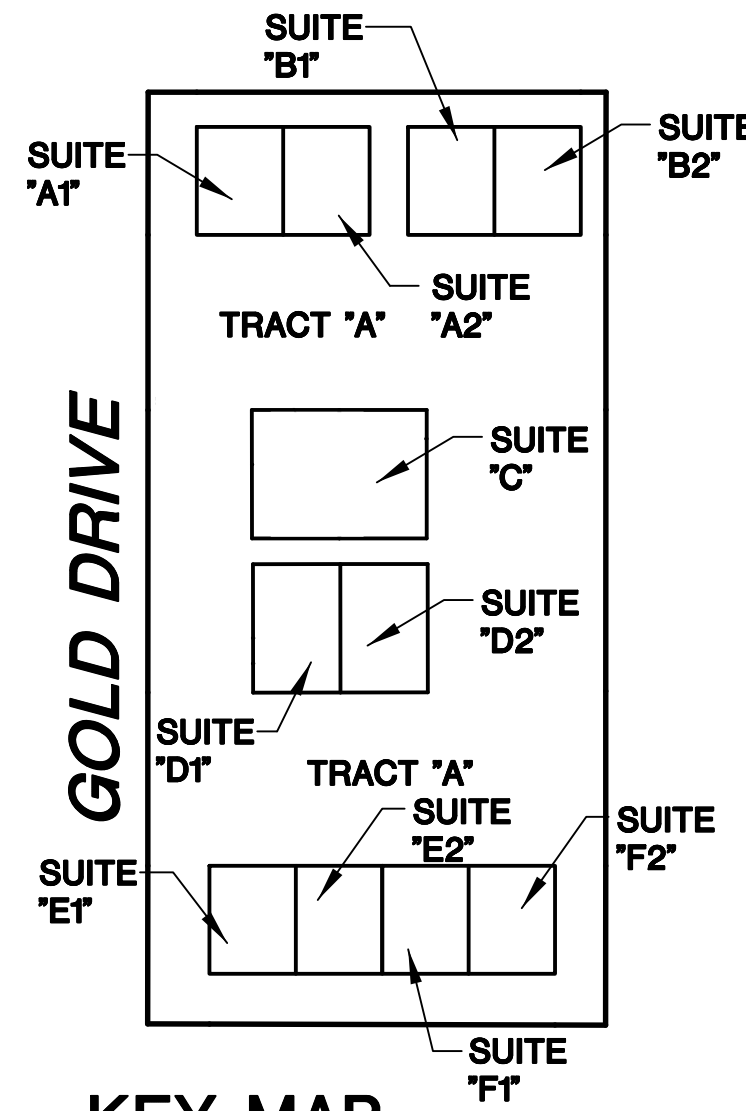


FINAL PLAT FOR GOLD DRIVE DEVELOPMENT

A REPLAT OF OF PARCEL NO. 2, MINOR LAND DIVISION, RECORDED IN 2014-000154
IN THE COUNTY RECORDER'S OFFICE, COUNTY OF PINAL, STATE OF ARIZONA

LOCATED IN A PORTION OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 1 NORTH,
RANGE 8 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA



KEY MAP

NOT TO SCALE

FLOOD PLAIN CERTIFICATION

ACCORDING TO FEMA FLOOD INSURANCE RATE MAP, MAP NUMBER 04021C0020E, DATED DECEMBER 4, 2007, THE SUBJECT PROPERTY IS LOCATED IN ZONE X. ZONE X IS DEFINED AS "AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD."

DEDICATION

KNOWN ALL MEN BY THESE PRESENTS:

SUPERSTITION SPRINGS HOLDINGS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, IS PUBLISHING THIS PLAT, UNDER THE NAME "GOLD DRIVE DEVELOPMENT" AS SHOWN HEREON FOR THE SOLE PURPOSE OF CREATING SIX NEW UNITS FROM THE EXISTING PARCEL NO. 2, MINOR LAND DIVISION, RECORDED IN 2014-000154 IN THE COUNTY RECORDER'S OFFICE, COUNTY OF PINAL, STATE OF ARIZONA.

