

PEGASUS AIRCRAFT STORAGE CONDOMINIUM PLAT PHASE ONE

A PORTION OF SECTION 34
TOWNSHIP 2 SOUTH, RANGE 7 EAST
GILA & SALT RIVER MERIDIAN
MARICOPA COUNTY, ARIZONA

DEDICATION

STATE OF ARIZONA
COUNTY OF MARICOPA

KNOW ALL MEN BY THESE PRESENTS, CIRCLE C PEGASUS, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, HAS SUBMITTED UNDER THE NAME "PEGASUS AIRCRAFT STORAGE, CONDOMINIUM PLAT PHASE ONE" A PORTION OF SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 2 NORTH, RANGE 7 EAST, GILA & SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN HEREON, AND HEREBY DECLARES THAT THE PLAT SETS FORTH THE LOCATION AND GIVE THE MEASUREMENTS OF EACH UNIT SHOWN ON THIS INSTRUMENT AND THAT EACH UNIT SHOWN ON THIS INSTRUMENT BE KNOWN BY THE NUMBER GIVEN EACH UNIT THEREON.

RESPECTFULLY ON SAID PLAT AND HEREBY DEDICATES (1) TRACT A TO THE OWNERS, THE PEGASUS AIRCRAFT STORAGE CONDOMINIUM COMPANY, AN ARIZONA LIMITED LIABILITY COMPANY, AS SHOWN ON SAID PLAT AND AS AN AIRCRAFT TAXIWAY AND AS AN ACCESS WAY FOR VEHICULAR INGRESS AND EGRESS AND PEDESTRIAN ACCESS, SUBJECT TO SUCH RULES OF USE AS MAY BE ADOPTED FROM TIME TO TIME BY THE BOARD OF MANAGERS OF THE CONDOMINIUM COMPANY, AND (2) TRACT B, THE ENTIRE AREA OF TRACT A. EASEMENT IS HEREBY GRANTED OVER THE ENTIRE AREA OF TRACT A.

IN WITNESS WHEREOF, CIRCLE C PEGASUS, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HAS HEREUNTO CAUSED ITS NAME TO BE SIGNED BY THE UNDERSIGNED DULY AUTHORIZED REPRESENTATIVE.

THIS _____ DAY OF _____ 2002.

By: Donald R. Humphrey
ITS: 11.24.2002

ACKNOWLEDGMENT

STATE OF ARIZONA
COUNTY OF MARICOPA

ON THIS 23 DAY OF August, 2002, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, APPEARED Donald R. Humphrey, WHO ACKNOWLEDGED HIMSELF TO BE Authorized Representative OF CIRCLE C PEGASUS, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, AND THAT HE EXECUTED THIS INSTRUMENT FOR THE PURPOSES HEREIN CONTAINED.

IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND OFFICIAL SEAL.



MY COMMISSION EXPIRES: 10-16-04
BY: Donald R. Humphrey
NOTARY PUBLIC

APPROVALS

APPROVED BY THE TOWN COUNCIL OF THE TOWN OF QUEEN CREEK, ARIZONA, THIS 19 DAY OF August, 2002.

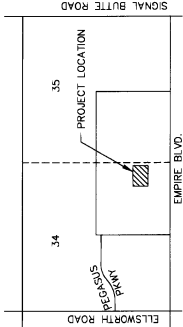
Mayor
MAYOR

ATTEST: Joanna Johnson
TOWN CLERK

Paul Johnson
TOWN ENGINEER

Walter K...
TOWN PLANNER

DATE: 10-29-02



LOCATION MAP

GENERAL NOTES

1. THIS PLAT IS LOCATED WITHIN THE QUEEN CREEK WATER COMPANY SERVICE AREA AND HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY.
2. THE TOWN OF QUEEN CREEK IS NOT RESPONSIBLE FOR AND WILL NOT MAINTAIN OR REPAIR UTILITIES, STREETS, FACILITIES, OR LANDSCAPE AREAS, ETC. WITHIN THIS PROJECT.
3. THE STORAGE CONDOMINIUM ASSOCIATION SHALL MAINTAIN AND MANAGE ALL COMMON AREAS.
4. THIS PROPERTY IS SUBJECT TO THE DECLARATION ESTABLISHING THE PEGASUS AIRCRAFT STORAGE CONDOMINIUM ASSOCIATION, THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS TO BE SIMULTANEOUSLY RECORDED HERewith AS THE SAME MAY BE AMENDED FROM TIME TO TIME.
5. THE DEVELOPER/OWNER RESERVES THE RIGHT, FOR ITSELF AND ITS HEIRS AND ASSAIGNS, TO BRING WITHIN THE SCHEME OF THIS CONDOMINIUM AND TO MAKE PROVISIONS FOR THE CONDOMINIUM WITHOUT THE CONSENT OF THE OWNERS WITHIN TWENTY (20) YEARS OF THE DATE OF THE DECLARATION ESTABLISHING PEGASUS AIRCRAFT STORAGE CONDOMINIUM AND TO MAKE SUCH PROVISIONS AND REVISIONS TO THE DECLARATION AS MORE SPECIFICALLY SET OUT IN SUCH DECLARATION. THIS PROVISION IS INTENDED TO BE PERMISSIVE IN NATURE AND ANY SUCH PLANNED DEVELOPMENT SHALL NOT BIND THE DEVELOPER/OWNER, ITS HEIRS AND ASSAIGNS, OR MAKE THE PROPOSED ADDITIONS IN ANY SUBSEQUENT DEVELOPMENT.

