

GENERAL NOTES

- CONSTRUCTION WITHIN EASEMENTS, EXCEPT BY PUBLIC AGENCIES AND UTILITY COMPANIES SHALL BE LIMITED TO UTILITIES, WOOD, WIRE OR REMOVABLE FENCES & DRIVES UNLESS OTHERWISE APPROVED BY THE TOWN OF QUEEN CREEK.
- NO STRUCTURES OF ANY KIND MAY BE CONSTRUCTED NOR ANY VEGETATION PLANTED OR BE ALLOWED TO GROW, WITHIN DRAINAGE EASEMENTS WHICH WOULD IMPEDE THE FLOW OF WATER THROUGH THE EASEMENTS.
- THE PROPERTY SUBJECTED TO THIS PLAT LIES WITHIN AN AREA DESIGNATED ZONE "X" IN THE COMMUNITY NO. 040132 PANEL NO. 3080G DATED 5/29/1998 AND IS DEFINED AS AN AREA BETWEEN THE 100 YEAR AND 500 YEAR FLOOD.
- PEGASUS AIRPARK UNIT TWO IS SERVED BY QUEEN CREEK WATER CO. AND HAS AN ASSURED WATER SUPPLY PURSUANT TO ARS 45-576 AND A.A.C. R-12-15-701 ET. SEQ.
- THE TOWN OF QUEEN CREEK IS NOT RESPONSIBLE AND WILL NOT ACCEPT MAINTENANCE OF ANY PRIVATE UTILITIES, STREETS, FACILITIES, OR LANDSCAPED AREAS, ETC., WITHIN THE PROJECT.
- A #5 REBAR 18" IN LENGTH WILL BE SET AT EACH LOT AND TRACT CORNER.
- LOTS 93 THROUGH 104 ARE SUBJECT TO OFFSITE DRAINAGE FROM THE ADJACENT TAXIWAY TO THE SOUTH, AND SHALL RETAIN THEIR PROPORTIONATE SHARE OF THE 100 YR - 2 HR RUNOFF IN ADDITION TO NUMBER 8 BELOW.
- EACH LOT SHALL PROVIDE FOR ITS STORM WATER RETENTION AND THE STORM WATER RETENTION OF THE HALF STREET ADJACENT TO EACH LOT IN ACCORDANCE WITH APPROVED GRADING PLANS AND DRAINAGE REPORT. THE LOT OWNER SHALL BE RESPONSIBLE TO ENSURE THAT THE RETENTION REQUIREMENTS ARE PROVIDED AT ALL TIMES. INDIVIDUAL LOTS ARE REQUIRED TO RETAIN A MINIMUM OF 12,000 CUBIC FEET OF STORM WATER ON-SITE.
- PEGASUS AIRPARK UNIT TWO IS SUBJECT TO NOISE LEVELS FROM AIRCRAFT BASED THEREIN AND MAY EXPERIENCE AIRCRAFT OVERFLIGHTS AND NOISE FROM A VARIETY OF AIRCRAFT DUE TO ITS CLOSE PROXIMITY TO WILLIAM'S GATEWAY AIRPORT. EACH LOT SHALL BE SUBJECTED TO NOISE OR SOUND ATTENUATION MEASURES SATISFACTORY TO THE TOWN OF QUEEN CREEK AND WHICH ARE CONSISTENT WITH REQUIREMENTS FOR PROPERTIES LOCATED IN AREAS DESIGNATED AS AIRPORT OVERFLIGHT AREA III.
- PEGASUS AIRPARK UNIT 2 IS SUBJECT TO A SPECIAL USE PERMIT FOR PEGASUS AIRPARK, QUEEN CREEK, ARIZONA (SU01-97), AS IT MAY BE AMENDED FROM TIME TO TIME, THE TERMS OF WHICH SHALL APPLY TO PEGASUS AIRPARK UNIT TWO, ITS OWNERS, AND OCCUPANTS.
- THE OWNERS OF ALL LOTS HAVING RUNWAY ACCESS AND ALL PERSONS RENTING OR LEASING A TIE-DOWN FROM THE PEGASUS AIRPARK FLIGHT ASSOCIATION, AN ARIZONA NONPROFIT CORPORATION (OR OWNING A TIE-DOWN, IF SUCH ARE AVAILABLE FOR PRIVATE OWNERSHIP), SHALL BE MANDATORY MEMBERS OF THE PEGASUS AIRPARK FLIGHT ASSOCIATION, (REGARDLESS OF WHETHER SUCH OWNER OR PERSON IS AN ACTIVE PILOT OR AIRCRAFT OWNER), AND SHALL BE SUBJECT TO ALL RULES, REGULATIONS, AND ASSESSMENTS ESTABLISHED OR IMPOSED BY THE FLIGHT ASSOCIATION.
- EACH OWNER SHALL HAVE THE RESPONSIBILITY OF ENGINEERING, GRADING, AND OTHERWISE PREPARING HIS LOT FOR THE CONSTRUCTION OF ANY IMPROVEMENTS THEREON, INCLUDING WITHOUT LIMITATION THE OBLIGATION TO PAY ALL ENGINEERING FEES AND COSTS ASSOCIATED WITH SITE PREPARATION, SUCH AS THE REMOVAL AND DISPOSAL OF EXCESS DIRT OR THE PURCHASE AND ADDITIONAL FILL DIRT.
