

FINAL PLAT  
FOR  
"SUPERSTITION VISTAS - PHASE 1B - PARCEL 19.3"

A PORTION OF THE SOUTH HALF OF SECTION 19 AND  
THE NORTH HALF 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 19.3" A PORTION OF THE SOUTH  
HALF OF SECTION 19 AND THE NORTH HALF 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 19.3" 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 AND I 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: \_\_\_\_\_

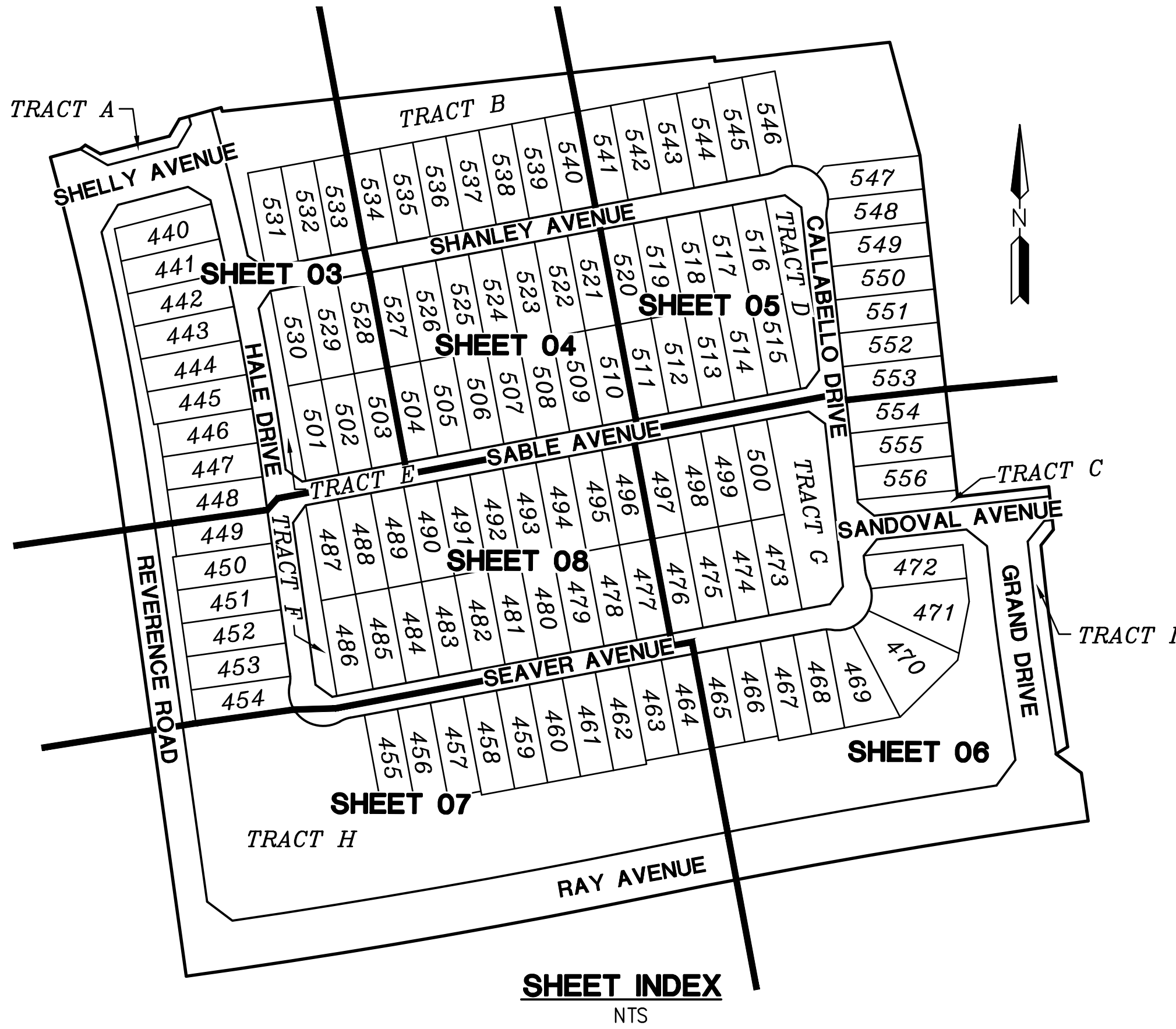
ACKNOWLEDGMENT

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: \_\_\_\_\_



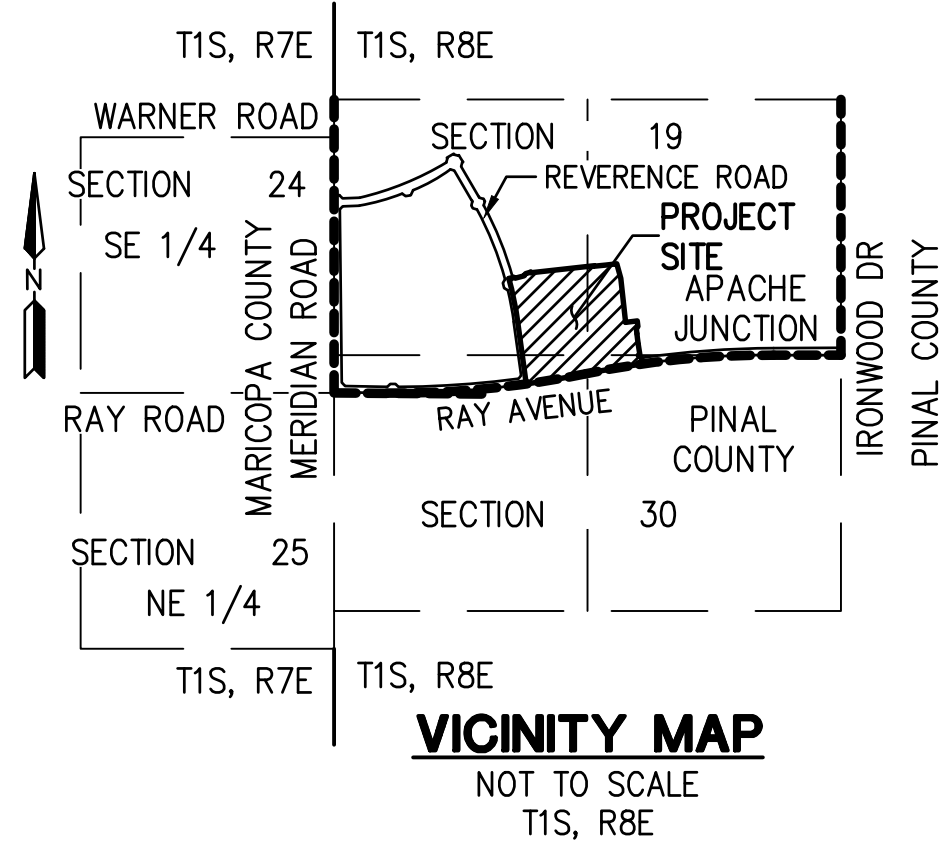
ACKNOWLEDGMENT

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: \_\_\_\_\_



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°38'07"W ALONG THE EAST LINE OF THE SOUTHEAST QUARTER  
OF SECTION 24, TOWNSHIP 1 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER  
MERIDIAN, MARICOPA 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.

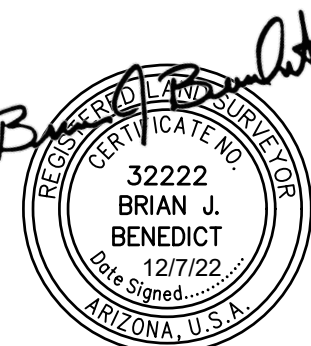
BY: \_\_\_\_\_  
MAYOR

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**  
ENGINEER | PLAN | SURVEY | MANAGE  
2141 E. HIGHLAND AVE., STE. 250 | P: 602.490.0535 / F: 602.368.2436  
PHOENIX, AZ 85016  
www.hilgartwilson.com

SUPERSTITION VISTAS - PHASE 1B - PARCEL 19.3

REVERENCE ROAD & RAY ROAD INTERSECTION  
APACHE JUNCTION, ARIZONA

FINAL PLAT

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STATUS:

PROJ. NO.: 1635

DATE: NOV 2022

SCALE: NONE

DRAWN: RG/GS

APPROVED: BJB

MUNICIPAL TRACKING NO:

