

DEDICATION

STATE OF ARIZONA)

) ss.

COUNTY OF MARICOPA)

KNOW ALL MEN BY THESE PRESENTS:

THAT BROOKFIELD ASLD 8500 LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER, DOES HEREBY PUBLISH THIS FINAL PLAT FOR "BLOSSOM ROCK PHASE 3B", A PORTION OF THAT CERTAIN PARCEL OF LAND RECORDED IN FEE NUMBER 2020-137555, PINAL COUNTY RECORDS (PCR), 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 LOTS, TRACTS, STREETS AND EASEMENTS CONSTITUTING SAME, AND THAT THE LOTS, TRACTS AND STREETS SHALL BE KNOWN BY THE NAME, NUMBER, OR LETTER GIVEN TO EACH.

OWNER HEREBY DEDICATES AND CONVEYS TO THE CITY OF APACHE JUNCTION, IN FEE, ALL REAL PROPERTY DESIGNATED ON THIS PLAT AS "RIGHT-OF-WAY" OR "RW" FOR USE AS PUBLIC RIGHT-OF-WAY.

EASEMENTS ARE DEDICATED FOR THE PURPOSES SHOWN.

OWNER HEREBY GRANTS TO THE CITY OF APACHE JUNCTION A PERMANENT, NON-EXCLUSIVE EASEMENT OVER, ACROSS, UNDER AND UPON ALL AREAS DESIGNATED ON THIS PLAT AS SIGHT VEHICULAR TRIANGLE ("SVT") FOR THE PURPOSE OF ESTABLISHING AREAS WITHIN WHICH NO LANDSCAPING MAY BE INSTALLED OTHER THAN GROUND COVER, FLOWERS AND GRANITE LESS THAN 3 FOOT (MATURE) IN HEIGHT, AND/OR TREES WITH BRANCHES NO LESS THAN 8 FEET ABOVE GROUND, WHICH TREES, IF ANY, MUST BE SPACED NOT LESS THAN 8 FEET A PART.

TRACTS P, Q, R AND S ARE NOT TO BE CONSTRUED TO BE DEDICATED TO THE PUBLIC OR CITY, BUT WILL BE DEEDED TO THE BLOSSOM ROCK COMMUNITY ALLIANCE OR BLOSSOM ROCK RESIDENTIAL ASSOCIATION, AS APPLICABLE, FOR ITS USE AND ENJOYMENT AS MORE FULLY SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND SAID ORGANIZATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE THEREOF.

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, STREETLIGHTS, 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 FORGOING, 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 SHOWN. UNLESS APPROVED OTHERWISE BY THE CITY OF APACHE JUNCTION, ALL EASEMENTS CREATED BY THIS PLAT ARE PERPETUAL AND NONEXCLUSIVE EASEMENTS.

WITHOUT LIMITING IN ANY MANNER THE DEDICATIONS AND RIGHTS CREATED IN FAVOR OF THE CITY OF APACHE JUNCTION, ARIZONA BY THIS FINAL PLAT, THE COSTS OF PUBLIC INFRASTRUCTURE CONSTRUCTED OR INSTALLED IN THE RIGHTS OF WAY OR PUBLIC EASEMENTS OR IN ADJOINING TRACTS SHOWN ON THIS FINAL PLAT, TO THE EXTENT THAT IT IS COMPRISED OF CFD-ELIGIBLE IMPROVEMENTS, MAY BE FINANCED WITH, AND BROOKFIELD ASLD 8500 LLC REIMBURSED BY, THE PROCEEDS OF BONDS ISSUED BY THE SUPERSTITION VISTAS COMMUNITY FACILITIES DISTRICT NO. 2 (CITY OF APACHE JUNCTION, ARIZONA), IN ACCORDANCE WITH THE TERMS OF THE DEVELOPMENT, FINANCING PARTICIPATION AND INTERGOVERNMENTAL AGREEMENT FOR SUPERSTITION VISTAS COMMUNITY FACILITIES DISTRICT NO. 2 (CITY OF APACHE JUNCTION, ARIZONA), DATED AS OF OCTOBER 15, 2021, RECORDED IN THE OFFICE OF THE PINAL COUNTY, ARIZONA, RECORDER, AS FEE NO. 2021-131167, AS AMENDED FROM TIME TO TIME.

OWNER HEREBY GRANTS TO THE CITY OF APACHE JUNCTION AND THE SUPERSTITION VISTAS COMMUNITY FACILITIES DISTRICT NO. 2 ("CFD") A PERMANENT, NON-EXCLUSIVE EASEMENT OVER, ACROSS, UNDER AND UPON PARCEL 1 SHOWN ON THIS FINAL PLAT FOR THE PURPOSE OF PUBLIC USE AND ENJOYMENT; PROVIDED THAT THE CITY OF APACHE JUNCTION AND THE CFD SHALL HAVE NO OBLIGATION WHATSOEVER FOR INSTALLING, CONSTRUCTING, MAINTAINING, REPLACING, REPAIRING OR OPERATING SUCH PARCEL OR ANY IMPROVEMENTS OR LANDSCAPING WITHIN SUCH PARCEL, AND SHALL HAVE NO OBLIGATION FOR ANY CLAIMS ARISING OUT OF ANY PRIVATE OR PUBLIC USE OF SUCH PARCEL, AND PROVIDED FURTHER THAT (I) OWNER HEREBY EXPRESSLY RESERVES FROM THE FOREGOING GRANT OF EASEMENT, TOGETHER WITH THE RIGHT TO TRANSFER THE SAME, THE RIGHT TO ENTER UPON, USE AND IMPROVE SUCH PARCEL, INCLUDING THE RIGHT TO INSTALL, MAINTAIN, REPAIR AND REPLACE SUCH IMPROVEMENTS AS IT OR ITS SUCCESSOR OR ASSIGNEE MAY FROM TIME TO TIME DEEM DESIRABLE, SUBJECT ONLY TO ORDINARY APPROVALS BY THE CITY OF APACHE JUNCTION, WHICH ENTRY, USE AND IMPROVEMENTS SHALL NOT BE INCONSISTENT WITH, AND SHALL NOT UNREASONABLY INTERFERE WITH, THE FOREGOING EASEMENT, AND (II) ALL PERSONS AND ENTITIES EXERCISING THE FOREGOING EASEMENT RIGHTS SHALL AVOID ANY DAMAGE TO SUCH PARCEL AND ANY IMPROVEMENTS LOCATED AT ANY TIME THEREIN, AND THE FOREGOING EASEMENT IS GRANTED ON THE CONDITION THAT ALL PERSONS AND ENTITIES EXERCISING SUCH EASEMENT RIGHTS, OTHER THAN THE CITY OF APACHE JUNCTION AND THE CFD, SHALL HOLD THE CITY OF APACHE JUNCTION HARMLESS FOR, FROM AND AGAINST ANY AND ALL DAMAGES, LIABILITIES OR EXPENSES WHICH MAY RESULT FROM THEIR EXERCISE OF THE FOREGOING EASEMENT RIGHTS.

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:

BROOKFIELD ASLD 8500 LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER, 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: _____

ITS: _____

BY: _____

ITS: _____

FINAL PLAT
FOR
BLOSSOM ROCK PHASE 3B

A PORTION OF THAT CERTAIN PARCEL OF LAND, RECORDED IN FEE NUMBER 2020-137555, PINAL COUNTY RECORDS (PCR), LYING WITHIN SECTION 20, TOWNSHIP 1 SOUTH, RANGE 8 EAST, OF THE GILA AND SALT RIVER MERIDIAN, APACHE JUNCTION, ARIZONA

OWNER

BROOKFIELD ASLD 8500 LLC
14648 N SCOTTSDALE ROAD., SUITE 290
SCOTTSDALE, ARIZONA 85254
PHONE: 602-903-7506
CONTACT: ERIC J. 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.

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."

NOTES

1. 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.
2. CONSTRUCTION WITHIN UTILITY EASEMENTS SHALL BE LIMITED TO UTILITIES, REMOVABLE FENCES AND DRIVEWAYS.

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

ACKNOWLEDGMENT

STATE OF ARIZONA)
) ss.
COUNTY OF MARICOPA)

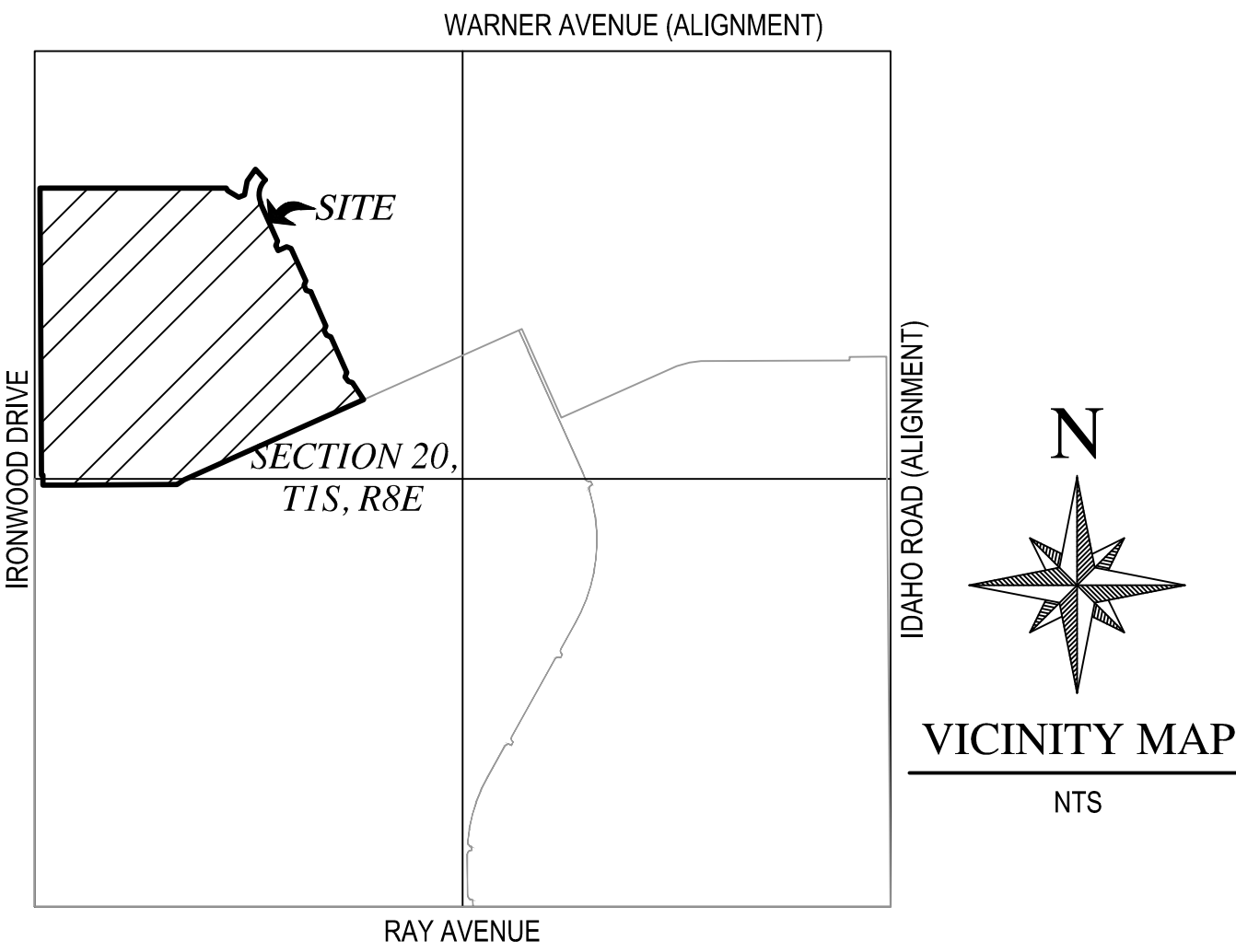
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____, BY

_____, THE _____ AND _____, THE _____

_____ OF BROOKFIELD ASLD 8500 LLC, A DELAWARE LIMITED LIABILITY COMPANY, ON BEHALF THEREOF.

NOTARY PUBLIC _____

MY COMMISSION EXPIRES _____



NOTES (CONTINUED)

3. 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.
4. MAINTENANCE OF THE DRAINAGE AREAS WITHIN THE TRACTS 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 LOT OR TRACT. 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 BLOSSOM ROCK COMMUNITY ALLIANCE OR BLOSSOM ROCK RESIDENTIAL ASSOCIATION, AS APPLICABLE, OR THE OWNER OF THE UNDERLYING LOT OR TRACT, THE COST OF THE MAINTENANCE.
5. ALL TRACTS NOT DEDICATED TO THE CITY OF APACHE JUNCTION SHALL BE IMPROVED IN ACCORDANCE WITH THE APPROVED PLANS AND DEEDED TO THE BLOSSOM ROCK COMMUNITY ALLIANCE OR BLOSSOM ROCK RESIDENTIAL ASSOCIATION, AS APPLICABLE, AFTER RECORDATION OF THE PLAT.
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 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.
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 IS THE RESPONSIBILITY OF THE APPLICABLE LOT 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.