- THE PEGASUS AIRPARK HOMEOWNERS ASSOCIATION SHALL MAINTAIN AND MANAGE ALL COMMON AREAS, WHICH SHALL SPECIFICALLY INCLUDE (I) THE PRIVATE ROADS WITHIN PEGASUS AIRPARK UNIT TWO, (II) THE EQUESTRIAN TRAILS OR EASEMENTS WITHIN PEGASUS AIRPARK UNIT 2, (III) THE IRRIGATION EASEMENTS WITHIN PEGASUS AIRPARK UNIT TWO, AND (IV) LANDSCAPE AREAS WITHIN OPEN SPACES, TRACTS, ARTERIAL STREETS AND COLLECTOR RIGHTS-OF-WAY CREATED OR DEDICATED SPECIFICALLY FOR THE BENEFIT OF PEGASUS AIRPARK UNIT TWO.
- LANDSCAPING WITHIN THE MAJOR STREET AND PUBLIC RIGHT-OF-WAY TO THE BACK OF THE CURB SHALL BE MAINTAINED BY THE PEGASUS AIRPARK HOMEOWNERS ASSOCIATION. OWNERS OF LOTS NUMBERED 63, 72, 73, 77, 78, 87, 88, 92 & 104 SHALL BE RESPONSIBLE FOR PAYMENT OF ALL COSTS OF CONSTRUCTION AND MAINTENANCE OF THE LANDSCAPING (INCLUDING FENCES) ADJACENT TO THE STREET SIDE YARDS OF SUCH LOTS, RESPECTIVELY. EACH WALL (INCLUDING THE PILLARS THEREOF) SHALL BE CONSTRUCTED IN ACCORDANCE WITH AND PURSUANT TO THE DESIGN PREPARED THEREFOR BY PD/SOUREY ASSOCIATES.
- ALL UTILITIES SHALL BE CONSTRUCTED UNDERGROUND.
- EACH LOT IS SUBJECT TO COMPRESSIBLE SOIL CONDITIONS. SPECIALIZED TREATMENT OF EXISTING SOILS WITHIN FOUNDATION AREAS AND OVER EXCAVATION AND RECOMPACTION OF FOUNDATION SOILS WILL BE REQUIRED. GRADING AND COMPACTION OPERATIONS MUST BE PERFORMED AS SPECIFIED BY THE BUYER'S ENGINEER AND NO MAJOR CHANGES IN MOISTURE CONTENT OF FOUNDATION BEARING SOILS SHALL BE PERMITTED - SO AS TO ASSURE THAT POSITIVE DRAINAGE AWAY FROM STRUCTURES IS MAINTAINED. DURING AND AFTER CONSTRUCTION OF ANY BUILDING, STRUCTURAL FOUNDATION OR FLOOR SLAB, THE BEARING SOILS SHOULD NOT BE EXPOSED TO MOISTURE INFILTRATION OR MOISTURE CONTENT FLUCTUATIONS. DRAINAGE OF PROPERTY SURFACE WATER AND ROOF RUNOFF WATER AWAY FROM THE STRUCTURES MUST BE PROVIDED DURING CONSTRUCTION AS WELL AS THROUGHOUT THEIR LIFE. IN NO CASE SHOULD LONG TERM PONDING BE ALLOWED NEAR STRUCTURES. PROPER DESIGN AND PLACEMENT OF YARD VEGETATION AND IRRIGATION SYSTEMS SHOULD BE MAINTAINED SO THAT STRUCTURAL FOUNDATION AND FLOOR SLAB BEARING SOILS ARE NOT EXPOSED TO MOISTURE INFILTRATION OR MOISTURE CONTENT FLUCTUATIONS.
- EACH LOT IS CONSIDERED SUITABLE FOR A SINGLE-FAMILY HOME IMPOSING RELATIVELY LIGHT FOUNDATION LOADS ONLY IF (I) FOUNDATIONS BEAR ON CONTROLLED COMPACTED FILL AND (II) FOUNDATION BEARING SOILS ARE NOT EXPOSED TO MOISTURE INFILTRATION OR MOISTURE CONTENT FLUCTUATION.
- EACH OWNER SHALL BE RESPONSIBLE TO "LASER" OR OTHERWISE PROPERLY LEVEL AND GRADE HIS LOT SO AS TO PROVIDE IRRIGATION AND SO AS TO ASSURE THAT ALL IRRIGATION WATER WILL BE RETAINED ON THE LOT AFTER CONSTRUCTION OF THE PRIMARY RESIDENCE AND ANY ACCESSORY STRUCTURES AND BUILDINGS. NO STRUCTURE OF ANY KIND SHALL BE CONSTRUCTED NOR ANY VEGETATION BE PLANTED BY THE BUYER ON ANY DRAINAGE EASEMENT WHICH WOULD OBSTRUCT OR DIVERT THE FLOW OR RETENTION STORM WATER.
- FIRE SPRINKLER SYSTEMS ARE REQUIRED FOR LOTS NUMBERED 78 THROUGH 104.
- THE MAINTENANCE OF LANDSCAPING WITHIN THE PUBLIC RIGHT OF WAY SHALL BE (A) THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION, IF CONTIGUOUS TO A DEDICATED TRACT, OR (B) THE RESPONSIBILITY OF THE LOT OWNER, IF CONTIGUOUS TO A LOT LINE WHERE THERE IS NO TRACT.

SUBORDINATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED, AS BENEFICIARY OF THAT CERTAIN DEED OF TRUST DATED 12/13/01 RECORDED IN THE OFFICIAL RECORDS OF THE MARICOPA COUNTY RECORDER ON 12/19/01, AS DOCUMENT NO. 2001195038, RE-RECORDED AS DOCUMENT NO. 20030762325, AND AS MODIFIED IN DOCUMENT NO. 20020286772, RE-RECORDED AS DOCUMENT NO. 20030762326, AND AS MODIFIED IN DOCUMENT NO. 20021217753, RE-RECORDED AS DOCUMENT NO. 20030762327, HEREBY RATIFIES, AFFIRMS AND APPROVES THIS PLAT, THE SUPPLEMENTAL DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR CIRCLE G PEGASUS AIRPARK (RESIDENTIAL PROPERTY) TO BE RECORDED CONCURRENTLY HERewith, AND EACH AND EVERY DEDICATION, CONVEYANT AND CONDITION CONTAINED HEREIN AND THEREIN, AND DOES HEREBY SUBORDINATE THE ABOVE-DESCRIBED DEED OF TRUST.

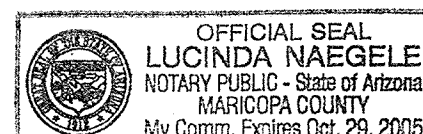
IN WITNESS WHEREOF THE UNDERSIGNED HAS ITS NAME HEREON THIS 16th DAY OF June, 2003.

NATIONAL BANK OF ARIZONA
 BY: Sandy Murphy
 ITS: Senior Vice President

STATE OF ARIZONA
 COUNTY OF MARICOPA
 ON THIS 16th DAY OF June, 2003, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, APPEARED Sandy Murphy WHO ACKNOWLEDGED HIMSELF TO BE THE Senior Vice President OF THE NATIONAL BANK OF ARIZONA, A CORPORATION, AND THAT HE EXECUTED THIS INSTRUMENT IN BEHALF OF SAID CORPORATION BY AUTHORITY OF A RESOLUTION OF ITS BOARD OF DIRECTORS FOR THE PURPOSES HEREIN CONTAINED.

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

MY COMMISSION EXPIRES Oct 29, 2005
 BY: Lucinda Naegele June 16, 2003
 NOTARY PUBLIC DATE



A FINAL PLAT

OF

PEGASUS AIRPARK UNIT TWO

LOTS 50 - 104

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 34 AND A PORTION OF THE SOUTH ONE HALF OF SECTION 35, TOWNSHIP 2 SOUTH RANGE 7 EAST, GILA AND SALT RIVER MERIDIAN