SV–22–28

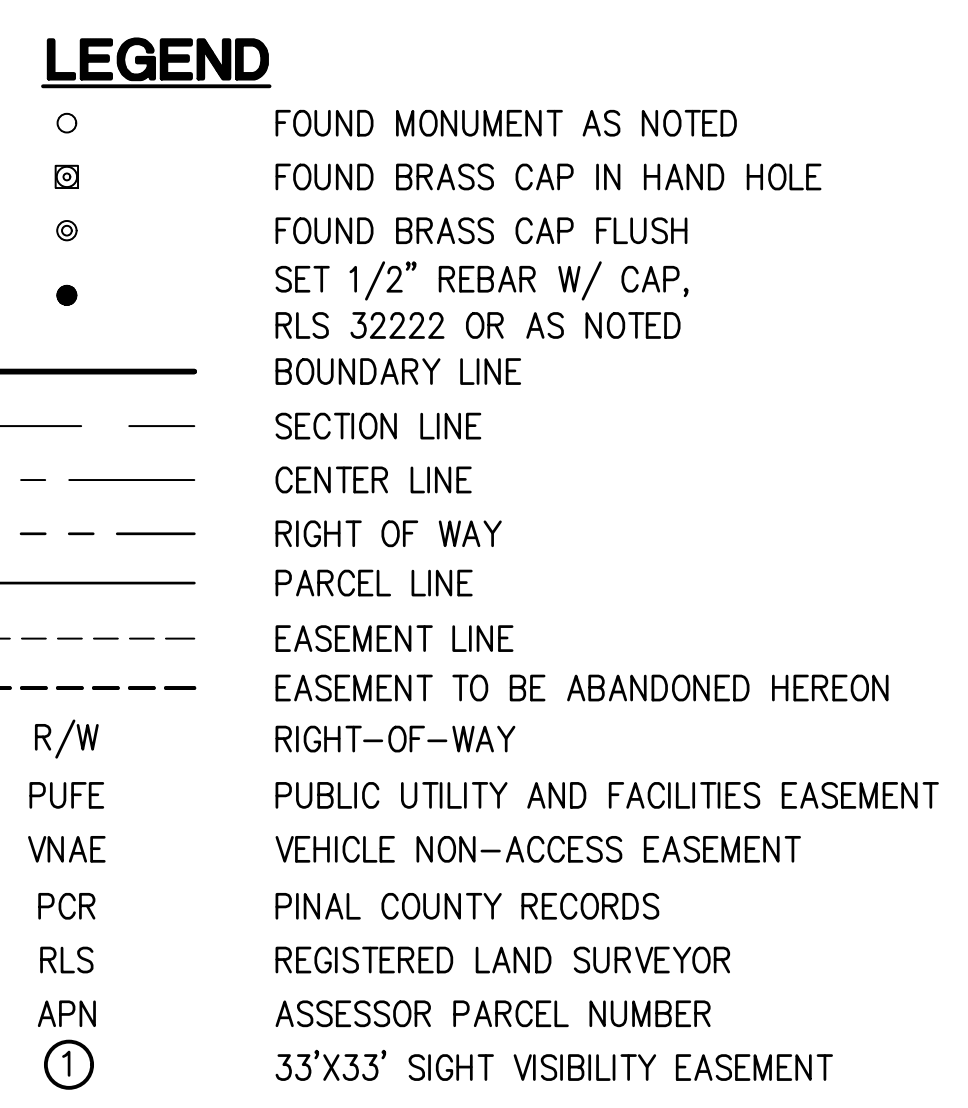
DWG. NO.

FP01

SHT. 1 OF 8

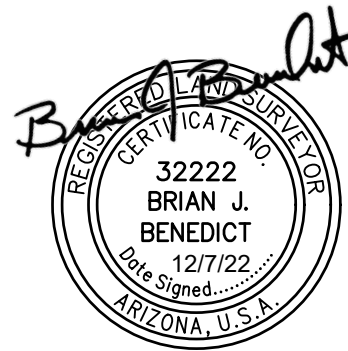
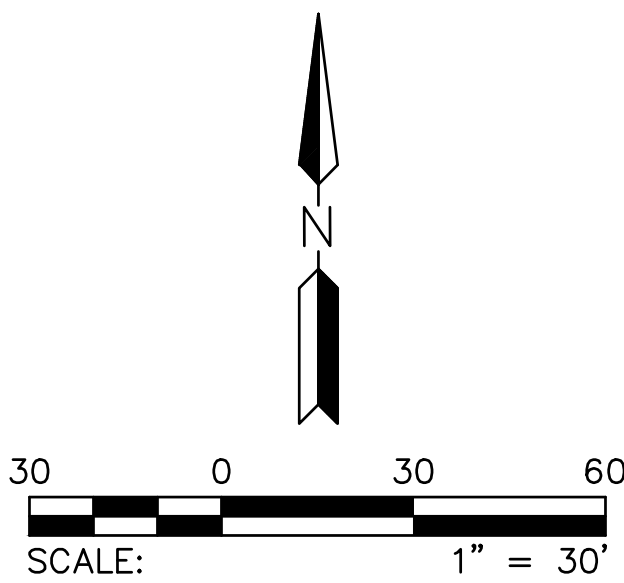


