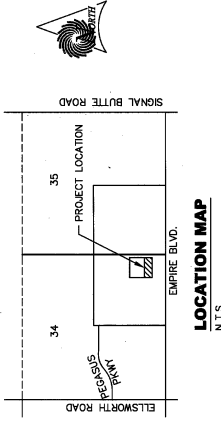


# A REPLAT OF PEGASUS AIRCRAFT STORAGE CONDOMINIUM PLAT PHASE TWO

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



### DEVELOPER / OWNER

ORACLE PEGASUS, LLC.  
2152 SOUTH VINEYARD, SUITE 123  
MESA, ARIZONA 85210  
PHONE: (480) 632-7272  
CONTACT: WENDY LILLYCOP

### SURVEYOR

SUNRISE ENGINEERING, INC.  
2152 SOUTH VINEYARD, SUITE 123  
MESA, ARIZONA 85210  
PHONE: (480) 788-8800  
CONTACT: ABEL BECERRA, RLS

### BASIS OF BEARING

WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 7 EAST OF GILA & SALT RIVER MERIDIAN BOOK 611, PAGE 42, MARICOPA COUNTY RECORDS.

### AREA TABLE

DESCRIPTION	AREA ACRES
UNITS 1-16	0.951
TRACT A	0.821
TOTAL	1.482

### ENGINEER'S RESPONSIBILITY

THE FOLLOWING REGISTERED PROFESSIONAL CIVIL ENGINEER IS RESPONSIBLE FOR THE PREPARATION OF THIS SUBDIVISION: RICKY W. HOLSTON, P.E. (4243307)

### ENGINEER'S CERTIFICATION

I, CERTIFY THAT ALL FINISHED FLOOR ELEVATIONS, PER THE REQUIREMENTS OF THE ARIZONA DEPARTMENT OF WATER RESOURCES, FROM MINUTARIA DURING THE 100-YEAR PEAK FLOOD EVENT, BY:  
*Ricky W. Holston*  
RICKY W. HOLSTON  
DATE: 7/29/08

### GENERAL NOTES

- THIS PLAT IS LOCATED WITHIN THE QUEEN CREEK WATER COMPANY SERVICE AREA AND HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY.
- THE TOWN OF QUEEN CREEK IS NOT RESPONSIBLE FOR AND WILL NOT ACCEPT MAINTENANCE OF ANY PRIVATE UTILITIES, STREETS, FACILITIES, OR LANDSCAPE AREAS, ETC. WITHIN THIS PROJECT.
- THE CONDOMINIUM ASSOCIATION SHALL MAINTAIN AND MANAGE ALL COMMON AREAS.
- THIS PROPERTY IS SUBJECT TO THE DECLARATION ESTABLISHING PEGASUS AIRCRAFT STORAGE CONDOMINIUM ASSOCIATION AND THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS (DECLARATION) AND REGISTRATION NUMBER 2003-0494938 AS THE SAME MAY BE AMENDED FROM TIME TO TIME.
- THE DEVELOPER/OWNER RESERVES THE RIGHT FOR ITSELF AND ITS HEIRS AND ASSIGNS, TO BRING WITHIN THE SCOPE OF THIS CONDOMINIUM ADDITIONAL PROPERTIES IN FUTURE STAGES OF THE DEVELOPMENT WITHOUT THE CONSENT OF THE OWNERS WITHIN TWENTY (20) YEARS OF THE DATE OF THE DECLARATION. THIS PROVISION IS INTENDED TO BE PERMISSIVE IN NATURE AND ANY SUCH PROVISION SHALL NOT BE CONSIDERED AS A WAIVER OF THE DEVELOPER'S OBLIGATION TO MAKE THE PROPOSED ADDITIONS IN ANY SUBSEQUENT DEVELOPMENT.
- THESE PRIVATE STREETS WILL REMAIN PRIVATE AND WILL NEVER CONVERT TO PUBLIC OWNERSHIP.
- THE CONDOMINIUM ASSOCIATION SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL LANDSCAPED ISLANDS AND MEDIANS WITH THE EXCEPTION OF THOSE LOCATED WITHIN ARTERIAL ROADWAYS.
- CONSTRUCTION WITHIN UTILITY EASEMENTS SHALL BE LIMITED TO UTILITIES AND DRIVEWAYS.
- NO STRUCTURES OF ANY KIND MAY BE CONSTRUCTED, OR ANY VEGETATION PLANTED OR ALLOWED TO GROW WITHIN DRAINAGE EASEMENTS WHICH WOULD IMPIDE THE FLOW OF WATER THROUGH THE EASEMENTS.
- ALL TRACTS THAT WILL NOT BE CONVERTED TO THE TOWN OF QUEEN CREEK AND ALL COMMON PROPERTY SHALL BE IMPROVED IN ACCORDANCE WITH PLANS APPROVED BY THE TOWN OF QUEEN CREEK AND THE CONDOMINIUM ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE COMMON PROPERTY.
- TRACT "A" IS NOT DESCRIBED TO THE PUBLICS, BUT IS PLATTED AS COMMON PROPERTY OWNED BY THE CONDOMINIUM ASSOCIATION FOR UNIT OWNER USE AND ENJOYMENT AS MORE FULLY SET FORTH IN THE DECLARATION.
- THE BOUNDARY OF EACH UNIT IS TO THE INSIDE FACE OF CORRUGATED SHEET METAL.

