

DEDICATION

STATE OF ARIZONA }
COUNTY OF PINAL }SS

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 19.22" A PORTION OF THE NORTHEAST QUARTER 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 19.22" 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, M, N AND O 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:

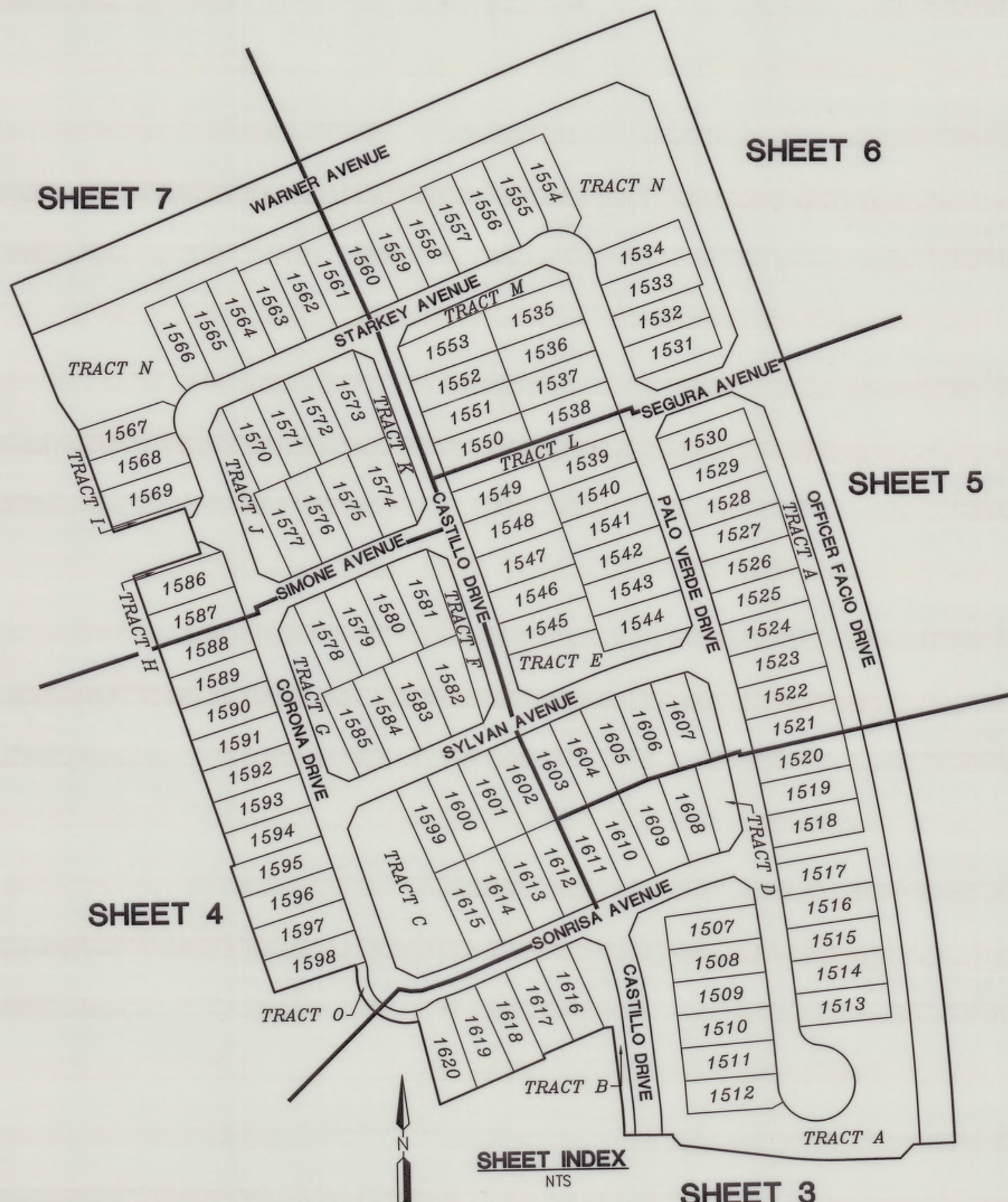
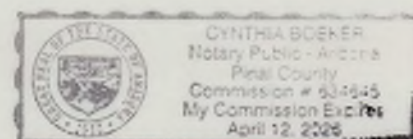
D.R. HORTON, INC., A DELAWARE CORPORATION, AS OWNER, HAS HEREUNDER CAUSED ITS NAME TO BE SIGNED AND THE SAME TO BE ATTESTED TO BY THE SIGNATURE OF JOSE L. CASTILLO, ITS VICE PRESIDENT THEREUNTO DULY

AUTHORIZED THIS 5th DAY OF August, 2025.

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

BY: 

ITS: VICE PRESIDENT



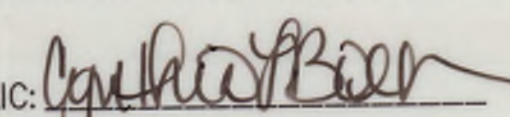
ACKNOWLEDGMENT

STATE OF ARIZONA }
COUNTY OF PINAL }SS

ON THIS 5th DAY OF August, 2025 BEFORE ME,

THE UNDERSIGNED, PERSONALLY APPEARED JOSE L. CASTILLO, WHO ACKNOWLEDGED HIMSELF 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.