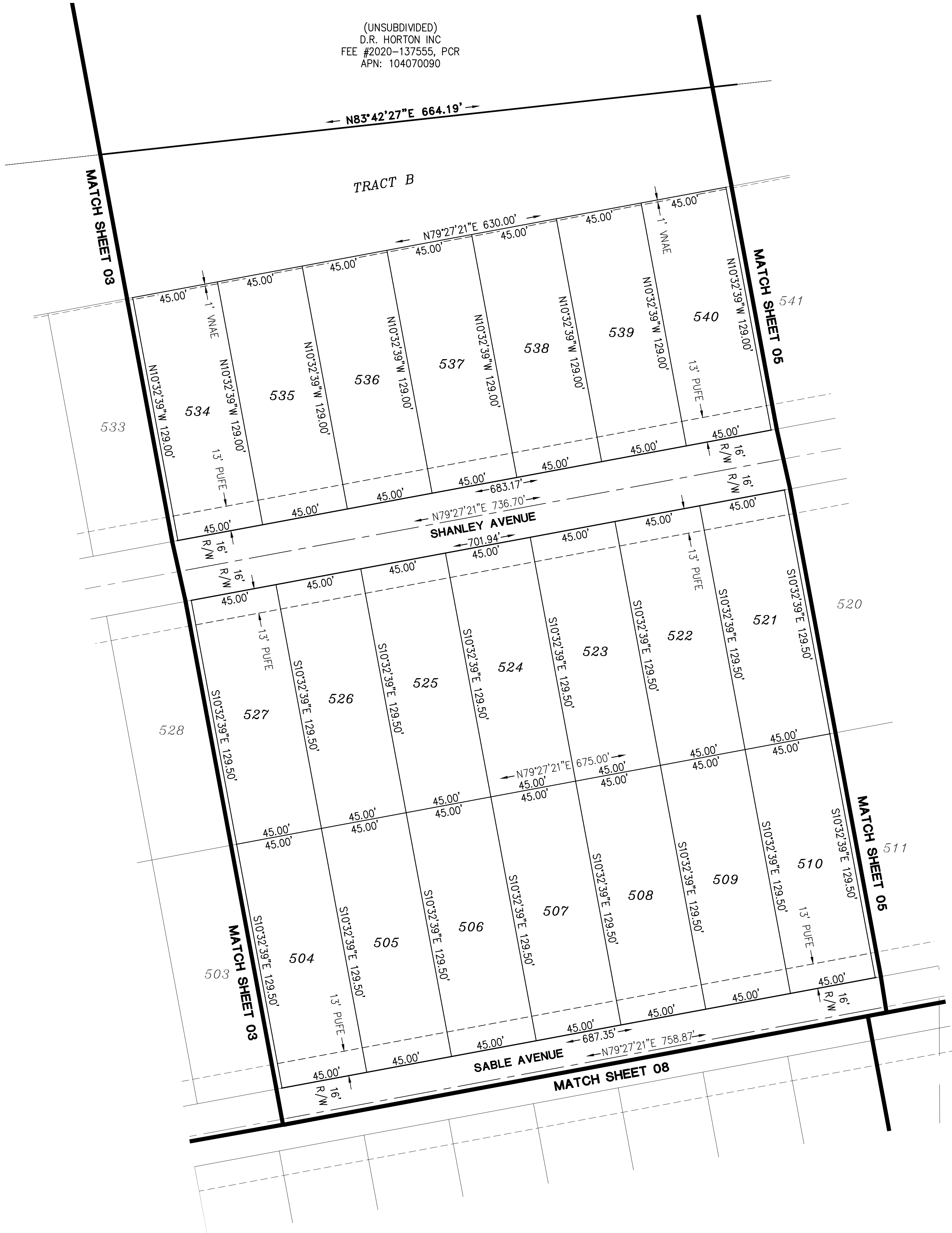




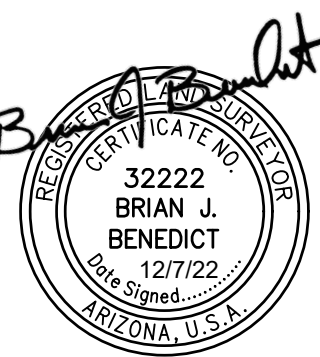
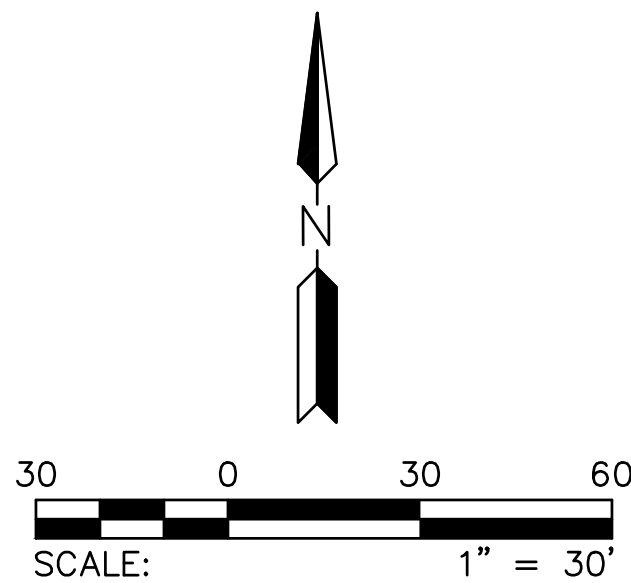
LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L2	N74°39'30"E	41.50'
L3	N52°26'18"E	8.64'
L4	S59°45'19"E	23.33'
L5	N30°16'41"E	26.52'
L6	N74°36'07"E	58.00'
L21	S54°06'13"E	27.56'
L25	S34°03'09"W	28.08'
L26	S56°20'51"E	28.68'
L27	S59°06'05"E	35.16'
L28	N30°16'41"E	35.16'
L29	S59°45'19"E	42.68'
L30	N30°55'56"E	42.68'
L32	N33°19'10"W	17.97'
L33	N04°29'47"E	17.97'
L34	N36°05'28"E	17.07'

CURVE TABLE			
CURVE NO.	RADIUS	DELTA	LENGTH
C1	3739.00'	0°04'48"	5.23'
C2	3694.00'	0°10'19"	11.08'





- 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
