

FINAL PLAT
FOR
PHASE 5 COMMERCIAL

BEING A PORTION OF LAND RECORDED IN FEE NO. 2020-137555, PINAL COUNTY RECORDS AND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 1 SOUTH, RANGE 8 EAST, OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA

DEDICATION

STATE OF ARIZONA }
COUNTY OF MARICOPA } S.S

KNOW ALL MEN BY THESE PRESENTS:
THAT THE STATE OF ARIZONA, BY AND THROUGH THE ARIZONA STATE LAND DEPARTMENT AND D.R. HORTON, A DELAWARE CORPORATION, (OWNERS), DO HEREBY PUBLISH THIS FINAL PLAT FOR INFRASTRUCTURE FOR "PHASE 5 COMMERCIAL" BEING A PORTION OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 1 SOUTH, RANGE 8 EAST, OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA, AS SHOWN HEREON, AND HEREBY DECLARES THAT THIS PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF PARCEL AND THAT THE PARCEL SHALL BE KNOWN BY THE NAME GIVEN TO IT HEREBY.

PARCEL A IS RESERVED FOR FUTURE DEVELOPMENT.

IN WITNESS WHEREOF:

THE STATE OF ARIZONA, BY AND THROUGH THE ARIZONA STATE LAND DEPARTMENT, AS OWNER, HAS HERETO CAUSED ITS NAME TO BE AFFIXED
AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF THE UNDERSIGNED OFFICER THIS ____ DAY OF _____, 2024.

THE STATE OF ARIZONA, BY AND THROUGH THE ARIZONA STATE LAND DEPARTMENT

BY: _____
COMMISSIONER

D.R. HORTON, A DELAWARE CORPORATION, HAS HERETO CAUSED ITS NAME TO BE AFFIXED AND THE SAME TO BE ATTESTED BY THE
SIGNATURE OF THE UNDERSIGNED OFFICER THIS ____ DAY OF _____, 2024.

D.R. HORTON, A DELAWARE CORPORATION

BY: _____

ITS: _____

ACKNOWLEDGEMENT

STATE OF ARIZONA }
COUNTY OF MARICOPA } S.S

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____
2024, BY ROBYN SAHID, ACTING COMMISSIONER OF THE ARIZONA STATE LAND DEPARTMENT, STATE OF ARIZONA, ON BEHALF THEREOF.