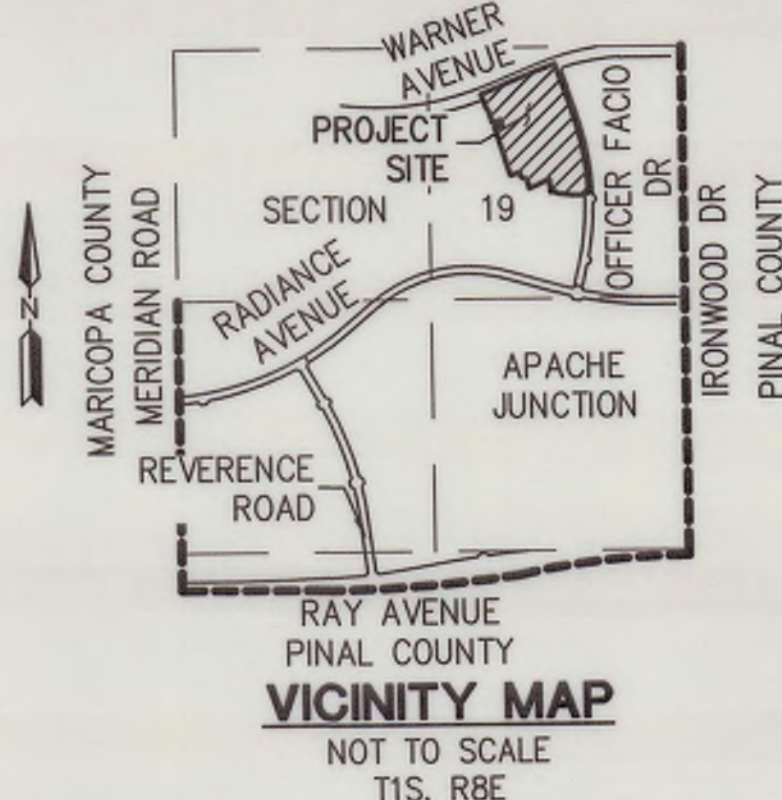
NOTARY PUBLIC:  MY COMMISSION EXPIRES: April 12, 2026

FINAL PLAT

FOR

"SUPERSTITION VISTAS -
PHASE 2B - PARCEL 19.22"

A PORTION OF THE NORTHEAST QUARTER 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°17'35"W ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 1 SOUTH, RANGE 8 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

SUPERSTITION VISTAS - PHASE 2B - PARCEL 19.22

WARNER AVENUE AND IRONWOOD DRIVE
APACHE JUNCTION, ARIZONA

FINAL PLAT

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STATUS: PROJ. NO.: 1635

DATE: AUG 2025

SCALE: NONE

DRAWN: GS/JLD

DWG. NO.

FP01

SHT. 1 OF 7

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 OR THE ABUTTING LOT, TRACT OR PARCEL OWNER.
2. CONSTRUCTION WITHIN PUBLIC UTILITY FACILITY EASEMENTS SHALL BE LIMITED TO UTILITIES, REMOVABLE FENCES AND DRIVEWAYS.
3. THE MAINTENANCE OF SIDEWALKS IN THE PUBLIC UTILITY FACILITY EASEMENTS SHALL BE THE RESPONSIBILITY OF THE HOMEOWNER'S ASSOCIATION.
4. THE MAINTENANCE OF LANDSCAPING WITHIN THE ROADWAY MEDIAN SHALL BE THE RESPONSIBILITY OF THE HOMEOWNER'S ASSOCIATION.
5. NO STRUCTURES, EARTHWORK OR OTHER CONSTRUCTION WILL 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 ENGINEER, FENCING WILL 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.
6. ALL TRACTS NOT DEDICATED TO THE CITY OF APACHE JUNCTION SHALL BE IMPROVED IN ACCORDANCE WITH THE APPROVED PLANS AND DEEDED TO THE HOMEOWNERS' ASSOCIATION AFTER RECORDATION OF THE PLAT.
7. MAINTENANCE OF THE DRAINAGE AREAS WITHIN THE TRACTS AND EASEMENTS SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS' ASSOCIATION. SHOULD THE ASSOCIATION NOT ADEQUATELY MAINTAIN THEM, THE GOVERNING ENTITY HAVING JURISDICTION OVER THE AREA IN WHICH THE TRACT OR THE EASEMENT IS LOCATED, AT ITS DISCRETION, MAY ENTER UPON AND MAINTAIN THE DRAINAGE AREAS, AND CHARGE THE HOMEOWNERS' ASSOCIATION THE COST OF THE MAINTENANCE.
8. 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.
9. 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.
10. 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.
11. SHOULD THE HOMEOWNERS' ASSOCIATION NOT PAY PROPERTY TAXES ON ANY TRACT 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 TRACT OR THE EASEMENT 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.

PARCEL 19.22 SITE SUMMARY TABLE		
ZONING	MPC	
OVERALL GROSS AREA	971,876 SQ.FT.	22.3112 AC.
OVERALL NET AREA	709,825 SQ.FT.	16.2953 AC.
TOTAL NUMBER OF LOTS	114	
TOTAL NUMBER OF TRACTS	15	
TOTAL LOT AREA	519,822 SQ.FT.	11.9335 AC.
TOTAL OPEN SPACE	190,004 SQ.FT.	4.3619 AC.
TOTAL RIGHT OF WAY	262,051 SQ.FT.	6.0159 AC.
OPEN SPACE PERCENTAGE	20%	
DENSITY (DU/AC): PER GROSS AREA	5.11	

TRACT TABLE			
TRACT	AREA (SQ.FT)	AREA (ACRES)	USE
TRACT A	59,587	1.3679	COMMON AREA & DRAINAGE
TRACT B	5,510	0.1265	COMMON AREA & DRAINAGE
TRACT C	17,273	0.3965	COMMON AREA & DRAINAGE
TRACT D	6,035	0.1386	COMMON AREA & DRAINAGE
TRACT E	7,983	0.1833	COMMON AREA & DRAINAGE
TRACT F	3,879	0.0891	COMMON AREA & DRAINAGE
TRACT G	6,407	0.1471	COMMON AREA & DRAINAGE
TRACT H	791	0.0181	COMMON AREA & DRAINAGE
TRACT I	821	0.0188	COMMON AREA & DRAINAGE
TRACT J	6,323	0.1452	COMMON AREA & DRAINAGE
TRACT K	3,887	0.0892	COMMON AREA & DRAINAGE
TRACT L	5,227	0.1200	COMMON AREA & DRAINAGE
TRACT M	4,248	0.0975	COMMON AREA & DRAINAGE
TRACT N	60,623	1.3917	COMMON AREA & DRAINAGE
TRACT O	1,411	0.0324	COMMON AREA & DRAINAGE