DEDICATION

MARICOPA COUNTY, ARIZONA

STATE OF ARIZONA
 COUNTY OF MARICOPA

KNOW ALL MEN BY THESE PRESENTS: CIRCLE G PEGASUS, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HAS SUBDIVIDED UNDER THE NAME OF PEGASUS AIRPARK UNIT TWO, A PORTION OF THE SOUTHWEST QUARTER OF SECTION 34 AND A PORTION OF THE SOUTH ONE HALF OF SECTION 35, TOWNSHIP 2 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN PLATTED HEREON AND HEREBY PUBLISHES THIS PLAT AS AND FOR THE PLAT OF PEGASUS AIRPARK UNIT TWO, AND HEREBY DECLARES THAT THIS PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS, TRACTS, STREETS, AND EASEMENTS CONSTITUTING THE SUBDIVISION, AND DECLARES THAT EACH LOT, TRACT, AND STREET SHALL BE KNOWN BY THE NUMBER, LETTER, OR NAME THAT IS GIVEN TO EACH SUCH LOT, TRACT, AND STREET ON THIS PLAT, RESPECTIVELY. FURTHER, THE OWNER HEREBY DEDICATES TO THE PUBLIC (1) THE PUBLIC EASEMENTS AS DEPICTED ON THIS PLAT FOR THE PURPOSES SHOWN, (2) NON-EXCLUSIVE PUBLIC DRAINAGE EASEMENTS OVER TRACTS A & B, (3) A PUBLIC UTILITY EASEMENT AND INGRESS/EGRESS EASEMENT OVER THE ENTIRE AREA OF TRACTS A & B. ALL OTHER STREETS AND TRACTS ARE NOT DEDICATED TO THE PUBLIC, BUT ARE RESERVED FOR THE EXCLUSIVE USE OF THE OWNERS OF LOTS WITHIN PEGASUS AIRPARK, PEGASUS AIRPARK HOMEOWNERS ASSOCIATION (THE "ASSOCIATION"), OTHER ASSOCIATIONS TO WHICH THE OWNER(S) BELONG BY VIRTUE OF BEING OWNER(S) OF LOTS) WITHIN PEGASUS AIRPARK UNIT TWO, THE OWNER OF A FIXED BASE OPERATION AND THE OWNERS OF LOTS WITHIN ANY ADDITIONAL PROPERTIES (AS SUCH TERMS ARE DEFINED IN THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR PEGASUS AIRPARK (RESIDENTIAL PROPERTY) RECORDED IN THE OFFICIAL RECORDS OF THE MARICOPA COUNTY RECORDER ON 3/8/01 AS DOCUMENT #20010183803, AND THEIR GUESTS, INVITEES AND LICENSEES; SUCH RESERVATIONS AND USES SHALL INCLUDE, WITHOUT LIMITATION, AND THE NON-EXCLUSIVE USE OF TRACTS A & B FOR ROADWAY PURPOSES AND FOR THE ESTABLISHMENT AND MAINTENANCE OF SUCH EQUESTRIAN TRAIL AS MAY BE CREATED FROM TIME TO TIME BY THE ASSOCIATION.

IN WITNESS WHEREOF CIRCLE G PEGASUS, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HAS HEREUNTO CAUSED ITS NAME TO BE SIGNED BY THE UNDERSIGNED DUTY AUTHORIZED REPRESENTATIVE THIS 16 DAY OF June, 2003.

BY: Ronald P. Kaufman
 ITS: Member

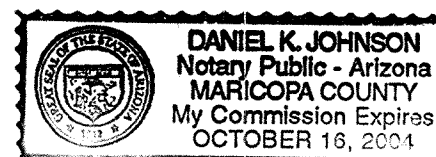
ACKNOWLEDGEMENT

STATE OF ARIZONA
 COUNTY OF MARICOPA

ON THIS 16 DAY OF June 2003, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, APPEARED Ronald Kaufman WHO ACKNOWLEDGED HIMSELF TO BE A Member OF CIRCLE G 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.

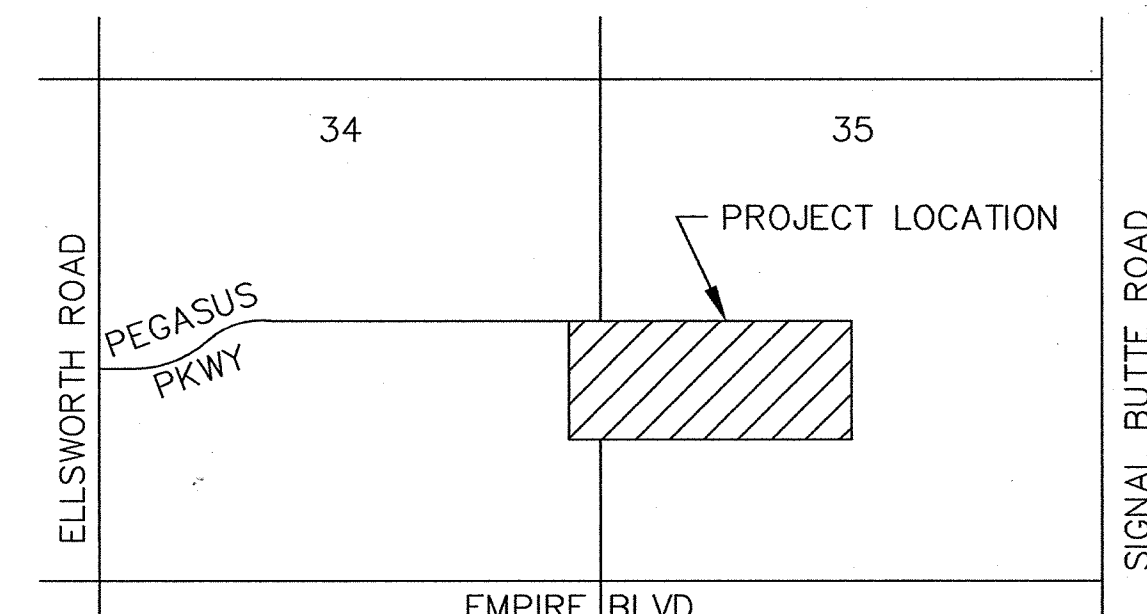
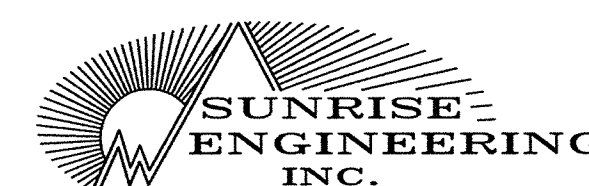
MY COMMISSION EXPIRES: 10-16-04
 BY: [Signature] 6-16-04
 NOTARY PUBLIC DATE