### LEGAL DESCRIPTION

BEING TWO HUNDRED AND FORTY EIGHT FEET TO THE POINT OF BEGINNING, COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 34, BEING A BRASS CAP IN A HAND HOLE, THENCE NORTH 89°53'27" EAST, ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 2840.68 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 34, BEING A BRASS CAP IN A HAND HOLE; THENCE NORTH 0°11'39" EAST ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER OF SECTION 34, A DISTANCE OF 55.00 FEET TO A POINT ON THE SOUTH LINE OF "PEGASUS AIRCRAFT AMENDED MAP OF DEDICATION" BOOK 629, PAGE 05, OF MARICOPA COUNTY RECORDS;

THENCE SOUTH 89°53'27" WEST ALONG SAID SOUTH LINE, A DISTANCE OF 14.50 FEET;

THENCE NORTH 0°11'39" EAST ALONG A LINE PARALLEL WITH AND 14.50 FEET WEST OF THE POINT OF BEGINNING;

THENCE SOUTH 89°59'52" WEST ALONG A LINE PARALLEL WITH AND 142.00 FEET SOUTH OF THE SOUTH LINE OF TRACT "A" IN "PEGASUS AIRCRAFT STORAGE CONDOMINIUM", BOOK 611, PAGE 42, MARICOPA COUNTY RECORDS A DISTANCE OF 455.01 TO A POINT ON THE EAST LINE OF "PEGASUS AIRCRAFT UNIT THREE", BOOK 798, PAGE 05, MARICOPA COUNTY RECORDS;

THENCE NORTH 0°11'39" EAST ALONG SAID EAST LINE, A DISTANCE OF 142.00 FEET TO A POINT ON THE SOUTH LINE OF TRACT "A" IN "PEGASUS AIRCRAFT STORAGE CONDOMINIUM", BOOK 611, PAGE 42, MARICOPA COUNTY RECORDS;

THENCE DEPARTING SAID EAST LINE, SOUTH 89°59'52" EAST ALONG SAID SOUTH LINE, A DISTANCE OF 142.00 FEET TO A POINT ON THE WEST LINE OF TRACT "A" IN "PEGASUS AIRCRAFT STORAGE CONDOMINIUM", BOOK 611, PAGE 42, MARICOPA COUNTY RECORDS AND THE SOUTHWEST QUARTER OF SECTION 34, SAID LINE BEING THE WEST LINE DESCRIBED IN "PEGASUS AIRCRAFT AMENDED MAP OF DEDICATION" BOOK 629 PAGE 05 MARICOPA COUNTY RECORDS;

THENCE SOUTH 0°11'39" WEST ALONG SAID WEST LINE OF SAID TRACT "A", A DISTANCE OF 142.00 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 84,812.57 SF OR 1.48 ACRES MORE OR LESS.

