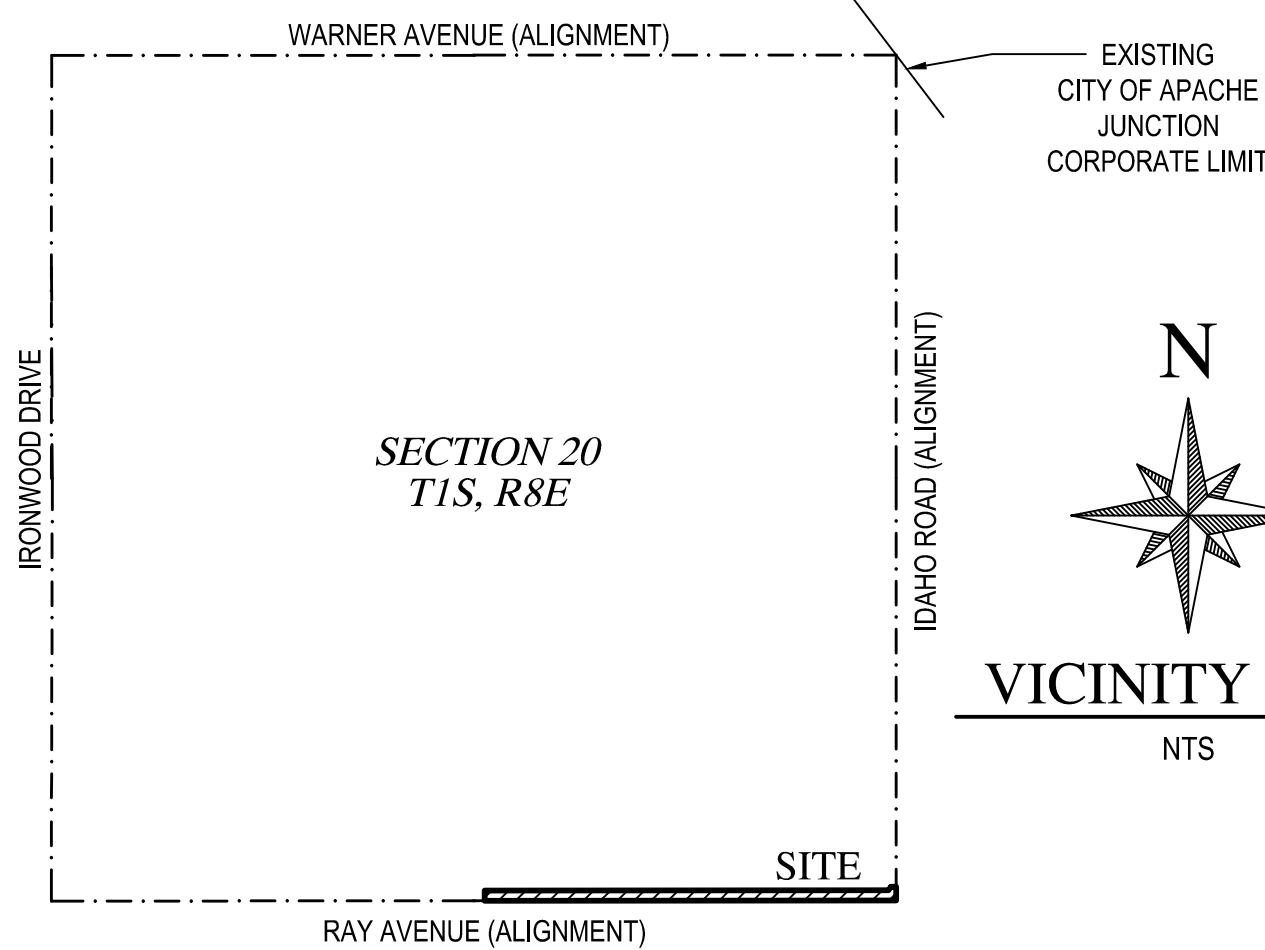


FINAL PLAT FOR INFRASTRUCTURE  
FOR  
SUPERSTITION VISTAS DEVELOPMENT UNIT 2  
RAY AVENUE - PHASE 2

LYING WITHIN SECTION 20, TOWNSHIP 1 SOUTH,  
RANGE 8 EAST, OF THE GILA AND SALT RIVER MERIDIAN,  
APACHE JUNCTION, ARIZONA



