

FINAL PLAT

"PEGASUS AIRPARK UNIT FIVE"

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 34 AND A PORTION OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 2 SOUTH, RANGE 7 EAST, GILA AND SALT RIVER MERIDIAN MARICOPA COUNTY, ARIZONA

GENERAL NOTES

- 1. 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.
2. NO STRUCTURES OF ANY KIND MAY BE CONSTRUCTED, NOR ANY VEGETATION BE PLANTED OR ALLOWED TO GROW, WITHIN DRAINAGE EASEMENTS WHICH WOULD IMPEDE THE FLOW OF WATER THROUGH THE EASEMENTS, OR WHICH WOULD OBSTRUCT OR DIVERT THE FLOW OF RETENTION OR STORM WATER.

DEVELOPER / OWNER

CIRCLE G PEGASUS, L.L.C.
2152 S. VINEYARD, SUITE 105
MESA, ARIZONA 85210
PHONE: (480) 632-7272
CONTACT: WENDY LILLYCROP

SURVEYOR

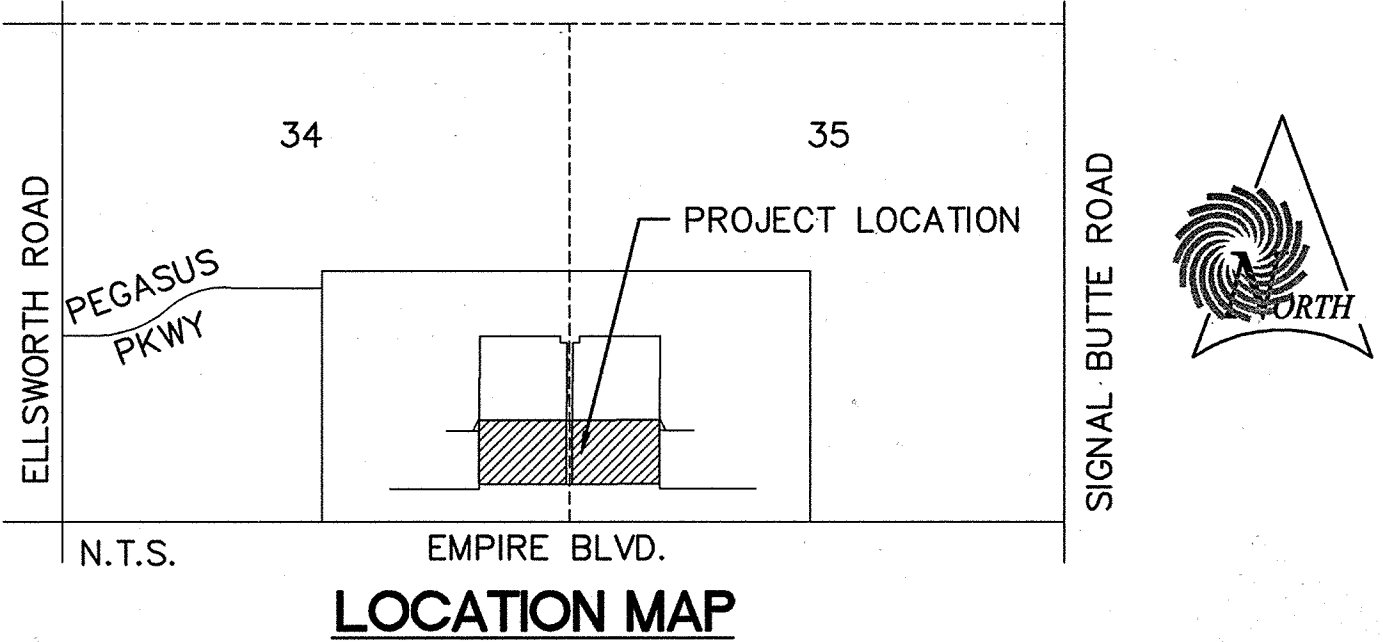
SUNRISE ENGINEERING, INC.
2152 S. VINEYARD, SUITE 123
MESA, ARIZONA 85210
PHONE: (480) 768-8600
CONTACT: TONY ELLY