OWNER WARRANTS AND COVENANTS TO CITY OF APACHE JUNCTION, AN ARIZONA MUNICIPAL CORPORATION, AND ITS SUCCESSORS AND ASSIGNS THAT OWNER IS LAWFULLY SEIZED AND POSSESSED OF THE PROPERTY; THAT OWNER HAS A GOOD AND LAWFUL RIGHT TO MAKE THE CONVEYANCE DESCRIBED HEREIN; AND THAT CITY OF APACHE JUNCTION, AN ARIZONA MUNICIPAL CORPORATION, SHALL HAVE TITLE AND QUIET POSSESSION AGAINST THE CLAIMS OF ALL PERSONS.

TRACT "A" IS NOT TO BE CONSTRUED TO BE DEDICATED TO THE PUBLIC OR CITY, BUT IS DEEDED TO GOLD DRIVE DEVELOPMENT OWNERS' 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 IN PERPETUITY, AND SHALL NOT BE REDEVELOPED FOR ANY OTHER PURPOSES.

THE PERSON EXECUTING THIS DOCUMENT ON BEHALF OF A CORPORATION, TRUST OR OTHER ORGANIZATION WARRANTS HIS OR HER AUTHORITY TO DO SO AND THAT ALL PERSONS NECESSARY TO BIND OWNER HAVE JOINED IN THIS DOCUMENT. THIS DOCUMENT RUNS WITH THE LAND IN FAVOR OF CITY OF APACHE JUNCTION, AN ARIZONA MUNICIPAL CORPORATION, SUCCESSORS AND ASSIGNS.

FOR: SUPERSTITION SPRINGS HOLDINGS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY THIS _____ DAY OF _____, 2023.

BY: _____
SHANTHA KUMAR

ITS: _____

ACKNOWLEDGEMENT

STATE OF ARIZONA)
) S.S.
COUNTY OF PINAL)
ON THIS _____ DAY OF _____, 2023,
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: _____

CERTIFICATIONS

THIS IS TO CERTIFY THAT THIS FINAL 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 FINAL 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 1 YEAR AFTER RECORDATION.

DAVID S. KLEIN
R.L.S. 42137

THIS FINAL PLAT HAS BEEN CHECKED FOR CONFORMANCE WITH THE REQUIREMENTS OF THE LAND DEVELOPMENT CODE AND ANY OTHER APPLICABLE ORDINANCE AND REGULATIONS.

DEVELOPMENT SERVICES PROJECT ENGINEER DATE

APPROVED BY THE COUNCIL OF THE CITY OF APACHE JUNCTION, ARIZONA THIS _____ DAY OF _____, 2023.
THE SUBDIVIDER HAS PROVIDED A CERTIFICATE OF ASSURED WATER SUPPLY AS REQUIRED BY ARIZONA REVISED STATUTES (ARS) § 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

SUITES AREA TABLE		
SUITE	AREA (SQ. FEET)	AREA (ACRES)
A1	1,620	0.037
A2	1,620	0.037
B1	1,620	0.037
B2	1,620	0.037
C	3,898	0.090
D1	1,949	0.045
D2	1,620	0.037
E1	1,620	0.037
E2	1,620	0.037
F1	1,620	0.037
F2	1,620	0.037

TRACT AREA & USE TABLE			
TRACT	AREA (SQ. FEET)	AREA (ACRES)	USE
A	53,368	1.226	COMMON AREA*

* COMMON AREA INCLUDES DRIVE, PARKING, DRAINAGE AREA, AND LANDSCAPE AREA

BASIS OF BEARINGS

THE BASIS OF BEARING IS THE MONUMENT LINE OF APACHE TRAIL, ALSO BEING U.S. HIGHWAY 60, USING A BEARING OF SOUTH 89 DEGREES 52 MINUTES 00 SECONDS EAST PER THE RECORD OF SURVEY, SURVEYS BOOK 15, PAGE 227, RECORDS OF PINAL COUNTY, ARIZONA.