PREPARED BY:

SUNRISE ENGINEERING, INC.

1930 S. ALMA SCHOOL ROAD, SUITE A-114
 MESA, ARIZONA 85210
 (480) 768-8600
 FAX (480) 768-8609



VICINITY MAP

DEVELOPER / OWNER

CIRCLE G PEGASUS, LLC
 2152 S. VINEYARD, SUITE 105
 MESA, AZ 85210
 PHONE: (480) 632-7272

APPROVALS

APPROVED BY THE TOWN COUNCIL OF THE TOWN OF QUEEN CREEK, ARIZONA THIS 18th DAY OF JUNE 2003.

<u>[Signature]</u> TOWN COMMUNITY DEVELOPMENT DIRECTOR	<u>7/14/03</u> DATE
<u>Morgan B. Cault</u> TOWN ENGINEER	<u>7-9-03</u> DATE
<u>Wendy Feldman-Kerr</u> BY: MAYOR	<u>7-11-03</u> DATE
<u>Jennifer Robinson</u> ATTY: TOWN CLERK	<u>7-14-03</u> DATE

BASIS OF BEARING

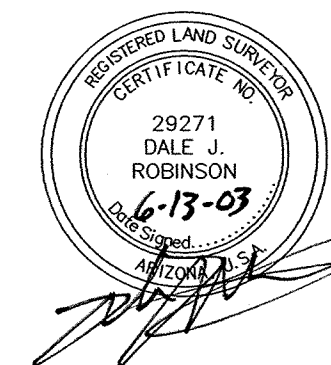
WEST LINE OF SECTION 34, T2S, R7E, G.S.R.M.
 BEARING=S00°12'03"W

ASSURANCE STATEMENT:

ASSURANCE IN THE FORM OF A _____ ISSUED FROM _____ IN THE AMOUNT OF \$ _____ HAS BEEN DEPOSITED WITH THE TOWN ENGINEER TO GUARANTEE CONSTRUCTION OF THE REQUIRED SUBDIVISION IMPROVEMENTS.

CERTIFICATION

I, DALE ROBINSON, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA AND THAT THIS FINAL PLAT CORRECTLY REPRESENTS A SURVEY DONE UNDER MY SUPERVISION DURING THE MONTH OF MARCH 2002; THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN; THAT THE MONUMENTS SHOWN ACTUALLY EXIST AS SHOWN OR WILL BE SET, THAT THE POSITIONS ARE CORRECT AND ACCURATE AS SHOWN, AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