BASIS OF BEARING

SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 7 EAST GILA & SALT RIVER MERIDIAN
BEARING = N89°53'37"E

LEGAL DESCRIPTION

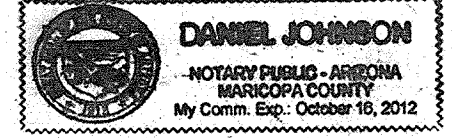
A PORTION OF THE SOUTHEAST QUARTER OF SECTION 34 AND THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 2 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 34, MONUMENTED BY A COMMONLY ACCEPTED BRASS CAP SET FLUSH AND FROM WHICH THE SOUTHWEST CORNER OF SAID SECTION 34 MONUMENTED BY A BRASS CAP IN A HAND HOLE, BEARS SOUTH 89 DEGREES 53 MINUTES 37 SECONDS WEST (BASIS OF BEARING), A DISTANCE OF 2640.97 FEET;



RATIFICATION OF AND SUBORDINATION TO PLAT

KNOW ALL MEN BY THESE PRESENTS, THE UNDERSIGNED, AS HOLDER OF A BENEFICIAL INTEREST IN THE REAL PROPERTY WHICH IS THE SUBJECT OF THIS PLAT, SUCH BENEFICIAL INTEREST BEING REFLECTED IN THAT CERTAIN CONSTRUCTION DEED OF TRUST AND FUTURE FILING (WITH ASSIGNMENT OF RENTS AND SECURITY AGREEMENT) (VARIABLE RATE) DATED FEBRUARY 29, 2008, AND RECORDED ON FEBRUARY 29, 2008, AS RECORDING NUMBER 20080181830, OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA, HEREBY RATIFIES, AFFIRMS, AND APPROVES THIS PLAT, AND DOES HEREBY SUBORDINATE ITS BENEFICIAL INTEREST IN THE REAL PROPERTY THERETO.
NATIONAL BANK OF ARIZONA, A NATIONAL BANKING ASSOCIATION
BY: [Signature]
ITS: Vice President

MY COMMISSION EXPIRES: 10-16-2012



LAND USE TABLE
NUMBER OF LOTS: 6
RESIDENTIAL, UTILITIES AND DRAINAGE EASEMENTS
TRACTS "A" AND "B": 2
AIRCRAFT, VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS.
TRACTS "C" AND "D": 2
LANDSCAPING, MONUMENT (SIGNAGE) AND PEDESTRIAN INGRESS AND EGRESS.
TOTAL GROSS AREA: 302,985 SQ. FT.
TOTAL TRACT AREA: 14,818 SQ. FT.
TOTAL NET AREA: 288,167 SQ. FT.

DEED RESTRICTION

MASTER COVENANTS, CONDITIONS AND RESTRICTIONS FOR PEGASUS AIRPARK (RESIDENTIAL PROPERTY) HAVE BEEN PREVIOUSLY RECORDED IN MARICOPA COUNTY RECORDING NUMBER 2001-18161785, DATED 03/02/2001.
SUPPLEMENTAL COVENANTS, CONDITIONS AND RESTRICTIONS FOR PEGASUS AIRPARK UNIT FIVE, QUEEN CREEK, ARIZONA SHALL BE RECORDED IN MARICOPA COUNTY RECORDS AND ARE HEREBY INCORPORATED HEREIN BY THIS REFERENCE.

