

MAP OF DEDICATION
FOR
WARNER AVENUE PHASE 2

LOCATED IN THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 1 SOUTH, RANGE 8 EAST, OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA

DEDICATION

STATE OF ARIZONA)
) S.S
COUNTY OF PINAL)

KNOW ALL MEN BY THESE PRESENTS:

THAT THE STATE OF ARIZONA, BY AND THROUGH THE ARIZONA STATE LAND DEPARTMENT AS OWNER, DOES HEREBY PUBLISH THIS MAP OF DEDICATION FOR "WARNER AVENUE PHASE 2" BEING LOCATED IN THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 1 SOUTH, RANGE 8 EAST OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA, AS SHOWN HEREON, AND HEREBY DECLARES THAT THIS MAP OF DEDICATION SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF EACH OF THE STREETS AND EASEMENTS CONSTITUTING SAME, AND THAT EACH OF THE STREETS AND EASEMENT SHALL BE KNOWN BY THE NAME, OR LETTER GIVEN TO IT RESPECTIVELY.

EASEMENTS ARE DEDICATED FOR THE PURPOSES SHOWN.

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

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 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, A DELAWARE CORPORATION, AS OWNER, HAS HEREUNDER CAUSED ITS NAME TO BE SIGNED AND THE SAME TO BE

ATTESTED BY THE SIGNATURE OF _____, ITS _____

THEREUNTO DULY AUTHORIZED THIS _____ DAY OF _____, 2025.

D.R. HORTON, A DELAWARE CORPORATION

BY: _____

ITS: _____

APPROVALS

THIS MAP OF DEDICATION 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 PROJECT ENGINEER _____ DATE _____

APPROVED BY THE COUNCIL OF THE CITY OF APACHE JUNCTION, ARIZONA THIS _____ DAY OF _____, 2025. AND THE CITY COUNCIL ACCEPTS THE RIGHTS-OF-WAY DEDICATED HEREIN ON BEHALF OF THE PUBLIC.

BY: _____ MAYOR _____ ATTEST: _____ CITY CLERK _____

ACKNOWLEDGEMENT

STATE OF ARIZONA)
) S.S
COUNTY OF PINAL)

ON THIS _____ DAY OF _____, 2025, 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 FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