  - RIGHT-OF-WAY
  - PUBLIC UTILITY AND FACILITIES EASEMENT
  - VEHICLE NON-ACCESS EASEMENT
  - PINAL COUNTY RECORDS
  - REGISTERED LAND SURVEYOR
  - ASSESSOR PARCEL NUMBER
  - ① 33'X33' SIGHT VISIBILITY EASEMENT
- R/W  
PUFE  
VNAE  
PCR  
RLS  
APN  
①



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PROJ. NO.: 1635	STATUS:	SUPERSTITION VISTAS - PHASE 1B - PARCEL 19.3	
DATE: NOV 2022		REFERENCE ROAD & RAY ROAD INTERSECTION	
SCALE: AS SHOWN		APACHE JUNCTION, ARIZONA	
DRAWN: RG/GS		FINAL PLAT	
APPROVED: BJB			
DWG. NO.		FP04	
SHT. 4 OF 8			



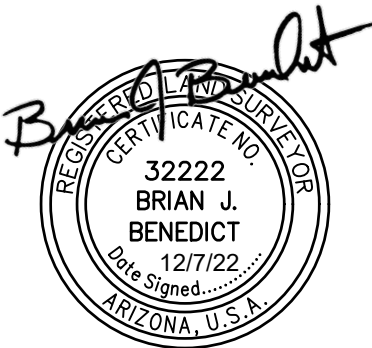
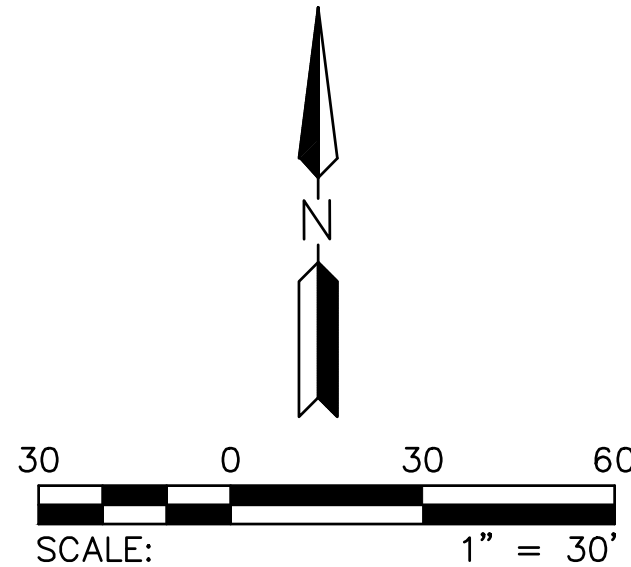
**LEGEND**