NOTES:

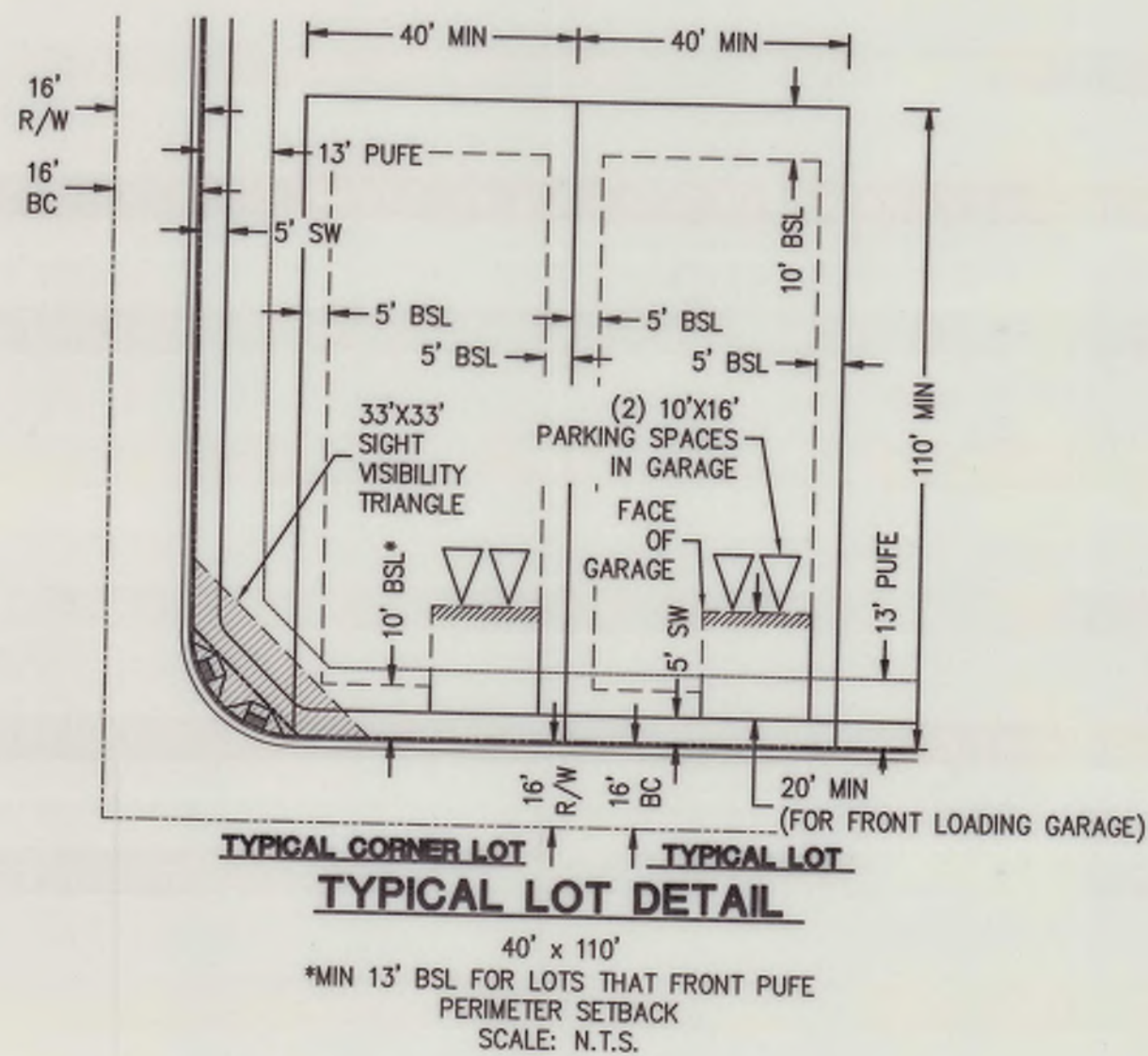
1. COMMON AREAS MAY INCLUDE OPEN SPACE, LANDSCAPING, PEDESTRIAN PATHS AND/OR AMENITIES.
2. SPECIFIC EASEMENTS THAT ARE BEING DEDICATED AS PART OF THIS PLAT ARE FULLY DELINEATED ON THE FOLLOWING SHEETS.
3. THE USES SHOWN IN THE TRACT TABLE ABOVE DO NOT INTEND TO GRANT EASEMENTS THAT ARE BLANKET IN NATURE OVER THE ENTIRE TRACT.

FLOOD ZONE DESIGNATION

THE FOLLOWING FLOOD PLAIN DESIGNATION AND ASSOCIATED COMMENTS ARE COPIED DIRECTLY FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) WEBSITE. HILGARTWILSON, LLC AND THE UNDERSIGNED REGISTERED PROFESSIONAL LAND SURVEYOR MAKE NO STATEMENT AS TO THE ACCURACY OR COMPLETENESS OF THE FOLLOWING FLOOD ZONE DESIGNATION STATEMENT.

THE SUBJECT PROPERTY IS LOCATED WITHIN THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S (FEMA) FLOOD INSURANCE RATE MAP (FIRM) PANEL NUMBER 04021C0200E, DATED DECEMBER 4, 2007, AND REVISED ACCORDING TO LOMR CASE NUMBER 24-09-0270P, DATED MARCH 6, 2025.