DEDICATION

STATE OF ARIZONA )  
 ) ss.  
COUNTY OF MARICOPA )

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 FINAL PLAT FOR INFRASTRUCTURE FOR "SUPERSTITION VISTAS DEVELOPMENT UNIT 2 RAY AVENUE - PHASE 2" LYING WITHIN SECTION 20, TOWNSHIP 1 SOUTH, RANGE 8 EAST, OF THE GILA AND SALT RIVER MERIDIAN, APACHE JUNCTION, ARIZONA, AS SHOWN HEREON, AND HEREBY DECLARES THAT THIS PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE STREET CONSTITUTING SAME, AND THAT THE STREET SHALL BE KNOWN BY THE NAME, NUMBER, OR LETTER GIVEN TO IT RESPECTIVELY.

PORTIONS OF THE REAL PROPERTY DESIGNATED HEREON FOR "RIGHTS OF WAY" OR "ROW" (THE "BLOSSOM ROCK ROADWAYS") WILL BE SUBJECT TO A PERPETUAL RIGHT OF WAY (THE "ASLD ROW") ISSUED BY THE ARIZONA STATE LAND DEPARTMENT ("ASLD") TO THE CITY OF APACHE JUNCTION (THE "CITY"). SUCH ASLD ROW SHALL BE SUBJECT TO CANCELLATION BY ASLD IF THE CERTIFICATE OF PURCHASE NO. 53-120190 IS FORFEITED BY THE ASLD, BUT THE RIGHT TO CANCEL THE ASLD ROW WILL TERMINATE AND BE OF NO FURTHER EFFECT FOR ANY PORTION OF ANY BLOSSOM ROCK ROADWAYS (I) ON WHICH ROADWAY IMPROVEMENTS HAVE BEEN CONSTRUCTED AND ACCEPTED BY THE CITY AS EVIDENCED BY A LETTER OF ACCEPTANCE OR EQUIVALENT OR (II) THAT IS REQUIRED FOR LOTS, PARCELS OR TRACTS ON THE PLAT AND FOR WHICH A PATENT HAS BEEN ISSUED TO ACCESS A PUBLIC RIGHT-OF-WAY BY THE MOST DIRECT ROUTE.

NO CFD IMPROVEMENTS THAT ARE BEING DEDICATED TO THE CITY OF APACHE JUNCTION ("CFD IMPROVEMENTS") SHALL BE DEEMED TO BE DEDICATED TO OR ACCEPTED BY THE CITY OR OTHER GOVERNMENTAL ENTITY UNTIL ACCEPTANCE OF SUCH CFD IMPROVEMENTS BY THE CITY OR OTHER GOVERNMENTAL ENTITY. OWNER HEREBY RESERVES AN INTEREST IN ANY OF THE FOREGOING PROPERTY UPON WHICH WHAT WOULD BE "PUBLIC INFRASTRUCTURE" AS SUCH TERM IS DEFINED IN SECTION 48-701, ARIZONA REVISED STATUTES, HAS BEEN OR IS TO BE CONSTRUCTED, INCLUDING THE CFD IMPROVEMENTS. EXCEPT IF RELEASED PRIOR THERETO AS HEREINAFTER DESCRIBED, 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 AMENDED AND RESTATED DISTRICT DEVELOPMENT, FINANCING PARTICIPATION, WAIVER AND INTERGOVERNMENTAL AGREEMENT DATED AS OF OCTOBER 10, 2022, AND RECORDED ON OCTOBER 11, 2022, IN THE OFFICIAL RECORDS OF THE PINAL COUNTY RECORDER, AS INSTRUMENT NO. 2022-106816 (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:

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 \_\_\_\_\_, 20\_\_\_\_.