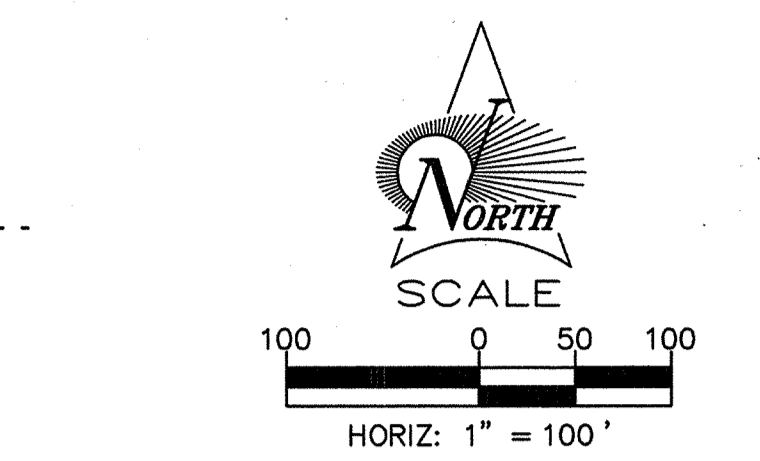
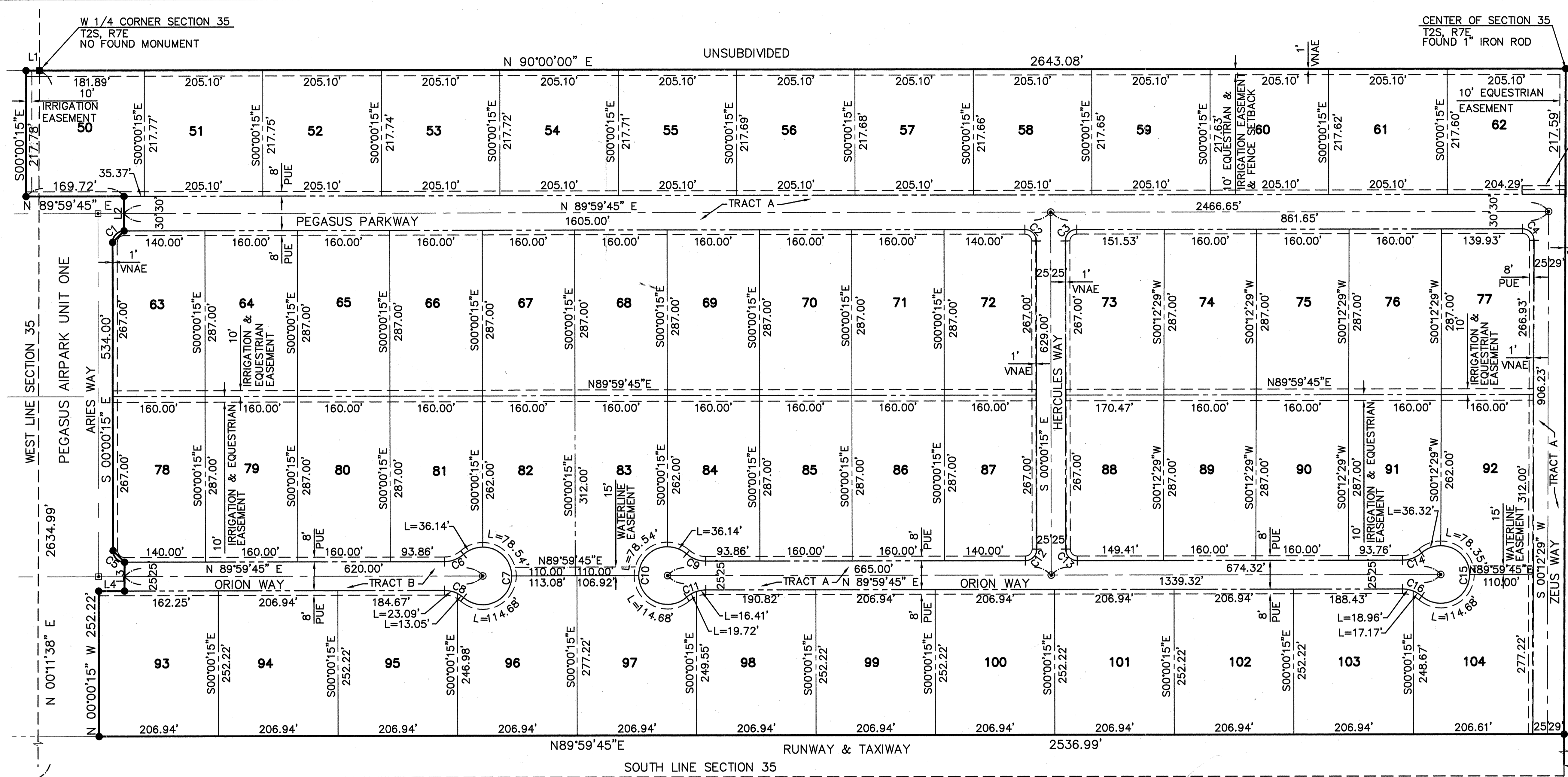


BOOK **643** PAGE **24**
 OFFICIAL RECORDS OF
 MARICOPA COUNTY RECORDER
 HELEN PURCELL
2003-0931226

07/16/2003 08:40 AM
 KELLEY

K:\01016P2A\FINPLAT\2A-FCOV.DWG C:\COST 04/04/03 08:58 am

K:\01016P2A\FINPLAT\2A-PLAT.DWG C:\OST 04/30/03 09:02 am



LINE	LENGTH	BEARING
L1	23.20'	N89°59'45"E
L2	60.00'	S00°00'15"E
L3	50.00'	S00°00'15"E
L4	44.70'	N89°59'45"E

CURVE	LENGTH	RADIUS	DELTA	TANGENT
C1	31.42'	20.00'	90°00'00"	20.00'
C2	31.42'	20.00'	90°00'00"	20.00'
C3	31.42'	20.00'	90°00'00"	20.00'
C4	31.49'	20.00'	90°12'44"	20.07'
C5	31.42'	20.00'	90°00'00"	20.00'
C6	36.14'	50.00'	41°24'35"	18.90'
C7	229.35'	50.00'	262°49'09"	56.69'
C8	36.14'	50.00'	41°24'35"	18.90'
C9	36.14'	50.00'	41°24'35"	18.90'
C10	229.35'	50.00'	262°49'09"	56.69'
C11	36.14'	50.00'	41°24'35"	18.90'
C12	31.42'	20.00'	90°00'00"	20.00'
C13	31.42'	20.00'	90°00'00"	20.00'
C14	36.14'	50.00'	41°24'35"	18.90'
C15	229.35'	50.00'	262°49'09"	56.69'
C16	36.14'	50.00'	41°24'35"	18.90'