THE SUBJECT PROPERTY LIES WITHIN SHADED ZONE "X" WITH A DEFINITION OF: 0.2-PERCENT-ANNUAL-CHANCE FLOODPLAIN, AREAS OF 1-PERCENT-ANNUAL-CHANCE (BASE FLOOD) SHEET FLOW FLOODING WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT, AREAS OF BASE FLOOD STREAM FLOODING WITH A CONTRIBUTING DRAINAGE AREA OF LESS THAN 1 SQUARE MILE, OR AREAS PROTECTED FROM THE BASE FLOOD BY LEVEES. NO BFES OR DEPTHS ARE SHOWN IN THIS ZONE, AND INSURANCE PURCHASE IS NOT REQUIRED.



LOT TABLE		
LOT NO.	AREA (SQ.FT)	AREA (ACRES)
LOT : 1507	4,491	0.1031
LOT : 1508	4,511	0.1036
LOT : 1509	4,515	0.1037
LOT : 1510	4,514	0.1036
LOT : 1511	4,493	0.1031
LOT : 1512	4,490	0.1031
LOT : 1513	4,460	0.1024
LOT : 1514	4,454	0.1022
LOT : 1515	4,454	0.1022
LOT : 1516	4,460	0.1024
LOT : 1517	4,454	0.1022
LOT : 1518	4,453	0.1022
LOT : 1519	4,454	0.1022
LOT : 1520	4,454	0.1022
LOT : 1521	4,454	0.1022
LOT : 1522	4,454	0.1022
LOT : 1523	4,454	0.1022
LOT : 1524	4,454	0.1022
LOT : 1525	4,454	0.1022
LOT : 1526	4,454	0.1022

LOT TABLE		
LOT NO.	AREA (SQ.FT)	AREA (ACRES)
LOT : 1567	4,535	0.1041
LOT : 1568	4,525	0.1039
LOT : 1569	5,175	0.1188
LOT : 1570	4,440	0.1019
LOT : 1571	4,440	0.1019
LOT : 1572	4,440	0.1019
LOT : 1573	5,285	0.1213
LOT : 1574	5,216	0.1197
LOT : 1575	4,528	0.1039
LOT : 1576	4,440	0.1019
LOT : 1577	4,440	0.1019
LOT : 1578	4,440	0.1019
LOT : 1579	4,440	0.1019
LOT : 1580	4,512	0.1036
LOT : 1581	5,245	0.1204
LOT : 1582	5,231	0.1201
LOT : 1583	4,656	0.1069
LOT : 1584	4,440	0.1019
LOT : 1585	4,440	0.1019
LOT : 1586	4,950	0.1136

LOT TABLE		
LOT NO.	AREA (SQ.FT)	AREA (ACRES)
LOT : 1527	4,476	0.1028
LOT : 1528	4,475	0.1027
LOT : 1529	4,451	0.1022
LOT : 1530	4,400	0.1010
LOT : 1531	4,400	0.1010
LOT : 1532	4,400	0.1010
LOT : 1533	4,600	0.1056
LOT : 1534	4,686	0.1076
LOT : 1535	5,648	0.1297
LOT : 1536	4,400	0.1010
LOT : 1537	4,400	0.1010
LOT : 1538	4,400	0.1010
LOT : 1539	4,420	0.1015
LOT : 1540	4,451	0.1022
LOT : 1541	4,488	0.1030
LOT : 1542	4,484	0.1029
LOT : 1543	4,479	0.1028
LOT : 1544	4,986	0.1145
LOT : 1545	4,467	0.1025
LOT : 1546	4,471	0.1026

LOT TABLE		
LOT NO.	AREA (SQ.FT)	AREA (ACRES)
LOT : 1587	4,400	0.1010
LOT : 1588	4,400	0.1010
LOT : 1589	4,400	0.1010
LOT : 1590	4,400	0.1010
LOT : 1591	4,400	0.1010
LOT : 1592	4,400	0.1010
LOT : 1593	4,400	0.1010
LOT : 1594	4,400	0.1010
LOT : 1595	4,600	0.1056
LOT : 1596	4,600	0.1056
LOT : 1597	4,600	0.1056
LOT : 1598	4,649	0.1067
LOT : 1599	4,440	0.1019
LOT : 1600	4,440	0.1019
LOT : 1601	4,440	0.1019
LOT : 1602	4,440	0.1019
LOT : 1603	4,440	0.1019
LOT : 1604	4,440	0.1019
LOT : 1605	4,673	0.1073
LOT : 1606	4,695	0.1078

LOT TABLE		
LOT NO.	AREA (SQ.FT)	AREA (ACRES)
LOT : 1547	5,025	0.1154
LOT : 1548	4,991	0.1146
LOT : 1549	4,420	0.1015
LOT : 1550	4,440	0.1019
LOT : 1551	4,440	0.1019
LOT : 1552	4,440	0.1019
LOT : 1553	5,255	0.1206
LOT : 1554	4,726	0.1085
LOT : 1555	4,458	0.1023
LOT : 1556	4,600	0.1056
LOT : 1557	4,600	0.1056
LOT : 1558	4,400	0.1010
LOT : 1559	4,400	0.1010
LOT : 1560	4,400	0.1010
LOT : 1561	4,400	0.1010
LOT : 1562	4,400	0.1010
LOT : 1563	4,400	0.1010
LOT : 1564	4,600	0.1056
LOT : 1565	4,598	0.1056
LOT : 1566	4,418	0.1014