NOTES

A) 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 UPON RECORDATION OF THE FINAL PLAT. TRACTS SHALL NOT BE CONVEYED TO ANY PRIVATE OR PUBLIC ENTITY WITHOUT PRIOR CITY COUNCIL APPROVAL.

B) THE MAINTENANCE OF LANDSCAPING AND DRAINAGE AREAS EITHER WITHIN THE PUBLIC RIGHT-OF-WAY AND/OR UP TO A PERIMETER WALL OR FENCE OR PRIVATE YARD SHALL BE THE RESPONSIBILITY OF THE OWNERS' ASSOCIATION OR THE ADJUTING LOT, TRACT OR PARCEL OWNER.

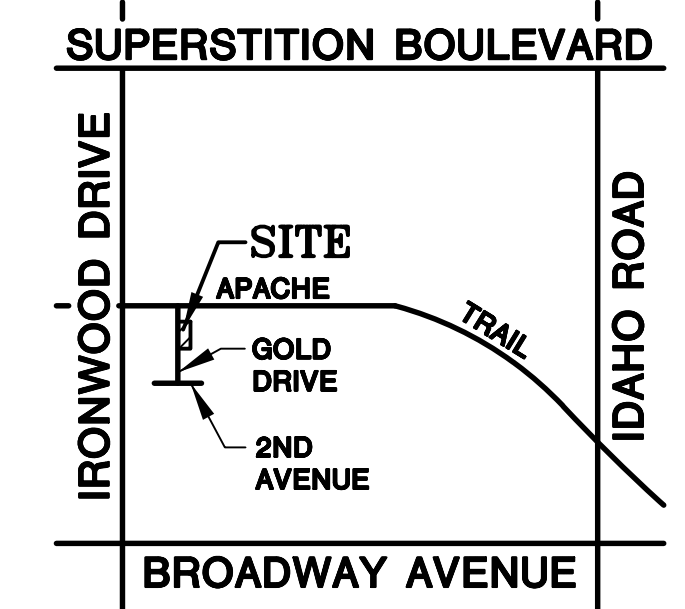
C) CONSTRUCTION WITHIN UTILITY EASEMENTS SHALL BE LIMITED TO UTILITIES, FENCES AND DRIVEWAYS.

D) NO STRUCTURES, EARTHWORK OR OTHER CONSTRUCTION SHALL BE CARRIED OUT IN DRAINAGE PATHS OR RETENTION BASINS AS SHOWN ON THE APPROVED IMPROVEMENT PLANS AND, EXCEPT AS MAY BE APPROVED BY THE DEVELOPMENT SERVICES PROJECT ENGINEER, FENCING SHALL 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.

E) MAINTENANCE OF THE DRAINAGE AREAS WITHIN THE TRACTS AND EASEMENTS SHALL BE THE RESPONSIBILITY OF THE GOLD DRIVE DEVELOPMENT OWNERS' 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 ASSESS THE HOMEOWNERS' ASSOCIATION, ITS SUCCESSORS AND/OR BENEFITING PROPERTIES THE COST OF MAINTENANCE.

F) 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 OWNERS' ASSOCIATION OR ALL FUTURE OWNERS, ASSIGNS AND SUCCESSORS IN INTEREST AND/OR BENEFITING PROPERTIES

G) SHOULD THE OWNERS' 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.



VICINITY MAP

NOT TO SCALE

SHEET INDEX

SHEET 1: COVER SHEET
SHEET 2: FINAL PLAT MAP AND VERTICAL BOUNDARY
SHEET 3: SITE DETAIL

SITE DATA

GROSS AREA: 74,124 SQ. FEET / 1.702 ACRES
NET AREA: 53,368 SQ. FEET / 1.226 ACRES
OPEN SPACE: 71.99%
NUMBER OF SUITES: 11
EXISTING ZONING: B-2/PD
DENSITY: 28 %

SURVEYOR

SUPERIOR SURVEYING SERVICES INC.
2122 W. LONE CACTUS DRIVE, SUITE 11
PHOENIX, ARIZONA 85027
PHONE: (623) 869-0223
CONTACT: JAMES WILLIAMSON, PROJECT MANAGER