LEGEND

- SECTION LINE
SUBDIVISION BOUNDARY
RIGHT OF WAY LINE
LOT LINE
P.U.E. - PUBLIC UTILITIES EASEMENT
BUILDING ENVELOPE / SETBACK
SECTION CORNER FOUND AS NOTED
BRASS CAP TO BE SET
SET 5/8" REBAR W/ CAP #47290
PUE PUBLIC UTILITY EASEMENT PUBLIC
VNAE VEHICULAR NON-ACCESS EASEMENT

ASSURED WATER SUPPLY

THE ARIZONA DEPARTMENT OF WATER RESOURCES HAS GRANTED A CERTIFICATE OF ASSURED WATER SUPPLY, DWR FILE NO. 27-700509.0000

ASSURANCE STATEMENT:

ASSURANCE IN THE FORM OF A LETTER OF CREDIT, ISSUED FROM NATIONAL BANK OF ARIZONA IN THE AMOUNT OF \$38,148 HAS BEEN DEPOSITED WITH THE TOWN ENGINEER TO GUARANTEE CONSTRUCTION OF THE REQUIRED SUBDIVISION IMPROVEMENTS.

DEDICATION

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 FIVE, A PORTION OF THE SOUTHEAST QUARTER OF SECTION 34 AND A PORTION OF THE SOUTHWEST QUARTER 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 FIVE, AND HEREBY DECLARES THAT THIS PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS, TRACTS, AND EASEMENTS CONSTITUTING THE SUBDIVISION, AND DECLARES THAT EACH LOT, AND TRACT SHALL BE KNOWN BY THE NUMBER, OR LETTER THAT IS GIVEN TO EACH SUCH LOT, AND TRACT, ON THIS PLAT, RESPECTIVELY.

THE OWNER HEREBY DEDICATES TO THE PUBLIC, PUBLIC UTILITIES EASEMENTS AND VEHICULAR NON-ACCESS EASEMENTS AS DEPICTED ON THIS PLAT.

THE OWNER HEREBY RESERVES AND CREATES MONUMENT AND LANDSCAPE EASEMENTS AS DEPICTED ON THIS PLAT, AND SHALL CONVEY SUCH EASEMENTS TO THE PEGASUS AIRCRAFT STORAGE CONDOMINIUM ASSOCIATION (THE "CONDOMINIUM ASSOCIATION"); THE CONDOMINIUM ASSOCIATION SHALL MAINTAIN SUCH MONUMENT AND LANDSCAPE EASEMENT AREAS AND SHALL PAY THE COSTS ASSOCIATED THEREWITH, INCLUDING, WITHOUT LIMITATION, ALL TAXES, ASSESSMENTS AND SIMILAR CHARGES ALLOCATED TO SUCH EASEMENT AREAS.

THE OWNER RESTRICTS THE USE OF TRACTS "A" AND "B" TO AIRCRAFT INGRESS AND EGRESS (I.E. TAXIWAY), VEHICULAR INGRESS AND EGRESS, AND PEDESTRIAN INGRESS AND EGRESS.

THE OWNER HEREBY RESTRICTS THE USE OF TRACTS "C" AND "D" TO LANDSCAPING, MONUMENT (AND SIGNAGE) CONSTRUCTION AND MAINTENANCE, AND PEDESTRIAN INGRESS AND EGRESS.

TRACTS "A", AND "B" SHALL BE CONVEYED TO THE PEGASUS AIRPARK FLIGHT ASSOCIATION (THE "FLIGHT ASSOCIATION") FOR THE USE AND ENJOYMENT OF THE FLIGHT ASSOCIATION AND ITS MEMBERS, AGENTS, GUESTS AND INVITEES, IN ACCORDANCE WITH SUCH RULES OF USE AS MAY BE ADOPTED FROM TIME TO TIME BY THE FLIGHT ASSOCIATION. THE FLIGHT ASSOCIATION SHALL MAINTAIN SUCH TRACTS AND SHALL PAY ALL COSTS ASSOCIATED THEREWITH, INCLUDING, WITHOUT LIMITATION, ALL TAXES, ASSESSMENTS AND SIMILAR CHARGES ALLOCATED THERETO.