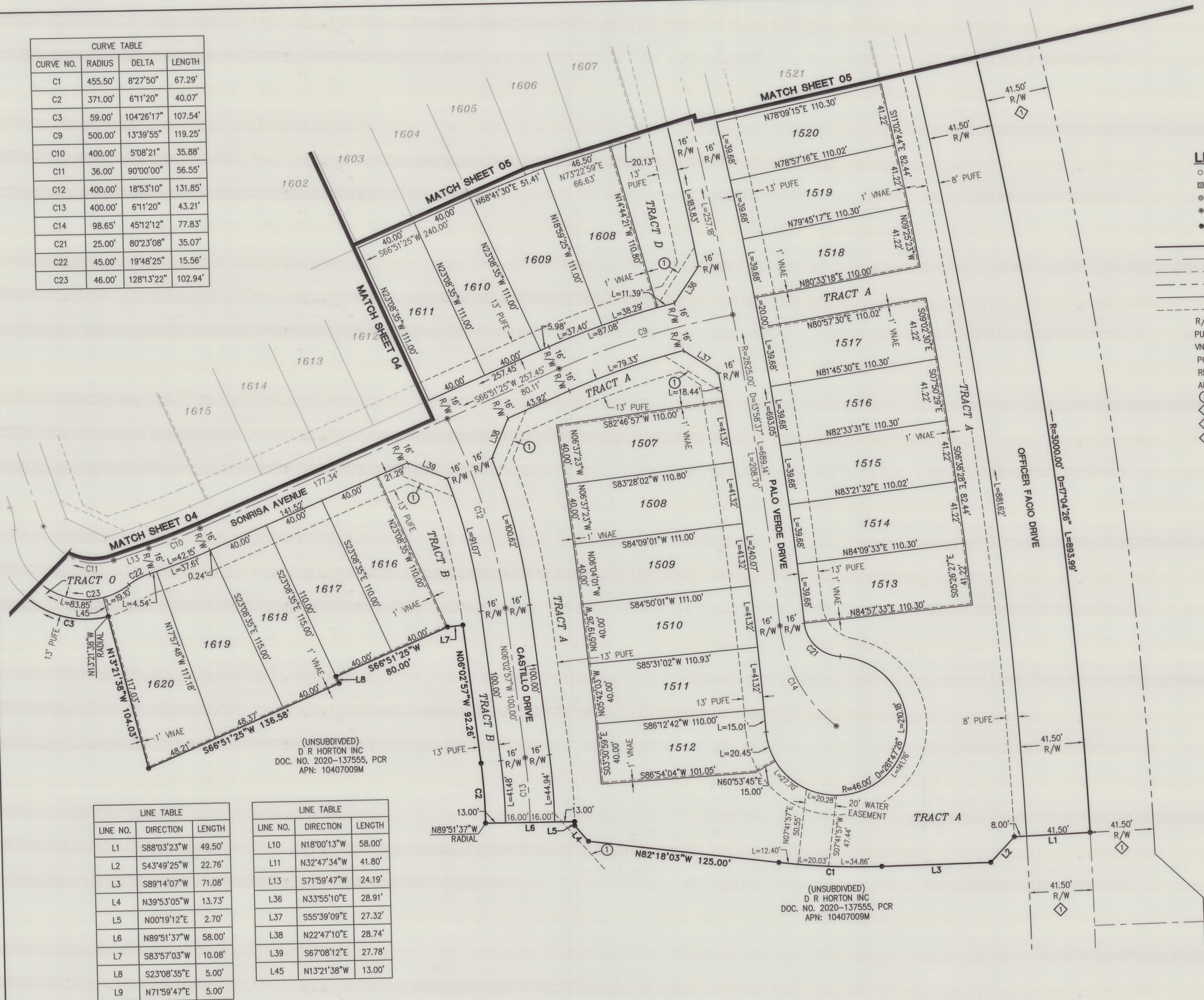
LOT TABLE		
LOT NO.	AREA (SQ.FT)	AREA (ACRES)
LOT : 1607	4,577	0.1051
LOT : 1608	4,689	0.1076
LOT : 1609	5,245	0.1204
LOT : 1610	4,440	0.1019
LOT : 1611	4,440	0.1019
LOT : 1612	4,440	0.1019
LOT : 1613	4,440	0.1019
LOT : 1614	4,440	0.1019
LOT : 1615	4,440	0.1019
LOT : 1616	4,400	0.1010
LOT : 1617	4,400	0.1010
LOT : 1618	4,600	0.1056
LOT : 1619	4,985	0.1144
LOT : 1620	5,044	0.1158



CURVE TABLE			
CURVE NO.	RADIUS	DELTA	LENGTH
C1	455.50'	8°27'50"	67.29'
C2	371.00'	6°11'20"	40.07'
C3	59.00'	104°26'17"	107.54'
C9	500.00'	13°39'55"	119.25'
C10	400.00'	5°08'21"	35.88'
C11	36.00'	90°00'00"	56.55'
C12	400.00'	18°53'10"	131.85'
C13	400.00'	6°11'20"	43.21'
C14	98.65'	45°12'12"	77.83'
C21	25.00'	80°23'08"	35.07'
C22	45.00'	19°48'25"	15.56'
C23	46.00'	128°13'22"	102.94'

LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L1	S88°03'23"W	49.50'
L2	S43°49'25"W	22.76'
L3	S89°14'07"W	71.08'
L4	N39°53'05"W	13.73'
L5	N00°19'12"E	2.70'
L6	N89°51'37"W	58.00'
L7	S83°57'03"W	10.08'
L8	S23°08'35"E	5.00'
L9	N71°59'47"E	5.00'