NOTARY PUBLIC _____

MY COMMISSION EXPIRES _____

NOTES

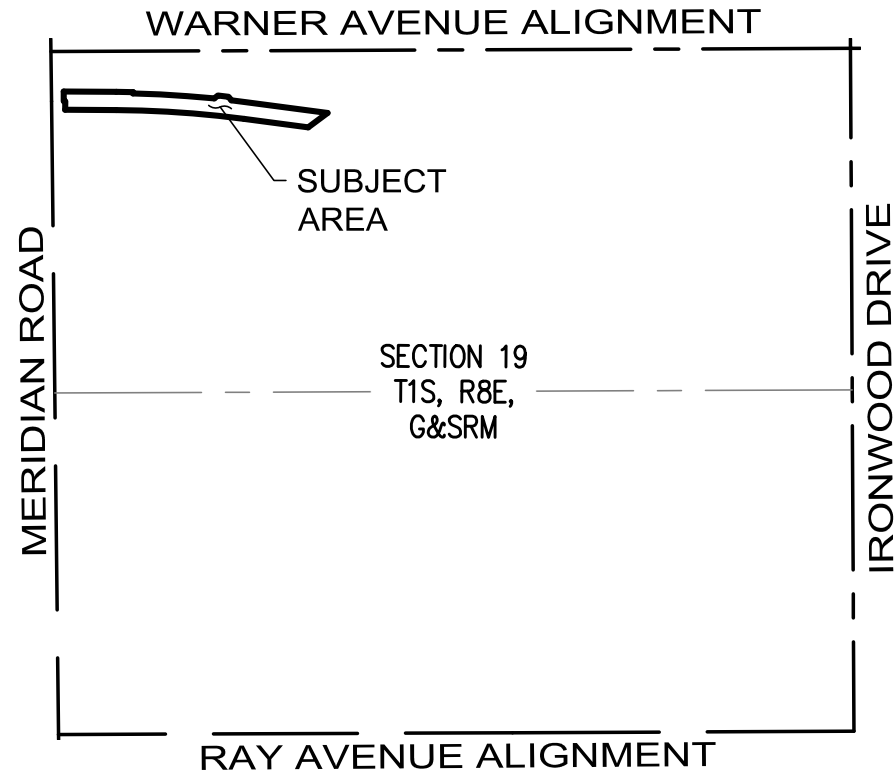
1. THE MAINTENANCE OF LANDSCAPING WITHIN THE PUBLIC RIGHT-OF-WAY TO THE BACK OF CURB SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS' ASSOCIATION, AS APPLICABLE, OR THE ABUTTING LOT, TRACT OR PARCEL OWNER.
2. THE OVERHEAD UTILITY LINES ON OR ADJACENT TO THE SITE SHALL BE UNDERGROUND AS OUTLINED IN § 1-8-6(K), 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.
3. SIDEWALKS LOCATED OUTSIDE THE PUBLIC RIGHT-OF-WAY SHALL BE MAINTAINED BY THE HOMEOWNERS' ASSOCIATION UNLESS OTHERWISE SPECIFIED WITHIN THE MAINTENANCE AND/OR DEVELOPMENT AGREEMENTS BETWEEN THE CITY AND THE DEVELOPER.
4. THE CITY OR ANY GOVERNING ENTITY HAVING JURISDICTION OVER THE MAP OF DEDICATION SHALL HAVE THE RIGHT TO ENFORCE ALL NOTES SHOWN AND ASSOCIATED WITH THE MAP OF DEDICATION ON THE HOMEOWNERS' ASSOCIATION OR ALL FUTURE OWNERS, ASSIGNS AND SUCCESSORS IN INTEREST AND/OR BENEFITING PROPERTIES.
5. 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 RADIANCE COMMUNITY ALLIANCE, INC., OR RADIANCE 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.
6. 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.

SITE DATA TABLE

RIGHT-OF-WAY AREA	263,847 SQ.FT.	6.0571 AC
EXISTING & PROPOSED ZONING	MPC	

SHEET INDEX

SHEET #	DESCRIPTION	TITLE
1	COVER SHEET	COV
2	MAP OF DEDICATION	MOD



VICINITY MAP

NOT TO SCALE



LEGEND

- SUBJECT BOUNDARY LINE
- PLSS SECTION LINE
- PLSS SUB-SECTION LINE

OWNER

D.R. HORTON
2525 W. FRYE ROAD, SUITE 100
CHANDLER, ARIZONA 85224

SURVEYOR

SUNRISE ENGINEERING, INC
2045 S VINEYARD STE 101
MESA, AZ 85210
RONNIE E. DORSEY, PLS
480.768.8600

BASIS OF BEARING

THE BASIS OF BEARING FOR THIS SURVEY IS THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 1 SOUTH, RANGE 8 EAST OF THE GILA AND SALT RIVER MERIDIAN BEING SOUTH 01°7'35" EAST BETWEEN A PINAL COUNTY PUBLIC WORKS DEPARTMENT BRASS CAP IN HANDHOLE MARKING THE NORTHEAST CORNER OF SAID SECTION 19 AND A PINAL COUNTY PUBLIC WORKS DEPARTMENT BRASS CAP IN HANDHOLE MARKING THE EAST QUARTER CORNER OF SAID SECTION 19.

