISIBILITY TRIANGLE
VNAE	VEHICLE NON-ACCESS EASEMENT
PCR	PINAL COUNTY RECORDS
RLS	REGISTERED LAND SURVEYOR
APN	ASSESSOR PARCEL NUMBER
①	33'X33' SIGHT VISIBILITY EASEMENT

LINE TABLE

LINE NO.	DIRECTION	LENGTH
L22	N44°42'59"E	28.28'
L23	S45°17'01"E	28.28'
L24	N44°42'59"E	28.28'
L25	S45°17'01"E	28.28'
L26	N44°42'59"E	28.28'
L27	S45°17'01"E	28.28'

CURVE TABLE

CURVE NO.	RADIUS	DELTA	LENGTH
C13	45.00'	19°04'53"	14.99'
C14	46.00'	128°09'46"	102.90'
C15	45.00'	19°04'53"	14.99'
C16	45.00'	19°04'53"	14.99'
C17	46.00'	128°09'47"	102.90'
C18	45.00'	19°04'53"	14.99'
C25	36.00'	90°00'00"	56.55'
C26	36.00'	90°00'00"	56.55'
C28	46.00'	16°43'40"	13.43'

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
32222
BRIAN J.
BENEDICT
12/7/22
date signed
ARIZONA, U.S.A.

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SUPERSTITION VISTAS - PHASE 1B - PARCEL 19.4

MERIDIAN ROAD & RAY ROAD
APACHE JUNCTION, ARIZONA

FINAL PLAT

STATUS:

PROJ. NO.: 1635
DATE: NOV 2022
SCALE: AS SHOWN
DRAWN: GS
APPROVED: BJB

MUNICIPAL TRACKING NO: SV-22-30

DWG. NO.
FP06
SHT. 6 OF 8

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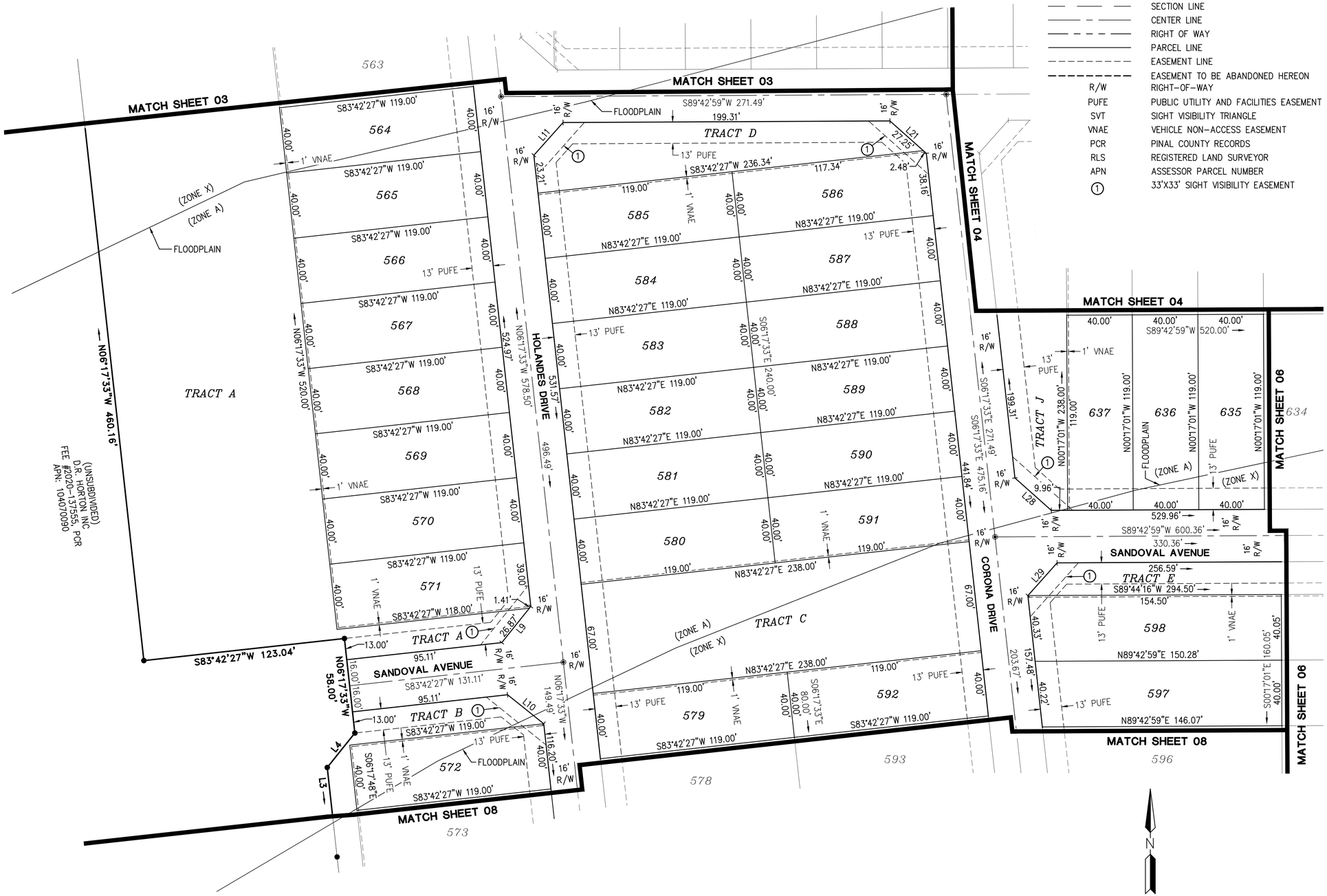
LEGEND