PREPARED BY:
SUNRISE ENGINEERING, INC.

1930 S. ALMA SCHOOL ROAD, SUITE A-114
MESA, ARIZONA 85210
(480) 768-8600
FAX (480) 768-8600



611-92

LEGAL DESCRIPTION

PHASE ONE HANGAR WEST QUARTER CORNER OF SAID SECTION 34, COMMENCING AT THE SURVEY MANHOLE AT THE INTERSECTION OF SAN TAN ROAD AND ELLSWORTH ROAD; THENCE SOUTH 00°17'03" WEST ALONG THE WEST SECTION LINE OF SAID SECTION 34 A DISTANCE OF 2640.97 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 34, WHICH IS A BRASS CAP IN A HANDHOLE AT THE INTERSECTION OF EMPIRE BOULEVARD AND ELLSWORTH ROAD; THENCE S83°13'17" EAST ALONG THE SOUTH SECTION LINE OF SAID SECTION 34 A DISTANCE OF 2640.97 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 34 WHICH IS AN ALUM. CAP.; THENCE NORTH 00°11'38" EAST A DISTANCE OF 2171.36 FEET; THENCE NORTH 00°11'38" EAST A DISTANCE OF 665.80 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 00°39'39" EAST A DISTANCE OF 301.00 FEET; THENCE SOUTH 00°11'38" WEST A DISTANCE OF 35.00 FEET; THENCE NORTH 89°59'45" EAST A DISTANCE OF 35.00 FEET; THENCE SOUTH 00°11'38" WEST A DISTANCE OF 266.00 FEET; THENCE SOUTH 00°11'38" WEST A DISTANCE OF 455.00 FEET TO THE TRUE POINT OF BEGINNING.

SAID PARCEL CONTAINS 1.35,731 SF OR 3.12 ACRES MORE OR LESS.