### DEDICATION

STATE OF ARIZONA  
COUNTY OF MARICOPA

KNOW ALL MEN BY THESE PRESENTS: ORACLE PEGASUS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY HAS SUBMITTED UNDER THE NAME OF SOUTHWEST AIRCRAFT STORAGE CONDOMINIUM ASSOCIATION THE NAME OF SOUTHWEST AIRCRAFT STORAGE CONDOMINIUM ASSOCIATION, AS SHOWN HEREON, AND HEREBY DECLARES THAT THE PLAT SETS FORTH THE CONDOMINIUM ASSOCIATION AND THE COMMON PROPERTY TO BE WITHIN THE PLAT. THE SAME AND THAT EACH UNIT SHALL BE KNOWN BY THE NUMBER GIVEN EACH RESPECTIVELY ON SAID PLAT AND HEREBY DEDICATES (1) TRACT A TO THE OWNERS, THE COMMON PROPERTY TO BE WITHIN THE PLAT 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 CONDOMINIUM ASSOCIATION. A PUBLIC UTILITY ARE DEDICATED AS SHOWN ON THIS PLAT. THE MAINTENANCE OF LANDSCAPING WITHIN THE PUBLIC RIGHT-OF-WAY TO BACK OF CURB SHALL BE THE RESPONSIBILITY OF THE CONDOMINIUM ASSOCIATION.

IN WITNESS WHEREOF, ORACLE PEGASUS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS AUTHORIZED REPRESENTATIVE HAS HEREON SET MY HAND AND OFFICIAL SEAL THIS 23<sup>RD</sup> DAY OF JULY, 2008.

### RATIFICATION

BY: *Wendy Lillycop*  
WENDY LILLYCOP  
DATE: 7/29/08

### ACKNOWLEDGMENT

STATE OF ARIZONA  
COUNTY OF MARICOPA

ON THIS 23<sup>RD</sup> DAY OF JULY, 2008 BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, APPEARED *Wendy Lillycop*, WHO ACKNOWLEDGED HIMSELF TO BE THE AUTHORIZED REPRESENTATIVE OF ORACLE PEGASUS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY AND THAT HE EXECUTED THIS INSTRUMENT FOR THE PURPOSES HEREIN CONTAINED.

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

MY COMMISSION EXPIRES: 7-16-12

BY: *John Clerk*  
JOHN CLERK  
DATE: 7/29/08

### APPROVALS

APPROVED BY THE TOWN COUNCIL OF THE TOWN OF QUEEN CREEK, ARIZONA THIS 3<sup>RD</sup> DAY OF JULY, 2008

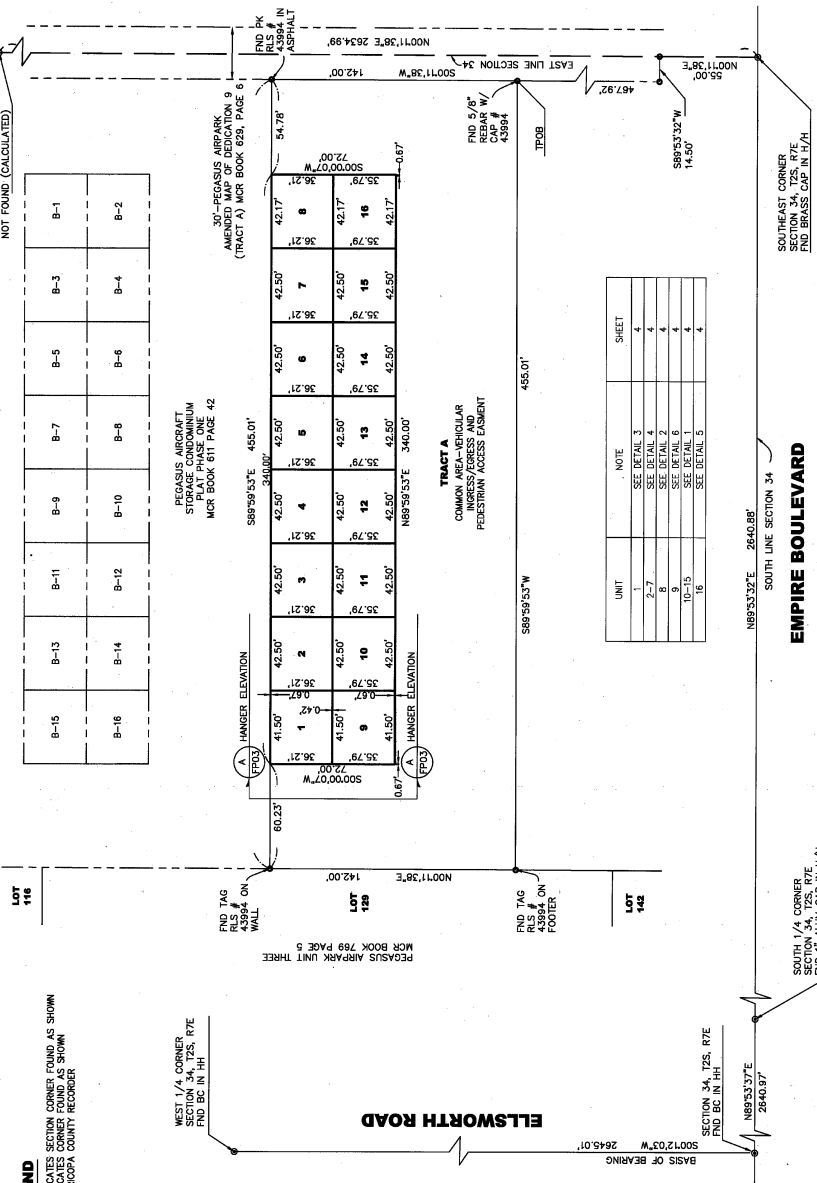
ATTEST: *John Clerk*  
JOHN CLERK  
DATE: 7/29/08