- 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
- SECTION LINE
- - - CENTER LINE
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- - - PUBLIC UTILITY AND FACILITIES EASEMENT
- - - VEHICLE NON-ACCESS EASEMENT
- - - PINAL COUNTY RECORDS
- - - REGISTERED LAND SURVEYOR
- - - ASSESSOR PARCEL NUMBER
- - - 33'X33' SIGHT VISIBILITY EASEMENT

- R/W
- PUFE
- VNAE
- PCR
- RLS
- APN
- ①

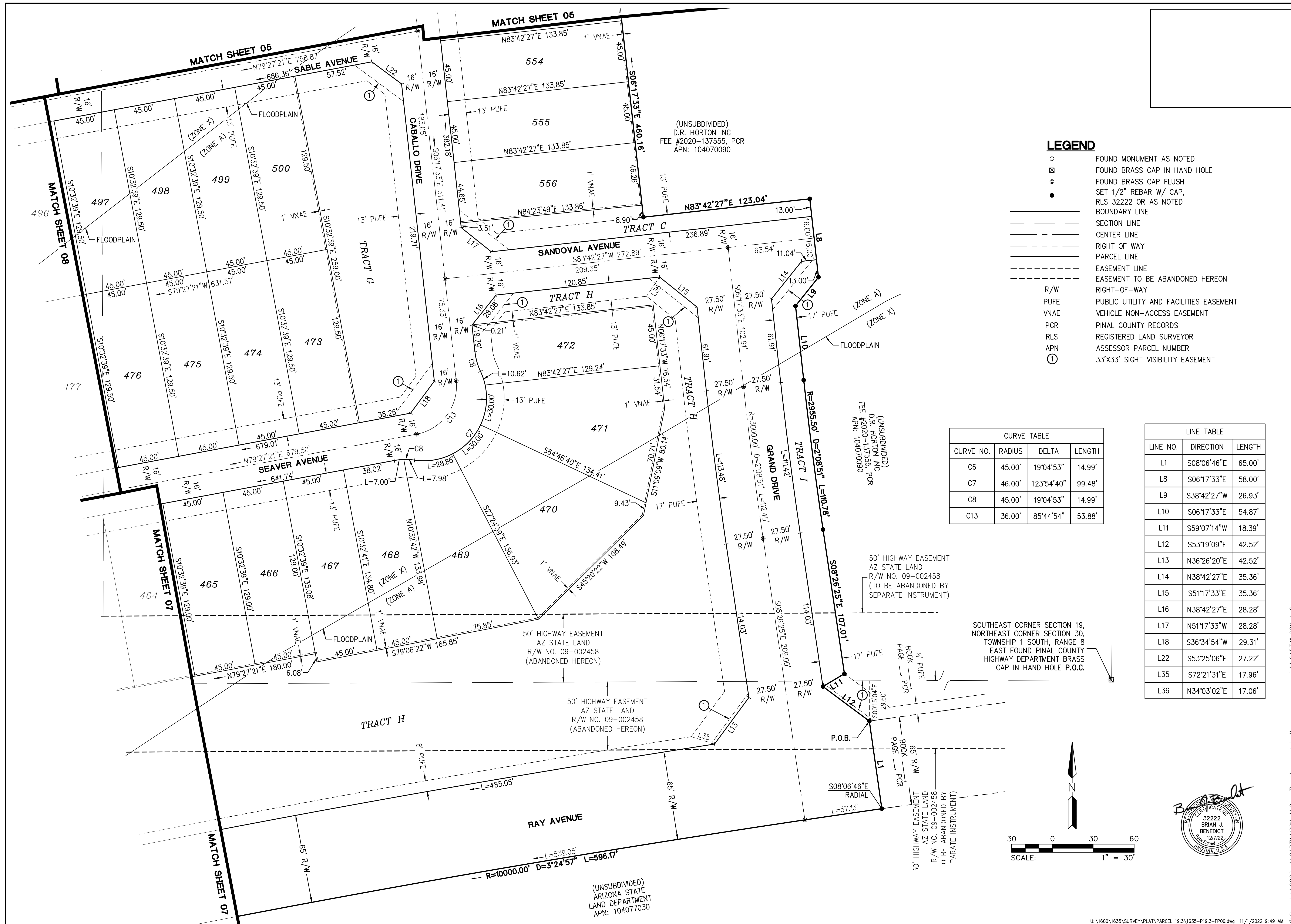
LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L7	S06°17'33"E	6.00'
L23	S36°34'54"W	29.31'
L24	S53°25'06"E	27.22'

