

DEDICATION

STATE OF ARIZONA)
)SS
COUNTY OF PINAL)

KNOW ALL MEN BY THESE PRESENTS:

THAT _____, AS OWNER, HAS SUBDIVIDED UNDER THE NAME OF "SUPERSTITION VISTAS – PHASE 1B" LOCATED IN 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 1B" 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.

_____, 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.

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.

IN WITNESS WHEREOF:

_____, AS OWNER, HAS HEREUNDER CAUSED ITS NAME TO BE SIGNED AND THE SAME TO BE ATTESTED TO BY THE SIGNATURE OF _____, ITS _____, THEREUNTO DULY AUTHORIZED THIS _____ DAY OF _____.

BY: _____

ITS: _____

ACKNOWLEDGMENT

STATE OF ARIZONA)
)SS
COUNTY OF PINAL)

ON THIS _____ DAY OF _____, BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED _____ 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: _____

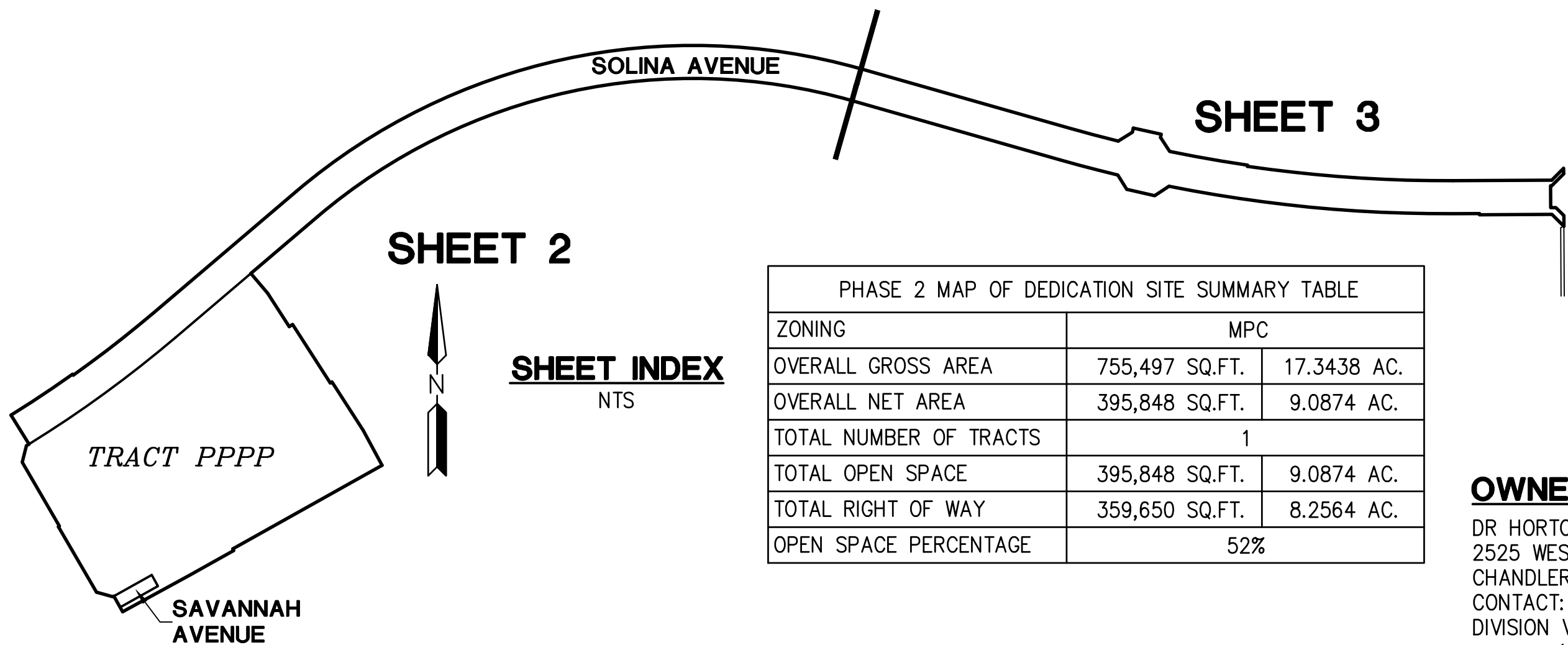
FLOOD ZONE DESIGNATION

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 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. DESIGNATION DETERMINED BY FEMA FLOOD ZONE MAP 04021C0200E, PANEL NUMBER 200 OF 2575, EFFECTIVE DATE DECEMBER 4, 2007.