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 TRACTS AND PARCELS ARE STAKED OR WILL BE STAKED AND 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
BLOSSOM ROCK PHASE 3B
APACHE JUNCTION, ARIZONA



CHECKED BY	BJD
CAD TECHNICIAN	MR
SCALE	NTS
DATE	04/08/2025
JOB NUMBER	WP# 235498.02
SHEET	1 OF 14

2:\Blossom Rock\2022\2025\08-11\Survey\Plat\45498-02.dwg

SITE MAP LINE TABLE (THIS SHEET ONLY)		
LINE	BEARING	DISTANCE
L1	N89°42'59"E	65.00'
L2	N00°17'35"W	52.97'
L3	S28°54'02"E	17.96'
L4	S59°06'44"E	74.66'
L5	N68°01'00"E	36.58'
L6	N11°37'53"E	84.02'
L7	N35°08'51"E	84.02'
L8	S43°05'39"E	84.33'
L9	S24°06'48"E	246.00'
L10	S20°53'12"W	28.28'
L11	S24°06'48"E	32.00'
L12	N65°53'12"E	56.82'
L13	S69°06'48"E	28.28'
L14	S24°06'48"E	210.00'
L15	S20°53'12"W	28.28'
L16	S24°06'48"E	32.00'
L17	S69°06'48"E	28.28'
L18	S24°06'48"E	220.00'
L19	S20°53'12"W	28.28'
L20	S24°06'48"E	32.00'

SITE MAP LINE TABLE (THIS SHEET ONLY)		
LINE	BEARING	DISTANCE
L21	S69°06'48"E	28.28'
L22	S24°06'48"E	230.00'
L23	S20°53'12"W	28.28'
L24	S33°57'22"E	32.48'
L25	S73°48'50"E	25.87'
L26	S33°30'51"E	119.88'
L27	S56°39'14"W	49.58'
L28	N00°17'01"W	6.19'
L29	N00°17'35"W	52.96'
L30	S89°42'25"W	8.00'

SITE MAP CURVE TABLE (THIS SHEET ONLY)					
CURVE	DELTA	RADIUS	ARC	CHORD BEARING	CHORD
C1	71°01'09"	121.82'	151.00'	S11°23'46"W	141.52'

LEGEND

	CORNER OF THIS SUBDIVISION SET MONUMENT W/RLS TAG OR CAP UNLESS OTHERWISE NOTED
	SURVEY MONUMENT FOUND AS NOTED
	CENTERLINE MONUMENTATION - SET BRASS CAP FLUSH UPON COMPLETION OF PROJECT PER MAG STANDARD DETAIL 120-1, TYPE "B"
	BRASS CAP
	BRASS CAP IN HANDHOLE
	FOUND
	GENERAL LAND OFFICE
	PINAL COUNTY DEPARTMENT OF PUBLIC WORKS
	PINAL COUNTY HIGHWAY DEPARTMENT
	PINAL COUNTY RECORDS
	PUBLIC UTILITY AND FACILITY EASEMENT
	POINT OF BEGINNING
	POINT OF COMMENCEMENT
	RIGHT-OF-WAY
	SIGHT VEHICULAR TRIANGLE
	VEHICULAR NON-ACCESS EASEMENT
	BOUNDARY LINE
	PARCEL/TRACT/ LOT LINE
	SECTION LINE
	RIGHT-OF-WAY LINE
	EASEMENT LINE AS NOTED

DESCRIPTION

A PORTION OF THAT CERTAIN PARCEL OF LAND RECORDED IN FEE NUMBER 2020-137555, PINAL COUNTY RECORDS (PCR), LYING WITHIN 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 WEST QUARTER CORNER OF SAID SECTION 20, A 3-INCH PINAL COUNTY HIGHWAY DEPARTMENT BRASS CAP IN HANDHOLE, FROM WHICH THE NORTHWEST CORNER OF SAID SECTION, A 3-INCH PINAL COUNTY DEPARTMENT OF PUBLIC WORKS BRASS CAP IN HANDHOLE, BEARS NORTH 00°17'35" WEST (BASIS OF BEARING), A DISTANCE OF 2641.12 FEET;

THENCE ALONG THE EAST-WEST MID-SECTION LINE OF SAID SECTION, NORTH 89°42'59" EAST, A DISTANCE OF 65.00 FEET, TO THE EASTERLY RIGHT-OF-WAY LINE OF IRONWOOD DRIVE, RECORDED IN SUPERSTITION VISTAS DEVELOPMENT UNITS 1 AND 2 IRONWOOD DRIVE - PHASE 1, RECORDED IN FEE NUMBER 2022-084916, PCR;

THENCE LEAVING SAID MID-SECTION LINE, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, NORTH 00°17'35" WEST, A DISTANCE OF 52.97 FEET, TO THE **POINT OF BEGINNING**;

THENCE ALONG THE EASTERLY RIGHT-OF-WAY LINE OF IRONWOOD DRIVE, RECORDED IN SUPERSTITION VISTAS DEVELOPMENT UNITS 1 AND 2 IRONWOOD DRIVE - PHASE 2, RECORDED IN FEE NUMBER 2023-023735, PCR, NORTH 00°17'35" WEST, A DISTANCE OF 1698.28 FEET, TO THE SOUTHWEST CORNER OF PARCEL A, PHASE 3 COMMERCIAL, RECORDED IN FEE NUMBER 2024-061061, PCR;

THENCE LEAVING SAID EASTERLY RIGHT-OF-WAY LINE, ALONG THE SOUTH LINE OF SAID PARCEL A, NORTH 90°00'00" EAST, A DISTANCE OF 1101.97 FEET, TO THE SOUTHEAST CORNER OF SAID PARCEL A;

THENCE LEAVING SAID SOUTH LINE, SOUTH 28°54'02" EAST, A DISTANCE OF 17.96 FEET;

THENCE SOUTH 59°06'44" EAST, A DISTANCE OF 74.66 FEET;

THENCE NORTH 68°01'00" EAST, A DISTANCE OF 36.58 FEET;

THENCE NORTH 11°37'53" EAST, A DISTANCE OF 84.02 FEET;

THENCE NORTH 35°08'51" EAST, A DISTANCE OF 84.02 FEET;

THENCE SOUTH 43°05'39" EAST, A DISTANCE OF 84.33 FEET, TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE;

THENCE SOUTHERLY ALONG SAID NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 121.82 FEET, CONCAVE EASTERLY, WHOSE RADIUS BEARS SOUTH 43°05'39" EAST, THROUGH A CENTRAL ANGLE OF 71°01'09", A DISTANCE OF 151.00 FEET, TO THE CURVES END;

THENCE SOUTH 24°06'48" EAST, A DISTANCE OF 246.00 FEET;

THENCE SOUTH 20°53'12" WEST, A DISTANCE OF 28.28 FEET;

THENCE SOUTH 24°06'48" EAST, A DISTANCE OF 32.00 FEET;

THENCE NORTH 65°53'12" EAST, A DISTANCE OF 56.82 FEET;

THENCE SOUTH 69°06'48" EAST, A DISTANCE OF 28.28 FEET;

THENCE SOUTH 24°06'48" EAST, A DISTANCE OF 210.00 FEET;

THENCE SOUTH 20°53'12" WEST, A DISTANCE OF 28.28 FEET;

THENCE SOUTH 24°06'48" EAST, A DISTANCE OF 32.00 FEET;

THENCE SOUTH 69°06'48" EAST, A DISTANCE OF 28.28 FEET;

THENCE SOUTH 24°06'48" EAST, A DISTANCE OF 230.00 FEET;

THENCE SOUTH 20°53'12" WEST, A DISTANCE OF 28.28 FEET;

THENCE SOUTH 24°06'48" EAST, A DISTANCE OF 32.00 FEET;

THENCE SOUTH 69°06'48" EAST, A DISTANCE OF 28.28 FEET;

THENCE SOUTH 24°06'48" EAST, A DISTANCE OF 230.00 FEET;

THENCE SOUTH 20°53'12" WEST, A DISTANCE OF 28.28 FEET;

THENCE SOUTH 33°57'22" EAST, A DISTANCE OF 32.48 FEET;

THENCE SOUTH 73°48'50" EAST, A DISTANCE OF 25.87 FEET;

THENCE SOUTH 33°30'51" EAST, A DISTANCE OF 119.88 FEET, TO THE NORTHERLY LINE OF BLOSSOM ROCK PHASE 1, RECORDED IN FEE NUMBER 2022-084918, PCR;

THENCE ALONG SAID NORTHERLY LINE, SOUTH 65°53'12" WEST, A DISTANCE OF 1162.94 FEET;