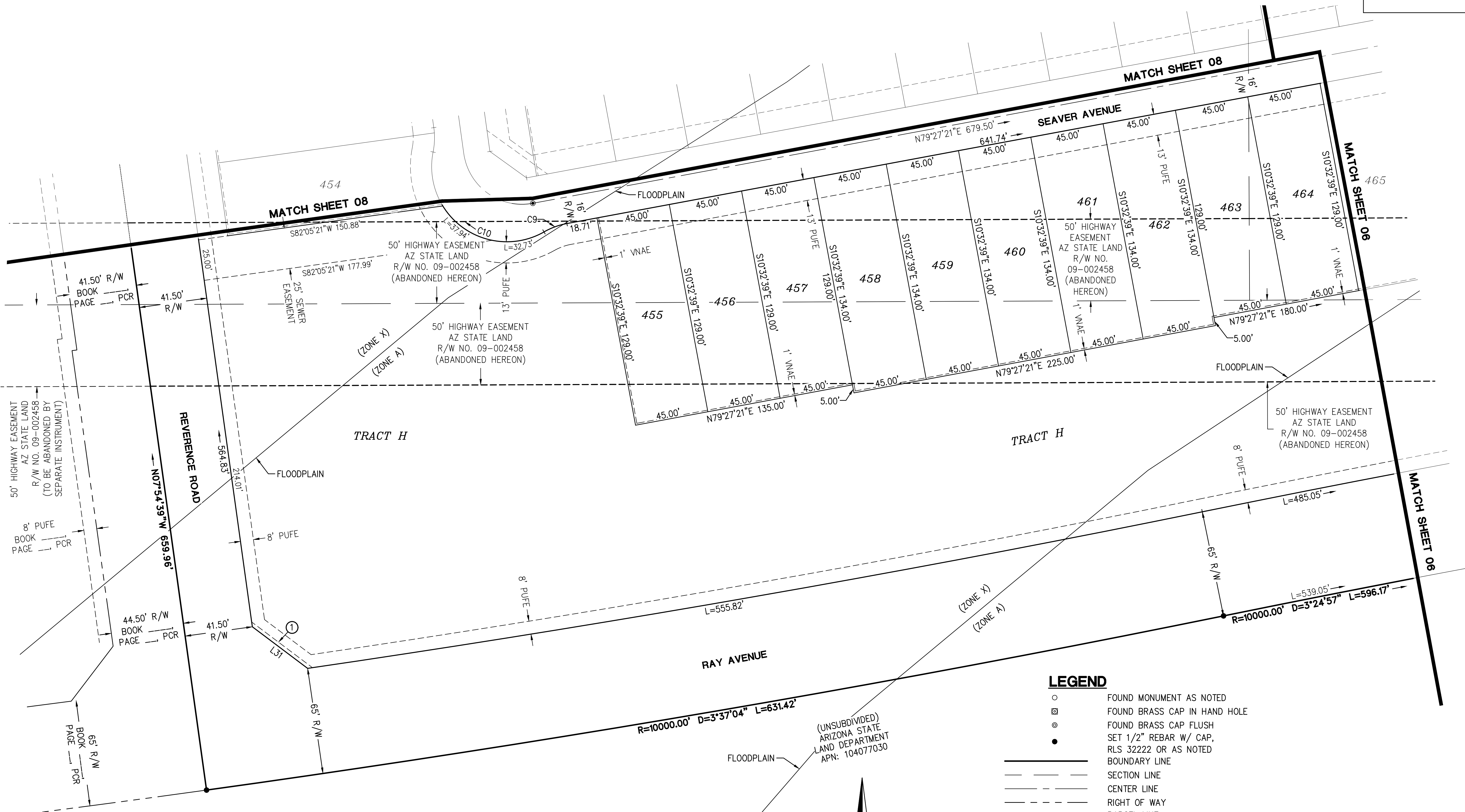
CURVE TABLE			
CURVE NO.	RADIUS	DELTA	LENGTH
C3	45.00'	19°04'53"	14.99'
C4	46.00'	132°24'52"	106.31'
C5	45.00'	19°04'53"	14.99'
C12	36.00'	94°15'06"	59.22'



