

MAP OF DEDICATION
FOR
ELLIOT AVENUE PHASE 1

LOCATED IN THE NORTH HALF OF SECTION 17, TOWNSHIP 1 SOUTH, RANGE 8 EAST, OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA

DEDICATION

STATE OF ARIZONA)
COUNTY OF PINAL) S.S

KNOW ALL MEN BY THESE PRESENTS:

THAT BROOKFIELD ASLD 8500, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER, DOES HEREBY PUBLISH THIS MAP OF DEDICATION FOR "ELLIOT AVENUE PHASE 1" BEING A PORTION OF LAND RECORDED IN FEE NO. 2020-137555, PINAL COUNTY RECORDS AND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 17 AND THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 1 SOUTH, RANGE 8 EAST, OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA, AS SHOWN HEREON, AND HEREBY DECLARES THAT THIS MAP OF DEDICATION SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF EACH OF THE STREETS AND EASEMENTS CONSTITUTING SAME, AND THAT EACH OF THE STREETS AND EASEMENTS SHALL BE KNOWN BY THE NAME, OR LETTER GIVEN TO IT RESPECTIVELY

EASEMENTS ARE DEDICATED FOR THE PURPOSES SHOWN.

ALL STREETS SHOWN HEREON WILL BE DEDICATED TO AND MAINTAINED BY THE CITY OF APACHE JUNCTION.

THE OWNER, AS TO THE PORTION OF THE PROPERTY OWNED BY THAT 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, 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.

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:

BROOKFIELD ASLD 8500, A DELAWARE LIMITED LIABILITY COMPANY, AS DEVELOPER, HAS HERETO CAUSED ITS NAME TO BE AFFIXED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF THE UNDERSIGNED OFFICERS THIS ____ DAY OF _____, 2024.

BROOKFIELD ASLD 8500, LLC, A DELAWARE LIMITED LIABILITY COMPANY

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

BY: _____

ITS: _____

BY: _____

ITS: _____

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 PROJECT ENGINEER _____ DATE _____

APPROVED BY THE COUNCIL OF THE CITY OF APACHE JUNCTION, ARIZONA THIS ____ DAY OF _____,

_____, 2024. 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

ACKNOWLEDGEMENT

STATE OF ARIZONA)
COUNTY OF MARICOPA) S.S

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 20____, BY _____, THE _____ AND _____, THE _____ OF BROOKFIELD RESIDENTIAL (ARIZONA) LLC, A DELAWARE LIMITED LIABILITY COMPANY, IN ITS CAPACITY AS MANAGER OF BROOKFIELD ASLD 8500 LLC, A DELAWARE LIMITED LIABILITY COMPANY, ON BEHALF THEREOF.

NOTARY PUBLIC _____

MY COMMISSION EXPIRES _____

NOTES

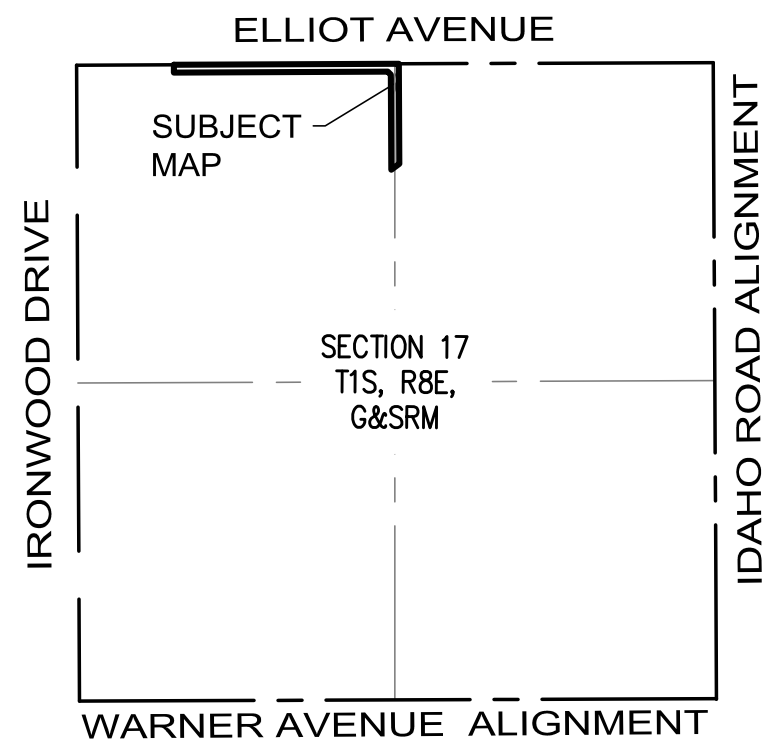
- THE MAINTENANCE OF LANDSCAPING WITHIN THE PUBLIC RIGHT-OF-WAY TO THE BACK OF CURB SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS' ASSOCIATION, AS APPLICABLE, OR THE ABUTTING LOT, TRACT OR PARCEL OWNER.
- THE OVERHEAD UTILITY LINES ON OR ADJACENT TO THE SITE SHALL BE UNDERGROUNDED AS OUTLINED IN § 1-8-6(K), RELOCATION OF OVERHEAD WIRES AND EQUIPMENT, ZONING ORDINANCE, VOL. II, APACHE JUNCTION CITY CODE. ALL EXISTING AND PROPOSED ONSITE OVERHEAD UTILITY LINES SHALL BE PLACED UNDERGROUND.
- SIDEWALKS LOCATED OUTSIDE THE PUBLIC RIGHT-OF-WAY SHALL BE MAINTAINED BY THE HOMEOWNERS' ASSOCIATION UNLESS OTHERWISE SPECIFIED WITHIN THE MAINTENANCE AND/OR DEVELOPMENT AGREEMENTS BETWEEN THE CITY AND THE DEVELOPER.
- THE CITY OR ANY GOVERNING ENTITY HAVING JURISDICTION OVER THE MAP OF DEDICATION SHALL HAVE THE RIGHT TO ENFORCE ALL NOTES SHOWN AND ASSOCIATED WITH THE MAP OF DEDICATION ON THE HOMEOWNERS' ASSOCIATION OR ALL FUTURE OWNERS, ASSIGNS AND SUCCESSORS IN INTEREST AND/OR BENEFITING PROPERTIES.
- PURSUANT TO SECTION 4.7.B.1 OF THE DEVELOPMENT AGREEMENT FOR SUPERSTITION VISTAS BETWEEN THE CITY OF APACHE JUNCTION AND D.R. HORTON, INC., A DELAWARE CORPORATION, DATED OCTOBER 28, 2021 AND RECORDED AS FEE NO. 2021 140530, OFFICIAL RECORDS OF PINAL COUNTY, ARIZONA, DEVELOPER, AND ITS SUCCESSORS AND ASSIGNS WHICH MAY INCLUDE RADIANCE COMMUNITY ALLIANCE, INC., OR RADIANCE 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.
- 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.