FLOOD PLAIN

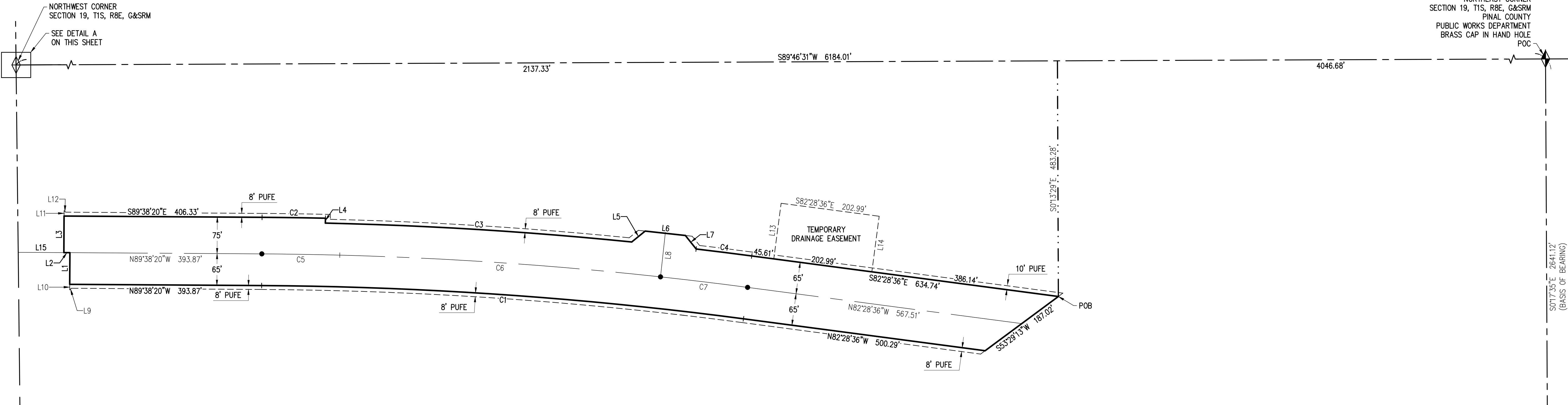
SUBJECT PROPERTY LIES IN FLOOD ZONE "X" PER FLOOD INSURANCE RATE MAP (FIRM) PANEL NO. 04021C0200E DATED DECEMBER 4, 2007. SPECIAL FLOOD HAZARD ZONE "X" IS DESCRIBED AS: "AREAS OF MINIMAL FLOOD HAZARD."

SURVEYOR'S CERTIFICATION

THIS IS TO CERTIFY THAT THE SURVEY AND MAP OF DEDICATION OF THE PREMISES DESCRIBED AND PLATTED HEREON WAS MADE UNDER MY DIRECTION DURING THE MONTH OF MARCH, 2025; THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN; THAT THE MONUMENTS SHOWN ACTUALLY EXIST OR WILL BE SET AS SHOWN; THAT THEIR POSITIONS ARE CORRECTLY SHOWN; AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

RONNIE DORSEY, RLS # 38862 _____ DATE _____

2045 SOUTH VINEYARD, SUITE 101 MESA, ARIZONA 85210 TEL 480.768.8600 • FAX 480.768.8609 www.sunrise-eng.com					
MAP OF DEDICATION					
WARNER AVENUE PHASE 2					
SEI NO. 09995	SURVEYED DSN	DRAWN EB	CHECKED RED	SHEET NO. 1 of 2	COV



RIGHT-OF-WAY DESCRIPTION

A PORTION OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 1 SOUTH, RANGE 8 EAST, OF THE GLA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A PINAL COUNTY PUBLIC WORKS DEPARTMENT BRASS CAP IN HAND HOLE MARKING THE NORTHEAST CORNER OF SAID SECTION 19, FROM WHICH A PINAL COUNTY PUBLIC WORKS DEPARTMENT BRASS CAP IN HAND HOLE MARKING THE EAST QUARTER CORNER OF SAID SECTION 19 BEARS SOUTH 0°17'35" EAST A DISTANCE OF 2641.12 FEET;

THENCE SOUTH 89°46'31" WEST, ALONG THE NORTH LINE OF SAID SECTION 19, A DISTANCE OF 4046.68 FEET;

THENCE SOUTH 0°13'29" EAST, A DISTANCE OF 483.28 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 53°29'13" WEST, A DISTANCE OF 187.02 FEET;

