

DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS: THAT RURAL ELECTRIC INC. AN ARIZONA CORPORATION AS LESSEE OF FALCON FIELD EXECUTIVE HANGARS, SAID PROPERTY BEING CORRECTLY DESCRIBED HEREIN AND SHOWN ON SAID PLAT, HEREBY PUBLISHES THIS PLAT OVER A PORTION OF THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 1 NORTH, RANGE 6 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, AS AND FOR THE PLAT OF SAID FALCON FIELD EXECUTIVE HANGARS LEASEHOLD CONDOMINIUMS BEING A CONDOMINIUM PLAT OF THE INITIAL LEASE AREA DESCRIBED IN THAT CERTAIN MASTER TENANT LEASE DATED NOVEMBER 1ST, 2021, AND ALSO KNOWN AS PARCEL NO. 38, FALCON FIELD LEASE MAP NO. FA 436, AND HEREBY DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES DIMENSIONS OF THE LEASED AREAS AND THE UNITS. SAID UNITS SHALL BE KNOWN BY THE NUMBER SHOWN N HEREIN.

"TRACT A" AS SHOWN ON SAID PLAT IS HEREBY DECLARED TO BE FOR THE USE OF THE CONDOMINIUM UNIT OWNERS. MAINTENANCE OF SAID "TRACT A" SHALL BE THE RESPONSIBILITY OF FALCON HANGARS CONDOMINIUM ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION, THE UNIT OWNERS ASSOCIATION.

THERE IS HEREON DEDICATE TO THE CITY OF MESA, A PERMANENT RIGHT-OF-ACCESS TO THE LEASEHOLD TRACT AS FOR THE REFUSE AND EMERGENCY TYPE VEHICLES.

THE UNDERSIGNED OWNER(S), AGREE AS FOLLOWS:

- 1) THAT THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT (OR MAP OF DEDICATION) ARE HEREBY RESERVED AS DRAINAGE FACILITIES AND RETENTION BASINS FOR THE INCLUSIVE CONVEYANCE AND STORAGE OF DRAINAGE FOR THIS SUBDIVISION AND FOR PUBLIC RIGHTS-OF-WAY PER THE APPROVED IMPROVEMENT PLANS ON FILE WITH THE CITY OF MESA, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS TO MAINTAIN SAID DRAINAGE FACILITIES AND RETENTION AREAS;
- 2) THAT THE DRAINAGE FACILITIES AND RETENTION AREAS SHALL BE MAINTAINED BY THE OWNER, HIS SUCCESSORS AND ASSIGNS AND SHALL PROVIDE STORM WATER CONVEYANCE AND STORAGE AS PRIVATE DRAINAGE FACILITIES AND PRIVATE RETENTION BASINS ADEQUATE TO CONVEY AND STORE DRAINAGE FROM SAID PUBLIC RIGHTS-OF-WAY PER THE APPROVED IMPROVEMENT PLANS ON FILE WITH THE CITY OF MESA.
- 3) THAT THE AGREEMENTS CONTAINED HEREIN SHALL BE A COVENANT RUNNING WITH THE LAND AND UPON RECORDING SHALL BE BINDING UPON AND SUBSEQUENT PURCHASER OR OCCUPIER OF SAID PARCEL; AND
- 4) THAT THIS COVENANT CAN BE ENFORCED OR REMOVED BY THE CITY OF MESA, WHO CAN BRING PROCEEDINGS AT LAW OR EQUITY AGAINST THE PERSON OR PERSONS VIOLATING OR ATTEMPTING OR THREATENING TO VIOLATE ANY OF THESE COVENANTS TO PREVENT HIM OR THEM FROM SO DOING, AND TO RECOVER DAMAGES FOR SUCH VIOLATIONS. ANY PERSON OR PERSONS OR THE CITY OF MESA PROSECUTING ANY PROCEEDINGS AT LAW OR IN EQUITY HEREUUNDER SHALL HAVE THE RIGHT TO RECOVER, IN ADDITION TO ANY DAMAGES, A REASONABLE SUM AS AND FOR ATTORNEY'S FEES AND COURT COSTS.

IN WITNESS WHEREOF: RURAL ELECTRIC INC., AN ARIZONA CORPORATION, AS LESSEE, HAS HERETO CAUSED THEIR NAME TO BE SIGNED THIS _____ DAY OF _____, 2023.

BY: _____

ITS: _____

ACKNOWLEDGEMENT

STATE OF ARIZONA)
) SS
COUNTY OF MARICOPA)

ON THIS _____ DAY OF _____, 2023, BEFORE ME THE UNDERSIGNED OFFICER, PERSONALLY APPEARED _____ WHO ACKNOWLEDGED HIM/HER SELF TO BE THE _____ OF RURAL ELECTRIC INC, AN ARIZONA CORPORATION AND ACKNOWLEDGED THAT HE/SHE, AS SUCH OFFICER, BEING AUTHORIZED TO DO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED IN WITNESS THEREOF. I HERETO SET MY HAND AND OFFICIAL SEAL.