○	FOUND MONUMENT AS NOTED
⊠	FOUND BRASS CAP IN HAND HOLE
◎	FOUND BRASS CAP FLUSH
●	SET 1/2" REBAR W/ CAP, RLS 32222 OR AS NOTED
	BOUNDARY LINE
	SECTION LINE
	CENTER LINE
	RIGHT OF WAY
	PARCEL LINE
	EASEMENT LINE
	EASEMENT TO BE ABANDONED HEREON
R/W	RIGHT-OF-WAY
PUFE	PUBLIC UTILITY AND FACILITIES EASEMENT
SVT	SIGHT VISIBILITY TRIANGLE
VNAE	VEHICLE NON-ACCESS EASEMENT
PCR	PINAL COUNTY RECORDS
RLS	REGISTERED LAND SURVEYOR
APN	ASSESSOR PARCEL NUMBER
①	33'X33' SIGHT VISIBILITY EASEMENT



LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L3	N06°17'33"W	54.87'
L4	N38°42'27"E	26.93'
L9	N38°42'27"E	28.28'
L10	S51°17'33"E	28.28'
L11	N41°42'43"E	26.76'
L21	S48°17'17"E	29.73'
L28	N48°17'17"W	29.73'
L29	N41°42'43"E	26.76'

SCALE: 1" = 30'

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SUPERSTITION VISTAS - PHASE 1B - PARCEL 19.4

MERIDIAN ROAD & RAY ROAD
APACHE JUNCTION, ARIZONA

FINAL PLAT

STATUS:

PROJ. NO.: 1635
DATE: NOV 2022
SCALE: AS SHOWN
DRAWN: GS
APPROVED: BJB

MUNICIPAL TRACKING NO:
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DWG. NO.
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LEGEND