(UNSUBDIVIDED)  
D.R. HORTON INC.  
FEE #2020-137555, PCR  
APN: 104070090





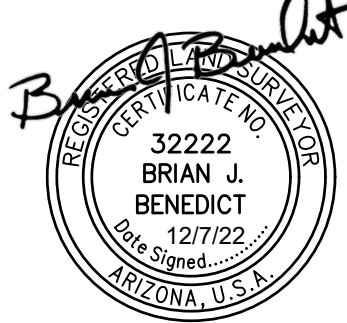
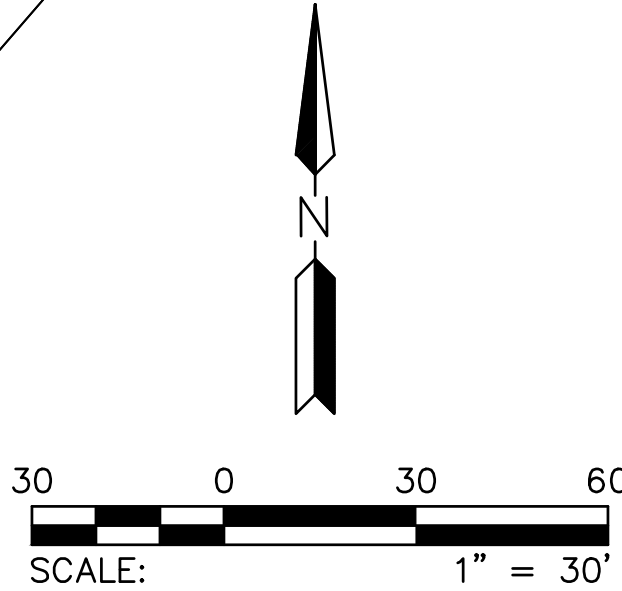


LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L31	S53°02'12"E	42.33'

CURVE TABLE			
CURVE NO.	RADIUS	DELTA	LENGTH
C9	45.00'	19°04'53"	14.99'
C10	46.00'	130°47'46"	105.01'

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
- RIGHT-OF-WAY
- PUBLIC UTILITY AND FACILITIES EASEMENT
- VEHICLE NON-ACCESS EASEMENT
- PINAL COUNTY RECORDS
- REGISTERED LAND SURVEYOR
- ASSESSOR PARCEL NUMBER
- ① 33'X33' SIGHT VISIBILITY EASEMENT



SUPERSTITION VISTAS - PHASE 1B - PARCEL 19.3

REFERENCE ROAD & RAY ROAD INTERSECTION  
APACHE JUNCTION, ARIZONA

FINAL PLAT

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STATUS:

PROJ. NO.: 1635

DATE: NOV 2022

MUNICIPAL TRACKING NO:

SV-22-28

SCALE: AS SHOWN

DRAWN: RG/GS

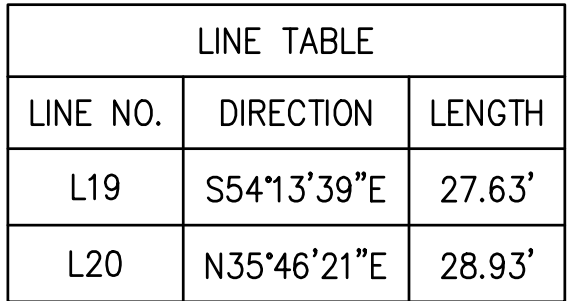
APPROVED: BJB

DWG. NO.

FP07

SHT. 7 OF 8

○	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
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
C10	46.00'	130°47'46"	105.01'
C11	45.00'	19°04'53"	14.99'
C14	36.00'	92°38'00"	58.20'