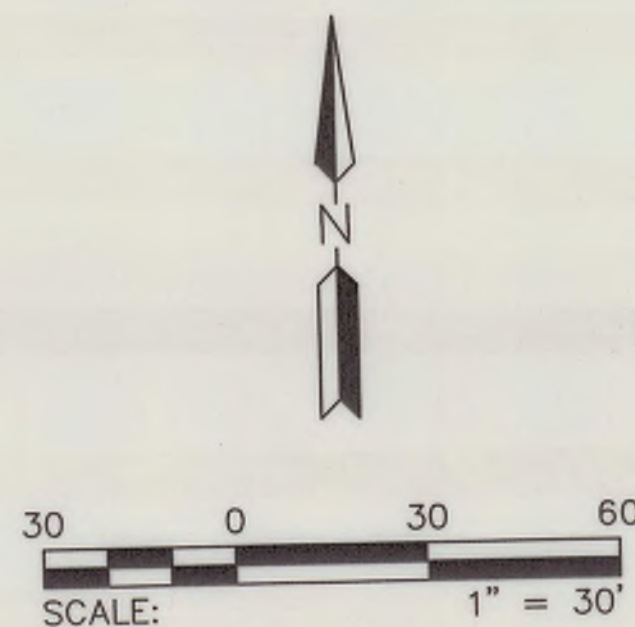
LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L10	N18°00'13"W	58.00'
L11	N32°47'34"W	41.80'
L13	S71°59'47"W	24.19'
L36	N33°55'10"E	28.91'
L37	S55°39'09"E	27.32'
L38	N22°47'10"E	28.74'
L39	S67°08'12"E	27.78'
L45	N13°21'38"W	13.00'



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
- ASSESSOR PARCEL NUMBER
- 33'X33' SIGHT VISIBILITY EASEMENT
- FEE NO. 2024-050713, PCR
- FEE NO. 2023-023735, PCR
- FEE NO. 2024-061057, PCR

- R/W
- PUFE
- VNAE
- PCR
- RLS
- APN
- ①
- ②
- ③



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PROJ. NO.: 1635 STATUS:

DATE: AUG 2025

MUNICIPAL TRACKING NO:

SV-23-36

DWG. NO.

FP03

SHT. 3 OF

HILGARTWILSON
HAS JOINED COLLIER 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 19.22
WARNER AVENUE AND IRONWOOD DRIVE
APACHE JUNCTION, ARIZONA

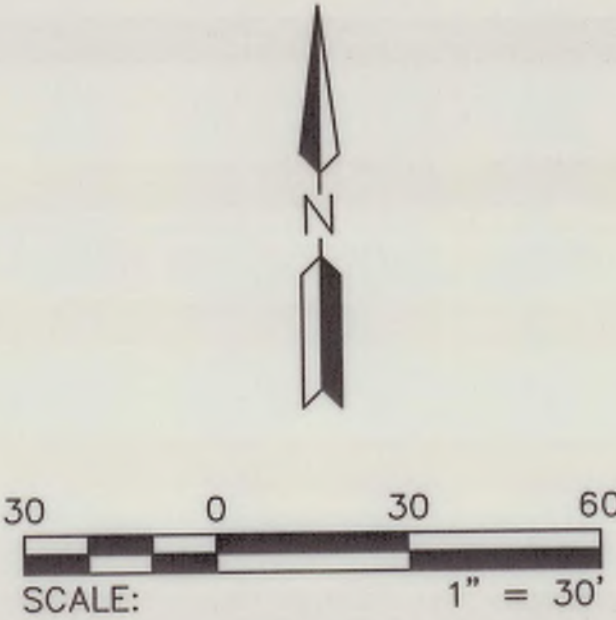
FINAL PLAT

LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L9	N71°59'47"E	5.00'
L12	N70°58'56"E	29.64'
L13	S71°59'47"W	24.19'
L27	S24°25'36"W	29.52'
L28	S63°58'40"E	28.37'
L30	N65°34'24"W	26.99'
L31	S24°25'36"W	29.52'
L40	S63°00'13"E	28.28'
L46	S71°59'47"W	13.00'

CURVE TABLE			
CURVE NO.	RADIUS	DELTA	LENGTH
C3	59.00'	104°26'17"	107.54'
C4	32.00'	19°04'53"	10.66'
C7	1000.00'	4°07'31"	72.00'
C10	400.00'	5°08'21"	35.88'
C11	36.00'	90°00'00"	56.55'
C23	46.00'	128°13'22"	102.94'
C24	45.00'	19°04'53"	14.99'