BY: _____ NOTARY PUBLIC MY COMMISSION EXPIRES: _____

OWNERS DECLARATION

STATE OF ARIZONA)
) SS
COUNTY OF MARICOPA)

KNOW ALL MEN BY THESE PRESENTS THAT THE CITY OF MESA, AN ARIZONA MUNICIPAL CORPORATION, AS OWNER AND LESSOR, HAS LEASED TO RURAL ELECTRIC INC, AN ARIZONA CORPORATION, AS LESSEE PURSUANT TO THAT CERTAIN GROUND LEASE DATED NOVEMBER 1ST, 2021 AND ANY AMENDMENTS THERETO (THE "MASTER TENANT LEASE"), THE REAL PROPERTY DESCRIBED AND DEPICTED HEREIN, TOGETHER WITH THE GRANT OF OPTION TO LEASE CERTAIN ADDITIONAL REAL PROPERTY, WHICH, IF EACH SAID OPTION IS EXERCISED, SHALL BE SEPARATELY PLATTED, BUT MADE SUBJECT TO THE TERMS OF THE MASTER TENANT LEASE AND SHALL BE PART OF THE LEASED PREMISES AND OF THE LEASEHOLD CONDOMINIUM ESTABLISHED BY SAID LESSEE UPON SAID LEASED PREMISES, PURSUANT TO THE MASTER TENANT LEASE. THE CITY OF MESA HAS ALSO GRANTED TO LESSEE A NON-EXCLUSIVE EASEMENT FOR THE INGRESS AND EGRESS TO THE LEASEHOLD CONDOMINIUM OVER CERTAIN REAL PROPERTY THAT THE CITY OF MESA OWNS AND WHICH IS DESCRIBED IN THE MASTER TENANT LEASE. THE CITY OF MESA HAS RESERVED TO ITSELF FROM THE LEASED PREMISES CERTAIN RIGHTS-OF-WAY UPON, OVER AND ACROSS, ONTO OR BENEATH THE LEASED PREMISES FOR UTILITIES OF ALL KINDS, WHETHER EXISTING OR TO BE CONSTRUCTED; EASEMENT RIGHTS UPON THE LEASE PREMISES FOR THE CONSTRUCTION, REPAIR, INSPECTION OF UTILITIES AND FACILITIES; AND A RIGHT-OF-FLIGHT FOR THE PASSAGE OF AIRCRAFT ABOVE THE SURFACE OF THE LEASED PREMISES.

IN WITNESS WHEREOF, THE CITY OF MESA, AN ARIZONA MUNICIPAL CORPORATION, AS OWNER AND LESSOR, HAS HERETO CAUSED ITS CORPORATION NAME TO BE SIGNED BY THE UNDERSIGNED OFFICER DULY AUTHORIZED TO DO SO, ON THE _____ DAY OF _____, 2023.

BY: _____

ITS: _____

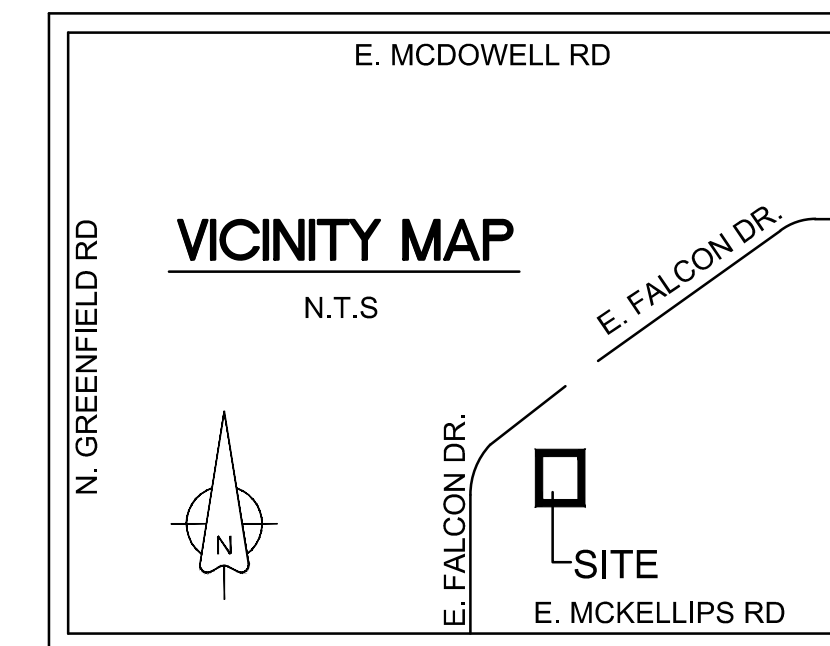
ACKNOWLEDGEMENT

STATE OF ARIZONA)
) SS
COUNTY OF MARICOPA)

