

DEDICATION

STATE OF ARIZONA)
COUNTY OF PINAL)

KNOW ALL MEN BY THESE PRESENTS:
THAT D.R. HORTON, INC., A DELAWARE CORPORATION, AS OWNER, HAS SUBDIVIDED UNDER THE NAME OF "SUPERSTITION VISTAS - PHASE 2B - PARCEL 19.16" A PORTION OF THE WEST HALF OF SECTION 19, 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 2B - PARCEL 19.16" 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. D.R. HORTON, INC., A DELAWARE CORPORATION, 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.

TRACTS A, B, C, D, E, F, G, H, I, J, K, L AND M 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.

AS CONTEMPLATED BY THE DISTRICT DEVELOPMENT, FINANCING PARTICIPATION, WAIVER AND INTERGOVERNMENTAL AGREEMENT DATED AS OF FEBRUARY 22, 2022, RECORDED IN INSTRUMENT NO. 2022-021689 OF THE OFFICIAL RECORDS OF PINAL COUNTY, AS THE SAME MAY BE AMENDED FROM TIME TO TIME (THE "CFD DEVELOPMENT AGREEMENT"), CERTAIN PUBLIC INFRASTRUCTURE IMPROVEMENTS TO BE FINANCED BY THE SUPERSTITION VISTAS COMMUNITY FACILITIES DISTRICT NO. 1 (THE "CFD") ARE TO BE CONSTRUCTED WITHIN THE DEDICATED RIGHTS-OF-WAY, TRACTS AND EASEMENT AREAS DESIGNATED ON THIS PLAT (HEREINAFTER REFERRED TO COLLECTIVELY AS THE "DISTRICT IMPROVEMENTS" EXCEPT AS PROVIDED IN THE NEXT PARAGRAPH). NOTWITHSTANDING SUCH DEDICATIONS, NO DISTRICT IMPROVEMENTS NOW OR HEREAFTER LOCATED ON OR UNDER THE LAND THAT IS HEREBY BEING DEDICATED TO THE CITY OF APACHE JUNCTION SHALL BE DEEMED TO HAVE BEEN DEDICATED TO OR ACCEPTED BY THE CITY OR OTHER GOVERNMENTAL ENTITY UNTIL CONVEYANCE AND ACCEPTANCE OF SUCH DISTRICT IMPROVEMENTS BY THE CITY OR OTHER GOVERNMENTAL ENTITY.

NOTWITHSTANDING THE FOREGOING DEDICATIONS, OWNER HEREBY RESERVES AN INTEREST IN ANY OF THE FOREGOING REAL PROPERTY UPON WHICH "PUBLIC INFRASTRUCTURE" AS SUCH TERM IS DEFINED IN SECTION 48-701, ARIZONA REVISED STATUTES, HAS BEEN OR IS TO BE CONSTRUCTED, INCLUDING THE DISTRICT IMPROVEMENTS. EXCEPT AS OTHERWISE PROVIDED IN THE LAST SENTENCE OF THIS PARAGRAPH, 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 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:

D.R. HORTON, INC., A DELAWARE CORPORATION, AS OWNER, HAS HEREUNDER CAUSED ITS NAME TO BE SIGNED AND THE SAME TO BE ATTESTED TO BY THE SIGNATURE OF JOSE L. CASTILLO, ITS VICE PRESIDENT THEREUNTO DULY