TRACTS "C" AND "D" SHALL BE CONVEYED TO THE CONDOMINIUM ASSOCIATION FOR THE USE AND ENJOYMENT OF THE CONDOMINIUM ASSOCIATION AND ITS MEMBERS, AGENTS, GUESTS AND INVITEES, IN ACCORDANCE WITH SUCH RULES OF USE AS MAY BE ADOPTED FROM TIME TO TIME BY THE CONDOMINIUM ASSOCIATION. THE CONDOMINIUM ASSOCIATION SHALL MAINTAIN SUCH TRACTS AND SHALL PAY ALL COSTS ASSOCIATED THEREWITH, INCLUDING, WITHOUT LIMITATION, ALL TAXES, ASSESSMENTS AND SIMILAR CHARGES ALLOCATED THERETO.

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 12 DAY OF March 2009. THE ROW AND SVE SERAFIMOWICZ LIVING TRUST DATED MAY 14, 2007

BY: [Signature]

ITS: TRUSTEE

BOOK 1030 PAGE 23
OFFICIAL RECORDS OF MARICOPA COUNTY RECORDER HELEN PURCELL
2009 - 0474265
05/27/2009 01:09 PM

ACKNOWLEDGMENT

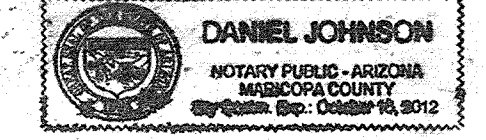
STATE OF ARIZONA
COUNTY OF MARICOPA

ON THIS 12 DAY OF March 2009 BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, APPEARED Daniel Serafimowicz WHO ACKNOWLEDGED HIMSELF TO BE 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: 10/16/2012

BY: [Signature]
NOTARY PUBLIC
3/12/09 DATE



APPROVALS

APPROVED BY THE TOWN COUNCIL OF THE TOWN OF QUEEN CREEK, ARIZONA THIS 5th DAY OF March 2009.

[Signature]
TOWN PLANNING MANAGER
3/31/2009 DATE

[Signature]
TOWN ENGINEERING MANAGER
3/31/2009 DATE

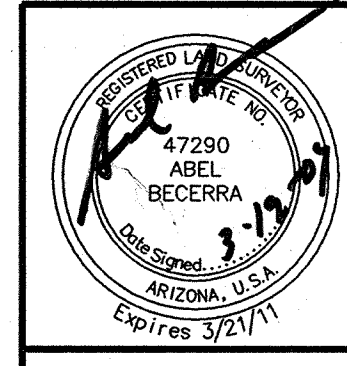
[Signature]
BY: MAYOR
4/15/09 DATE

[Signature]
ATTTEST: TOWN CLERK
4/15/09 DATE

CERTIFICATION

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

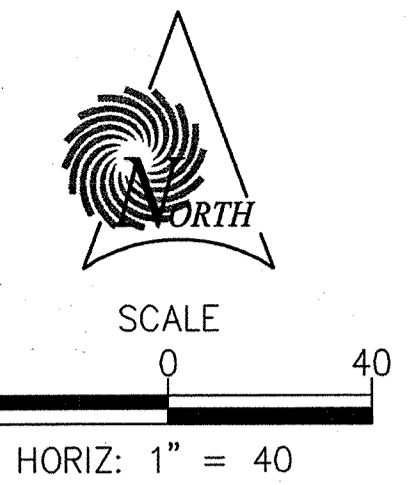
[Signature]
ABEL BECERRA RLS 47290
3-12-09 DATE



CIRCLE G
FINAL PLAT FOR "PEGASUS AIRPARK UNIT FIVE"

Table with 5 columns: SET NO., DESIGNED, DRAWN, CHECKED, SHEET NO., COV. Values: 02339, TPE, RGC, TPE, 1 of 3, COV 01

U:\Circle G 02339 Pegasus Airpark Unit Five-Plat\wg\47290-PP-survey.dwg Mar 12, 2009 2:26pm abcerra