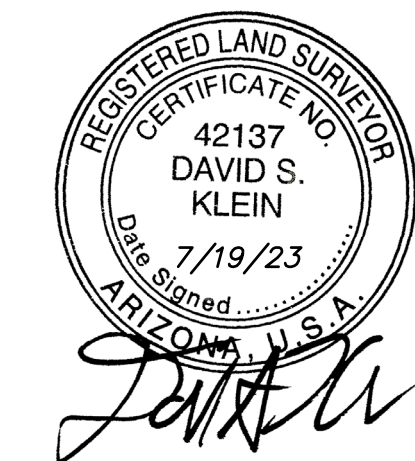
OWNER/DEVELOPER

SUPERSTITION SPRINGS HOLDINGS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY
4389 E. SANTA ROSA PLACE
GILBERT, AZ 8534
PHONE: (602) 694-3190

CERTIFICATION

THIS IS TO CERTIFY THAT THIS FINAL 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 FINAL 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 1 YEAR AFTER RECORDATION.

DAVID S. KLEIN
R.L.S. 42137
DATE: JULY 19, 2023



FINAL PLAT FOR "GOLD DRIVE DEVELOPMENT"

APACHE JUNCTION, AZ

2122 W. Lone Cactus Drive, Suite 11
Phoenix, AZ 85027
623-869-0223 (office) 623-869-0726 (fax)
www.superiorsurveying.com
info@superiorsurveying.com