AUTHORIZED THIS _____ DAY OF _____,

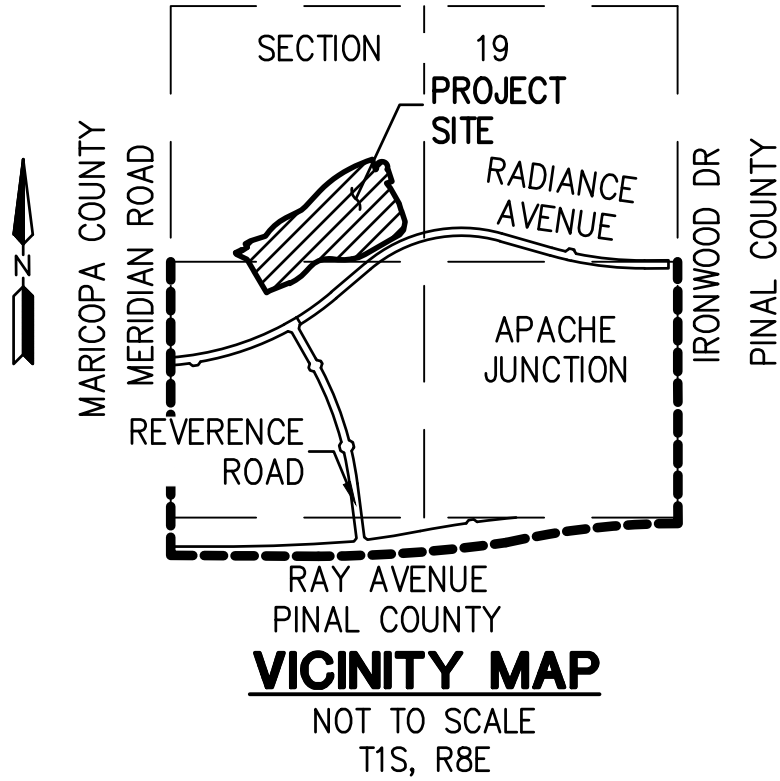
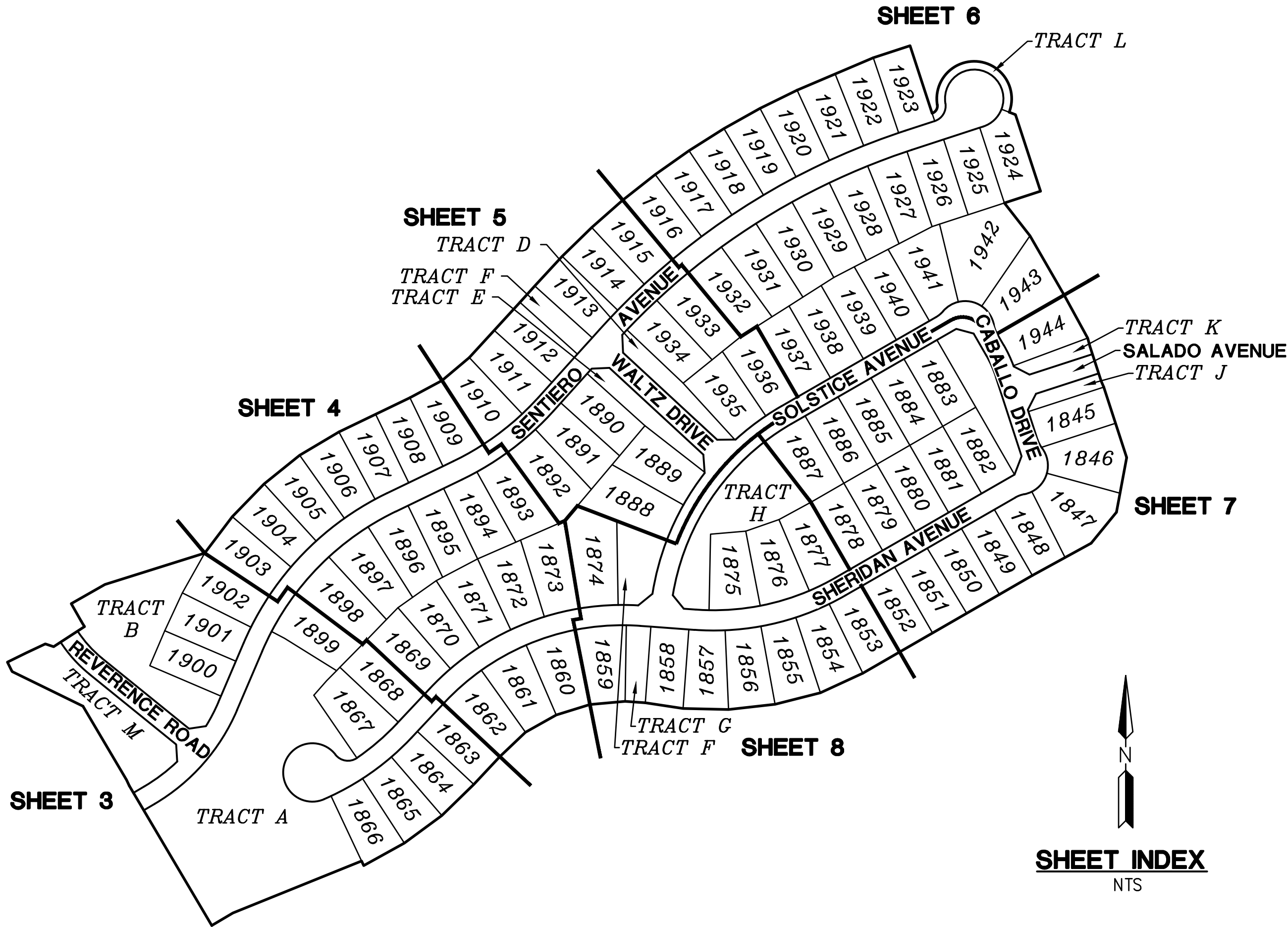
D.R. HORTON, INC., A DELAWARE CORPORATION