OWNER: CIRCLE G PEGASUS LLC
 PARCEL # 304-92-016-J
 UNSUBDIVIDED

PEGASUS AIRPARK STORAGE
 "CONDOMINIUM PLAT PHASE TWO"
 BOOK 972, PAGE 38, MCR

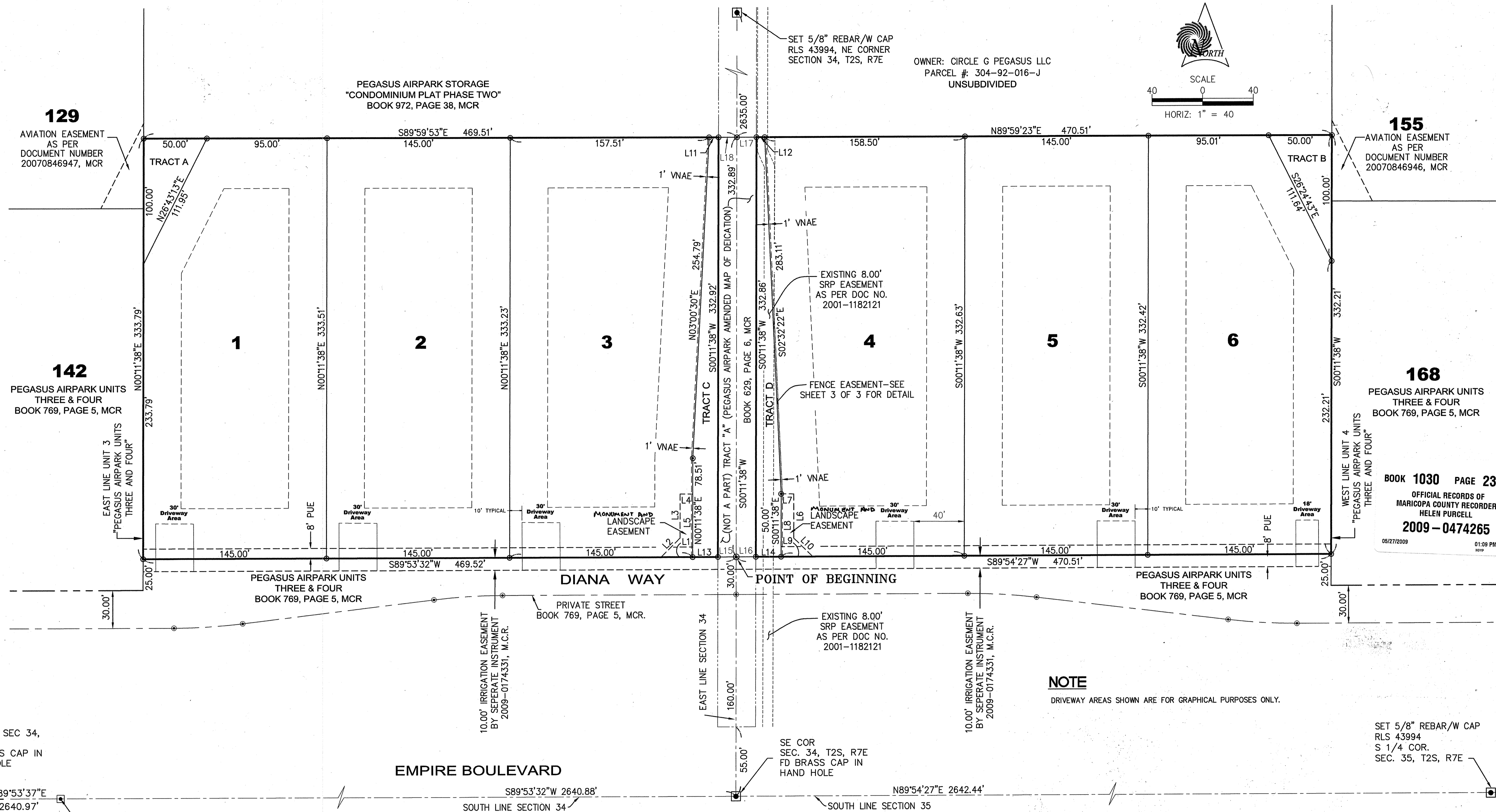
129
 AVIATION EASEMENT
 AS PER
 DOCUMENT NUMBER
 20070846947, MCR

155
 AVIATION EASEMENT
 AS PER
 DOCUMENT NUMBER
 20070846946, MCR

142
 PEGASUS AIRPARK UNITS
 THREE & FOUR
 BOOK 769, PAGE 5, MCR

168
 PEGASUS AIRPARK UNITS
 THREE & FOUR
 BOOK 769, PAGE 5, MCR

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 OFFICIAL RECORDS OF
 MARICOPA COUNTY RECORDER
 HELEN PURCELL
2009-0474265
05/27/2009 01:09 PM



NOTE
 DRIVEWAY AREAS SHOWN ARE FOR GRAPHICAL PURPOSES ONLY.