SITE DATA TABLE

TOTAL RIGHT-OF-WAY	174,723	SQ.FT.	4.0111	AC
EXISTING & PROPOSED ZONING	MPC			

SHEET INDEX

SHEET #	DESCRIPTION	TITLE
1	COVER SHEET	COV
2	MAP OF DEDICATION	MOD



VICINITY MAP

NOT TO SCALE



LEGEND

	SUBJECT BOUNDARY LINE
	PLSS SECTION LINE
	PLSS SUB-SECTION LINE

OWNER/DEVELOPER

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

SURVEYOR

SUNRISE ENGINEERING, LLC
2045 S VINEYARD STE 101
MESA, AZ 85210
RONNIE DORSEY, RLS
480.768.8600

BASIS OF BEARING

THE BASIS OF BEARING FOR THIS SURVEY IS THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 1 SOUTH, RANGE 8 EAST OF THE GILA AND SALT RIVER MERIDIAN BEING NORTH 89°45'04" EAST BETWEEN A PINAL COUNTY HIGHWAY DEPARTMENT BRASS CAP MARKING THE NORTHWEST CORNER OF SAID SECTION 17 AND A GLO 1914 BRASS CAP MARKING THE NORTH QUARTER CORNER OF SAID SECTION 17

FLOOD PLAIN

SUBJECT PROPERTY LIES IN FLOOD ZONE "X" PER FLOOD INSURANCE RATE MAP (FIRM) PANEL NO. 04021C0200E DATED DECEMBER 4, 2007. SPECIAL FLOOD HAZARD ZONE "X" IS DESCRIBED AS: "AREAS OF MINIMAL FLOOD HAZARD."

FOR MUNICIPAL REVIEW AND
NOT FOR RECORDATION

MAP OF DEDICATION					
FOR ELLIOT AVENUE PHASE 1					
SEI NO. 09936	SURVEYED MS	DRAWN EB	CHECKED RED	SHEET NO. 1 of 2	COV

SURVEYOR'S CERTIFICATION

THIS IS TO CERTIFY THAT THE SURVEY AND MAP OF DEDICATION OF THE PREMISES DESCRIBED AND PLATTED HEREON WAS MADE UNDER MY DIRECTION DURING THE MONTH OF APRIL, 2024; THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN; THAT THE MONUMENTS SHOWN ACTUALLY EXIST OR WILL BE SET AS SHOWN; THAT THEIR POSITIONS ARE CORRECTLY SHOWN; AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

4/29/2024
RONNIE DORSEY, RLS # 38862 DATE

POC
NORTHWEST CORNER
SECTION 17, T1S, R8E, G&SRM
PINAL COUNTY
HIGHWAY DEPARTMENT
BRASS CAP



POB

806.80'

2

65' R/W

DOC NO. 2023-023735

8' PUF

DOC NO. 2023-023735

APN 104-07-7010
UNSUBDIVIDED

(BASIS OF BEARING)
N89°45'04"E 2642.33'

1835.53'

ELLIOT AVENUE

S89°45'04"W 1777.06'