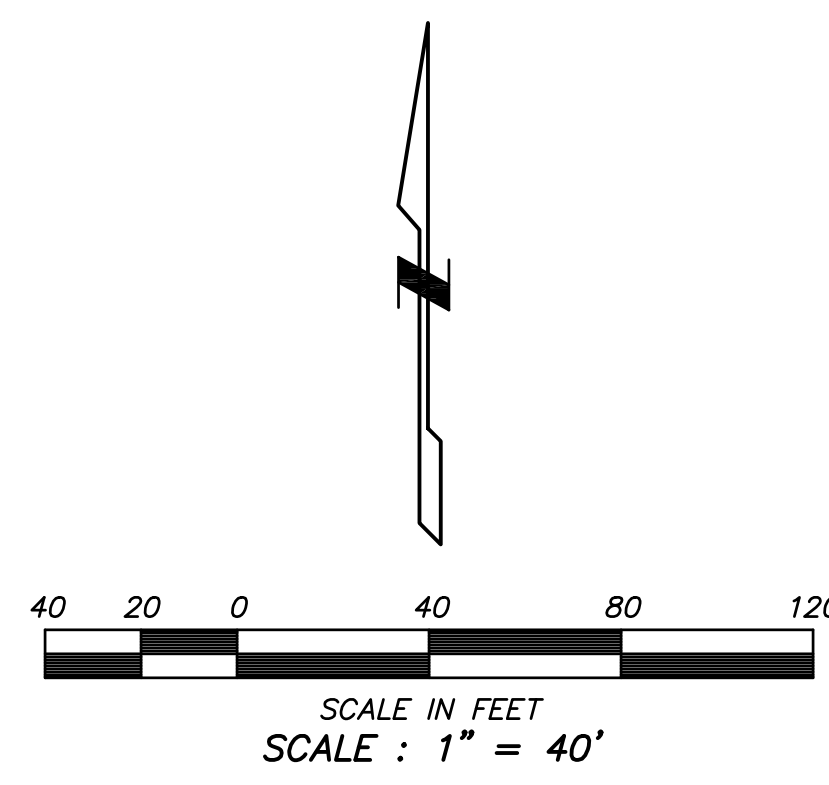
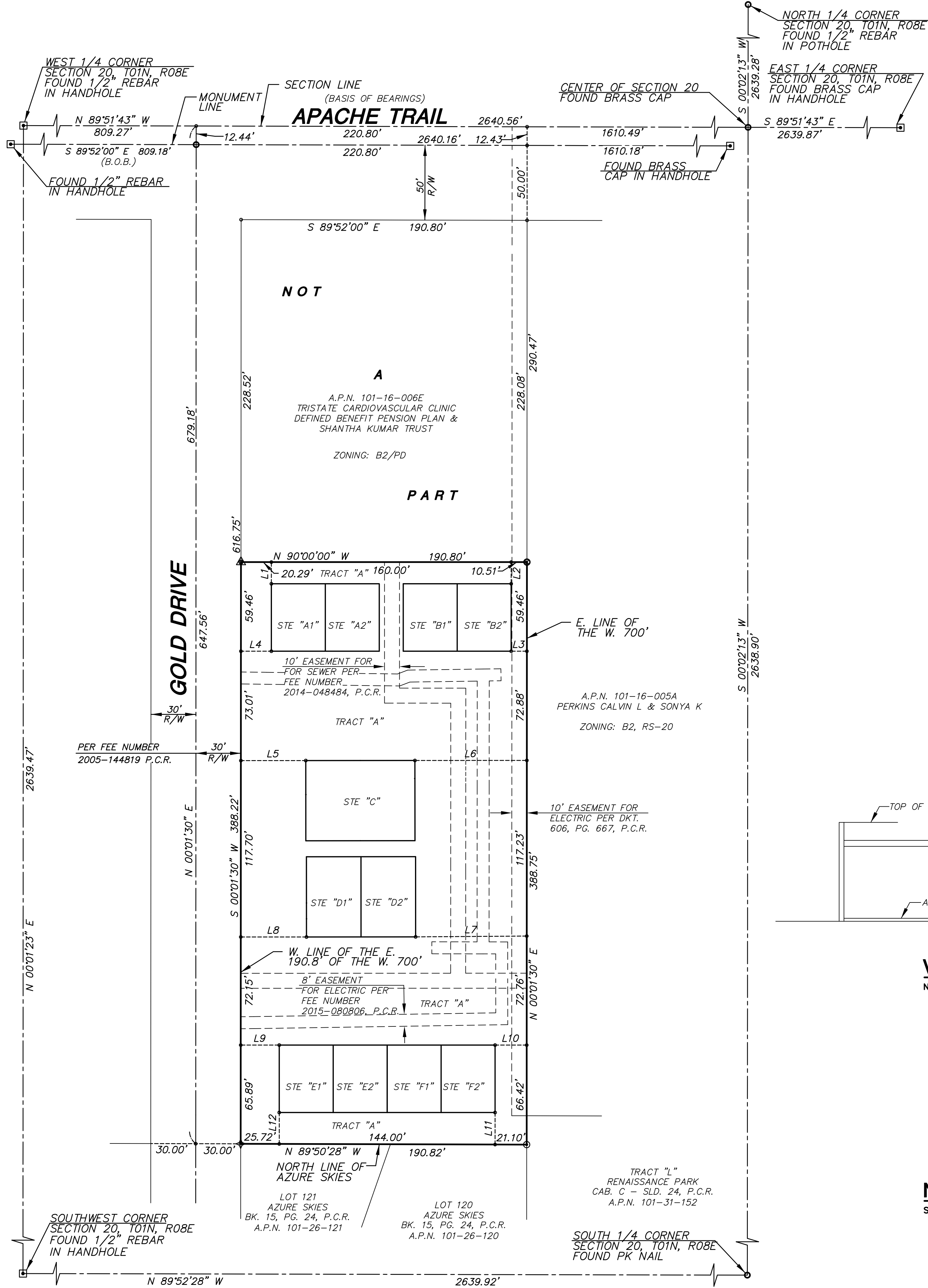
SUPERIOR
SURVEYING SERVICES, INC.