SW COR. SEC 34,
 T2S, R7E
 FD BRASS CAP IN
 HAND HOLE

EMPIRE BOULEVARD

SE COR.
 SEC. 34, T2S, R7E
 FD BRASS CAP IN
 HAND HOLE

SET 5/8" REBAR/W CAP
 RLS 43994
 S 1/4 COR.
 SEC. 35, T2S, R7E

BASIS OF BEARING
 SOUTH LINE,
 SOUTHWEST 1/4,
 SECTION 34

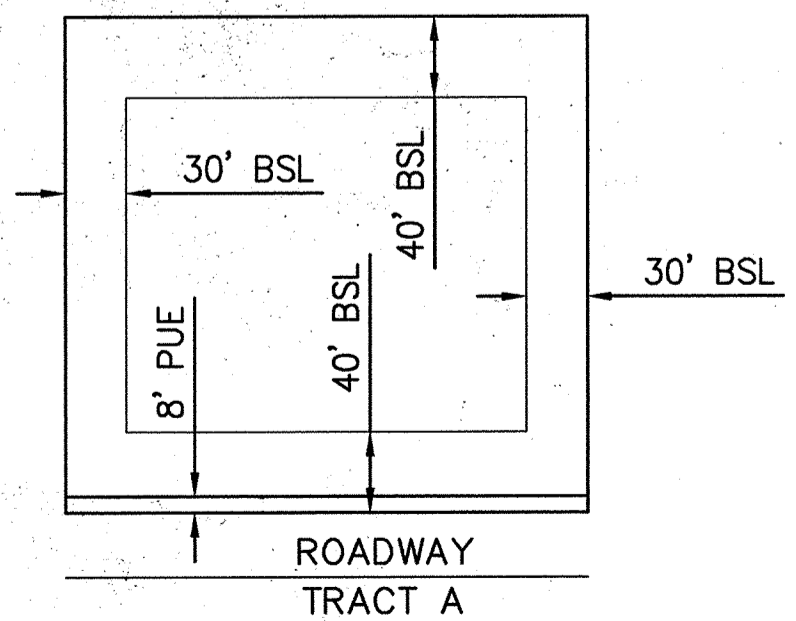
POINT OF COMMENCEMENT
 S 1/4 COR.
 SEC 34, T2S, R7E
 FD BRASS CAP FLUSH

LOT TABLE		
LOT NO.	AREA	ACRE
1	45,879 SF	1.05 AC
2	48,339 SF	1.11 AC
3	49,890 SF	1.14 AC
4	48,216 SF	1.11 AC
5	48,216 SF	1.11 AC
6	45,687 SF	1.05 AC

TRACT TABLE		
TRACT	AREA	ACRE
TRACT A	2,500 SF	0.06 AC
TRACT B	2,500 SF	0.06 AC
TRACT C	5,070 SF	0.12 AC
TRACT D	4,748 SF	0.11 AC