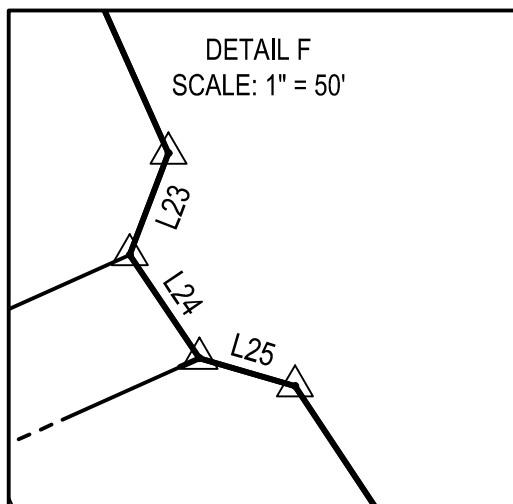
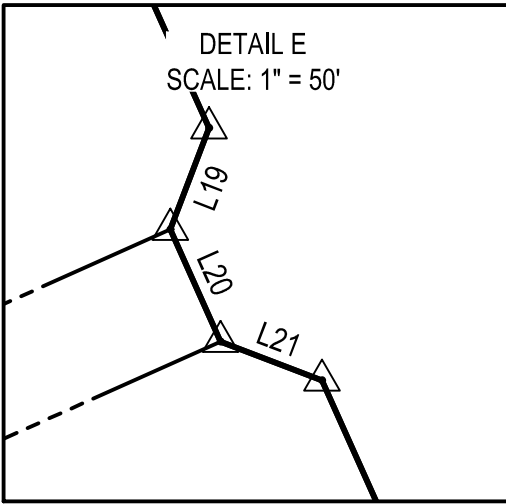
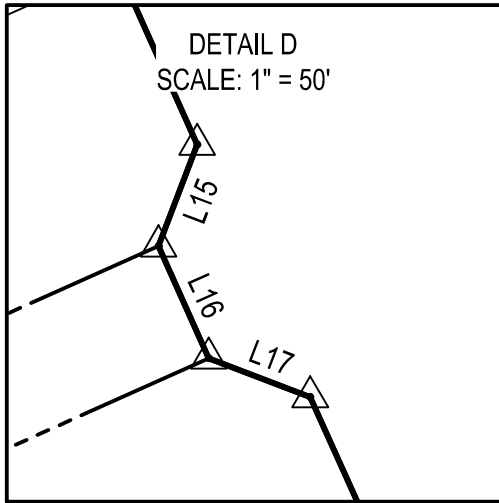
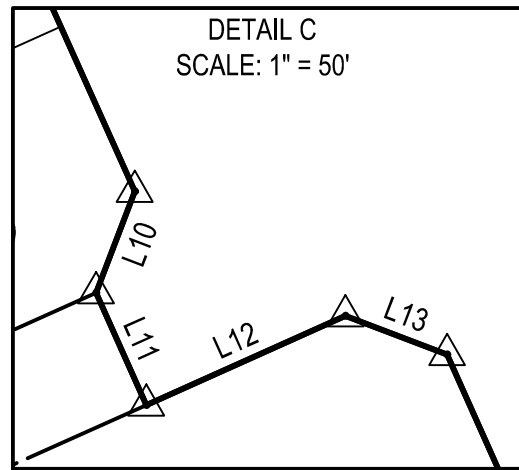
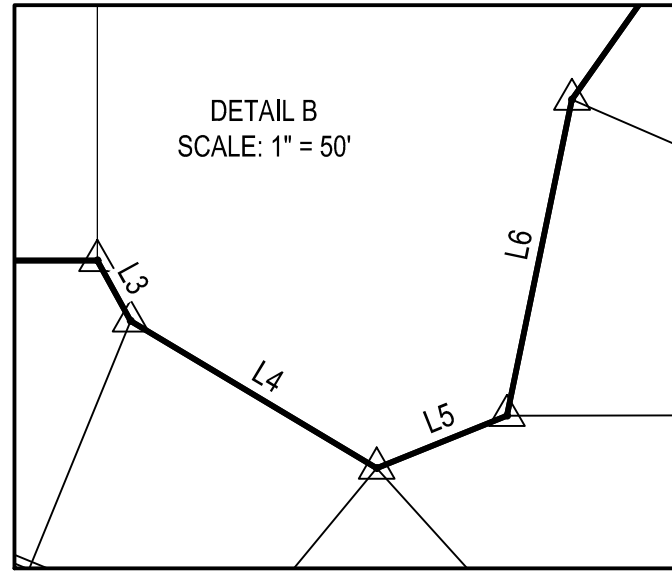
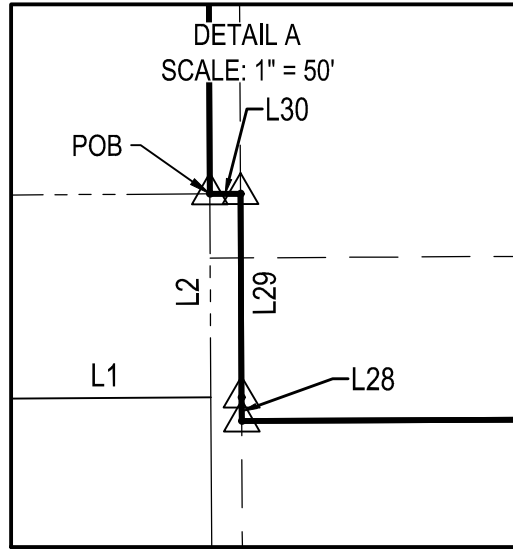
THENCE SOUTH 56°39'14" WEST, A DISTANCE OF 49.58 FEET;

THENCE SOUTH 89°42'59" WEST, A DISTANCE OF 793.08 FEET;

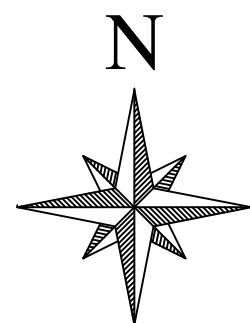
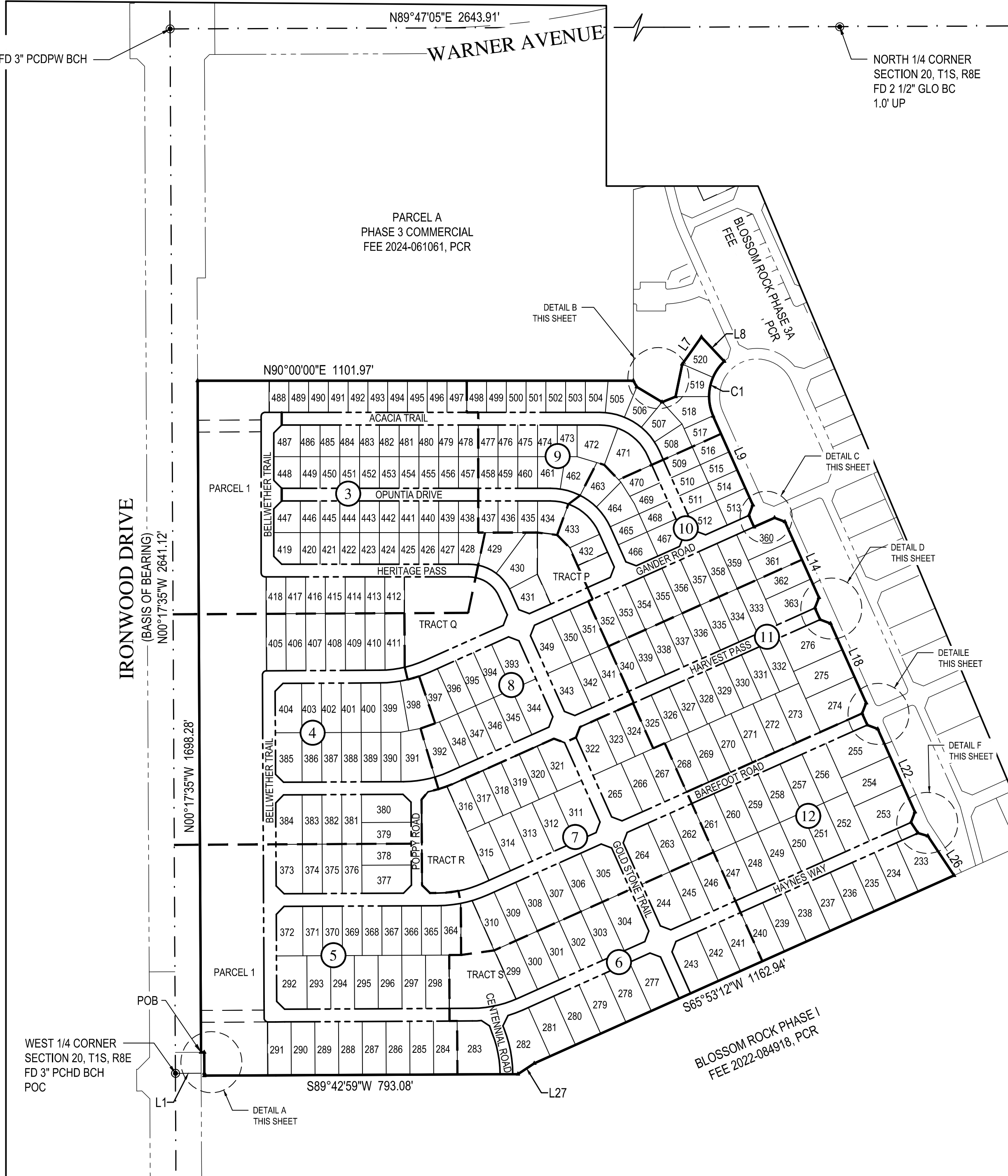
THENCE NORTH 00°17'01" WEST, A DISTANCE OF 6.19 FEET, TO SAID MID-SECTION LINE;

THENCE LEAVING SAID MID-SECTION LINE, NORTH 00°17'35" WEST, A DISTANCE OF 52.96 FEET;

THENCE SOUTH 89°42'25" WEST, A DISTANCE OF 8.00 FEET, TO THE **POINT OF BEGINNING**.



NORTHWEST CORNER
SECTION 20, T1S, R8E,
FD 3" PCDPW BCH



0 200 400
Horz. 1 in. = 200 ft.

WOOD
PATEL

Wood, Patel & Associates, Inc.

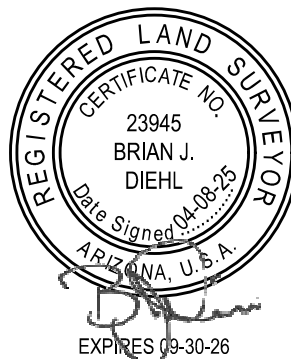
Civil Engineering
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FINAL PLAT

BLOSSOM ROCK PHASE 3B
APACHE JUNCTION, ARIZONA



CHECKED BY BJD

CAD TECHNICIAN MR

SCALE 1" = 200'

DATE 04/08/2025

JOB NUMBER WP# 235498.02

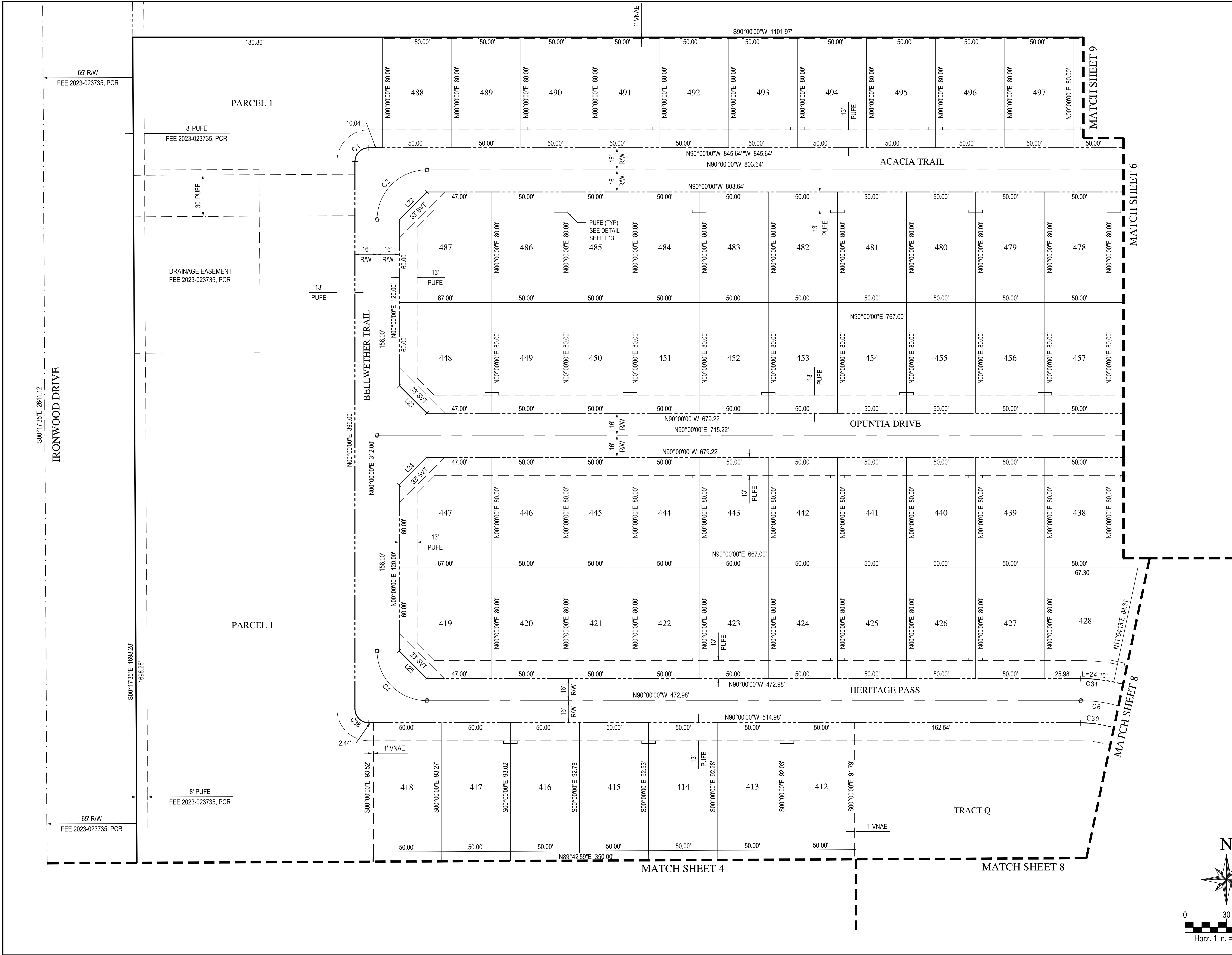
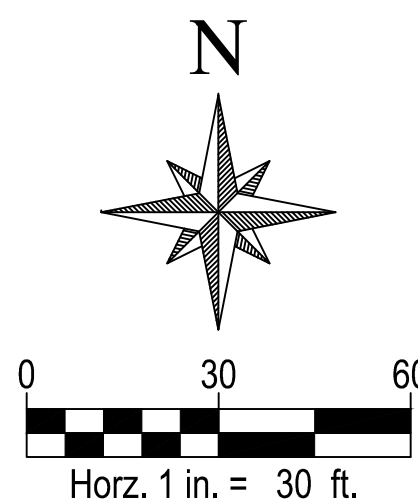
SHEET 2 OF 14