DWN: LE CR: JW

SHEET 1 OF 3

DATE: 7/19/23

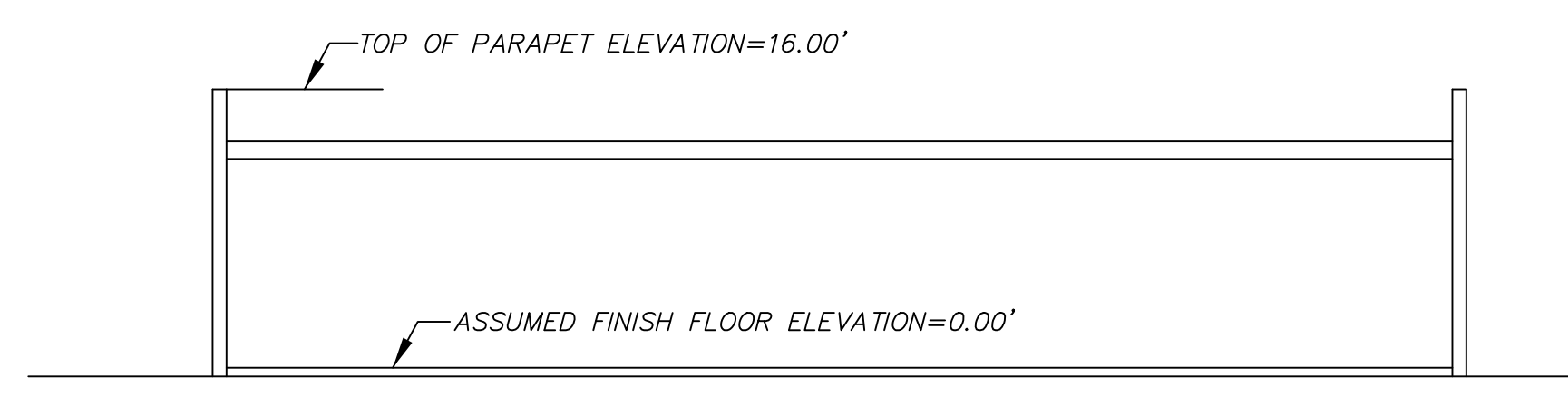
JOB: 202102087



LINE	BEARING	DISTANCE
L1	N 00°00'00" W	14.46'
L2	N 00°00'00" W	14.46'
L3	N 90°00'00" E	10.48'
L4	N 90°00'00" E	20.32'
L5	N 89°57'37" E	43.30'
L6	N 89°57'37" E	74.68'
L7	N 89°35'05" E	74.16'
L8	N 89°58'12" W	43.83'
L9	N 90°00'00" E	25.69'
L10	N 90°00'00" E	21.11'
L11	N 00°00'00" W	21.37'
L12	N 00°00'00" W	20.97'

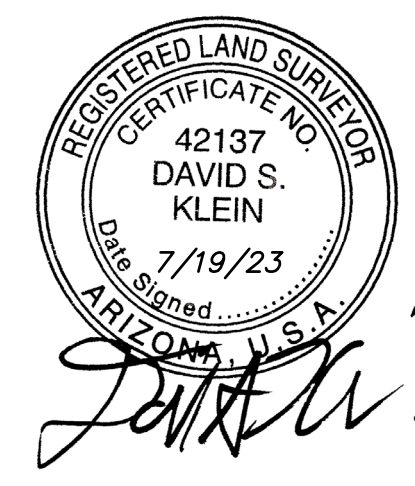
LEGEND

- BOUNDARY LINE
- - - CENTER LINE OR MONUMENT LINE
- ⊙ INDICATES BOUNDARY CORNER NOTHING FOUND OR SET
- ⊙ UNABLE TO GAIN ACCESS SET WITNESS CORNER 1/2" CAPPED REBAR STAMPED 42137 19.21' NORTH
- ⊕ SET WITNESS CORNER NAIL IN WASHER STAMPED 42137 19.22' NORTH ALSO FOUND 5/8" REBAR NO IDENTIFICATION (N 77°01'36" W) 2.28'
- ▲ FOUND 12" CAPPED REBAR STAMPED 48680 (N 86°56'43" W) 0.30'
- A.P.N. ASSESSORS' PARCEL NUMBER
- P.C.R. PINAL COUNTY RECORDS
- R/W RIGHT OF WAY
- BK. BOOK
- DKT. DOCKET
- PG. PAGE
- (TYP.) TYPICAL
- B.O.B. BASIS OF BEARINGS