THENCE NORTH 82°28'36" WEST, A DISTANCE OF 500.29 FEET TO THE BEGINNING OF A CURVE TO THE LEFT, HAVING A RADIUS OF 7935.00 FEET, A CENTRAL ANGLE OF 7°09'43" AND A CHORD THAT BEARS NORTH 86°03'28" WEST, 991.23 FEET;

THENCE ALONG THE ARC OF SAID CURVE, A DISTANCE OF 991.87 FEET;

THENCE NORTH 89°38'20" WEST, A DISTANCE OF 393.87 FEET;

THENCE NORTH 0°21'40" EAST, A DISTANCE OF 65.00 FEET;

THENCE NORTH 89°38'20" WEST, A DISTANCE OF 12.46 FEET;

THENCE NORTH 0°21'40" EAST, A DISTANCE OF 75.00 FEET;

THENCE SOUTH 89°38'20" EAST, A DISTANCE OF 406.33 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 8075.00 FEET, A CENTRAL ANGLE OF 0°55'24" AND A CHORD THAT BEARS SOUTH 89°10'38" EAST, 130.12 FEET;

THENCE ALONG THE ARC OF SAID CURVE, A DISTANCE OF 130.12 FEET;

THENCE SOUTH 1°17'04" WEST, A DISTANCE OF 10.00 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 8065.00 FEET, A CENTRAL ANGLE OF 4°28'36" AND A CHORD THAT BEARS SOUTH 86°28'38" EAST, 630.00 FEET;

THENCE ALONG THE ARC OF SAID CURVE, A DISTANCE OF 630.16 FEET;

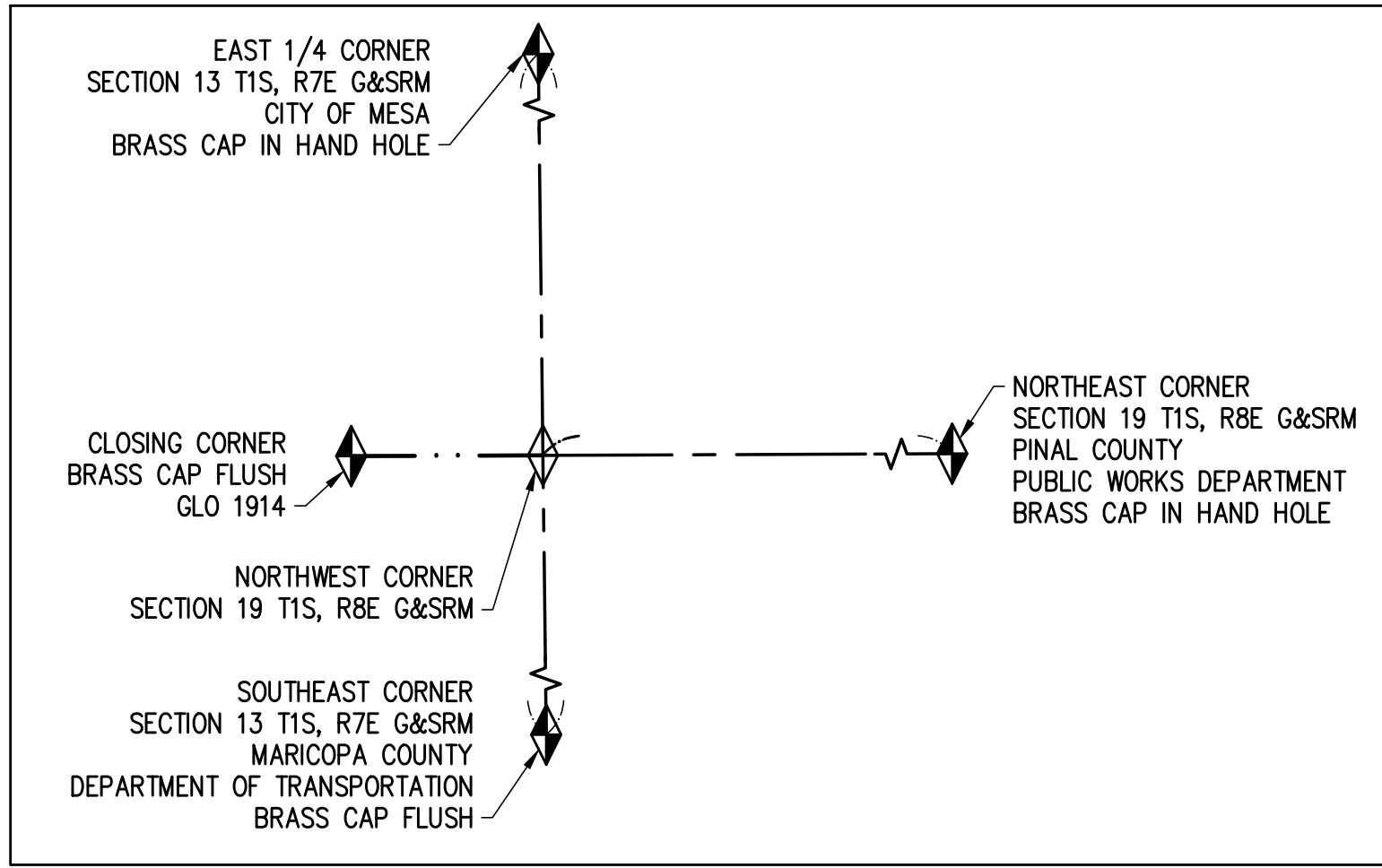
THENCE NORTH 51°02'31" EAST, A DISTANCE OF 35.47 FEET;