○	FOUND MONUMENT AS NOTED
⊡	FOUND BRASS CAP IN HAND HOLE
◎	FOUND BRASS CAP FLUSH
●	SET 1/2" REBAR W/ CAP, RLS 32222 OR AS NOTED
	BOUNDARY LINE
	SECTION LINE
	CENTER LINE
	RIGHT OF WAY
	PARCEL LINE
	EASEMENT LINE
	EASEMENT TO BE ABANDONED HEREON
R/W	RIGHT-OF-WAY
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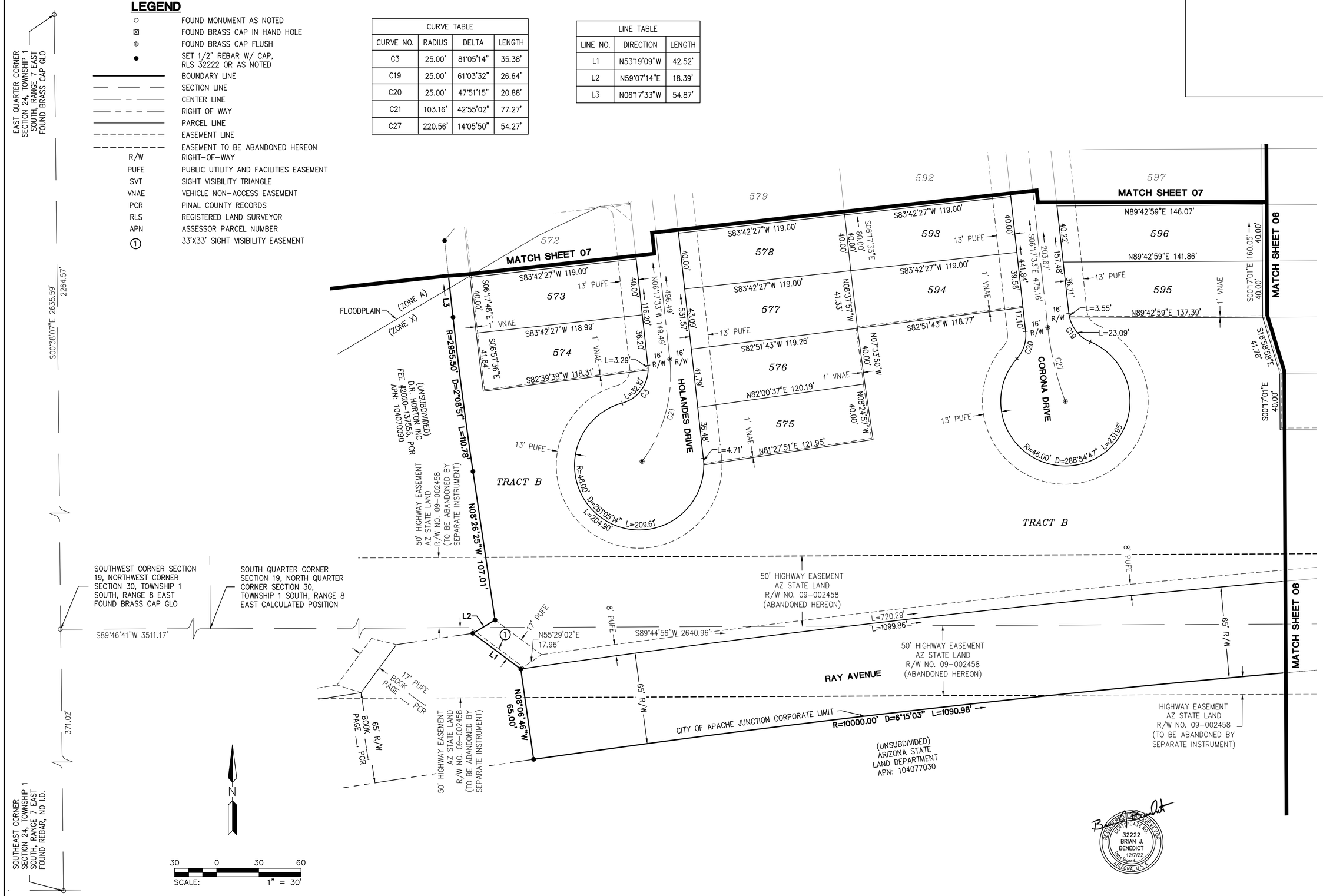
SVT	SIGHT VISIBILITY TRIANGLE
VNAE	VEHICLE NON-ACCESS EASEMENT
PCR	PINAL COUNTY RECORDS
RLS	REGISTERED LAND SURVEYOR
APN	ASSESSOR PARCEL NUMBER
①	33'X33' SIGHT VISIBILITY EASEMENT

CURVE TABLE

CURVE NO.	RADIUS	DELTA	LENGTH
C3	25.00'	81°05'14"	35.38'
C19	25.00'	61°03'32"	26.64'
C20	25.00'	47°51'15"	20.88'
C21	103.16'	42°55'02"	77.27'
C27	220.56'	14°05'50"	54.27'

LINE TABLE

LINE NO.	DIRECTION	LENGTH
L1	N53°19'09"W	42.52'
L2	N59°07'14"E	18.39'
L3	N06°17'33"W	54.87'



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SUPERSTITION VISTAS - PHASE 1B - PARCEL 19.4

MERIDIAN ROAD & RAY ROAD
APACHE JUNCTION, ARIZONA

FINAL PLAT

STATUS:

PROJ. NO.: 1635
DATE: NOV 2022
SCALE: AS SHOWN
DRAWN: GS
APPROVED: BJB

MUNICIPAL TRACKING NO: SV-22-30

DWG. NO.
FP08
SHT. 8 OF 8

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