**SUNRISE ENGINEERING**  
2152 SOUTH VINEYARD, SUITE 123  
MESA, ARIZONA 85210  
TEL: 480-788-8800 • FAX: 480-788-8609  
www.sunrise-eng.com

BOOK 1006 PAGE 31  
MARICOPA COUNTY RECORDER  
HELEN PINNELL  
2008-0827561

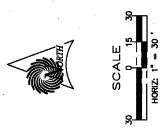
# A REPLAT OF PEGASUS AIRCRAFT STORAGE CONDOMINIUM PHASE TWO

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



B-15	B-13	B-11	B-9	B-7	B-5	B-3	B-1
B-16	B-14	B-12	B-10	B-8	B-6	B-4	B-2

UNIT	NOTE	SHEET
1	SEE DETAIL 3	4
2	SEE DETAIL 3	4
3	SEE DETAIL 2	4
4	SEE DETAIL 2	4
5	SEE DETAIL 2	4
6	SEE DETAIL 2	4
7	SEE DETAIL 1	4
8	SEE DETAIL 1	4
9	SEE DETAIL 1	4
10-15	SEE DETAIL 5	4
16	SEE DETAIL 5	4



**LEGEND**

- INDICATES SECTION CORNER FOUND AS SHOWN
- INDICATES SECTION CORNER NOT FOUND AS SHOWN
- MCR MARICOPA COUNTY RECORD

BOOK 1006 PAGE 31  
 THE BOARD OF SUPERVISORS OF  
 MARICOPA COUNTY SUPERVISOR  
 HELEN PATRICK  
 2008-0827561  
 APPROVED