NOTARY PUBLIC _____

MY COMMISSION EXPIRES _____

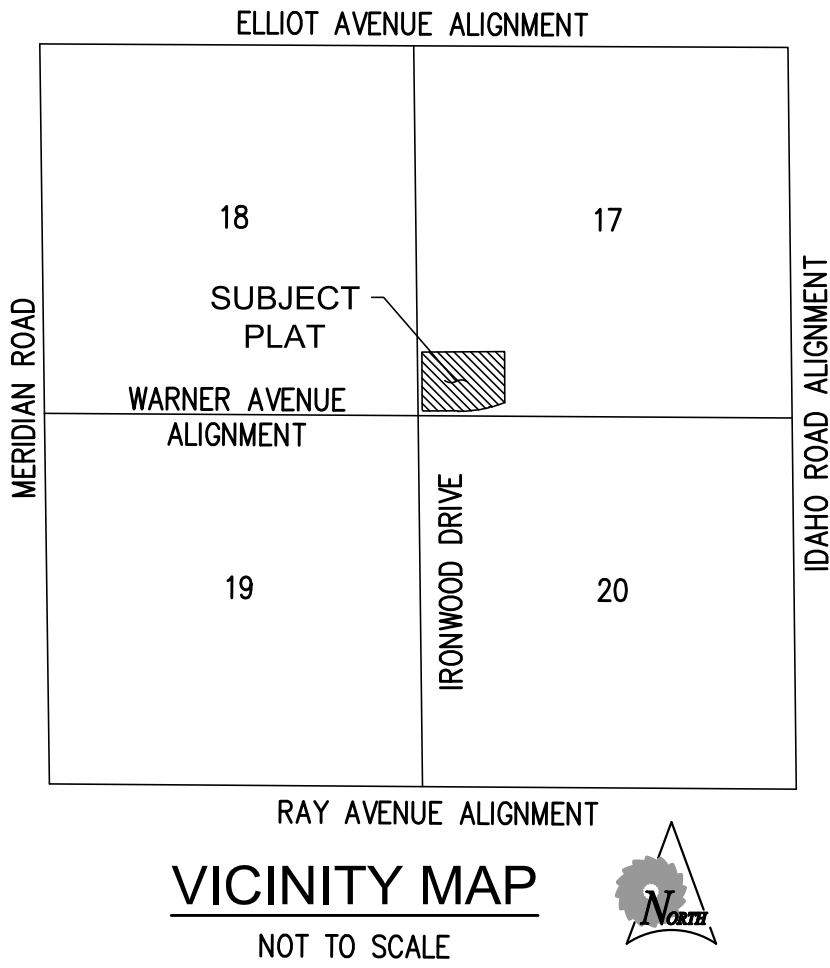
ACKNOWLEDGEMENT

STATE OF ARIZONA }
COUNTY OF MARICOPA } S.S

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____
2024, BY _____, THE _____ OF D.R. HORTON, A DELAWARE CORPORATION, ON BEHALF THEREOF.

NOTARY PUBLIC _____

MY COMMISSION EXPIRES _____



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 PROJECT ENGINEER _____ DATE _____

APPROVED BY THE COUNCIL OF THE CITY OF APACHE JUNCTION, ARIZONA THIS ____ DAY OF _____, 2024. 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

BASIS OF BEARING

THE BASIS OF BEARING FOR THIS SURVEY IS THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 1 SOUTH, RANGE 8 EAST, OF THE GILA AND SALT RIVER MERIDIAN, BEING SOUTH 0°17'10" EAST BETWEEN A BRASS CAP IN HAND HOLE MARKING THE WEST QUARTER CORNER OF SAID SECTION 17 AND A PINAL COUNTY PUBLIC WORKS DEPARTMENT BRASS CAP IN HAND HOLE MARKING THE SOUTHWEST CORNER OF SAID SECTION 17

NOTES

1. THE MAINTENANCE OF LANDSCAPING AND DRAINAGE AREAS EITHER WITHIN THE PUBLIC RIGHT-OF-WAY AND/OR UP TO THE PERIMETER WALL OR FENCE OR PRIVATE YARD SHALL BE THE RESPONSIBILITY OF THE BLOSSOM ROCK COMMUNITY ALLIANCE OR BLOSSOM ROCK RESIDENTIAL ASSOCIATION, AS APPLICABLE, OR THE ABUTTING PARCEL OWNER.
2. CONSTRUCTION WITHIN UTILITY EASEMENTS SHALL BE LIMITED TO UTILITIES, REMOVABLE FENCES AND DRIVEWAYS.
3. NO STRUCTURES, EARTHWORK OR OTHER CONSTRUCTION SHALL 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 PROJECT ENGINEER. FENCING SHALL 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.
4. MAINTENANCE OF THE DRAINAGE AREAS WITHIN THE PARCELS 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 PARCELS. SHOULD THE ASSOCIATION NOT ADEQUATELY MAINTAIN THEM, THE GOVERNING ENTITY HAVING JURISDICTION OVER THE AREA IN WHICH THE PARCEL OR THE EASEMENT IS LOCATED, AT ITS DISCRETION, MAY ENTER UPON AND MAINTAIN THE DRAINAGE AREAS, AND ASSESS THE BLOSSOM ROCK COMMUNITY ALLIANCE OR BLOSSOM ROCK RESIDENTIAL ASSOCIATION, AS APPLICABLE, OR THE OWNER OF THE UNDERLYING PARCEL THE COST OF THE MAINTENANCE.
5. ALL PARCELS NOT DEDICATED TO THE CITY OF APACHE JUNCTION SHALL BE IMPROVED IN ACCORDANCE WITH THE APPROVED PLANS.
6. 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.
7. 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.
8. SHOULD THE HOMEOWNERS' ASSOCIATION NOT PAY PROPERTY TAXES ON ANY PARCEL 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 PARCEL 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.
9. 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.
10. 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 OR PARCEL IS THE RESPONSIBILITY OF THE APPLICABLE LOT OR PARCEL 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.
11. 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.