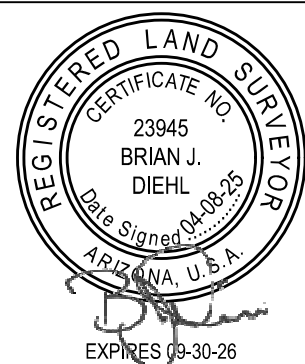
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FINAL PLAT
BLOSSOM ROCK PHASE 3B
APACHE JUNCTION, ARIZONA



CHECKED BY BJD
CAD TECHNICIAN MR
SCALE 1" = 30'
DATE 04/08/2025
JOB NUMBER WP# 235498.02
SHEET 3 OF 14





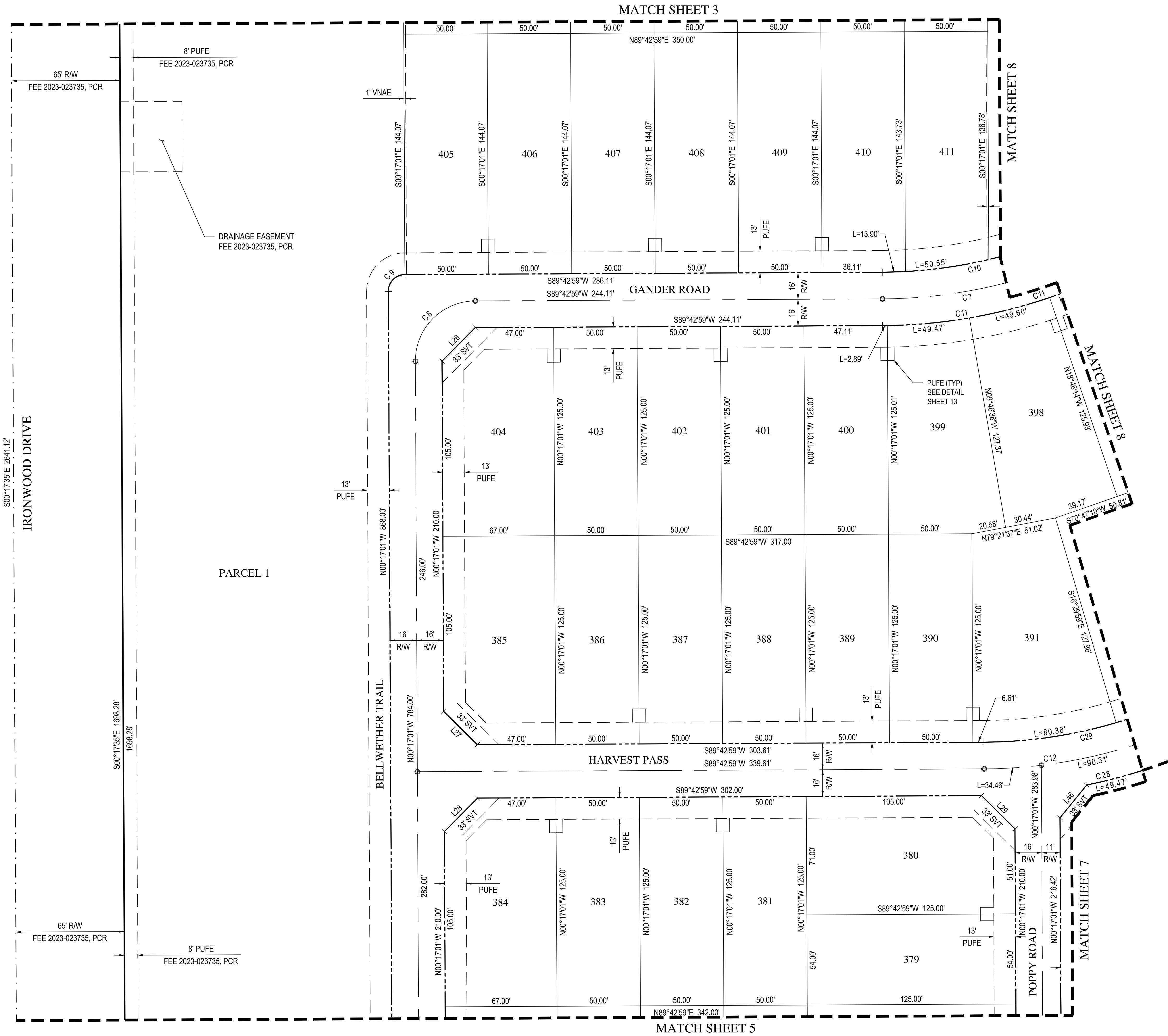
CHECKED BY BJD
CAD TECHNICIAN MR
SCALE 1" = 30'
DATE 04/08/2025
JOB NUMBER WP# 235498.02
SHEET 4 OF 14

CURVE TABLE			
CURVE	DELTA	RADIUS	ARC
C1	90°00'00"	10.00'	15.71'
C2	90°00'00"	36.00'	56.55'
C3	71°01'09"	121.82'	151.00'
C4	90°00'00"	36.00'	56.55'
C5	90°00'00"	10.00'	15.71'
C6	65°53'12"	100.00'	114.99'
C7	23°49'48"	300.00'	124.77'
C8	90°00'00"	36.00'	56.55'
C9	90°00'00"	10.00'	15.71'
C10	10°11'54"	284.00'	50.55'
C11	8°58'11"	316.00'	49.47'
C12	23°49'48"	300.00'	124.77'
C13	90°00'00"	36.00'	56.55'
C14	79°28'16"	10.00'	13.87'
C15	22°58'46"	284.00'	113.90'
C16	23°49'48"	300.00'	124.77'
C17	4°12'07"	316.00'	23.17'
C18	3°29'17"	316.00'	19.24'
C19	1°24'28"	284.00'	6.98'
C20	21°28'32"	284.00'	106.45'
C21	21°28'32"	316.00'	118.44'
C22	7°11'17"	316.00'	39.64'
C23	9°06'20"	300.00'	47.68'
C24	21°28'32"	300.00'	112.45'
C25	23°49'48"	284.00'	118.12'
C26	23°49'48"	300.00'	124.77'
C27	9°07'45"	316.00'	50.35'
C28	8°58'14"	316.00'	49.47'
C29	23°49'48"	284.00'	118.12'
C30	65°53'12"	84.00'	96.59'
C31	24°41'47"	116.00'	50.00'
C32	65°53'12"	150.00'	172.49'
C33	18°18'56"	166.00'	53.07'
C34	45°56'03"	134.00'	107.43'
C35	17°15'28"	166.00'	50.00'
C36	65°53'12"	150.00'	172.49'
C37	45°45'40"	134.00'	107.02'
C38	90°00'00"	10.00'	15.71'

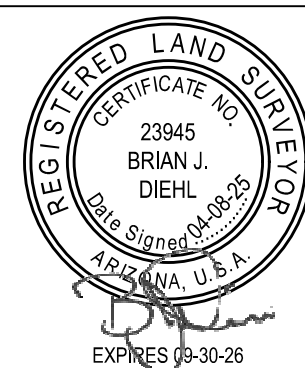
LINE TABLE		
LINE	BEARING	DISTANCE
L1	N89°42'59"E	65.00'
L2	N00°17'35"W	52.97'
L3	S28°54'02"E	17.96'
L4	S68°01'00"W	36.58'
L5	S20°53'12"W	28.28'
L6	S24°06'48"E	32.00'
L7	S69°06'48"E	28.28'
L8	N20°53'12"E	28.28'
L9	S24°06'48"E	32.00'
L10	S69°06'48"E	28.28'
L11	N20°53'12"E	28.28'
L12	S24°06'48"E	32.00'
L13	N69°06'48"W	28.28'
L14	N20°53'12"E	28.28'
L15	S33°57'22"E	32.48'
L16	S73°48'50"E	25.87'
L17	S00°17'01"E	6.19'
L18	S00°17'35"E	52.96'
L19	S89°42'25"W	8.00'
L20	S20°53'12"W	28.28'
L21	S69°06'48"E	28.28'
L22	S45°00'00"W	28.28'
L23	S45°00'00"E	28.28'
L24	S45°00'00"W	28.28'
L25	S45°00'00"E	28.28'
L26	S44°42'59"W	28.28'
L27	N45°17'01"W	28.28'
L28	S44°42'59"W	28.28'
L29	S45°17'01"E	28.28'
L30	S44°42'59"W	28.28'
L31	S45°17'01"E	28.28'
L32	S44°42'59"W	28.28'
L33	S45°17'01"E	28.28'
L34	S56°22'42"E	24.69'
L35	S45°17'01"E	28.28'
L36	N26°21'41"E	29.12'
L37	S69°06'48"E	28.28'
L38	S20°53'12"W	28.28'
L39	N69°06'48"W	28.28'
L40	N20°53'12"E	28.28'
L41	S69°06'48"E	28.28'
L42	N20°53'12"E	28.28'
L43	N69°06'48"W	28.28'
L44	S20°53'12"W	28.28'
L45	S69°06'48"E	28.28'
L46	N39°06'21"E	25.38'
L47	N20°53'12"E	28.28'
L48	S20°53'12"W	28.28'
L49	N69°06'48"W	28.28'
L50	S69°06'48"E	28.28'
L51	S20°53'12"W	28.28'
L52	N69°06'48"W	28.28'
L53	S20°53'12"W	28.28'
L54	S20°53'12"W	28.28'
L55	N69°06'48"W	28.28'



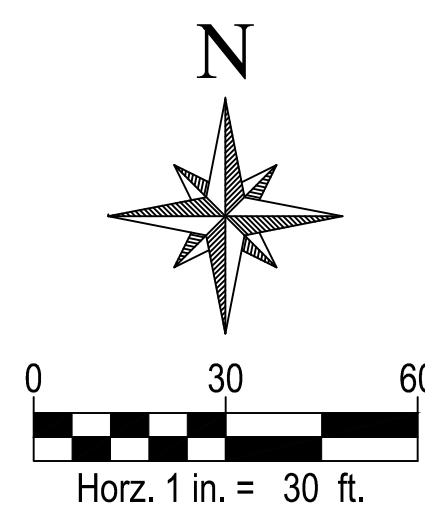
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Horz. 1 in. = 30 ft.