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

BY: \_\_\_\_\_  
ROBYN SAHID, ITS COMMISSIONER

BROOKFIELD ASLD 8500, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS DEVELOPER, HAS HERETO CAUSED ITS NAME TO BE AFFIXED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF THE UNDERSIGNED OFFICERS THIS

\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

BROOKFIELD ASLD 8500, LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: BROOKFIELD RESIDENTIAL (ARIZONA) LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS MANAGER

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

ITS: SENIOR VICE PRESIDENT, DEVELOPMENT

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

ITS: PRESIDENT, ARIZONA DIVISION

ACKNOWLEDGMENT

STATE OF ARIZONA )  
 ) ss.  
COUNTY OF MARICOPA )

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_DAY OF \_\_\_\_\_, 20\_\_\_\_, BY LISA A. ATKINS, COMMISSIONER OF THE ARIZONA STATE LAND DEPARTMENT, STATE OF ARIZONA, ON BEHALF THEREOF.

NOTARY PUBLIC \_\_\_\_\_

MY COMMISSION EXPIRES \_\_\_\_\_

ACKNOWLEDGMENT

STATE OF ARIZONA )  
 ) ss.  
COUNTY OF MARICOPA )

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_DAY OF \_\_\_\_\_, 20\_\_\_\_, BY

\_\_\_\_\_, THE SENIOR VICE PRESIDENT, DEVELOPMENT AND \_\_\_\_\_, THE

PRESIDENT, ARIZONA DIVISION OF BROOKFIELD RESIDENTIAL (ARIZONA) LLC, A DELAWARE LIMITED LIABILITY COMPANY, IN ITS CAPACITY AS MANAGER OF BROOKFIELD ASLD 8500 LLC, A DELAWARE LIMITED LIABILITY COMPANY, ON BEHALF THEREOF.

NOTARY PUBLIC \_\_\_\_\_

MY COMMISSION EXPIRES \_\_\_\_\_

NOTES

- THE MAINTENANCE OF LANDSCAPING WITHIN THE PUBLIC RIGHT-OF-WAY TO THE BACK OF CURB SHALL BE THE RESPONSIBILITY OF THE BLOSSOM ROCK COMMUNITY ALLIANCE OR BLOSSOM ROCK RESIDENTIAL ASSOCIATION, AS APPLICABLE, OR THE ABUTTING LOT, TRACT OR PARCEL OWNER.
- 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.
- 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.
- 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.
- 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 OR 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.

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 PRINCIPAL ENGINEER

DATE

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: \_\_\_\_\_ ATTEST: \_\_\_\_\_

MAYOR

CITY CLERK

SITE DATA TABLE				
TOTAL NUMBER OF LOTS	0			
GROSS PROJECT AREA	167,782	SQ.FT.	3.85	AC
GROSS PROJECT DENSITY	0	DU/GROSS AC		
NET PROJECT AREA	167,782	SQ.FT.	3.85	AC
RIGHT-OF-WAY AREA	167,782	SQ.FT.	3.85	AC
EXISTING & PROPOSED ZONING	MPC			

OWNER

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

DEVELOPER

BROOKFIELD ASLD 8500 LLC  
14646 N KIERLAND BLVD., SUITE 165  
SCOTTSDALE, ARIZONA 85254  
PHONE: 602-903-7506  
CONTACT: ERIC TUNE, P.E.

ENGINEER

WOOD, PATEL & ASSOCIATES, INC.  
1630 SOUTH STAPLEY DRIVE, SUITE 219  
MESA, ARIZONA 85204  
PHONE: 480-834-3300  
CONTACT: DAN MATTHEWS, P.E.