DR HORTON INC
DOC NO. 2020-137555

NORTH QUARTER CORNER
SECTION 17, T1S, R8E, G&SRM
GLO 1914 BRASS CAP

33.50'

NORTHEAST CORNER
SECTION 17, T1S, R8E, G&SRM
CALCULATED POSITION

N89°47'06"E 2643.88'

DR HORTON INC
DOC NO. 2020-137555

33.5'

R/W

SYMBOL LEGEND



FOUND PLSS SECTION MONUMENT, AS NOTED



PLSS SECTION CORNER, CALCULATED POSITION

LINE TYPE LEGEND

SUBJECT BOUNDARY

SUBJECT EASEMENT

RIGHT-OF-WAY LINE

CENTERLINE

PLSS SECTION LINE

EXISTING EASEMENT

ABBREVIATIONS

AC	ACRES
AZ	ARIZONA
DOC NO.	DOCUMENT NUMBER
E	EAST
FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY
G&SRM	GILA AND SALT RIVER MERIDIAN
GLO	GOVERNMENT LAND OFFICE
INC	INCORPORATED
LLC	LIMITED LIABILITY COMPANY
MPC	MASTER PLANNED COMMUNITY
N	NORTH
NO.	NUMBER
PCR	PINAL COUNTY RECORDS
PLS	PROFESSIONAL LAND SURVEYOR
PLSS	PUBLIC LAND SURVEY SYSTEM
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
PUFE	PUBLIC UTILITY AND FACILITY EASEMENT
T	TOWNSHIP
R	RANGE
RLS	REGISTERED LAND SURVEYOR
R/W	RIGHT-OF-WAY
S	SOUTH
SQ.FT.	SQUARE FEET
STE	SUITE
W	WEST

RIGHT-OF-WAY DESCRIPTION

A PORTION OF THE NORTH HALF OF SECTION 17, TOWNSHIP 1 SOUTH, RANGE 8 EAST, OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A PINAL COUNTY HIGHWAY DEPARTMENT BRASS CAP MARKING THE NORTHWEST CORNER OF SAID SECTION 17, FROM WHICH A GLO 1914 BRASS CAP MARKING THE NORTH QUARTER CORNER OF SAID SECTION 17 BEARS NORTH 89°45'04" EAST A DISTANCE OF 2642.33 FEET;

THENCE NORTH 89°45'04" EAST, ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 17, A DISTANCE OF 806.80 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING NORTHEAST, ALONG SAID NORTH LINE, A DISTANCE OF 1835.53 FEET TO THE NORTH QUARTER CORNER;

THENCE NORTH 89°47'06" EAST, ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 17, A DISTANCE OF 33.50 FEET;

THENCE SOUTH 0°16'32" EAST, A DISTANCE OF 830.28 FEET;

THENCE SOUTH 53°27'53" WEST, A DISTANCE OF 83.09 FEET;

THENCE NORTH 0°16'32" WEST, A DISTANCE OF 789.48 FEET;

THENCE NORTH 45°15'44" WEST, A DISTANCE OF 35.36 FEET TO A LINE THAT IS PARALLEL WITH AND 65.00 FEET OF THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 17;

THENCE SOUTH 89°45'04" WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 1777.06 FEET;

THENCE NORTH 0°14'56" WEST, A DISTANCE OF 65.00 FEET TO THE POINT OF BEGINNING;

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S53°27'53"W	83.09'
L2	N45°15'44"W	35.36'
L3	N0°14'56"W	65.00'

N0°16'32"W 789.48'

BLOSSOM ROCK TRAIL

S0°16'32"E 854.89'

S0°16'32"E 830.28'

17' PUF

17' PUF

41.55'

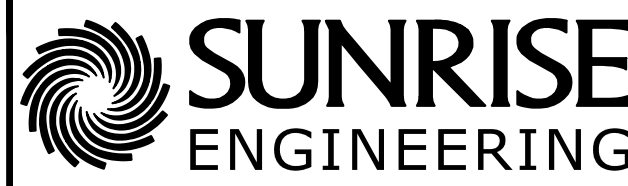
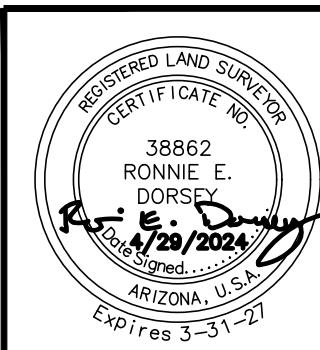
41.55'

L1



SCALE
80' 160'
HORIZ: 1" = 80'

FOR MUNICIPAL REVIEW AND NOT
FOR RECORDATION



2045 SOUTH VINEYARD, SUITE 101
MESA, ARIZONA 85210
TEL 480.768.8600
www.sunrise-eng.com

MAP OF DEDICATION

FOR
ELLIOT AVENUE PHASE 1

SET NO. 09936	SURVEYED MS	DRAWN EB	CHECKED RED	SHEET NO. 2 of 2	MOD
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