FLOODPLAIN

SUBJECT PROPERTY LIES IN FLOOD ZONE "X" AND ZONE "A" PER FLOOD INSURANCE RATE MAP (FIRM) PANEL NO. 04021C0200E DATED DECEMBER 4, 2007. OTHER AREAS OF FLOOD HAZARD ZONE "X" IS DESCRIBED AS: "AREAS OF MINIMAL FLOOD HAZARD." SPECIAL FLOOD HAZARD AREA ZONE "A" IS DESCRIBED "WITHOUT BASE FLOOD ELEVATION"

SITE DATA TABLE

GROSS PROJECT AREA (PARCEL A)	1,216,400	SQ.FT.	27.92	AC
EXISTING & PROPOSED ZONING	MPC			

SURVEYOR'S CERTIFICATION

THIS IS TO CERTIFY THAT THIS FINAL 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 FINAL 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 1 YEAR AFTER RECORDATION.

Ronnie Dorsey 4/29/2024
RONNIE DORSEY, RLS# 38862 DATE

SHEET INDEX

- 1 COVER SHEET
- 2 FINAL PLAT

OWNER

STATE OF ARIZONA
C/O ARIZONA STATE LAND DEPARTMENT
1616 W ADAMS STREET
PHOENIX, ARIZONA 85007
PHONE: 602-542-4631
CONTACT: MARK EDELMAN

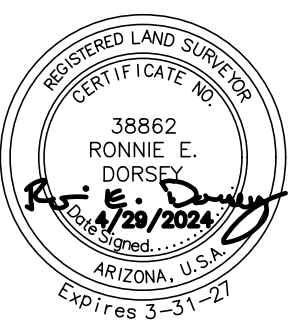
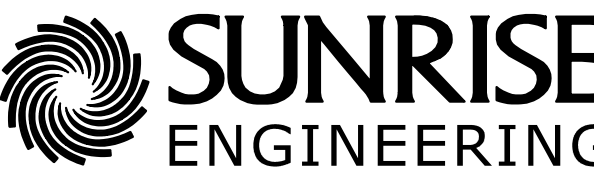
OWNER / DEVELOPER

D.R. HORTON
20410 N. 19TH AVE., SUITE 100
PHOENIX, ARIZONA 85027
PHONE: 480-368-1041
CONTACT: PATRICK BROWN

LAND SURVEYOR

SUNRISE ENGINEERING, INC
2045 S VINEYARD, SUITE 101
MESA, AZ 85210
CONTACT: RONNIE DORSEY, RLS
PHONE: 480-768-8600

FOR MUNICIPAL REVIEW AND
NOT FOR RECORDATION

	 SUNRISE ENGINEERING 2045 SOUTH VINEYARD, SUITE 101 MESA, ARIZONA 85210 TEL 480.768.8600 www.sunrise-eng.com				
FINAL PLAT					
FOR PHASE 5 COMMERCIAL					
SET NO. 09331	SURVEYED MS	DRAWN PG	CHECKED NSJ, RED	SHEET NO. 1 of 2	COV

E 1/4 CORNER SECTION 18
W 1/4 CORNER SECTION 17
T1S, R8E, G&SRM
BRASS CAP IN HAND HOLE
POC

D.R. HORTON, INC
FEE NO. 2020-137555, PCR
UNSUBDIVIDED

N89°42'50"E 1320.00'

EX 8' PUF
FEE NO. 2023-023735, PCR

FEMA ZONE "X"

FEMA ZONE "A"

D.R. HORTON, INC
FEE NO. 2020-137555, PCR

PARCEL A

D.R. HORTON, INC
FEE NO. 2020-137555, PCR
UNSUBDIVIDED

(BASIS OF BEARING)
S017°10'E 2641.40'

N07°10'W 921.78'

EX 65' R/W
FEE NO. 2023-023735, PCR

EX DRAINAGE EASEMENT
FEE NO. 2023-023735, PCR

IRONWOOD DRIVE

EX DRAINAGE EASEMENT
FEE NO. 2023-023735, PCR

EX 8' PUF
FEE NO. _____, PCR

SEE DETAIL B
ON THIS SHEET

SEE DETAIL A
ON THIS SHEET

EX 8' PUF
FEE NO. _____, PCR

EX 130' PUF
FEE NO. _____, PCR

CORNER COMMON TO
SECTIONS 17, 18, 19 & 20
T1S, R8E, G&SRM
PINAL COUNTY
PUBLIC WORKS DEPARTMENT
BRASS CAP IN HAND HOLE

(TIE)