FINAL PLAT
BLOSSOM ROCK PHASE 3B
APACHE JUNCTION, ARIZONA



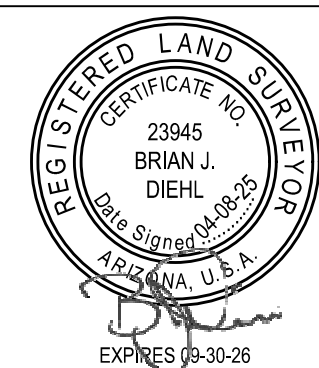
CHECKED BY	BJD
CAD TECHNICIAN	MR
SCALE	1" = 30'
DATE	04/08/2025
JOB NUMBER	WP# 235498.02
SHEET	5 OF 14



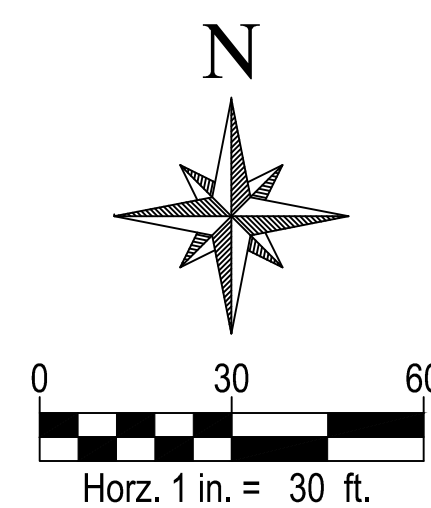
BLOSSOM ROCK PHASE I
FEE 2022-084918, PCR

BLOSSOM ROCK PHASE I
FEE 2022-084918, PCR



FINAL PLAT
BLOSSOM ROCK PHASE 3B
APACHE JUNCTION, ARIZONA

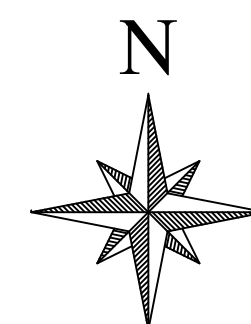
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DATE	04/08/2025
JOB NUMBER	WP# 235498.02
SHEET	6 OF 14



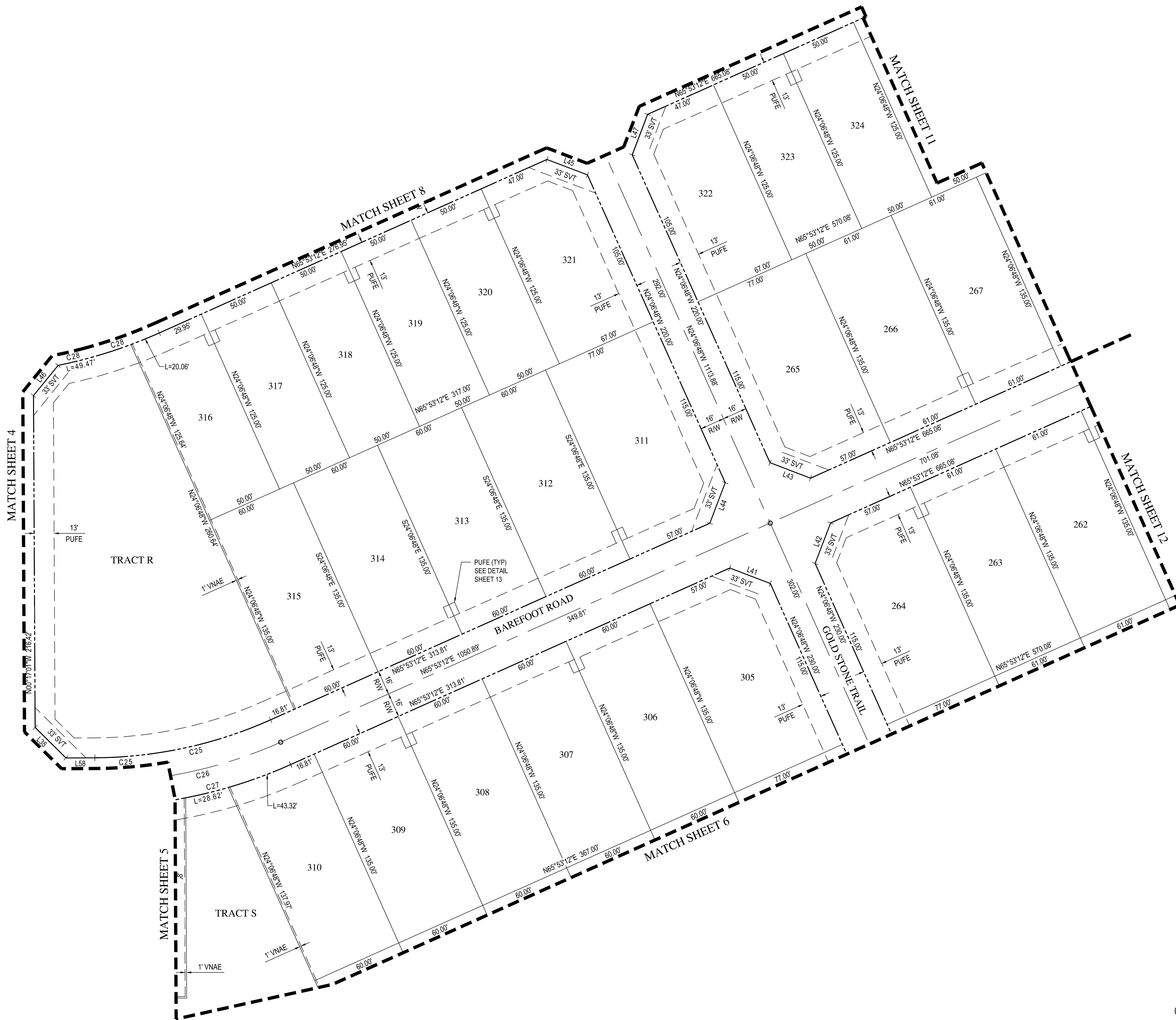
FINAL PLAT
BLOSSOM ROCK PHASE 3B
APACHE JUNCTION, ARIZONA



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CAD TECHNICIAN MR
SCALE 1" = 30'
DATE 04/08/2025
JOB NUMBER WP# 235498.02
SHEET 7 OF 14



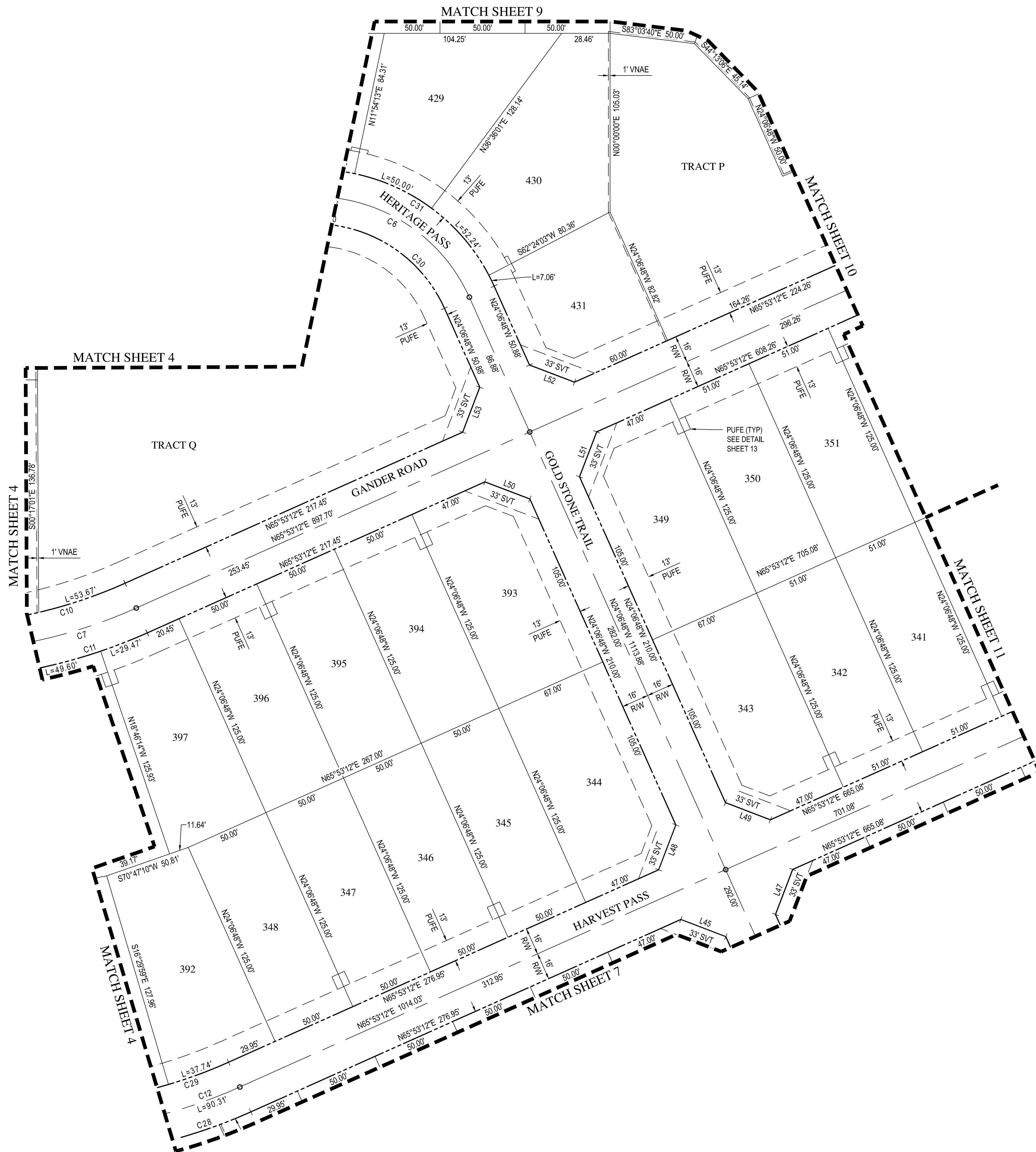
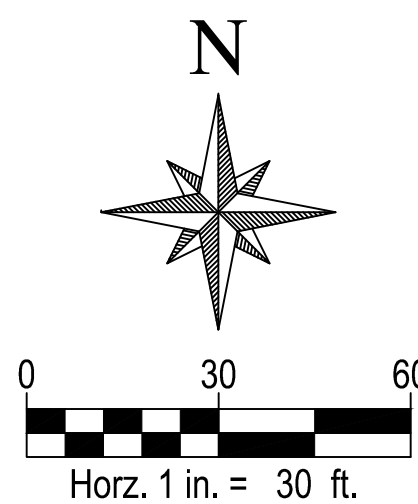
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Horz. 1 in. = 30 ft.