SHEET INDEX

- |   |                                  |
|---|----------------------------------|
| 1 | COVER SHEET AND LEGEND           |
| 2 | SITE MAP, TABLES AND DESCRIPTION |
| 3 | PLAN SHEET                       |
| 4 | PLAN SHEET                       |

LEGEND

	CORNER OF THIS SUBDIVISION SET MONUMENT W/RLS TAG OR CAP UNLESS OTHERWISE NOTED
	SURVEY MONUMENT FOUND AS NOTED
APN	ASSESSOR'S PARCEL NUMBER
BC	BRASS CAP
FD	FOUND
FP1	FINAL PLAT FOR INFRASTRUCTURE FOR SUPERSTITION VISTAS DEVELOPMENT UNIT 2 RAY AVENUE - PHASE 1, RECORDED IN FEE 2022-084915, PCR
FP2	FINAL PLAT FOR INFRASTRUCTURE FOR SUPERSTITION VISTAS DEVELOPMENT UNIT 2 BLOSSOM ROCK TRAIL - PHASE 1, RECORDED IN FEE 2022-084917, PCR
FP3	FINAL PLAT FOR BLOSSOM ROCK - PHASE 2, RECORDED IN FEE 2022-084919, PCR
GLO	GENERAL LAND OFFICE
PCR	PINAL COUNTY RECORDS
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
PUFE	PUBLIC UTILITY AND FACILITY EASEMENT
RW	RIGHT-OF-WAY
SVT	SIGHT VEHICULAR TRIANGLE
	PARCEL/TRACT LINE
	BOUNDARY LINE
	RIGHT-OF-WAY LINE
	SECTION LINE
	EASEMENT LINE AS NOTED

BASIS OF BEARING

THE BASIS OF BEARING IS THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 1 SOUTH, RANGE 8 EAST, OF THE GILA AND SALT RIVER MERIDIAN, HAVING A BEARING OF NORTH 89 DEGREES 46 MINUTES 59 SECONDS EAST.

FLOODPLAIN INFORMATION

SUBJECT PROPERTY LIES IN FLOOD ZONE "X" PER FLOOD INSURANCE RATE MAP (FIRM) PANEL NO. 04021C0200E DATED DECEMBER 4, 2021 AND FLOOD ZONE X (SHADED) PER LOMR 21-09-0194P EFFECTIVE DATE OCTOBER 22, 2021. OTHER AREAS OF FLOOD HAZARD ZONE "X" IS DESCRIBED AS: "AREAS OF MINIMAL FLOOD HAZARD." OTHER AREAS OF FLOOD HAZARD ZONE "X" (SHADED) IS DESCRIBED AS: "0.2% ANNUAL CHANCE FLOOD HAZARD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE."

CERTIFICATION

I, BRIAN J. DIEHL, OF WOOD, PATEL & ASSOCIATES, INC. HEREBY 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 MONUMENTS ARE SET OR WILL BE SET WITHIN ONE (1) YEAR AFTER RECORDATION.

BRIAN J. DIEHL  
REGISTERED LAND SURVEYOR #23945  
WOOD, PATEL & ASSOCIATES, INC.  
1630 SOUTH STAPLEY DRIVE, SUITE 219  
MESA, ARIZONA 85204

WOOD  
PATEL

Wood, Patel & Associates, Inc.

