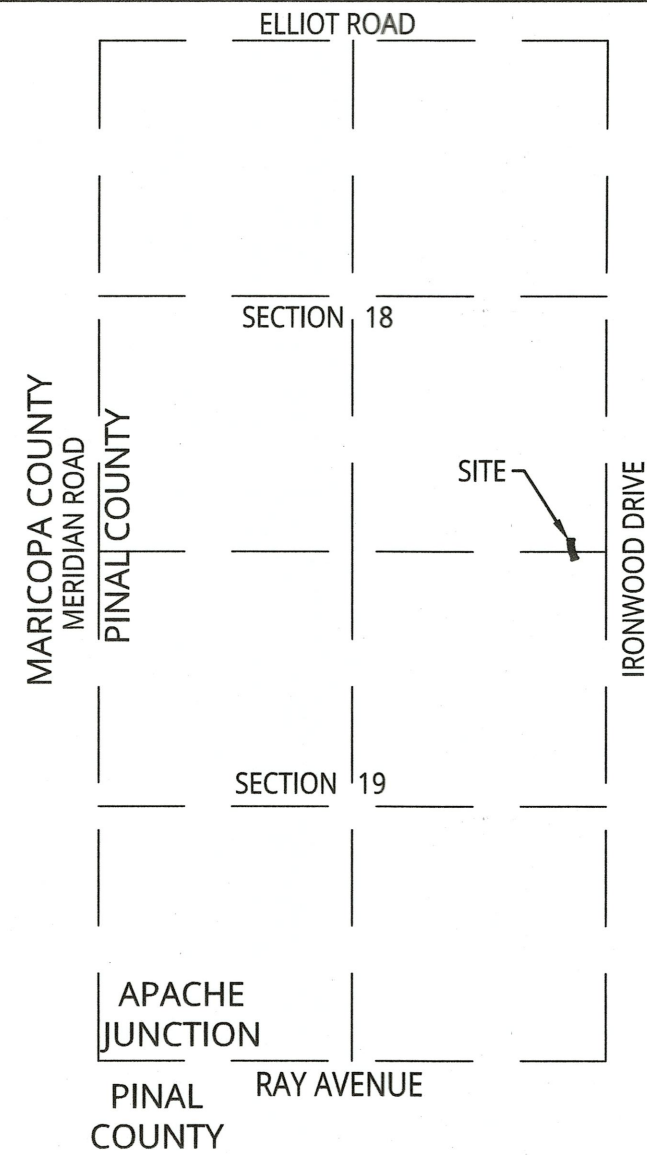


# MAP OF DEDICATION

FOR

## "BLOSSOM ROCK - PARCEL 8 - OFFICER FACIO DRIVE"

A RE-PLAT OF DAVIS DRIVE OF "THE FINAL PLAT FOR "BLOSSOM ROCK - PARCEL 8" AS FILED IN FEE NO. 2025-028016, PINAL COUNTY RECORDS, BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 18 AND 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



### VICINITY MAP

NOT TO  
SCALE  
T1S, R8E

### OWNER/DEVELOPER

ANDIRON AZ 1, LLC  
520 MADISON AVENUE, 21ST FLOOR  
NEW YORK, NY 10022  
CONTACT: DAN KIMMEL

### SURVEYOR

COLLIERS ENGINEERING AND DESIGN  
4742 N 24TH STREET, SUITE 270  
PHOENIX, ARIZONA 85016  
PHONE: (602) 490-0535  
CONTACT: BRIAN J. BENEDICT, RLS

### 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 2025, 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  
COLLIERS ENGINEERING AND DESIGN  
4742 N 24TH STREET, SUITE 270  
PHOENIX, ARIZONA 85016  
P: 602.490.0535  
brian.benedict@collierseng.com



SEAL AND SIGNATURE OF THE ARIZONA REGISTERED LAND SURVEYOR

### NOTES

- 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.
- THE MAINTENANCE OF SIDEWALKS IN THE PUBLIC UTILITY FACILITY EASEMENTS SHALL BE THE RESPONSIBILITY OF THE HOMEOWNER'S ASSOCIATION.
- THE MAINTENANCE OF LANDSCAPING WITHIN THE ROADWAY MEDIAN SHALL BE THE RESPONSIBILITY OF THE HOMEOWNER'S ASSOCIATION.
- CONSTRUCTION WITHIN PUBLIC UTILITY FACILITY EASEMENTS SHALL BE LIMITED TO UTILITIES, REMOVABLE FENCES AND DRIVEWAYS.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.

### BASIS OF BEARING

BASIS OF BEARING IS 500°17'01"E ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 1 SOUTH, RANGE 8 EAST OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA, BETWEEN THE MONUMENTS AS SHOWN HEREON.