BY: _____

ITS: VICE PRESIDENT

FINAL PLAT
FOR
"SUPERSTITION VISTAS -
PHASE 2B - PARCEL 19.16"

A PORTION OF THE WEST HALF OF SECTION 19,
TOWNSHIP 1 SOUTH, RANGE 8 EAST OF THE GILA
AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA



OWNER/DEVELOPER

DR HORTON
2525 WEST FRYE AVENUE, SUITE 100
CHANDLER, AZ 85224
CONTACT: JOSE CASTILLO
VICE PRESIDENT
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

UTILITY PROVIDERS

WATER APACHE JUNCTION WATER DISTRICT (AJWD)
SEWER APACHE JUNCTION SEWER DISTRICT (AJSD)
POWER SRP

BASIS OF BEARING

BASIS OF BEARING IS N00°37'44"W ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 1 SOUTH, RANGE 7 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 STATUTES 45.576 OR EVIDENCE THAT THE AREA HAS BEEN DESIGNATED BY THE ARIZONA DEPARTMENT OF WATER RESOURCES AS HAVING AN ASSURED WATER SUPPLY.

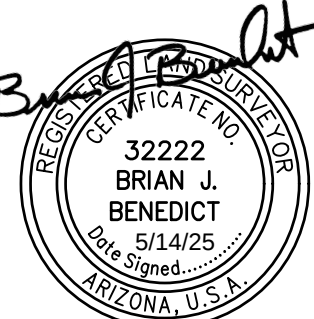
BY: _____
MAYOR

ATTEST: _____
CITY CLERK

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



SEAL AND SIGNATURE OF THE ARIZONA REGISTERED LAND SURVEYOR

HILGARTWILSON
HAS JOINED COLLIERS ENGINEERING & DESIGN
2141 E. HIGHLAND AVE., STE. 250 | P: 602.490.0535 / F: 602.368.2436
PHOENIX, AZ 85016
www.hilgartwilson.com

SUPERSTITION VISTAS - PHASE 2B - PARCEL 19.16

MERIDIAN ROAD AND RAY AVENUE
APACHE JUNCTION, ARIZONA

FINAL PLAT

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STATUS:

PROJ. NO.: 1635

DATE: MAY 2025

SCALE: NONE

DRAWN: MRM

APPROVED: BJB

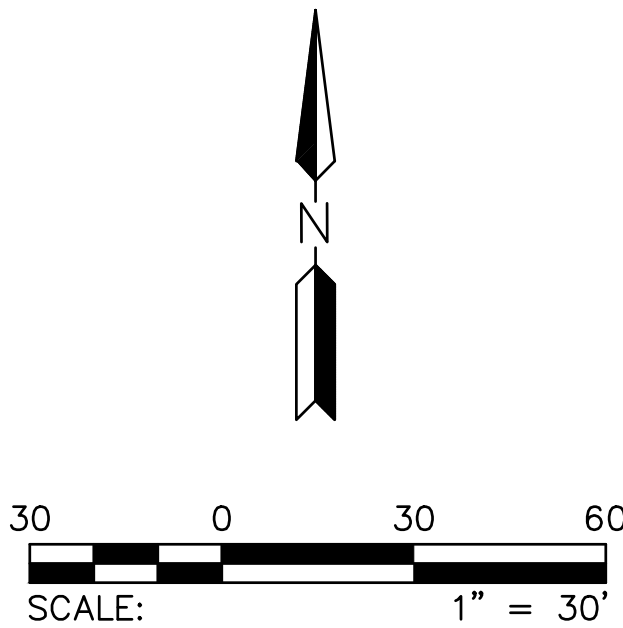
MUNICIPAL TRACKING NO:

SV-24-4

DWG. NO.

FP01

SHT. 1 OF 8



LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L1	N26°36'44"W	16.65'
L2	S71°44'43"E	13.81'
L3	N57°00'42"E	58.00'
L4	N29°34'18"W	31.71'
L13	N25°06'55"W	8.01'
L14	S59°25'48"W	38.80'
L15	N24°51'34"W	10.05'
L16	N59°25'48"E	20.02'
L17	S03°21'10"E	26.96'
L18	N81°23'59"E	26.96'
L23	N43°10'52"E	77.05'
L37	N59°25'48"E	16.98'
L38	N59°25'48"E	3.04'