ON THIS _____ DAY OF _____, 2023, BEFORE ME THE UNDERSIGNED OFFICER, PERSONALLY APPEARED _____ WHO ACKNOWLEDGED HIM/HER SELF TO BE THE _____ OF THE CITY OF MESA, AN ARIZONA MUNICIPAL CORPORATION AND ACKNOWLEDGED THAT HE/SHE, AS SUCH OFFICER, BEING AUTHORIZED TO DO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED IN WITNESS THEREOF. I HERETO SET MY HAND AND OFFICIAL SEAL.

BY: _____ NOTARY PUBLIC MY COMMISSION EXPIRES: _____

FINAL PLAT
"FALCON FIELD EXECUTIVE HANGARS-LEASEHOLD CONDOMINIUMS A CONDOMINIUM PLAT"
A PORTION OF THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 1 NORTH, RANGE 6 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.



GENERAL NOTES

1. CONSTRUCTION WITHIN UTILITY EASEMENTS, EXCEPT BY PUBLIC AGENCIES AND UTILITY COMPANIES, SHALL BE LIMITED TO UTILITIES, PAVING, AND WOOD, WIRE, ORE REMOVABLE SECTION-TYPE FENCING.
2. FALCON HANGARS CONDOMINIUM ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION, THE UNIT OWNERS ASSOCIATION SHALL BE ESTABLISHED WITH ALL UNIT OWNERS BEING MEMBERS OF THAT ASSOCIATION. FALCON HANGARS CONDOMINIUM ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION, THE UNIT OWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL TRACTS IN ACCORDANCE WITH THE MASTER TENANT LEASE DATED NOVEMBER 1ST, 2021.
3. A DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS (C.C.&R'S) HAS BEEN OR WILL BE RECORDED FOR THIS LEASEHOLD CONDOMINIUM, WHICH WILL GOVERN THE USE AND MAINTENANCE OF ALL AREAS SHOWN ON THIS PLAT.
4. UPON TERMINATION OF THE MASTER TENANT LEASE, THIS CONDOMINIUM SHALL ALSO TERMINATE, AND TITLE TO THE UNITS AND TRACTS OF THE CONDOMINIUM SHALL REVERT TO AND BECOME THE PROPERTY OF THE CITY OF MESA UNDER THE MASTER TENANT LEASE, ITS SUCCESSORS AND ASSIGNS.
5. THE CITY OF MESA IS NOT RESPONSIBLE FOR AND WILL NOT ACCEPT MAINTENANCE OF ANY PRIVATE DRAINAGE FACILITIES, PRIVATE UTILITIES, PRIVATE FACILITIES, OR LANDSCAPED AREAS WITHIN THE PROJECT.
6. A PROPERTY OWNERS ASSOCIATION SHALL BE ESTABLISHED WITH ALL UNIT OWNERS BEING MEMBERS OF THAT ASSOCIATION. THE PROPERTY OWNERS ASSOCIATION SHALL MAINTAIN ALL TRACTS AS SET FORTH IN THE MASTER TENANT LEASE.
7. UTILITY LINES ARE TO BE CONSTRUCTED UNDERGROUND AS REQUIRED BY THE ARIZONA COOPERATION COMMISSION.
8. ELECTRICAL LINES TO BE CONSTRUCTED UNDERGROUND AS REQUIRED BY THE ARIZONA CORPORATION COMMISSION.
9. NO STRUCTURES SHALL BE CONSTRUCTED IN OR ACROSS, NOR SHALL IMPROVEMENTS, OR ALTERATIONS BE MADE TO THE DRAINAGE FACILITIES THAT ARE A PART OF THIS DEVELOPMENT WITHOUT THE WRITTEN AUTHORIZATION OF THE CITY OF MESA.
10. THE UNIT OWNERS ASSOCIATION WILL HAVE THE RESPONSIBILITY FOR MAINTAINING "TRACT A" INCLUDING LANDSCAPING AND DRAINAGE FACILITIES IN ACCORDANCE WITH APPROVED CONSTRUCTION DOCUMENTS.
11. "SPECIAL SURFACE MATERIAL NOTE": THE CITY OF MESA WILL NOT BE RESPONSIBLE FOR ANY SPECIAL TYPE OF SURFACE MATERIAL SUCH AS BUT NOT LIMITED TO PAVEMENT, CONCRETE, COLORED STAMPED PAVEMENT, OR BRICKS, AS NOTED WITHIN THE PROJECTS CONSTRUCTION DOCUMENTS. SHOULD REMOVAL OF THE SPECIAL TYPE OF SURFACE MATERIAL BE REQUIRED BY THE CITY OF MESA FOR MAINTENANCE OF THE CITY'S FACILITIES SUCH AS THE CITY'S UTILITY SYSTEMS, THE CITY WILL ONLY BE REQUIRED TO BACKFILL AND PROVIDE CITY OF MESA ACCEPTED TEMPORARY SURFACE MATERIAL OVER THE SAID UTILITY OR OTHER AREA DISTURBED. RECONSTRUCTION OF THE SPECIAL TYPE OF SURFACE MATERIAL SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION, BUSINESS OWNERS ASSOCIATION, OR THE PROPERTY OWNER(S).