### DEDICATION

STATE OF ARIZONA )  
COUNTY OF PINAL )

KNOW ALL MEN BY THESE PRESENTS:

THAT ANDIRON AZ 1, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER, HAS SUBDIVIDED UNDER THE NAME OF "DAVIS DRIVE" A RE-PLAT OF DAVIS DRIVE OF "THE FINAL PLAT FOR BLOSSOM ROCK - PARCEL 8" AS FILED IN FEE NO. 2025-028016, PINAL COUNTY RECORDS BEING A PORTION OF THE EAST HALF OF SECTION 18 AND A PORTION OF THE EAST HALF 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 "DAVIS DRIVE" HEREBY DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE STREET CONSTITUTING SAME AND THAT EACH STREET SHALL BE KNOWN BY THE NUMBER, LETTER, OR NAME GIVEN EACH RESPECTIVELY ON SAID PLAT. ANDIRON AZ 1, LLC, A DELAWARE LIMITED LIABILITY COMPANY, 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.

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:

ANDIRON AZ 1, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER, HAS HERETO CAUSED ITS NAME TO BE AFFIXED AND THE SAME TO BE ATTESTED TO BY THE SIGNATURE OF THE UNDERSIGNED

THIS 18 DAY OF August, 2025.

ANDIRON AZ 1, LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: DW GENERAL PARTNER, LLC, A DELAWARE LIMITED LIABILITY COMPANY

ITS: MANAGER

BY: HOUDIN HONARVAR

ITS: AUTHORIZED SIGNATORY



### ACKNOWLEDGMENT

STATE OF Connecticut )  
COUNTY OF Fairfield )

ON THIS 18 DAY OF August, 2025, BEFORE ME,

THE UNDERSIGNED, PERSONALLY APPEARED HOUDIN HONARVAR, WHO ACKNOWLEDGED HIMSELF/HERSELF 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: 10/31/2027

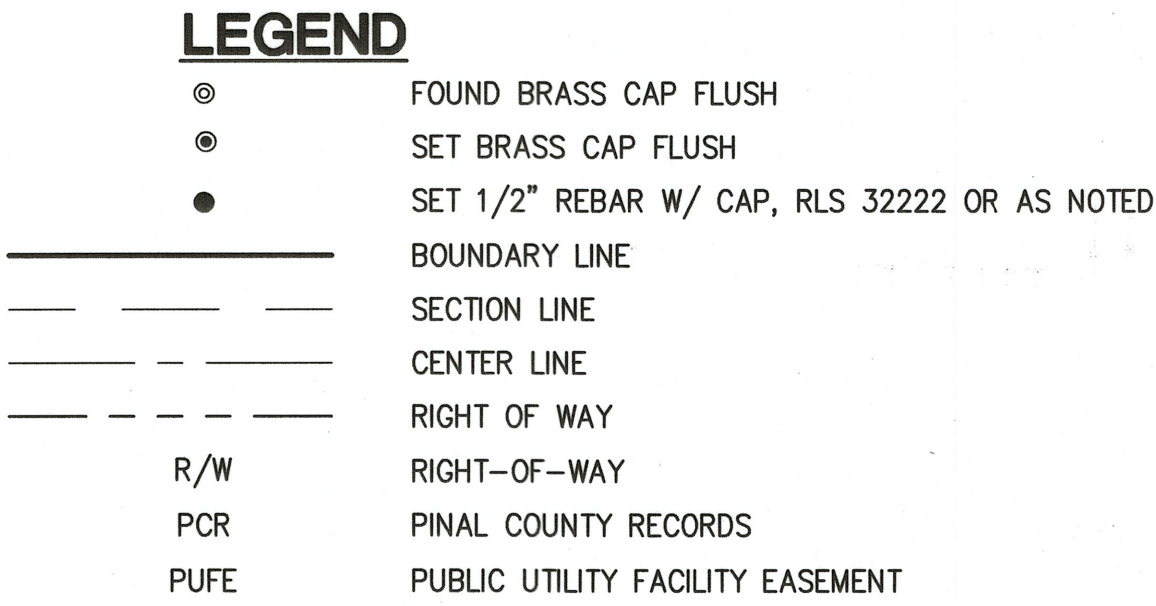
### FLOOD ZONE DESIGNATION

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.

BLOSSOM ROCK 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.






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PHOENIX, AZ 85016  
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[www.colliersengineering.com](http://www.colliersengineering.com)

**Colliers**  
Engineering  
& Design

BLOSSOM ROCK – PARCEL 8 – OFFICER FACIO DRIVE  
WARNER AVENUE AND IRONWOOD DRIVE  
APACHE JUNCTION, ARIZONA

# MAP OF DEDICATION

 <b>Collifiers</b> Engineering & Design	PROJ NO.:	DATE: AUG 2023	AS SHOWN	DRAWN: JK	CHECKED:	REVIEWED:
	DWG. NO.					
	<h1>FP01</h1>					
	SHT. 1 OF 1					

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U:\1600\1635\SURVEY\PLAT\BLOSSOM ROCK PARCEL 8-REPLAT-DAVIS DRIVE\1635-BR P8-RP-DAVIS DRIVE-SHEET 2.dwg 8/13/2025 4:45 PM