VERTICAL BOUNDARY
NOT TO SCALE

NOTE
SEE SHEET 3 FOR SITE DETAIL



FINAL PLAT FOR "GOLD DRIVE DEVELOPMENT"

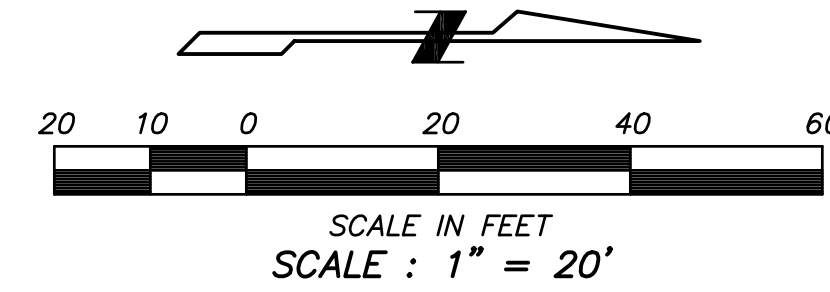
APACHE JUNCTION, AZ

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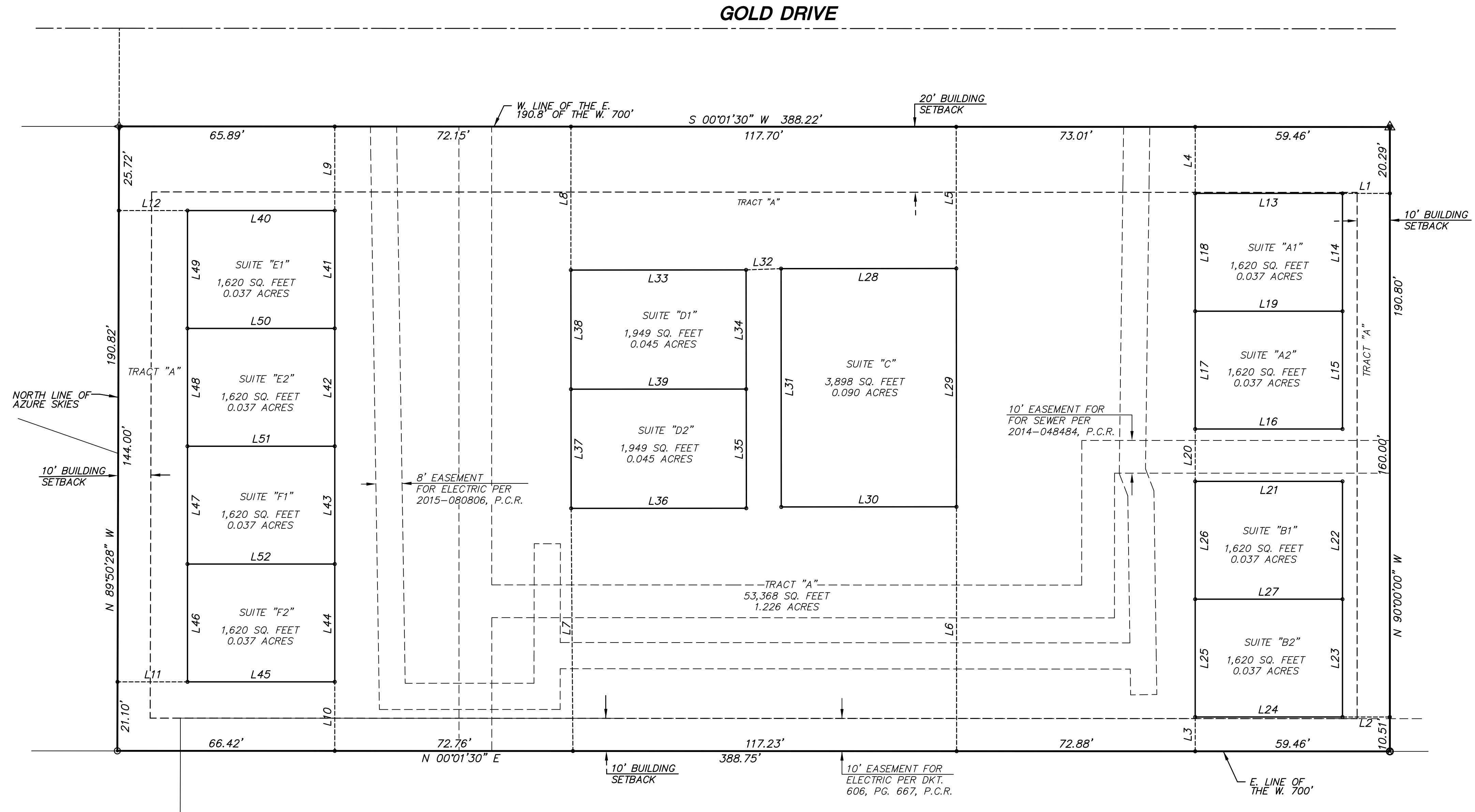