LINE TABLE		
LINE	BEARING	LENGTH
L1	S89°53'32"W	25.00'
L2	N44°36'04"E	21.44'
L3	N00°11'38"E	35.00'
L4	S89°48'22"E	10.00'
L5	S00°11'38"W	50.18'
L6	N00°11'38"E	35.18'
L7	N89°48'22"W	10.00'
L8	S00°11'38"W	50.00'
L9	N89°54'27"E	25.00'

LINE TABLE		
LINE	BEARING	LENGTH
L10	N45°23'19"W	21.00'
L11	S89°59'53"E	7.50'
L12	N89°59'23"E	6.50'
L13	S89°53'32"W	20.01'
L14	S89°54'27"W	20.00'
L15	S89°53'32"W	14.50'
L16	S89°54'27"W	15.50'
L17	N89°59'23"E	15.50'
L18	S89°59'53"E	14.50'



TYPICAL BUILDING SETBACK
 N.T.S.

SUNRISE ENGINEERING

2152 SOUTH VINEYARD, SUITE 123
 MESA, ARIZONA 85210
 TEL 480.768.8600 • FAX 480.768.8609
 www.sunrise-eng.com

CIRCLE G

FINAL PLAT FOR
"PEGASUS AIRPARK UNIT FIVE"

SEI NO. 02339	DESIGNED TPE	DRAWN RGC	CHECKED TPE	SHEET NO. 2 of 3	FP01
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W 1/4 COR, SECTION 35,
T2S, R7E 5/8 REBAR
W/CAP RLS #43994

FENCE EASEMENT DETAIL

EXISTING 8.00' SRP EASEMENT
PER DOC NO. 2001-1182121, M.C.R.

EXISTING BLOCK WALL & EAST LINE OF
FENCE EASEMENT

N89°59'23"E 158.50'
NORTH LINE OF LOT 4

N00°11'38"E 2635.00'
332.89'

TRACT "A" PEGASUS AIRPARK, PER BK 628, P. 6, M.C.R.

WEST LINE OF LOT 4 N02°32'22"W 283.11'

S00°22'28"W 141.41'

1' VNAE

S02°32'22"E 141.57'

LOT 4

LOT 5

S00°11'38"W 332.63'



SCALE
20 0 20
HORIZ: 1" = 20'

LINE TABLE

LINE TABLE		
LINE	LENGTH	BEARING
L1	8.20	N89°59'23"E
L2	1.00	N89°48'22"W
L3	35.50	N89°54'27"E

WEST LINE SECTION 35

TRACT D

N00°11'38"W 50.00'

EAST LINE OF 1' VNAE & FENCE EASEMENT

L2

MONUMENT AND
LANDSCAPE
EASEMENT

NORTH LINE OF "TRACT A", PER BOOK 769,
PAGE 5, M.C.R.

N89°54'27"E 145.00'

"TRACT A" PEGASUS AIRPARK UNITS THREE & FOUR, BOOK 769, PAGE 5, MCR

PRIVATE STREET
BOOK 769, PAGE 5, M.C.R.

DIANA WAY

SOUTH LINE SECTION 35

N89°54'27"E 2642.44'

S 1/4 COR, SECTION 35, T2S, R7E 5/8" REBAR W/ CAP #43994

SW COR, SECTION 35,
T2S, R7E BRASS CAP
DOWN ±0.8'

BOOK 1030 PAGE 23
OFFICIAL RECORDS OF
MARICOPA COUNTY RECORDER
HELEN PURCELL
2009 - 0474265

05/27/2009 01:09 PM

REV. NO.	COMMENT	DATE
<p>SUNRISE ENGINEERING 2152 SOUTH VINEYARD, SUITE 123 MESA, ARIZONA 85210 TEL 480.768.8600 • FAX 480.768.8609 www.sunrise-eng.com</p>		
<p>CIRCLE G FINAL PLAT FOR "PEGASUS AIRPARK UNIT FIVE"</p>		
SEI NO. 02339	DESIGNED TPE	DRAWN AB
CHECKED AB	SHEET NO. 3 of 3	FP02

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