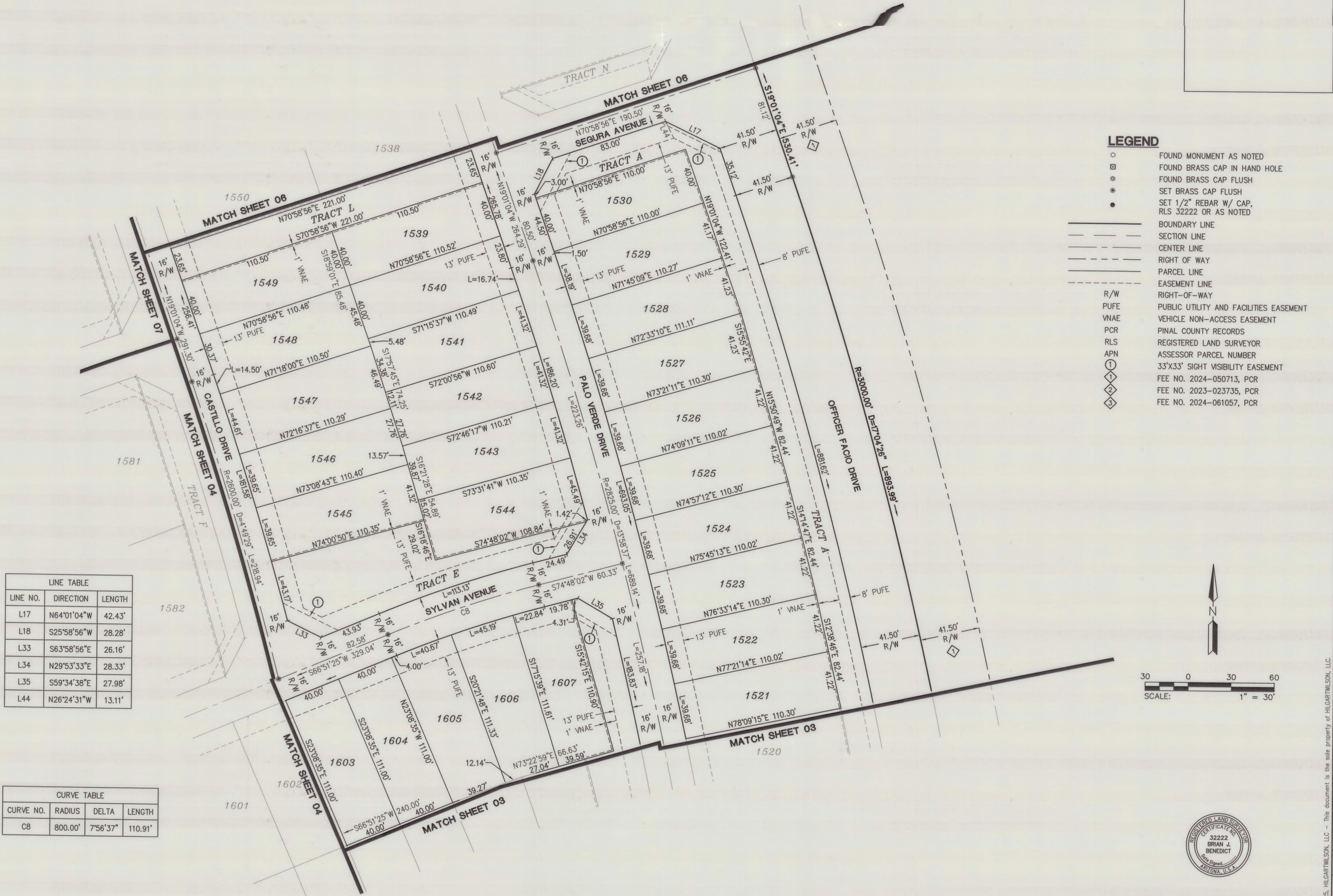
LEGEND

- 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
- - - ASSESSOR PARCEL NUMBER
① 33'X33' SIGHT VISIBILITY EASEMENT
② FEE NO. 2024-050713, PCR
③ FEE NO. 2023-023735, PCR
FEE NO. 2024-061057, PCR
- R/W
PUFE
VNAE
PCR
RLS
APN
①
②
③



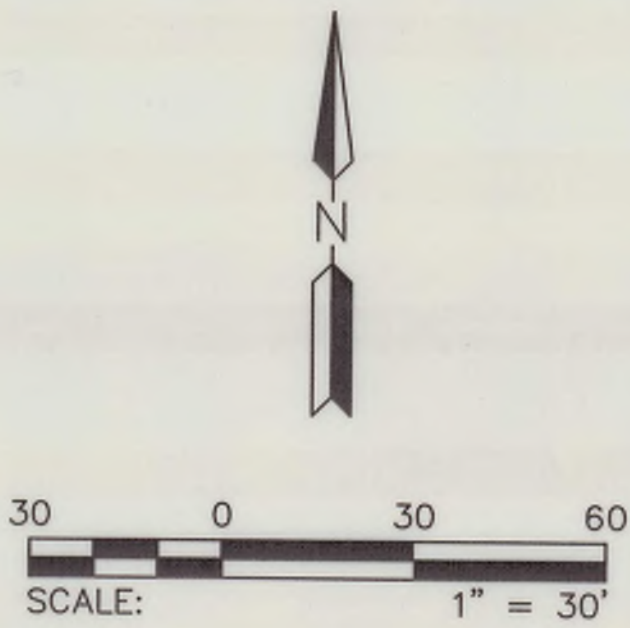
LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L17	N64°01'04"W	42.43'
L18	S25°58'56"W	28.28'
L33	S63°58'56"E	26.16'
L34	N29°53'33"E	28.33'
L35	S59°34'38"E	27.98'
L44	N26°24'31"W	13.11'

CURVE TABLE			
CURVE NO.	RADIUS	DELTA	LENGTH
C8	800.00'	7°56'37"	110.91'



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
- · - ASSESSOR PARCEL NUMBER
- · - 33'X33' SIGHT VISIBILITY EASEMENT
- · - FEE NO. 2024-050713, PCR
- · - FEE NO. 2023-023735, PCR
- · - FEE NO. 2024-061057, PCR
- R/W
- PUFE
- VNAE
- PCR
- RLS
- APN
- ①
- ②
- ③



SUPERSTITION VISTAS - PHASE 2B - PARCEL 19.22

WARNER AVENUE AND IRONWOOD DRIVE
APACHE JUNCTION, ARIZONA

FINAL PLAT

STATUS:

PROJ. NO.: 1635

DATE: AUG 2025

SCALE: AS SHOWN

DRAWN: CS/JLD

APPROVED: BJB

DWG. NO.
FP05
SHT. 5 OF 7

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NORTHWEST CORNER
SECTION 19, TOWNSHIP 1
SOUTH, RANGE 8 EAST
FOUND BRASS CAP GLO

NORTH QUARTER CORNER
SECTION 19, TOWNSHIP 1
SOUTH, RANGE 8 EAST
CALCULATED POSITION

S89°46'31"W 6184.01'
1333.13'

1305.38'