FINAL PLAT
BLOSSOM ROCK PHASE 3B
APACHE JUNCTION, ARIZONA



CHECKED BY BJD
CAD TECHNICIAN MR
SCALE 1" = 30'
DATE 04/08/2025
JOB NUMBER WP# 235498.02
SHEET 8 OF 14

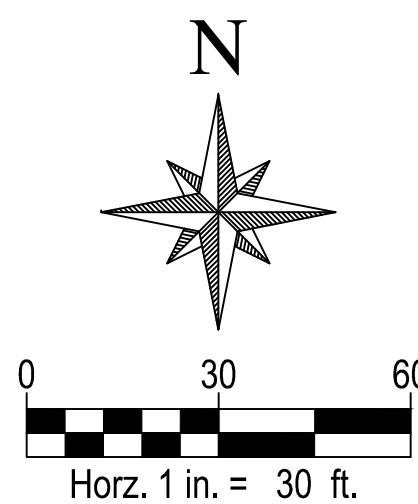


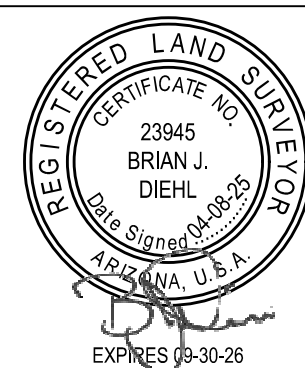
FINAL PLAT
BLOSSOM ROCK PHASE 3B
APACHE JUNCTION, ARIZONA



CHECKED BY	BJD
CAD TECHNICIAN	MR
SCALE	1" = 30'
DATE	04/08/2025
JOB NUMBER	WP# 235498.02
SHEET	9 OF 14

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FINAL PLAT
BLOSSOM ROCK PHASE 3B
APACHE JUNCTION, ARIZONA

CHECKED BY	BJD
CAD TECHNICIAN	MR
SCALE	1" = 30'
DATE	04/08/2025
JOB NUMBER	WP# 235498.02
SHEET	10 OF 14

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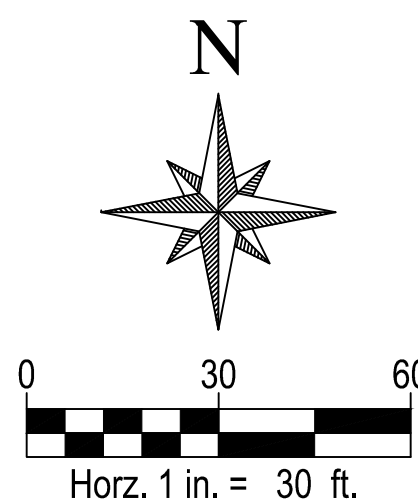
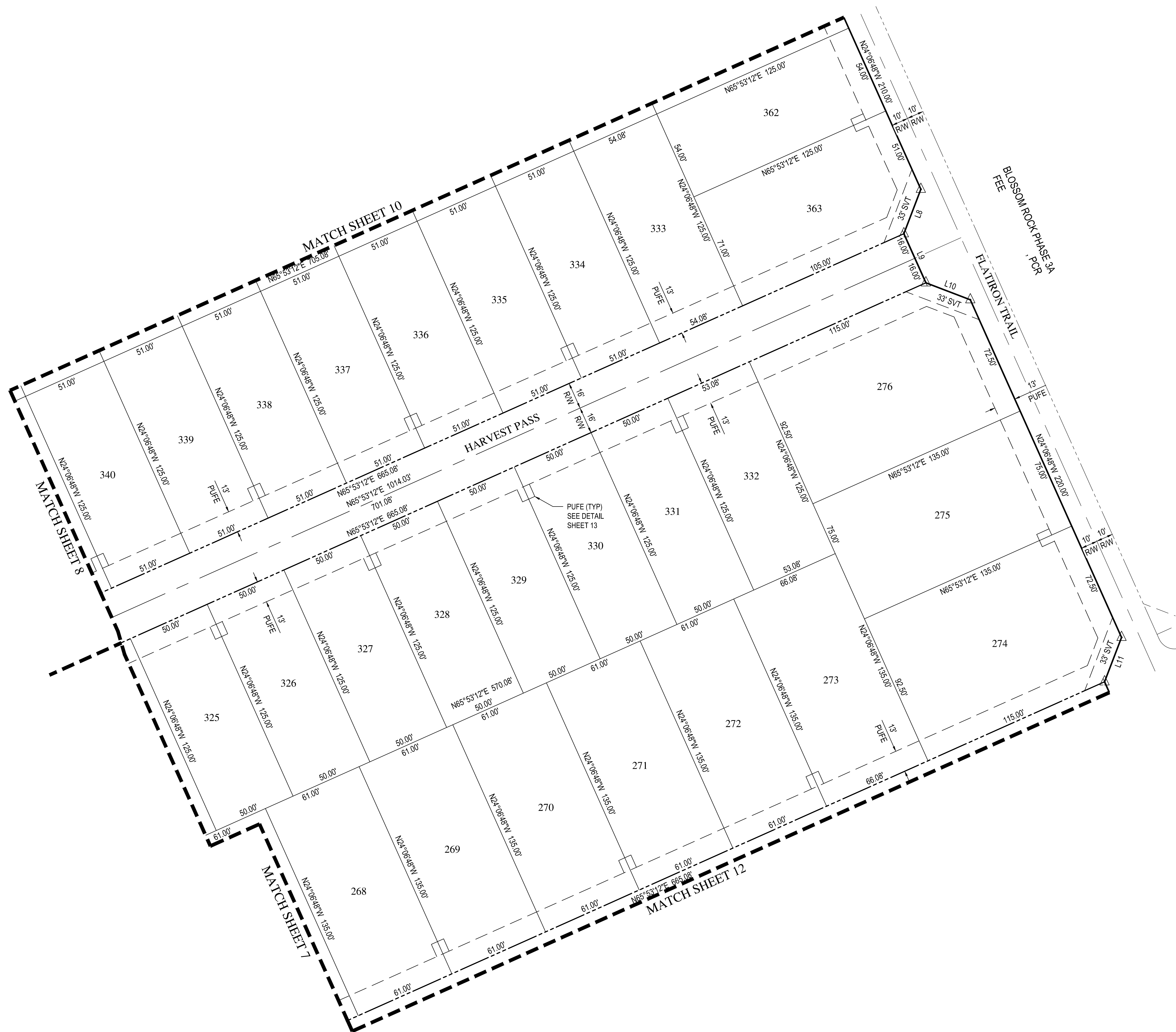
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Horz. 1 in. = 30 ft.

FINAL PLAT
BLOSSOM ROCK PHASE 3B
APACHE JUNCTION, ARIZONA



CHECKED BY	BJD
CAD TECHNICIAN	MR
SCALE	1" = 30'
DATE	04/08/2025
JOB NUMBER	WP# 235498.02
SHEET	11 OF 14

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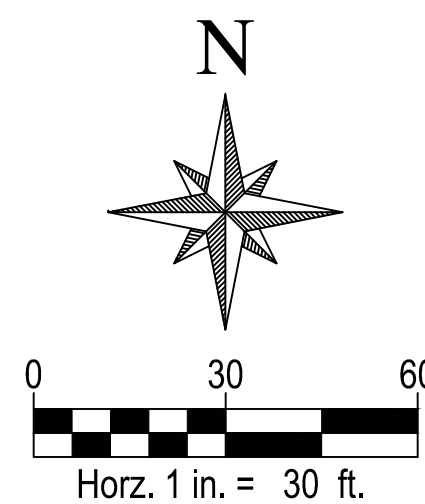


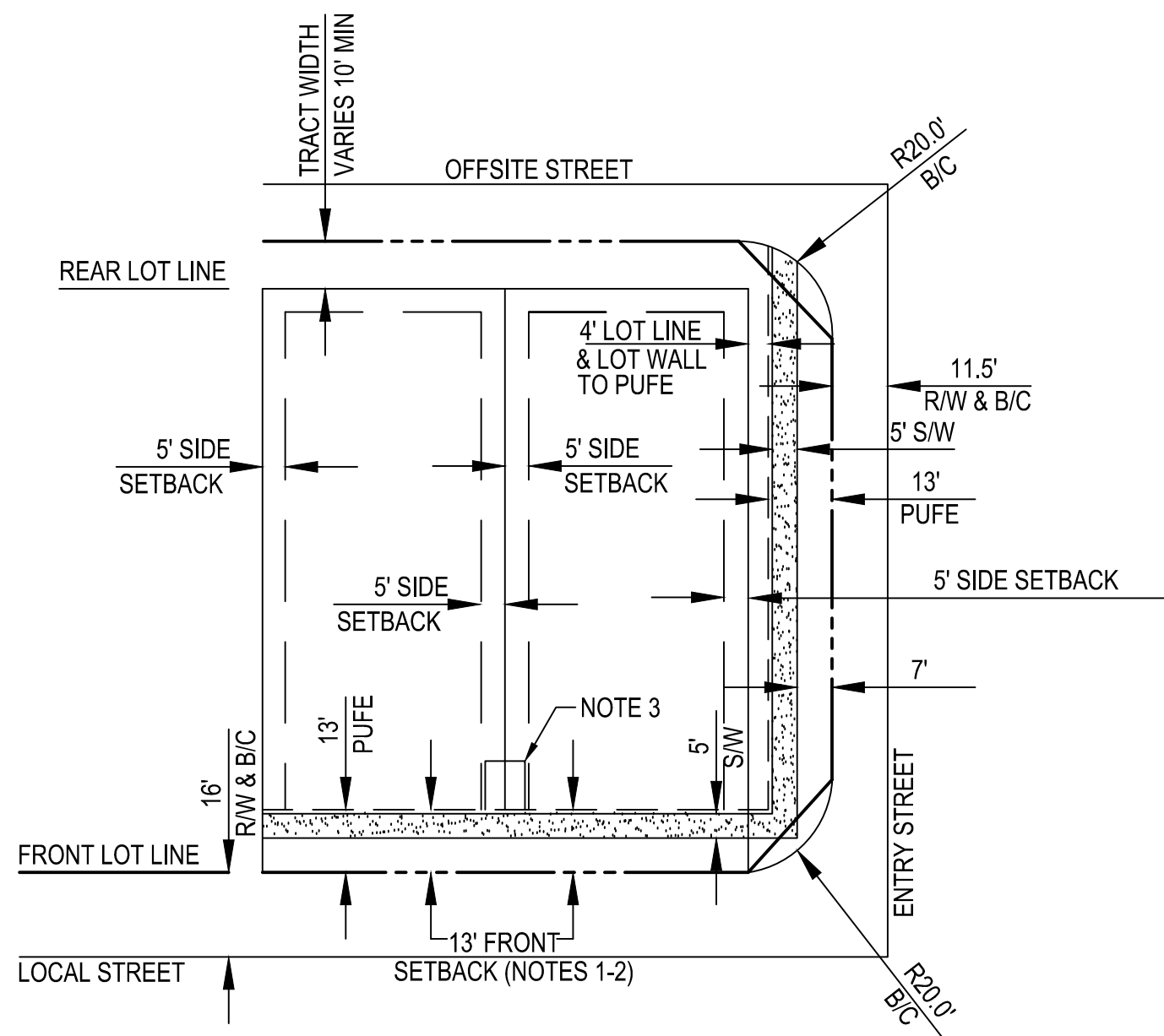
FINAL PLAT
BLOSSOM ROCK PHASE 3B
APACHE JUNCTION, ARIZONA



CHECKED BY	BJD
CAD TECHNICIAN	MR
SCALE	1" = 30'
DATE	04/08/2025
JOB NUMBER	WP# 235498.02
SHEET	12 OF 14

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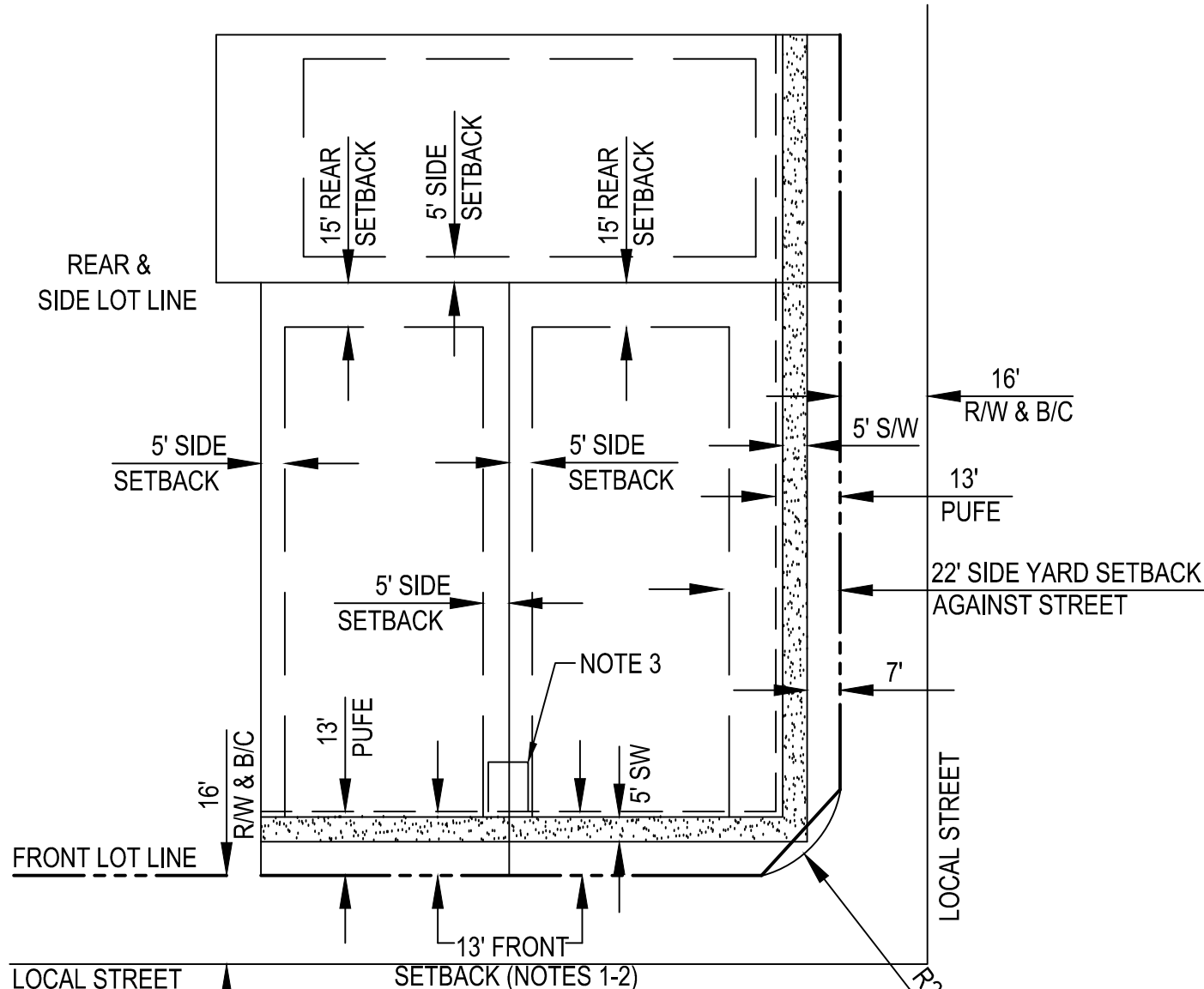




- NOTES
1. 13' FROM PROPERTY LINE (BACK OF CURB) TO LIVING AREA OR SIDE ENTRY GARAGE; 20' FROM BACK OF SIDEWALK TO FACE OF GARAGE DOOR.
 2. LOT MINIMUM WIDTH WILL BE ESTABLISHED AT 13' FROM BACK OF CURB.
 3. 8' W X 8' D EASEMENT, CENTERED ON LOT LINE FOR UTILITY APPURTENANCE TO BE ESTABLISHED BASED ON DRY UTILITY DESIGN. SRP TRANSFORMERS TO BE LOCATED BETWEEN DRIVEWAYS ONLY.
 4. NO GARAGE ENTRY FROM SIDE STREET.