Civil Engineering  
Water Resources  
Land Survey  
Construction Management

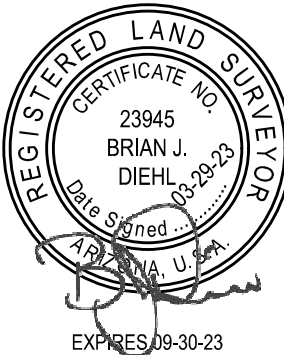
602.335.8500

www.woodpatel.com

FINAL PLAT FOR INFRASTRUCTURE

SUPERSTITION VISTAS DEVELOPMENT UNIT 2 RAY AVENUE - PHASE 2

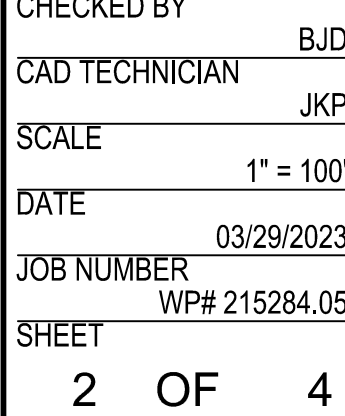
APACHE JUNCTION, ARIZONA



CHECKED BY	BJD
CAD TECHNICIAN	JKP
SCALE	NTS
DATE	03/29/2023
JOB NUMBER	WP# 215284.05
SHEET	1 OF 4



SUPERSTITION VISTAS DEVELOPMENT UNIT 2 RAY AVENUE - PHASE 2  
APACHE JUNCTION, ARIZONA



CHECKED BY	BJD
CAD TECHNICIAN	JKP
SCALE	1" = 100'
DATE	03/29/2023
JOB NUMBER	WP# 215284.05

2 OF 4

A PORTION OF SECTION 20, TOWNSHIP 1 SOUTH, RANGE 8 EAST, OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 20, A 2 1/2-INCH GENERAL LAND OFFICE (GLO) BRASS CAP, FROM WHICH THE SOUTHEAST CORNER OF SAID SECTION, A 2 1/2-INCH GLO BRASS CAP, BEARS NORTH 89°46'59" EAST (BASIS OF BEARING), A DISTANCE OF 2643.36 FEET;