CURVE TABLE			
CURVE NO.	RADIUS	DELTA	LENGTH
C1	1955.50'	1°56'42"	66.38'
C2	171.00'	3°25'00"	10.20'
C4	200.00'	17°59'18"	62.79'
C9	25.00'	86°39'04"	37.81'
C10	86.59'	54°56'35"	83.03'
C11	400.00'	12°22'03"	86.34'

SUPERSTITION VISTAS - PHASE 2B - PARCEL 19.16
MERIDIAN ROAD AND RAY AVENUE
APACHE JUNCTION, ARIZONA

FINAL PLAT

 **HILGARTWILSON**
HAS JOINED COLLIER'S ENGINEERING & DESIGN
1441 E. HIGHLAND AVE., STE. 250 | P: 602.490.0535 / F: 602.368.2436
www.hilgartwilson.com
PHOENIX, AZ 85016

PROJ. NO.: 1635	STATUS:
DATE: MAY 2025	
SCALE: AS SHOWN	MUNICIPAL TRACKING NO:
DRAWN: MRM	SV-24-4
APPROVED: BJB	

DWG. NO.
FP03
SHT. 3 OF 8

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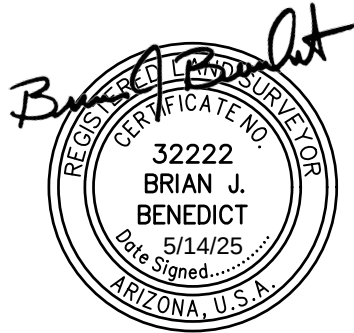


LEGEND

- FOUND MONUMENT AS NOTED
 - ⊠ FOUND BRASS CAP IN HAND HOLE
 - ⊙ FOUND BRASS CAP FLUSH
 - SET 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
 - - - RIGHT-OF-WAY
 - - - PUBLIC UTILITY AND FACILITIES EASEMENT
 - - - VEHICLE NON-ACCESS EASEMENT
 - - - PINAL COUNTY RECORDS
 - - - REGISTERED LAND SURVEYOR
 - ① ASSESSOR PARCEL NUMBER
 - ◇ 33'X33' SIGHT VISIBILITY EASEMENT
 - ◇ FEE NO. 2024-002320, PCR
- R/W
PUFE
VNAE
PCR
RLS
APN
①
◇

LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L23	N43°10'52"E	77.05'

CURVE TABLE			
CURVE NO.	RADIUS	DELTA	LENGTH
C5	450.00'	22°13'23"	174.54'



(UNSUBDIVIDED)
D R HORTON INC
DOC. NO. 2020-137555, PCR
APN: 10407009T

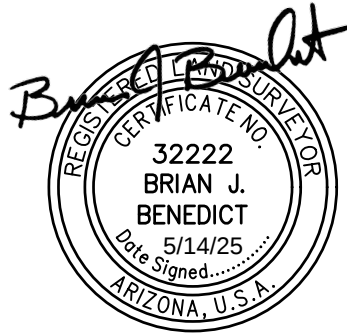


LEGEND

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 - - - PUBLIC UTILITY AND FACILITIES EASEMENT
 - - - VEHICLE NON-ACCESS EASEMENT
 - - - PINAL COUNTY RECORDS
 - - - REGISTERED LAND SURVEYOR
 - - - ASSESSOR PARCEL NUMBER
 - ① 33'X33' SIGHT VISIBILITY EASEMENT
 - ◇ FEE NO. 2024-002320, PCR
- R/W
PUFE
VNAE
PCR
RLS
APN
①
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LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L5	N42°01'21"E	34.78'
L19	S87°23'24"W	28.10'
L20	N02°24'40"W	28.37'
L27	S04°02'00"E	29.15'
L28	N89°32'54"E	29.15'
L36	S60°02'43"W	299.86'

CURVE TABLE			
CURVE NO.	RADIUS	DELTA	LENGTH
C5	450.00'	22°13'23"	174.54'
C22	400.00'	17°17'16"	120.69'
C23	400.00'	38°47'47"	270.85'



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www.hilgartwilson.com

SUPERSTITION VISTAS - PHASE 2B - PARCEL 19.16
MERIDIAN ROAD AND RAY AVENUE
APACHE JUNCTION, ARIZONA

FINAL PLAT

PROJ. NO.: 1635
DATE: MAY 2025
SCALE: AS SHOWN
DRAWN: MRM
APPROVED: BJB

STATUS:
MUNICIPAL TRACKING NO:
SV-24-4

DWG. NO.
FP05
SHT. 5 OF 8

U:\1600\1635\SURVEY\PLAT\PHASE 2B - PARCEL 19.16\1635-PH2B-P19.16-FP05.dwg 5/14/2025 3:51 PM

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