L1

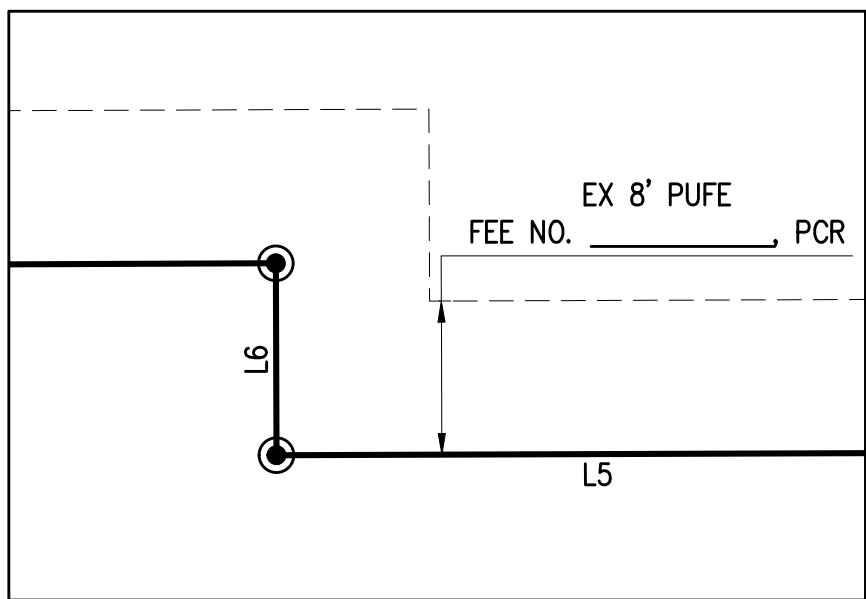
S89°47'05"W 550.01'