A PORTION OF THE SUBJECT PROPERTY LIES WITHIN ZONE "AE" WITH A DEFINITION OF: 1-PERCENT-ANNUAL-CHANCE FLOODPLAINS THAT ARE DETERMINED FOR THE FIS BY DETAILED METHODS OF ANALYSIS. IN MOST INSTANCES, BFES DERIVED FROM THE DETAILED HYDRAULIC ANALYSES ARE SHOWN AT SELECTED INTERVALS IN THIS ZONE. MANDATORY FLOOD INSURANCE PURCHASE REQUIREMENTS APPLY. AE ZONES ARE AREAS OF INUNDATION BY THE 1-PERCENT-ANNUAL-CHANCE FLOOD, INCLUDING AREAS WITH THE 2-PERCENT WAVE RUNUP, ELEVATION LESS THAN 3.0 FEET ABOVE THE GROUND, AND AREAS WITH WAVE HEIGHTS LESS THAN 3.0 FEET. THESE AREAS ARE SUBDIVIDED INTO ELEVATION ZONES WITH BFES ASSIGNED. THE AE ZONE WILL GENERALLY EXTEND INLAND TO THE LIMIT OF THE 1-PERCENT-ANNUAL-CHANCE STILLWATER FLOOD LEVEL (SWEL). DESIGNATION DETERMINED BY FEMA FLOOD ZONE MAP 04021C0200E, PANEL NUMBER 200 OF 2575, EFFECTIVE DATE DECEMBER 4, 2007.

MAP OF DEDICATION
FOR
"SUPERSTITION VISTAS - PHASE 1B"
LOCATED IN SECTION 19, TOWNSHIP 1 SOUTH,
RANGE 8 EAST OF THE GILA AND SALT RIVER
MERIDIAN, PINAL COUNTY, ARIZONA



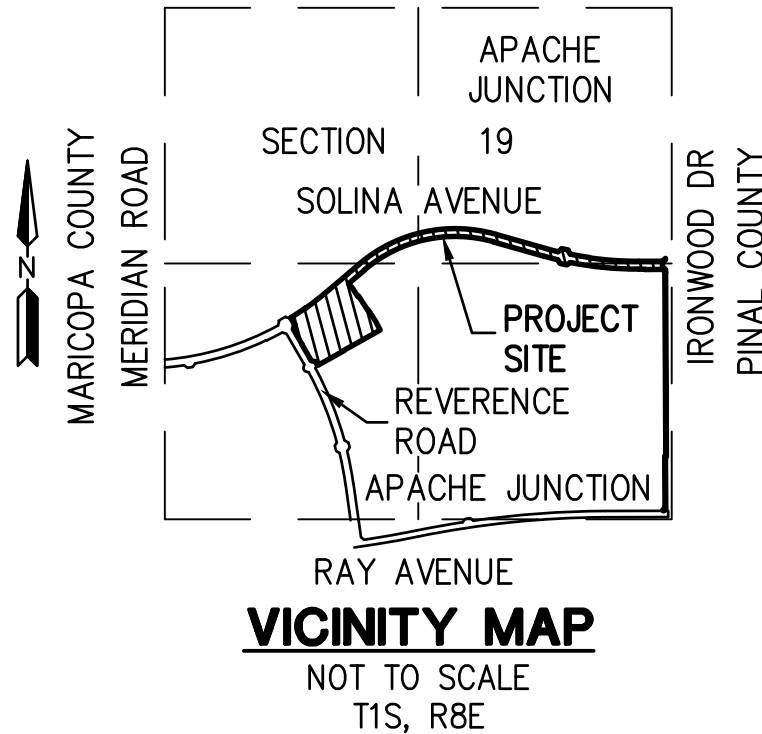
NOTES

- 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.

TRACT TABLE			
TRACT	AREA (SQ.FT)	AREA (ACRES)	USE
TRACT PPPP	395,848	9.0874	PARK, COMMON AREA, DRAINAGE & UTILITY EASEMENT

NOTES:

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



OWNER/DEVELOPER

DR HORTON
2525 WEST FRYE AVENUE, SUITE 100
CHANDLER, AZ 85224
CONTACT: JOSE CASTILLO
DIVISION VICE PRESIDENT OF LAND DEVELOPMENT
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

BASIS OF BEARING

BASIS OF BEARING IS S00°17'01"E ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 1 SOUTH, RANGE 8 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, BETWEEN THE MONUMENTS AS SHOWN HEREON.