TYPICAL LOT SETBACK DETAIL AT ENTRY STREET

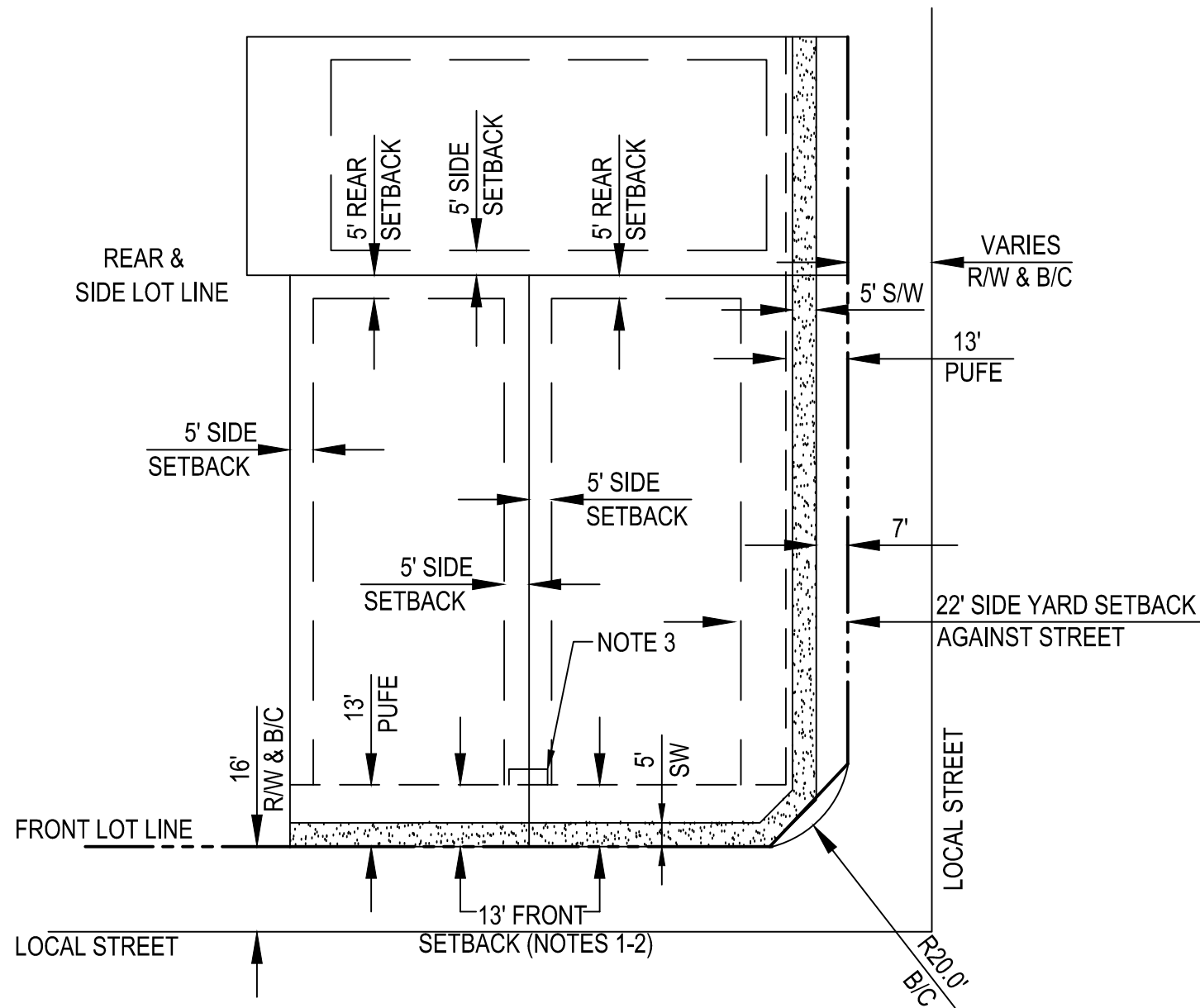
N.T.S



- NOTES
1. 13' FROM PROPERTY LINE (BACK OF CURB) TO LIVING AREA OR SIDE ENTRY GARAGE; 20' FROM BACK OF SIDEWALK TO FACE OF GARAGE DOOR.
 2. LOT MINIMUM WIDTH WILL BE ESTABLISHED AT 13' FROM BACK OF CURB.
 3. 8' W X 8' D EASEMENT, CENTERED ON LOT LINE FOR UTILITY APPURTENANCE TO BE ESTABLISHED BASED ON DRY UTILITY DESIGN. SRP TRANSFORMERS TO BE LOCATED BETWEEN DRIVEWAYS ONLY.

TYPICAL LOT SETBACK DETAIL
LOTS 50'X125' & 60'X135' (FRONT LOADED)

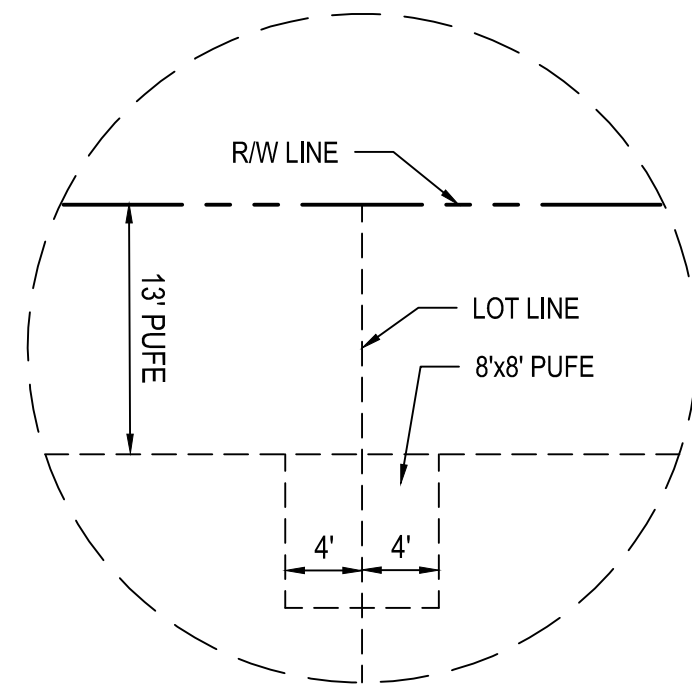
N.T.S



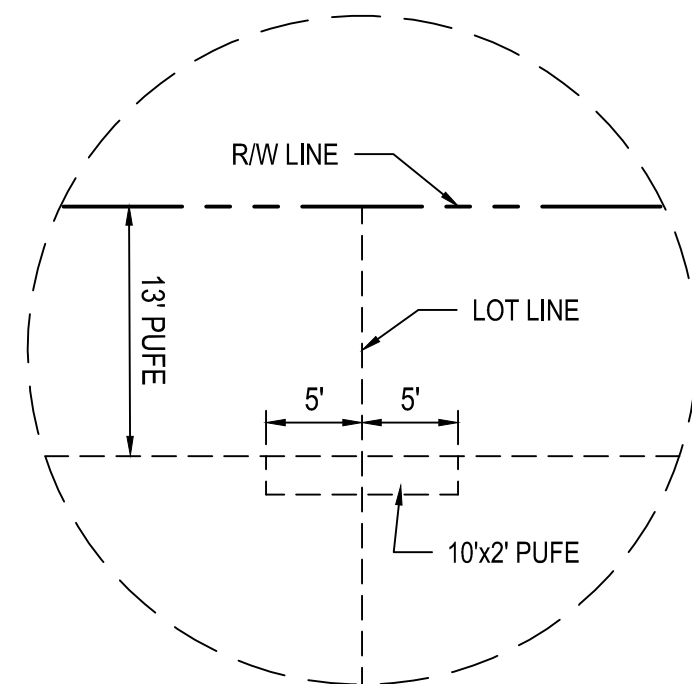
- NOTES
1. 13' FROM PROPERTY LINE (BACK OF CURB) TO LIVING AREA OR SIDE ENTRY GARAGE; 18' FROM BACK OF SIDEWALK TO FACE OF GARAGE DOOR.
 2. LOT MINIMUM WIDTH WILL BE ESTABLISHED AT 13' FROM BACK OF CURB.
 3. 10' W X 2' D EASEMENT, CENTERED ON LOT LINE FOR UTILITY APPURTENANCE TO BE ESTABLISHED BASED ON DRY UTILITY DESIGN. SRP TRANSFORMERS TO BE LOCATED BETWEEN DRIVEWAYS ONLY.

TYPICAL LOT SETBACK DETAIL
LOTS 50'X80' (FRONT LOADED)

N.T.S



8'X8' PUF BOX DETAIL

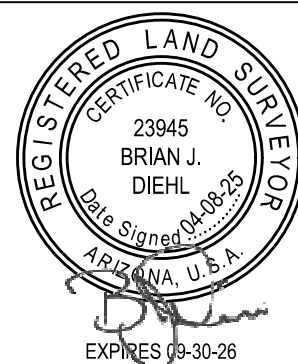


10'X2' PUF BOX DETAIL

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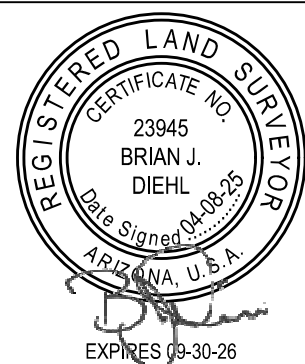
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FINAL PLAT
BLOSSOM ROCK PHASE 3B
APACHE JUNCTION, ARIZONA



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CAD TECHNICIAN MR
SCALE NTS
DATE 04/08/2025
JOB NUMBER WP# 235498.02
SHEET 13 OF 14

2: Blossom Rock\2025\235498.02\Survey\Plat\498-02.dwg



CHECKED BY BJD
CAD TECHNICIAN MR
SCALE NTS
DATE 04/08/2025
JOB NUMBER WP# 235498.02
SHEET 14 OF 14

LOT AREA TABLE		
LOT NO.	LOT AREA SQUARE FEET	LOT AREA ACRES
LOT 233	11,762	0.2700
LOT 234	8,235	0.1890
LOT 235	8,235	0.1890
LOT 236	8,235	0.1890
LOT 237	8,235	0.1890
LOT 238	8,855	0.2033
LOT 239	8,235	0.1890
LOT 240	8,235	0.1890
LOT 241	8,235	0.1890
LOT 242	8,235	0.1890
LOT 243	10,195	0.2340
LOT 244	10,195	0.2340
LOT 245	8,235	0.1890
LOT 246	8,235	0.1890
LOT 247	8,235	0.1890
LOT 248	8,235	0.1890
LOT 249	8,235	0.1890
LOT 250	8,235	0.1890
LOT 251	8,235	0.1890
LOT 252	8,921	0.2048
LOT 253	12,692	0.2914
LOT 254	10,665	0.2448
LOT 255	12,693	0.2914
LOT 256	8,921	0.2048
LOT 257	8,235	0.1890
LOT 258	8,235	0.1890
LOT 259	8,235	0.1890
LOT 260	8,235	0.1890
LOT 261	8,235	0.1890
LOT 262	8,235	0.1890
LOT 263	8,235	0.1890
LOT 264	10,195	0.2340
LOT 265	10,195	0.2340
LOT 266	8,235	0.1890
LOT 267	8,235	0.1890
LOT 268	8,235	0.1890
LOT 269	8,235	0.1890
LOT 270	8,235	0.1890
LOT 271	8,235	0.1890
LOT 272	8,235	0.1890
LOT 273	8,921	0.2048
LOT 274	12,287	0.2821
LOT 275	10,125	0.2324
LOT 276	12,287	0.2821
LOT 277	10,195	0.2340
LOT 278	9,450	0.2169
LOT 279	9,450	0.2169
LOT 280	9,450	0.2169
LOT 281	9,450	0.2169
LOT 282	11,705	0.2687
LOT 283	13,021	0.2989
LOT 284	8,100	0.1860
LOT 285	8,100	0.1860
LOT 286	8,100	0.1860