⊙	MONUMENT TO BE SET
---	EASEMENT
---	PROPERTY LINE
---	CONSTRUCTION CENTERLINE
VNAE	VEHICULAR NON ACCESS EASEMENT

LOT AREAS

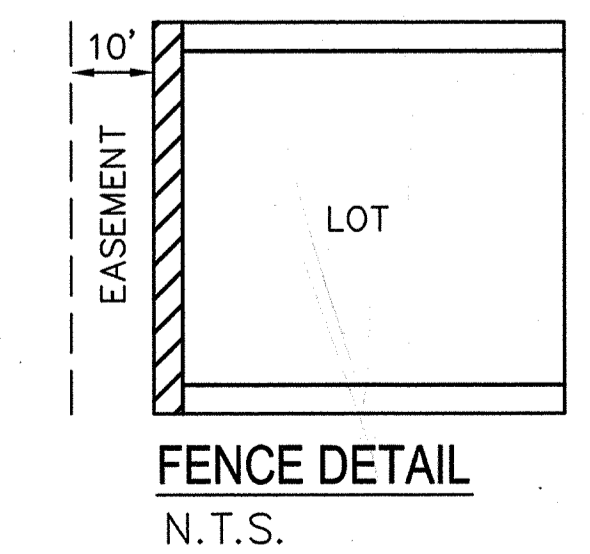
LOT 50	44,664 SQ. FT.	1.03 ACRES
LOT 51	44,662 SQ. FT.	1.03 ACRES
LOT 52	44,659 SQ. FT.	1.03 ACRES
LOT 53	44,656 SQ. FT.	1.03 ACRES
LOT 54	44,653 SQ. FT.	1.03 ACRES
LOT 55	44,650 SQ. FT.	1.03 ACRES
LOT 56	44,647 SQ. FT.	1.02 ACRES
LOT 57	44,644 SQ. FT.	1.02 ACRES
LOT 58	44,641 SQ. FT.	1.02 ACRES
LOT 59	44,638 SQ. FT.	1.02 ACRES
LOT 60	44,635 SQ. FT.	1.02 ACRES
LOT 61	44,632 SQ. FT.	1.02 ACRES
LOT 62	44,541 SQ. FT.	1.02 ACRES
LOT 63	45,834 SQ. FT.	1.05 ACRES
LOT 64	45,920 SQ. FT.	1.05 ACRES
LOT 65	45,920 SQ. FT.	1.05 ACRES
LOT 66	45,920 SQ. FT.	1.05 ACRES

LOT 67	45,920 SQ. FT.	1.05 ACRES
LOT 68	45,920 SQ. FT.	1.05 ACRES
LOT 69	45,920 SQ. FT.	1.05 ACRES
LOT 70	45,920 SQ. FT.	1.05 ACRES
LOT 71	45,920 SQ. FT.	1.05 ACRES
LOT 72	45,834 SQ. FT.	1.05 ACRES
LOT 73	48,991 SQ. FT.	1.12 ACRES
LOT 74	45,920 SQ. FT.	1.05 ACRES
LOT 75	45,920 SQ. FT.	1.05 ACRES
LOT 76	45,920 SQ. FT.	1.05 ACRES
LOT 77	45,834 SQ. FT.	1.05 ACRES
LOT 78	45,834 SQ. FT.	1.05 ACRES
LOT 79	45,920 SQ. FT.	1.05 ACRES
LOT 80	45,920 SQ. FT.	1.05 ACRES
LOT 81	45,093 SQ. FT.	1.04 ACRES
LOT 82	47,957 SQ. FT.	1.10 ACRES
LOT 83	47,957 SQ. FT.	1.10 ACRES

LOT 84	45,093 SQ. FT.	1.04 ACRES
LOT 85	45,920 SQ. FT.	1.05 ACRES
LOT 86	45,920 SQ. FT.	1.05 ACRES
LOT 87	45,834 SQ. FT.	1.05 ACRES
LOT 88	48,686 SQ. FT.	1.12 ACRES
LOT 89	45,920 SQ. FT.	1.05 ACRES
LOT 90	45,920 SQ. FT.	1.05 ACRES
LOT 91	45,090 SQ. FT.	1.04 ACRES
LOT 92	47,961 SQ. FT.	1.10 ACRES
LOT 93	52,195 SQ. FT.	1.20 ACRES
LOT 94	52,195 SQ. FT.	1.20 ACRES
LOT 95	52,157 SQ. FT.	1.20 ACRES
LOT 96	53,520 SQ. FT.	1.23 ACRES
LOT 97	53,343 SQ. FT.	1.22 ACRES
LOT 98	52,183 SQ. FT.	1.20 ACRES
LOT 99	52,197 SQ. FT.	1.20 ACRES
LOT 100	52,197 SQ. FT.	1.20 ACRES