**SUNRISE**  
ENGINEERING

2125 SOUTH UNIVERSITY AVENUE, SUITE 212  
 PHOENIX, ARIZONA 85024  
 TEL: 602.978.8000 FAX: 602.978.8009

DATE: 08/20/09

PROJECT NO: 2008-0827561

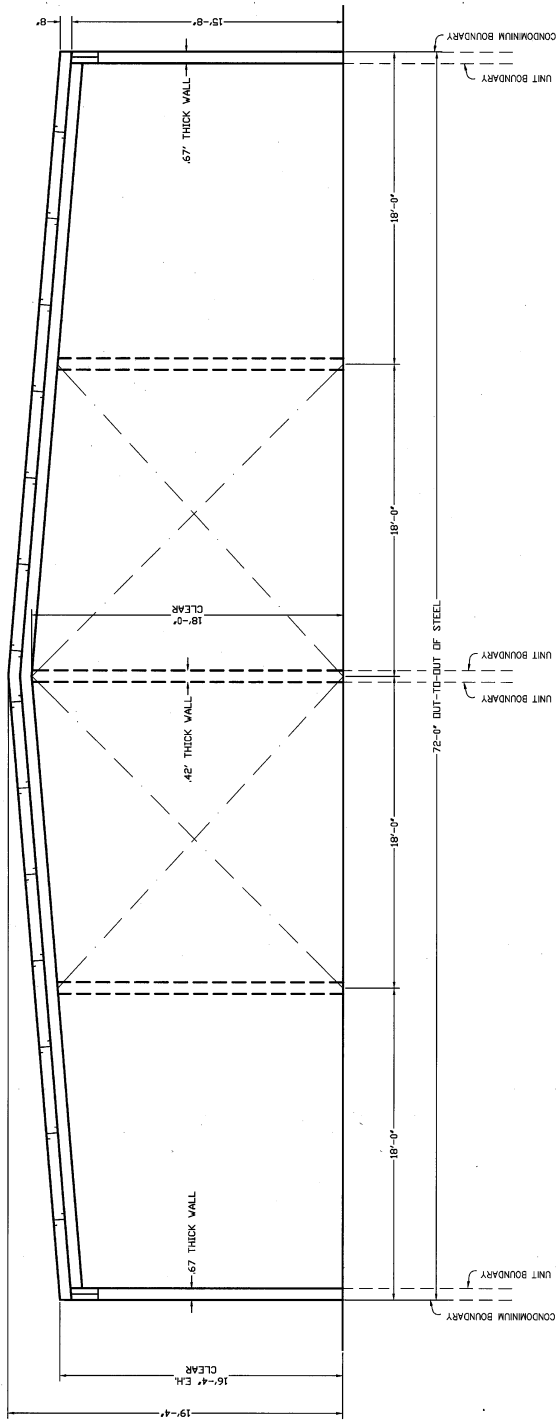
SHEET NO: 15 OF 15

PROJECT: REPLAT PEGASUS AIRPARK STORAGE CONDOMINIUM PHASE TWO CIRCLE G

DATE: 08/20/09


# A REPLAT OF PEGASUS AIRCRAFT STORAGE CONDOMINIUM PHASE TWO

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



A BOX HANGAR ELEVATION

BOOK 1006 PAGE 31  
OFFICE: 1000 W. UNIVERSITY AVENUE  
PHOENIX, ARIZONA 85027  
MANAGED BY: HUNTER  
PREPARED BY: HELEN PUNHELL  
2008 - 0827561  
DATE: 08/11/08

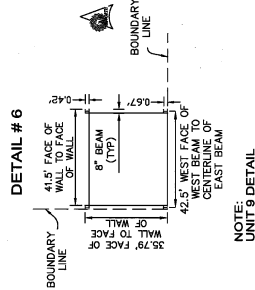
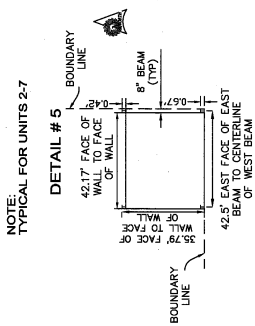
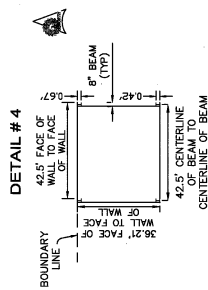
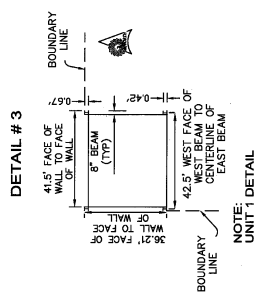
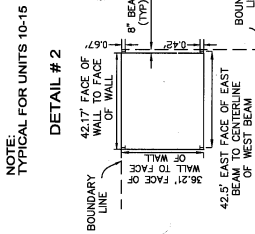
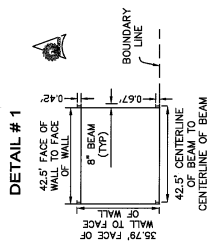
 <b>SUNRISE ENGINEERING</b> 1425 SOUTH UNIVERSITY AVENUE SUITE 237 PHOENIX, ARIZONA 85027 TEL: 480-798-8865 FAX: 480-798-8869	
REPLAT REPLAT PEGASUS AIRPARK STORAGE CONDOMINIUM PHASE TWO CIRCLE G	
SHEET NO. 02774 DATE 08/11/08	REVISION NO. 3.4.4 DATE 08/11/08

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# A REPLAT OF PEGASUS AIRCRAFT STORAGE CONDOMINIUM PHASE TWO

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

## UNIT DETAILS



BOOK 1006 PAGE 31  
OFFICIAL RECORD OF  
MARICOPA COUNTY RECORDER  
JULIE POKORSKI  
2008-0827561  
REPLAT

 <b>SUNRISE</b> ENGINEERING <small>2125 SOUTH UNIVERSITY ROAD SUITE 123          PHOENIX, ARIZONA 85024          TEL: 480-798-8665 FAX: 480-798-8669</small>	REPLAT RECORDED 08/27/08 02:14 AM	INDEXED 08/27/08 02:14 AM	PREPARED 08/27/08 02:14 AM	SHEET 1 OF 4 <b>FP04</b>
<b>REPLAT PEGASUS AIRPARK STORAGE          CONDOMINIUM PHASE TWO          CIRCLE G</b>				