THENCE ALONG THE SOUTH LINE OF SAID SECTION AND ALONG THE SOUTH RIGHT-OF-WAY LINE OF RAY AVENUE, RECORDED IN FEE 2022-084915, PINAL COUNTY RECORDS (PCR), NORTH 89°46'59" EAST, A DISTANCE OF 75.00 FEET, TO THE SOUTHEAST CORNER OF SAID RAY AVENUE AND THE POINT OF BEGINNING;

THENCE LEAVING SAID SOUTH LINE AND SOUTH RIGHT-OF-WAY LINE, ALONG THE EAST RIGHT-OF-WAY LINE OF SAID RAY AVENUE, NORTH 00°13'01" WEST, A DISTANCE OF 65.00 FEET, TO THE NORTHEAST CORNER OF SAID RAY AVENUE;

THENCE LEAVING SAID EAST RIGHT-OF-WAY LINE, ALONG THE SOUTHERLY LINE OF BLOSSOM ROCK PHASE 2, RECORDED IN FEE 2022-084919, PCR, NORTH 89°46'59" EAST, A DISTANCE OF 2516.31 FEET;

THENCE NORTH 44°45'44" EAST, A DISTANCE OF 28.27 FEET;

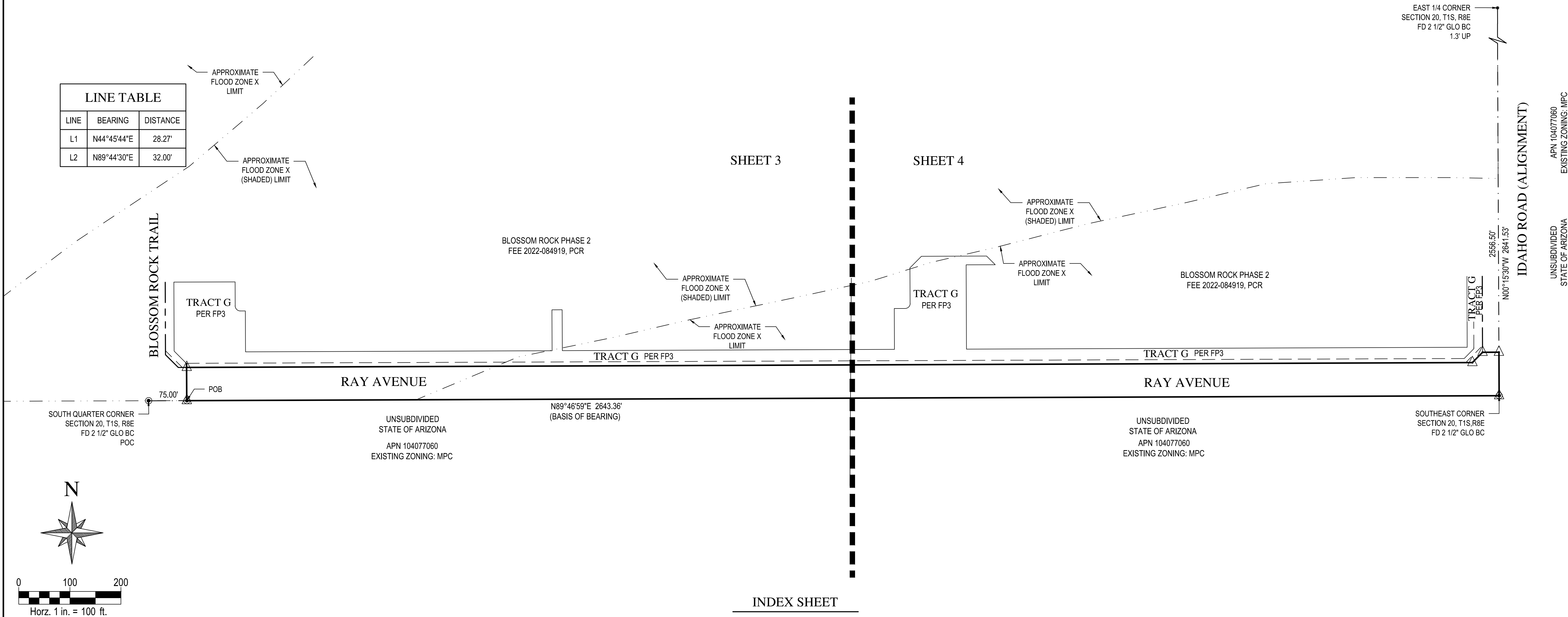
THENCE LEAVING SAID SOUTHERLY LINE, NORTH 89°44'30" EAST, A DISTANCE OF 32.00 FEET, TO THE EAST LINE OF SAID SECTION;