DEVELOPER / OWNER

CIRCLE C PEGASUS, L.L.C.
2220 S. COUNTRY CLUB, SUITE 107
MESA, ARIZONA 85210
PHONE: (480) 632-7272

SURVEYOR

SUNRISE ENGINEERING, INC.
1930 SOUTH ALMA SCHOOL ROAD
SUITE A-114
MESA, ARIZONA 85210
(480) 768-8600

BASE OF BEARING

WEST LINE OF SECTION 34,
RANGE 7 EAST
BEARING = S00°2'03"W

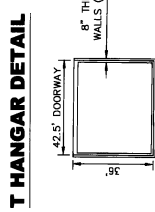
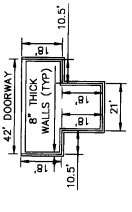
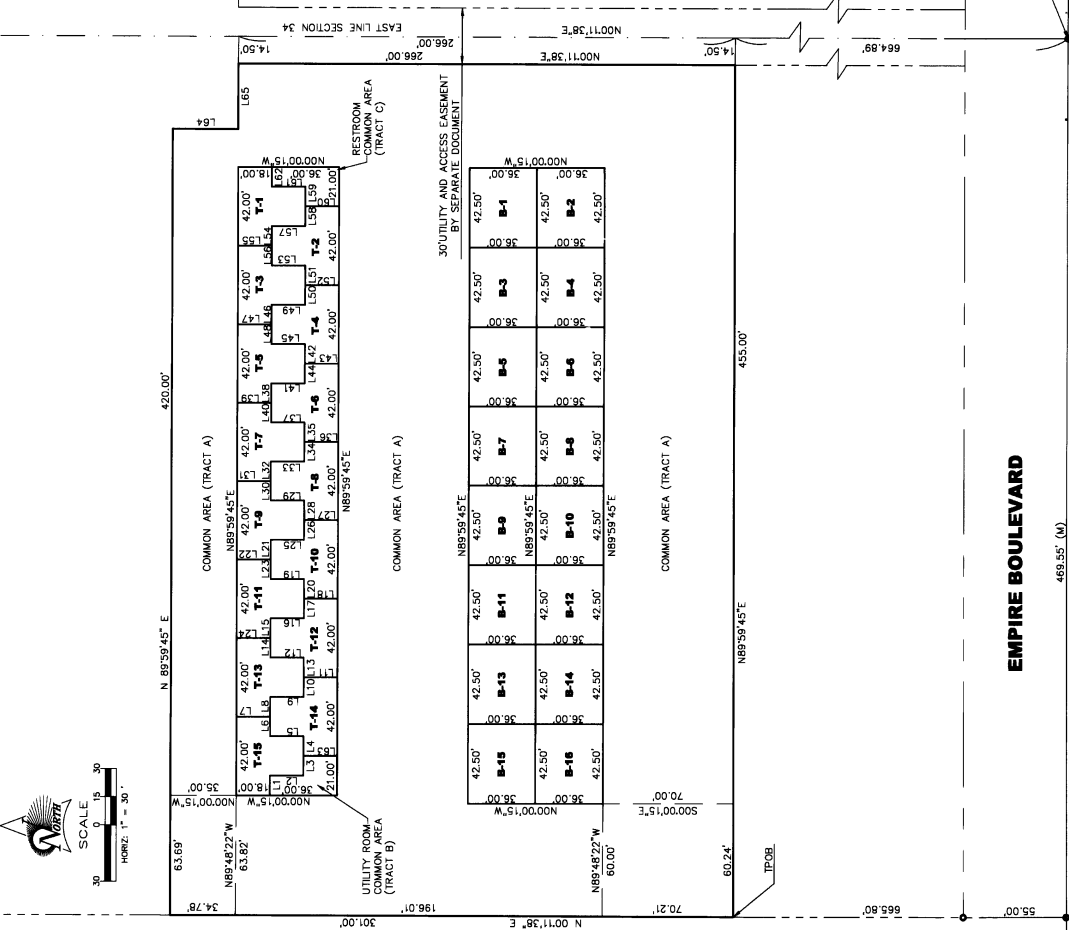
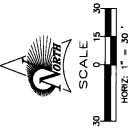
CERTIFICATION

I, DALE ROBINSON, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA, THAT THIS CONDOMINIUM PLAT WAS PREPARED BY ME AND RECORDED IN THE PUBLIC RECORDS OF THE MONTH OF MARCH 2002; THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN; THAT THE MONUMENTS SHOWN ACTUALLY EXIST AS SHOWN; AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.



BOOK 611 PAGE 42
OFFICIAL RECORDS OF
MARICOPA COUNTY
MESA, ARIZONA
2002-1155294
11/20/02

LINE	LENGTH	BEARING
L1	63.69	N89°59'45"E
L2	18.00	N00°00'15"W
L3	10.50	N89°59'45"E
L4	10.50	N89°59'45"E
L5	18.00	N00°00'15"W
L6	10.50	N89°59'45"E
L7	10.50	N89°59'45"E
L8	10.50	N89°59'45"E
L9	18.00	N00°00'15"W
L10	10.50	N89°59'45"E
L11	18.00	N00°00'15"W
L12	18.00	N00°00'15"W
L13	18.00	N00°00'15"W
L14	10.50	N89°59'45"E
L15	10.50	N89°59'45"E
L16	18.00	N00°00'15"W
L17	10.50	N89°59'45"E
L18	18.00	N00°00'15"W
L19	18.00	N00°00'15"W
L20	10.50	N89°59'45"E
L21	10.50	N89°59'45"E
L22	18.00	N00°00'15"W
L23	10.50	N89°59'45"E
L24	18.00	N00°00'15"W
L25	18.00	N00°00'15"W
L26	18.00	N00°00'15"W
L27	18.00	N00°00'15"W
L28	10.50	N89°59'45"E
L29	18.00	N00°00'15"W
L30	10.50	N89°59'45"E
L31	18.00	N00°00'15"W
L32	18.00	N00°00'15"W
L33	18.00	N00°00'15"W
L34	10.50	N89°59'45"E
L35	10.50	N89°59'45"E
L36	18.00	N00°00'15"W
L37	18.00	N00°00'15"W
L38	10.50	N89°59'45"E
L39	10.50	N89°59'45"E
L40	10.50	N89°59'45"E
L41	18.00	N00°00'15"W
L42	10.50	N89°59'45"E
L43	18.00	N00°00'15"W
L44	10.50	N89°59'45"E
L45	18.00	N00°00'15"W
L46	10.50	N89°59'45"E
L47	18.00	N00°00'15"W
L48	10.50	N89°59'45"E
L49	18.00	N00°00'15"W
L50	10.50	N89°59'45"E
L51	18.00	N00°00'15"W
L52	18.00	N00°00'15"W
L53	18.00	N00°00'15"W
L54	10.50	N89°59'45"E
L55	18.00	N00°00'15"W
L56	10.50	N89°59'45"E
L57	18.00	N00°00'15"W
L58	18.00	N00°00'15"W
L59	10.50	N89°59'45"E
L60	18.00	N00°00'15"W
L61	18.00	N00°00'15"W
L62	10.50	N89°59'45"E
L63	18.00	N00°00'15"W
L64	18.00	N00°00'15"W
L65	35.00	N89°59'45"E