WARNER AVENUE

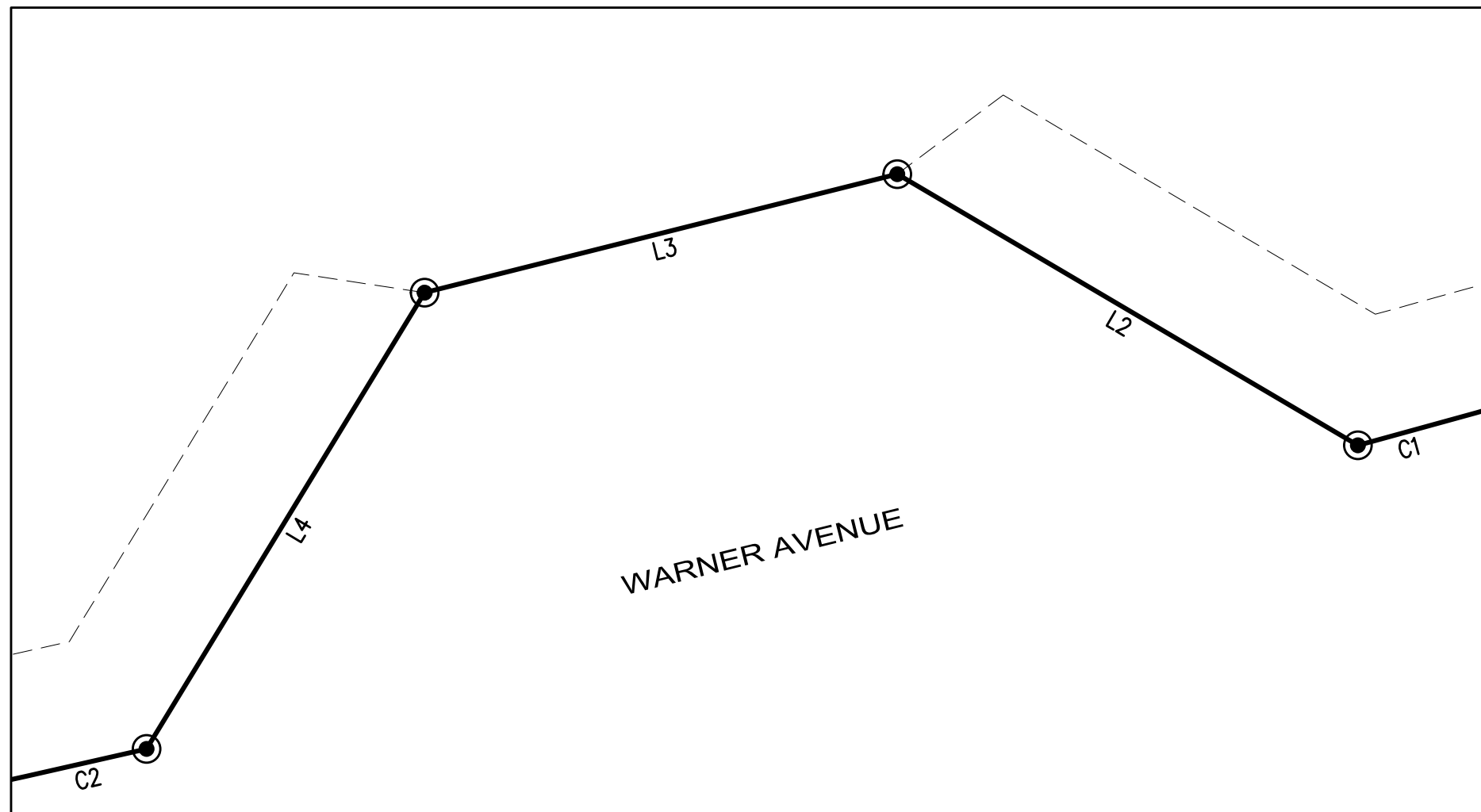
EX 140' R/W
FEE NO. _____, PCR

WEST 1/4 CORNER
SECTION 20, T1S, R8E, G&SRM
PINAL COUNTY PUBLIC WORKS
DEPARTMENT BRASS CAP
IN HAND HOLE STAMPED "LS 31021"

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DIST
C1	6°40'59"	1935.00	225.70'	S71°21'57"W	225.57'
C2	12°38'57"	1935.00	427.19'	S83°27'36"W	426.32'



DETAIL B
NOT TO SCALE



DETAIL A
NOT TO SCALE

SYMBOL LEGEND

- ◆ FOUND PLSS SECTION MONUMENT, AS NOTED
● SET 5/8" REBAR WITH BRASS TAG "PLS 38862"

LINE TYPE LEGEND

- SUBJECT BOUNDARY
- - - SUBJECT RIGHT-OF-WAY
- - - SUBJECT EASEMENT
- - - SURVEY TIE LINE
- - - PLSS SECTION LINE
- - - EXISTING EASEMENT
- - - EXISTING RIGHT-OF-WAY
- - - APPROXIMATE FEMA ZONE BOUNDARY

ABBREVIATIONS

- AC ACRE
E EAST
EX EXISTING
FEMA FEDERAL EMERGENCY MANAGEMENT AGENCY
G&SRM GILA AND SALT RIVER MERIDIAN
N NORTH
NO NUMBER
PCR PINAL COUNTY RECORDS
PLS PROFESSIONAL LAND SURVEYOR
PLSS PUBLIC LAND SURVEY SYSTEM
PUFE PUBLIC UTILITY AND FACILITY EASEMENT
T TOWNSHIP
R RANGE
R/W RIGHT-OF-WAY
S SOUTH
SQ FT SQUARE FEET
SVTE SIGHT VISIBILITY TRIANGLE EASEMENT
W WEST

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N89°42'50"E	65.00'
L2	N59°30'02"W	35.09'
L3	S75°55'17"W	32.00'
L4	S31°20'36"W	35.09'
L5	S89°47'05"W	33.45'
L6	N0°12'55"W	10.00'
L7	N45°10'56"W	26.96'



SCALE
70'
HORIZ: 1" = 70'

FOR MUNICIPAL REVIEW AND
NOT FOR RECORDATION

SUNRISE
ENGINEERING
2045 SOUTH VINEYARD, SUITE 101
MESA, ARIZONA 85210
TEL 480.768.8600
www.sunrise-eng.com

FINAL PLAT

FOR
PHASE 5 COMMERCIAL

SET NO. 09331	SURVEYED DSN	DRAWN PG	CHECKED NSJ, RED	SHEET NO. 2 of 2	FP
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