THENCE ALONG SAID EAST LINE, SOUTH 00°15'30" EAST, A DISTANCE OF 85.02 FEET, TO THE SOUTHEAST CORNER OF SAID SECTION;

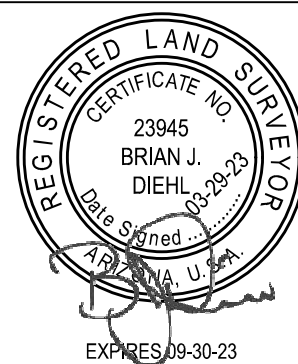
THENCE LEAVING SAID EAST LINE, ALONG SAID SOUTH LINE, SOUTH 89°46'59" WEST, A DISTANCE OF 2568.36 FEET TO THE POINT OF BEGINNING.

APPROXIMATE  
FLOOD ZONE X  
LIMIT

- APPROXIMATE  
FLOOD ZONE X  
(SHADED) LIMIT

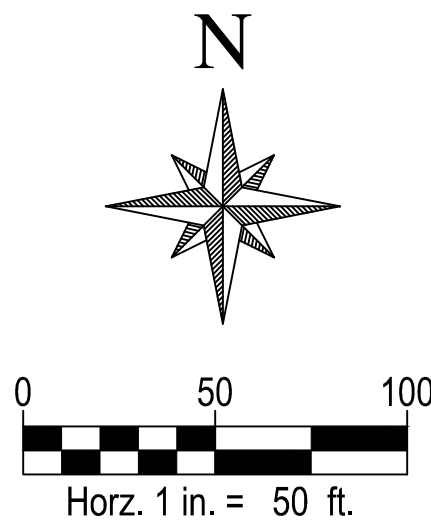
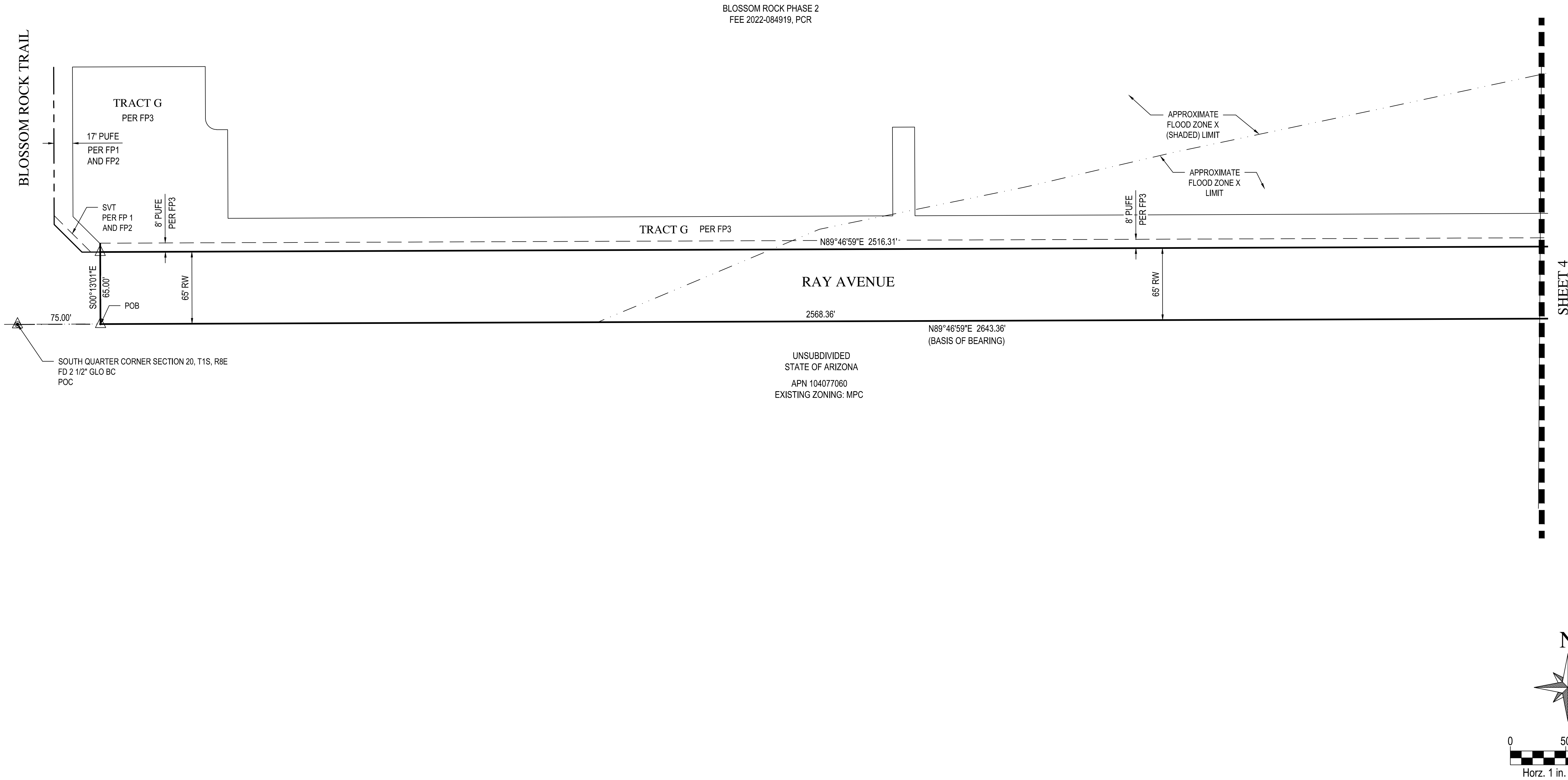


FINAL PLAT FOR INFRASTRUCTURE  
SUPERSTITION VISTAS DEVELOPMENT UNIT 2 RAY AVENUE - PHASE 2  
APACHE JUNCTION, ARIZONA

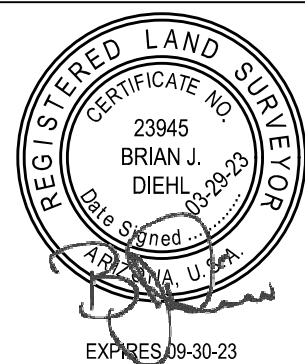


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CAD TECHNICIAN	JKP
SCALE	1" = 50'
DATE	03/29/2023
JOB NUMBER	WP# 215284.05
SHEET	3 OF 4