LOT AREA TABLE		
LOT NO.	LOT AREA SQUARE FEET	LOT AREA ACRES
LOT 287	8,100	0.1860
LOT 288	8,100	0.1860
LOT 289	8,100	0.1860
LOT 290	8,100	0.1860
LOT 291	8,100	0.1860
LOT 292	10,195	0.2340
LOT 293	8,100	0.1860
LOT 294	8,100	0.1860
LOT 295	8,100	0.1860
LOT 296	8,100	0.1860
LOT 297	8,100	0.1860
LOT 298	8,100	0.1860
LOT 299	8,100	0.1859
LOT 300	8,100	0.1860
LOT 301	8,100	0.1860
LOT 302	8,100	0.1860
LOT 303	8,100	0.1860
LOT 304	10,195	0.2340
LOT 305	10,195	0.2340
LOT 306	8,100	0.1860
LOT 307	8,100	0.1860
LOT 308	8,100	0.1860
LOT 309	8,100	0.1860
LOT 310	8,143	0.1869
LOT 311	10,195	0.2340
LOT 312	8,100	0.1860
LOT 313	8,100	0.1860
LOT 314	8,100	0.1860
LOT 315	8,100	0.1860
LOT 316	6,254	0.1436
LOT 317	6,250	0.1435
LOT 318	6,250	0.1435
LOT 319	6,250	0.1435
LOT 320	6,250	0.1435
LOT 321	8,175	0.1877
LOT 322	8,175	0.1877
LOT 323	6,250	0.1435
LOT 324	6,250	0.1435
LOT 325	6,250	0.1435
LOT 326	6,250	0.1435
LOT 327	6,250	0.1435
LOT 328	6,250	0.1435
LOT 329	6,250	0.1435
LOT 330	6,250	0.1435
LOT 331	6,250	0.1435
LOT 332	6,635	0.1523
LOT 333	6,760	0.1552
LOT 334	6,375	0.1463
LOT 335	6,375	0.1463
LOT 336	6,375	0.1463
LOT 337	6,375	0.1463
LOT 338	6,375	0.1463
LOT 339	6,375	0.1463
LOT 340	6,375	0.1463

LOT AREA TABLE		
LOT NO.	LOT AREA SQUARE FEET	LOT AREA ACRES
LOT 341	6,375	0.1463
LOT 342	6,375	0.1463
LOT 343	8,175	0.1877
LOT 344	8,175	0.1877
LOT 345	6,250	0.1435
LOT 346	6,250	0.1435
LOT 347	6,250	0.1435
LOT 348	6,250	0.1435
LOT 349	8,175	0.1877
LOT 350	6,375	0.1463
LOT 351	6,375	0.1463
LOT 352	6,375	0.1463
LOT 353	6,375	0.1463
LOT 354	6,375	0.1463
LOT 355	6,375	0.1463
LOT 356	6,375	0.1463
LOT 357	6,375	0.1463
LOT 358	6,375	0.1463
LOT 359	6,760	0.1552
LOT 360	8,675	0.1992
LOT 361	6,750	0.1550
LOT 362	6,750	0.1550
LOT 363	8,675	0.1992
LOT 364	6,359	0.1460
LOT 365	6,250	0.1435
LOT 366	6,250	0.1435
LOT 367	6,250	0.1435
LOT 368	6,250	0.1435
LOT 369	6,250	0.1435
LOT 370	6,250	0.1435
LOT 371	6,250	0.1435
LOT 372	8,175	0.1877
LOT 373	8,175	0.1877
LOT 374	6,250	0.1435
LOT 375	6,250	0.1435
LOT 376	6,250	0.1435
LOT 377	8,675	0.1992
LOT 378	6,750	0.1550
LOT 379	6,750	0.1550
LOT 380	8,675	0.1992
LOT 381	6,250	0.1435
LOT 382	6,250	0.1435
LOT 383	6,250	0.1435
LOT 384	8,175	0.1877
LOT 385	8,175	0.1877
LOT 386	6,250	0.1435
LOT 387	6,250	0.1435
LOT 388	6,250	0.1435
LOT 389	6,250	0.1435
LOT 390	6,250	0.1435
LOT 391	8,807	0.2022
LOT 392	7,524	0.1727
LOT 393	8,175	0.1877
LOT 394	6,250	0.1435

LOT AREA TABLE		
LOT NO.	LOT AREA SQUARE FEET	LOT AREA ACRES
LOT 395	6,250	0.1435
LOT 396	6,250	0.1435
LOT 397	6,988	0.1604
LOT 398	7,566	0.1737
LOT 399	7,589	0.1742
LOT 400	6,250	0.1435
LOT 401	6,250	0.1435
LOT 402	6,250	0.1435
LOT 403	6,250	0.1435
LOT 404	8,175	0.1877
LOT 405	7,203	0.1654
LOT 406	7,203	0.1654
LOT 407	7,203	0.1654
LOT 408	7,203	0.1654
LOT 409	7,203	0.1654
LOT 410	7,202	0.1653
LOT 411	7,051	0.1619
LOT 412	4,596	0.1055
LOT 413	4,608	0.1058
LOT 414	4,620	0.1061
LOT 415	4,633	0.1063
LOT 416	4,645	0.1066
LOT 417	4,657	0.1069
LOT 418	4,670	0.1072
LOT 419	5,160	0.1185
LOT 420	4,000	0.0918
LOT 421	4,000	0.0918
LOT 422	4,000	0.0918
LOT 423	4,000	0.0918
LOT 424	4,000	0.0918
LOT 425	4,000	0.0918
LOT 426	4,000	0.0918
LOT 427	4,000	0.0918
LOT 428	4,730	0.1086
LOT 429	7,316	0.1680
LOT 430	8,897	0.2043
LOT 431	6,231	0.1431
LOT 432	4,150	0.0953
LOT 433	6,782	0.1557
LOT 434	5,332	0.1224
LOT 435	4,000	0.0918
LOT 436	4,000	0.0918
LOT 437	4,000	0.0918
LOT 438	4,000	0.0918
LOT 439	4,000	0.0918
LOT 440	4,000	0.0918
LOT 441	4,000	0.0918
LOT 442	4,000	0.0918
LOT 443	4,000	0.0918
LOT 444	4,000	0.0918
LOT 445	4,000	0.0918
LOT 446	4,000	0.0918
LOT 447	5,160	0.1185
LOT 448	5,160	0.1185

LOT AREA TABLE		
LOT NO.	LOT AREA SQUARE FEET	LOT AREA ACRES
LOT 449	4,000	0.0918
LOT 450	4,000	0.0918
LOT 451	4,000	0.0918
LOT 452	4,000	0.0918
LOT 453	4,000	0.0918
LOT 454	4,000	0.0918
LOT 455	4,000	0.0918
LOT 456	4,000	0.0918
LOT 457	4,000	0.0918
LOT 458	4,000	0.0918
LOT 459	4,000	0.0918
LOT 460	4,000	0.0918
LOT 461	5,116	0.1174
LOT 462	5,960	0.1368
LOT 463	5,985	0.1374
LOT 464	6,356	0.1459
LOT 465	4,000	0.0918
LOT 466	5,160	0.1185
LOT 467	5,160	0.1185
LOT 468	4,000	0.0918
LOT 469	4,034	0.0926
LOT 470	4,340	0.0996
LOT 471	9,013	0.2069
LOT 472	7,940	0.1823
LOT 473	4,000	0.0918
LOT 474	4,000	0.0918
LOT 475	4,000	0.0918
LOT 476	4,000	0.0918
LOT 477	4,000	0.0918
LOT 478	4,000	0.0918
LOT 479	4,000	0.0918
LOT 480	4,000	0.0918
LOT 481	4,000	0.0918
LOT 482	4,000	0.0918
LOT 483	4,000	0.0918
LOT 484	4,000	0.0918
LOT 485	4,000	0.0918
LOT 486	4,000	0.0918
LOT 487	5,160	0.1185
LOT 488	4,000	0.0918
LOT 489	4,000	0.0918
LOT 490	4,000	0.0918
LOT 491	4,000	0.0918
LOT 492	4,000	0.0918
LOT 493	4,000	0.0918
LOT 494	4,000	0.0918
LOT 495	4,000	0.0918
LOT 496	4,000	0.0918
LOT 497	4,000	0.0918
LOT 498	4,000	0.0918
LOT 499	4,000	0.0918
LOT 500	4,000	0.0918
LOT 501	4,000	0.0918
LOT 502	4,000	0.0918

LOT AREA TABLE		
LOT NO.	LOT AREA SQUARE FEET	LOT AREA ACRES
LOT 503	4,000	0.0918
LOT 504	4,293	0.0986
LOT 505	5,468	0.1255
LOT 506	5,033	0.1156
LOT 507	5,045	0.1158
LOT 508	4,554	0.1045
LOT 509	4,000	0.0918
LOT 510	4,000	0.0918
LOT 511	4,000	0.0918
LOT 512	5,160	0.1185
LOT 513	5,160	0.1185
LOT 514	4,000	0.0918
LOT 515	4,000	0.0918
LOT 516	4,000	0.0918
LOT 517	4,000	0.0918
LOT 518	6,648	0.1526
LOT 519	5,433	0.1247
LOT 520	5,433	0.1247

TRACT AND PARCEL AREA TABLE			
TRACT NO.	TRACT AREA SQUARE FEET	TRACT AREA ACRES	USE
P	19,577	0.4494	OPEN SPACE, RETENTION, PUFE, DE
Q	42,978	0.9866	OPEN SPACE, RETENTION, PUFE, DE, PARK
R	30,718	0.7052	OPEN SPACE, RETENTION, PUFE, DE, PARK
S	26,960	0.6189	OPEN SPACE, RETENTION, PUFE, DE
PARCEL 1	285,710	6.5589	IRONWOOD PARK PHASE 2, OPEN SPACE, RETENTION, PUFE, DE

AREA TABLE		
	AREA SQUARE FEET	AREA ACRES
LOTS	1,880,253	43.16
TRACTS	120,234	2.76
ROW	375,747	8.62
PARCEL 1	285,710	6.56
TOTAL	2,661,944	61.11

SITE DATA TABLE						
A	GROSS PROJECT AREA		2,772,344	SQ.FT.	63.64	AC.
B	NET PROJECT AREA		2,661,944	SQ.FT.	61.11	AC.
C	CURRENT DEVELOPMENT GROSS PROJECT AREA		2,772,344	SQ.FT.	63.64	AC.
D	CURRENT DEVELOPMENT NET PROJECT AREA		2,661,944	SQ.FT.	61.11	AC.
E	CURRENT DEVELOPMENT OPEN SPACE*		405,943	SQ.FT.	9.32	AC.
E1	ACTIVE OPEN SPACE		405,943	SQ.FT.	9.32	AC.
E2	PASSIVE OPEN SPACE		0.0	SQ.FT.	0.0	AC.
F	PERCENT OPEN SPACE	(E/C)	14.6%			
G	PERCENT ACTIVE OPEN SPACE	(E1/E)	100.0%			
H	FUTURE DEVELOPMENT GROSS AREA**		-	SQ.FT.	-	AC.
I	FUTURE DEVELOPMENT NET AREA		-	SQ.FT.	-	AC.
J	NUMBER OF LOTS		288			
K	EXISTING ZONING		MPC			
L	PROPOSED ZONING		MPC			
M	GROSS PROJECT DENSITY	(J/C)	4.52	DU/GROSS AC		
N	NEIGHBORHOOD RIGHT-OF-WAY		375,747	SQ.FT.	8.62	AC.