DEVELOPMENT SERVICES

THIS MAP OF DEDICATION 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
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SEAL AND SIGNATURE OF THE ARIZONA REGISTERED LAND SURVEYOR

CURVE TABLE			
CURVE NO.	RADIUS	DELTA	LENGTH
C2	3541.50'	0°16'01"	16.50'
C3	3041.50'	0°08'38"	7.64'
C4	2955.50'	3°36'20"	185.99'
C7	3041.50'	0°28'15"	25.00'
C8	1541.50'	0°44'36"	20.00'
C9	1541.50'	0°55'45"	25.00'
C10	1541.50'	0°44'36"	20.00'
C11	1541.50'	0°44'36"	20.00'

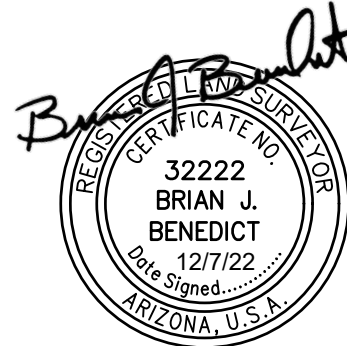
LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L9	N31°46'00"W	86.00'
L27	S31°46'00"E	8.00'
L28	N31°46'00"W	8.00'
L32	S38°37'04"E	18.04'
L33	S51°22'56"W	25.00'
L34	N38°37'04"W	18.01'
L35	N31°11'23"W	18.01'
L36	S58°48'37"W	20.00'
L37	N31°11'23"W	18.01'
L38	N17°49'02"W	18.10'
L39	S72°10'58"W	25.00'
L40	N17°49'02"W	18.06'
L41	N03°11'03"W	18.04'
L42	S86°48'57"W	20.00'
L43	N03°11'03"W	18.04'
L44	N06°16'07"E	18.04'
L45	N83°43'53"W	20.00'
L46	N06°16'07"E	18.04'
L57	S40°21'47"E	65.28'
L58	S32°49'13"E	100.00'
L59	N57°10'47"E	10.00'
L60	N57°10'47"E	5.00'
L61	S32°49'13"E	145.00'

LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L62	S28°23'28"E	99.96'
L63	S29°12'29"E	5.00'
L64	S60°47'31"W	130.00'
L65	N29°12'29"W	45.00'
L66	S60°47'31"W	3.00'
L67	N74°27'31"W	42.61'
L68	N59°46'51"E	3.00'
L69	N14°13'13"E	42.84'
L70	N29°12'29"W	13.00'
L71	N29°12'29"W	16.00'
L72	N29°12'29"W	16.00'
L73	S29°12'29"E	13.00'
L74	N60°47'31"E	109.00'
L75	S29°12'28"E	16.00'
L76	S29°12'30"E	16.00'
L77	N29°12'29"W	25.00'
L78	N60°47'31"E	55.22'
L79	N29°12'29"W	15.50'
L80	S60°47'31"W	25.00'
L81	N29°12'29"W	55.50'
L82	S61°23'51"W	25.00'
L83	S29°12'29"E	14.74'
L84	N60°47'31"E	55.22'

LEGEND

- FOUND MONUMENT AS NOTED
☒ FOUND BRASS CAP IN HAND HOLE
⊙ FOUND 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
PUFE
PCR
RLS
APN
①
①
②
②
FOUND MONUMENT AS NOTED
FOUND BRASS CAP IN HAND HOLE
FOUND 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
PINAL COUNTY RECORDS
REGISTERED LAND SURVEYOR
ASSESSOR PARCEL NUMBER
33'X33' SIGHT VISIBILITY EASEMENT
FEE NO. _____, PCR
FEE NO. 2022-084916, PCR

60 30 0 60 120
SCALE: 1" = 60'



SUPERSTITION VISTAS - PHASE 1B

APACHE JUNCTION, ARIZONA

MAP OF DEDICATION

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PROJ. NO.: 1635
STATUS:

DATE: DEC 2022

SCALE: AS SHOWN

DRAWN: GS

APPROVED: BJB

MUNICIPAL TRACKING NO:

DWG. NO.

MOD02

SHT. 2 OF 3