NOTE: DIMENSIONS ARE FROM CENTER OF WALL TO CENTER OF WALL.

BOOK 611 PAGE 42
 THE TOWN OF QUEEN CREEK
 MARICOPA COUNTY RECORDER
 HELEN PIRELLI
 2002 - 1155294
 1/18/2009 9:18 AM

DATE	REVISION	BY



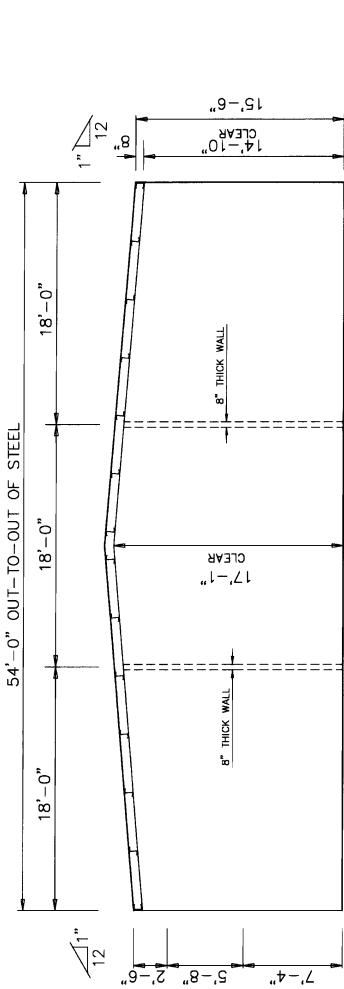
TOWN OF QUEEN CREEK
 MARICOPA COUNTY ARIZONA
 PEGASUS AIRCRAFT STORAGE
 CONDOMINIUM PLAT PHASE ONE
 JOB NO. 00700-001-0003

611-42

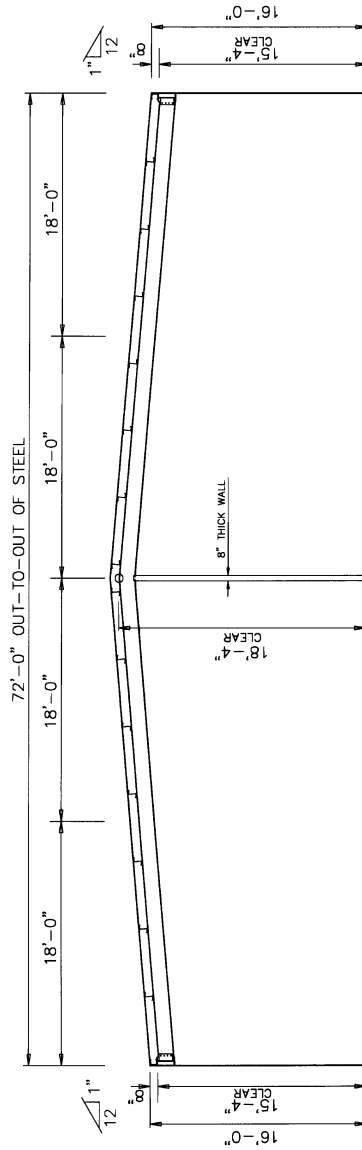
EMPIRE BOULEVARD

WEST 1/4 CORNER SECTION 34, T2S, R7E FND BC IN HH

SOUTHWEST CORNER SECTION 34, T2S, R7E FND BC IN HH



I-HANGAR ELEVATION



BOX HANGAR ELEVATION

611-42

BOOK 611 PAGE 42
 OFFICIAL RECORDS OF
 MARICOPA COUNTY RECORDER
 HELLEN PARCELL
 2002-1155294
 11/08/02

DATE	REVISION	BY

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TOWN OF QUEEN CREEK
 MARICOPA COUNTY, ARIZONA

PEGASUS AIRCRAFT STORAGE
 CONDOMINIUM PLAT PHASE ONE
 JOB NO. 00700-001-0003

VERT. SCALE	DRAWING SHEET	TOTAL SHEETS	DRAWER/DESIGNER	CHECKER
1" = 10'	3	3	5/02	5/02