THENCE SOUTH 83°45'59" EAST, A DISTANCE OF 83.00 FEET;

THENCE SOUTH 38°34'28" EAST, A DISTANCE OF 35.47 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 8065.00 FEET, A CENTRAL ANGLE OF 0°49'01" AND A CHORD THAT BEARS SOUTH 82°53'07" EAST, 115.01 FEET;

THENCE ALONG THE ARC OF SAID CURVE, A DISTANCE OF 115.01 FEET;

THENCE SOUTH 82°28'36" EAST, A DISTANCE OF 634.74 FEET TO THE POINT OF BEGINNING.



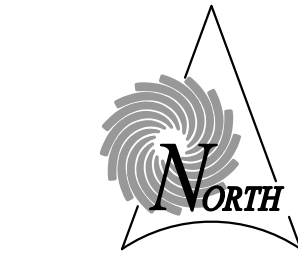
DETAIL A

NOT TO SCALE

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N0°21'40"E	65.00'
L2	N89°38'20"W	12.46'
L3	N0°21'40"E	75.00'
L4	S1°17'04"W	10.00'
L5	N51°02'31"E	35.47'
L6	S83°45'59"E	83.00'
L7	S38°34'28"E	35.47'
L8	S6°14'01"W	91.89'
L9	N44°51'58"E	4.79'
L10	S0°21'40"W	11.41'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L11	N0°21'40"E	11.21'
L12	S45°09'03"E	4.59'
L13	N7°31'24"E	115.00'
L14	S7°31'24"W	115.00'
L15	N89°38'20"W	93.67'

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DIST
C1	7°09'43"	7935.00	991.87'	N86°03'28"W	991.23'
C2	0°55'24"	8075.00	130.12'	S89°10'38"E	130.12'
C3	4°28'36"	8065.00	630.16'	S86°28'38"E	630.00'
C4	0°49'01"	8065.00	115.01'	S82°53'07"E	115.01'
C5	1°08'46"	8000.00	160.01'	N89°03'57"W	160.01'
C6	4°43'35"	8000.00	659.95'	N86°07'46"W	659.76'
C7	1°17'22"	8000.00	180.05'	N83°07'18"W	180.04'



SCALE
100'
200'
HORIZ: 1" = 100'

**SUNRISE
ENGINEERING**

2045 SOUTH VINEYARD, SUITE 101
MESA, ARIZONA 85210
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www.sunrise-eng.com

MAP OF DEDICATION

WARNER AVENUE PHASE 2

SET NO. 09995	SURVEYED DSN	DRAWN EB	CHECKED RED	SHEET NO. 2 of 2	MOD
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