LEGEND

- BOUNDARY LINE
- - - CENTER LINE OR MONUMENT LINE
- ⊙ INDICATES BOUNDARY CORNER
NOTHING FOUND OR SET
- ⊙ UNABLE TO GAIN ACCESS
SET WITNESS CORNER
1/2" CAPPED REBAR
STAMPED 42137 19.21'
NORTH
- ⚡ SET WITNESS CORNER
NAIL IN WASHER
STAMPED 42137
19.22' NORTH
ALSO FOUND 5/8" REBAR
NO IDENTIFICATION
(N 77°01'36" W) 2.28'
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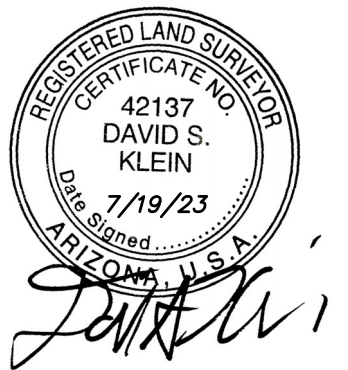
LINE	BEARING	DISTANCE
L1	N 00°00'00" W	14.46'
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L11	N 00°00'00" W	21.37'
L12	N 00°00'00" W	20.97'
L13	N 00°00'00" W	45.00'
L14	N 90°00'00" E	36.00'
L15	N 90°00'00" W	36.00'
L16	N 00°00'00" W	45.00'
L17	N 90°00'00" W	36.00'
L18	N 90°00'00" E	36.00'
L19	S 00°00'00" E	45.00'
L20	N 90°00'00" E	16.00'
L21	N 00°00'00" W	45.00'
L22	N 90°00'00" W	36.00'
L23	N 90°00'00" W	36.00'
L24	N 00°00'00" W	45.00'
L25	N 90°00'00" W	36.00'
L26	N 90°00'00" E	36.00'
L27	S 00°00'00" E	45.00'
L28	N 00°02'48" W	53.53'
L29	S 89°57'37" W	72.82'
L30	N 00°02'48" W	53.53'
L31	N 89°57'37" E	72.82'
L32	S 02°05'38" E	10.70'
L33	N 00°02'48" W	53.53'
L34	S 89°55'48" W	36.41'
L35	S 89°55'48" W	36.41'
L36	N 00°02'25" W	53.49'
L37	S 89°55'48" W	36.41'
L38	S 89°55'48" W	36.41'
L39	N 00°02'48" W	53.53'
L40	S 00°00'00" E	45.00'
L41	N 90°00'00" E	36.00'
L42	N 90°00'00" W	36.00'
L43	N 90°00'00" E	36.00'
L44	N 90°00'00" W	36.00'
L45	S 00°00'00" E	45.00'
L46	N 90°00'00" W	36.00'
L47	N 90°00'00" W	36.00'
L48	N 90°00'00" W	36.00'
L49	N 90°00'00" W	36.00'
L50	N 90°00'00" W	36.00'
L51	N 00°00'00" W	45.00'
L52	N 00°00'00" W	45.00'



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DWN: LE CR: JW
SHEET 3 OF 3
DATE: 7/19/23
JOB: 202102087