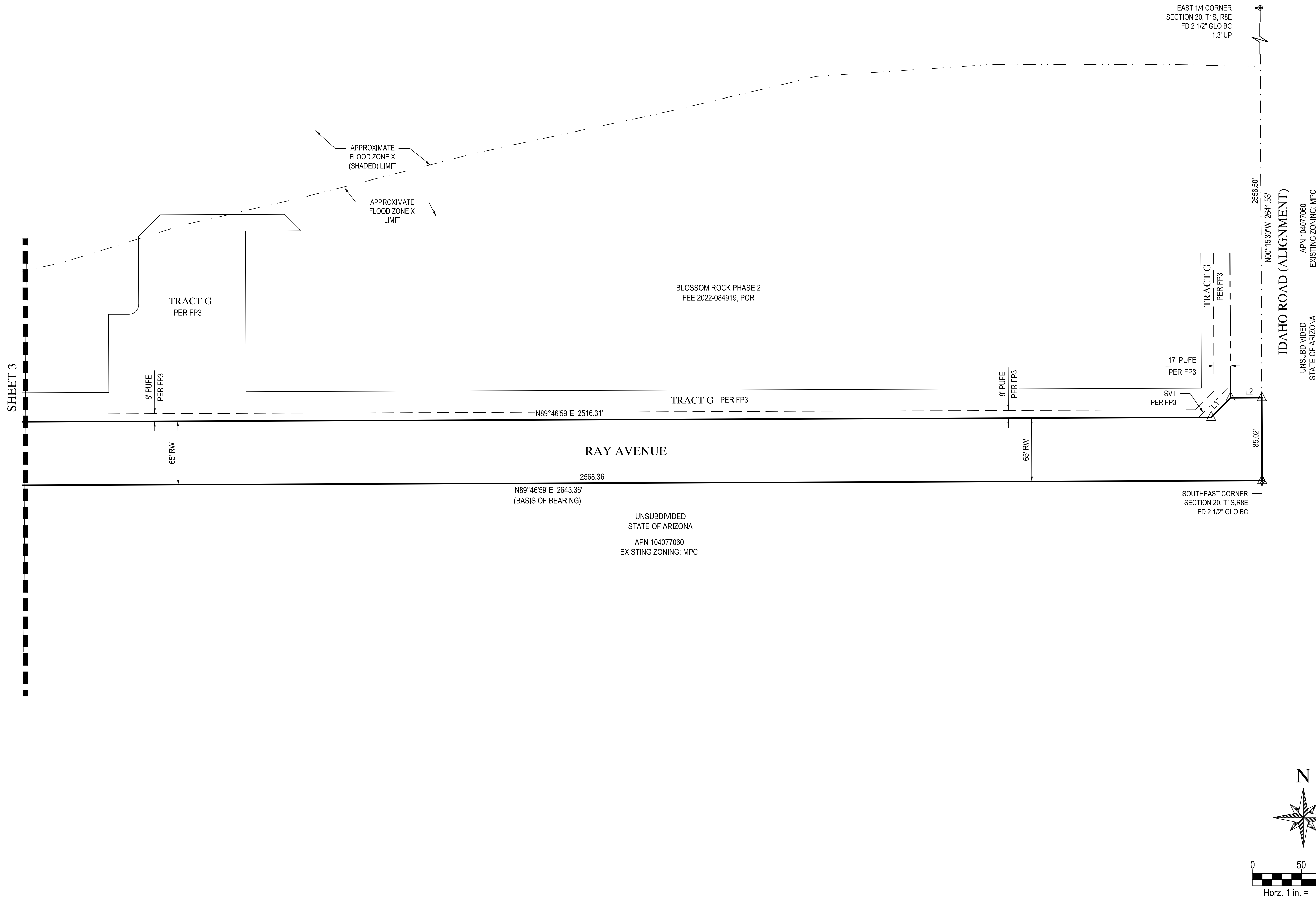
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FINAL PLAT FOR INFRASTRUCTURE  
SUPERSTITION VISTAS DEVELOPMENT UNIT 2 RAY AVENUE - PHASE 2  
APACHE JUNCTION, ARIZONA



CHECKED BY	BJD
CAD TECHNICIAN	JKP
SCALE	1" = 50'
DATE	03/29/2023
JOB NUMBER	WP# 215284.05
SHEET	4 OF 4



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