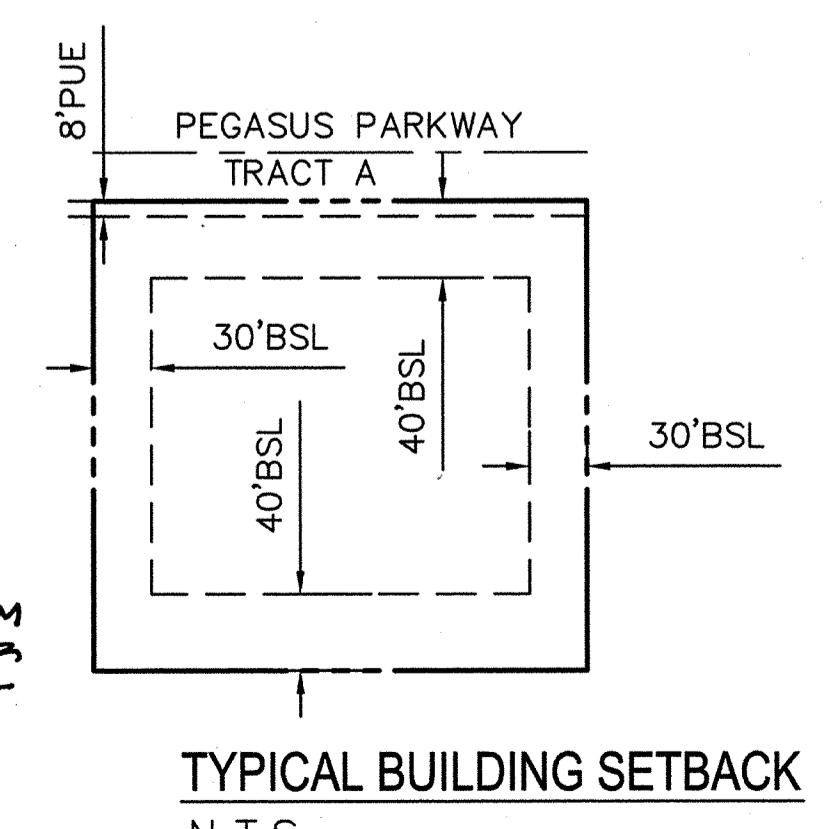
LOT 101	52,196 SQ. FT.	1.20 ACRES
LOT 102	52,196 SQ. FT.	1.20 ACRES
LOT 103	52,174 SQ. FT.	1.20 ACRES
LOT 104	53,459 SQ. FT.	1.23 ACRES

TRACT A	304,312 SQ. FT	6.99 ACRES	INGRESS/EGRESS
TRACT B	36,581 SQ. FT.	0.84 ACRES	INGRESS/EGRESS



NOTE: THE FENCING ALONG THE EQUESTRIAN EASEMENT SHALL BE 50% OPEN STYLE

NOTE: EACH LOT IS REQUIRED TO RETAIN 12,000CF OF STORM DRAINAGE RUN-OFF BEPRED TO PEGASUS AIRPARK UNIT TWO DRAINAGE PLAN) TYPICAL EACH LOT.



NOTE: TYPICAL BUILDING SETBACK

SW CORNER SECTION 35
T2S, R7E
FOUND 4" GLO BRASS CAP

BOOK 643 PAGE 24
OFFICIAL RECORDS OF
MARICOPA COUNTY RECORDER
HELEN PURCELL
2003-0931226
07/16/2003 08:40 AM

S 1/4 CORNER SECTION 35
T2S, R7E
FOUND 1-1/2" IRON PIPE

DATE	REVISION	BY

REGISTERED LAND SURVEYOR
29271 DALE J. ROBINSON
6-7-03
STATE OF ARIZONA

SUNRISE ENGINEERING INC.
1930 S. ALMA SCHOOL, SUITE A-114
MESA, ARIZONA 85210
TEL - (480) 768-8600
FAX - (480) 768-8609
mesa@sunrise-eng.com

TOWN OF QUEEN CREEK
MARICOPA COUNTY, ARIZONA

FINAL PLAT
OF
PEGASUS AIRPARK UNIT TWO

HORZ. SCALE	VERT. SCALE	DRAFT: CY	DESIGN: DMF	QUALITY CHK:	SHEET NO.
1"=100'	1"=100'	2/03	2/03		2 of 2

PLAT