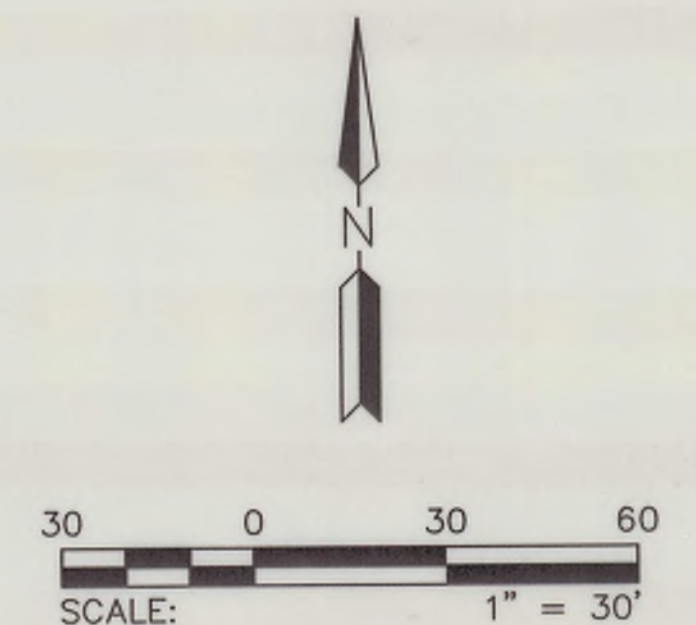
NORTHEAST CORNER
SECTION 19, TOWNSHIP 1
SOUTH, RANGE 8 EAST
FOUND PINAL COUNTY
PUBLIC WORKS BRASS CAP
IN HAND HOLE

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
- R/W 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
- ② FEE NO. 2024-050713, PCR
- ③ FEE NO. 2023-023735, PCR
- ④ FEE NO. 2024-061057, PCR

LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L15	S64°40'57"E	41.93'
L16	N25°58'56"E	42.43'
L19	S64°01'04"E	28.28'
L20	S66°04'49"E	27.25'
L21	N23°55'11"E	29.28'
L43	S11°37'37"E	13.11'

CURVE TABLE			
CURVE NO.	RADIUS	DELTA	LENGTH
C5	36.00'	94°07'31"	59.14'
C15	45.00'	19°04'53"	14.99'
C16	46.00'	132°17'17"	106.21'
C17	45.00'	19°04'53"	14.99'



EAST QUARTER CORNER
SECTION 19, TOWNSHIP 1
SOUTH, RANGE 8 EAST
FOUND PINAL COUNTY
PUBLIC WORKS BRASS CAP
IN HAND HOLE

SUPERSTITION VISTAS - PHASE 2B - PARCEL 19.22
WARNER AVENUE AND IRONWOOD DRIVE
APACHE JUNCTION, ARIZONA

FINAL PLAT

STATUS: PROJECT NO.: 16.35 DATE: AUG 2025 SCALE: AS SHOWN DRAWN: GS/JLD APPROVED: BJB

MUNICIPAL TRACKING NO: SV-23-36

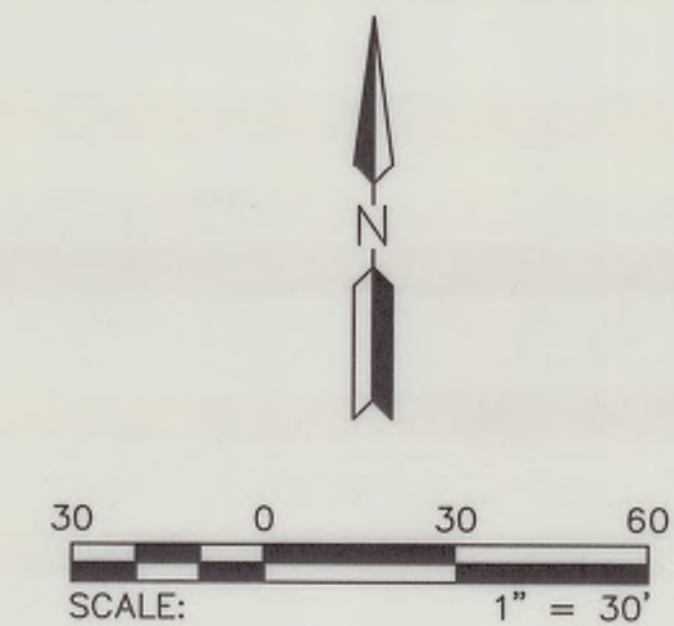
DWG. NO. FP06 SHT. 6 OF 7

LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L10	N18°00'13"W	58.00'
L11	N32°47'34"W	41.80'
L12	N70°58'56"E	29.64'
L14	N71°59'47"E	41.38'
L22	S66°04'49"E	27.25'
L23	N24°25'36"E	29.52'
L24	N26°59'47"E	28.28'
L25	N63°00'13"W	28.28'
L26	S65°34'24"E	26.99'
L29	N26°05'05"E	28.23'
L41	N18°00'13"W	13.00'
L42	N18°00'13"W	13.00'



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
R/W	RIGHT-OF-WAY
PUEF	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
①	FEE NO. 2024-050713, PCR
②	FEE NO. 2023-023735, PCR
③	FEE NO. 2024-061057, PCR



DWG. NO.		 HILGARTWILSON HAS JOINED COLLIER'S ENGINEERING & DESIGN 21447 S. GILBERT AVE. STE. 250 P: 602.480.0535 / F: 602.368.2436 PHOENIX, AZ 85028	
SHT. 7 OF 7		SUPERSTITION VISTAS - PHASE 2B - PARCEL 19.22 WARNER AVENUE AND IRONWOOD DRIVE APACHE JUNCTION, ARIZONA FINAL PLAT	
PROJ. NO.: 1635	STATUS:		
DATE: AUG 2025			
SCALE: AS SHOWN	MUNICIPAL TRACKING NO:		
DRAWN: GS/JLD	SV-23-36		
APPROVED: BJB			