OWNER

CITY OF MESA
P.O. BOX 1446
MESA, ARIZONA 85211
PHONE: (480) 644-2011

DEVELOPER

RURAL ELECTRIC INC.
9502 EAST MAIN STREET
MESA, ARIZONA 85207
PHONE: (480) 986-1488
CONTACT: BRETT BIBERDORF

LAND SURVEYOR

SWS ENGINEERING INC.
4001 N. 3RD ST. SUITE 165
PHOENIX, ARIZONA 85012
PHONE: (602) 8480249
CONTACT: ADAM MUELLER, R.L.S.

SITE DATA

LEASE AREA = 33,236 S.F.....0.763 ACRES

ZONING: L1

BASIS OF BEARING

SOUTH 89 DEGREES 48 MINUTES 04 SECONDS WEST, ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 1 NORTH, RANGE 6 EAST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.

FLOOD ZONE INFORMATION

ACCORDING TO THE FLOOD INSURANCE RATE MAP #04013C2280 L, DATED OCTOBER 16TH, 2013, THIS PROPERTY IS LOCATED IN FLOOD ZONE "X". AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

APPROVALS

APPROVED BY THE MAYOR AND THE CITY COUNCIL OF THE CITY OF MESA, ARIZONA ON THIS _____ DAY OF _____, 2023.

APPROVED BY: _____ ATTEST: _____
MAYOR CITY CLERK

THIS IS TO CERTIFY THAT THE AREA PLATTED HEREON IS APPROVED AND LIES WITHIN THE DOMESTIC WATER SERVICE AREA OF THE CITY OF MESA WHICH IS DESIGNATED AS HAVING AN ASSURED WATER SUPPLY IN ACCORDANCE WITH ARS 45-576.

APPROVED BY: _____ CITY ENGINEER DATE _____

UNIT TABLE			
UNIT #	AREA (SF)	AREA (AC)	F.F. ELEV.
1	3,158	0.073	1382.10
2	3,158	0.073	1382.60
3	3,158	0.073	1383.10
4	3,158	0.073	1383.70
5	3,158	0.073	1384.30
6	3,158	0.073	1384.90
7	3,158	0.073	1385.40
TOTAL	22,106	0.508	

COMMON ELEMENT TABLE			
NAME	DESCRIPTION	AREA (SF)	AREA (AC)
TRACT A	SIDEWALK, PRIVATE DRIVE, PARKING, INGRESS AND EGRESS, COMMON AREA, EMERGENCY ACCESS, PUE, AND PUFU	11,129	0.255

LAND SURVEYOR'S CERTIFICATION:

I, ADAM MUELLER, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA: THAT THIS PLAT CONSISTING OF 3 SHEETS REPRESENTS A SURVEY PERFORMED UNDER MY SUPERVISION DURING THE MONTH OF NOVEMBER, 2023; THAT THE SURVEY IS CORRECT AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT THE BOUNDARY MONUMENTS AND CONTROL POINTS SHALL BE LOCATED AS SHOWN AND WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED

BY: *Adam Mueller*
ADAM MUELLER
REGISTERED LAND SURVEYOR # 75962

SWS ENGINEERING, INC.
Civil Engineering • LAND PLANNING • SURVEYING
4001 North 3rd St., Suite 165
Phoenix, AZ 85012
P: 602-848-0249

NO.	DATE	REVISION	BY

PURPOSE: CONDOMINIUM PLAT

FIELD BY: ABM
DRAWN BY: ABM
CHECKED BY: ABM

Adam Mueller

FINAL PLAT
"FALCON FIELD EXECUTIVE HANGARS-LEASEHOLD CONDOMINIUMS A CONDOMINIUM PLAT"
A PORTION OF THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 1 NORTH, RANGE 6 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.

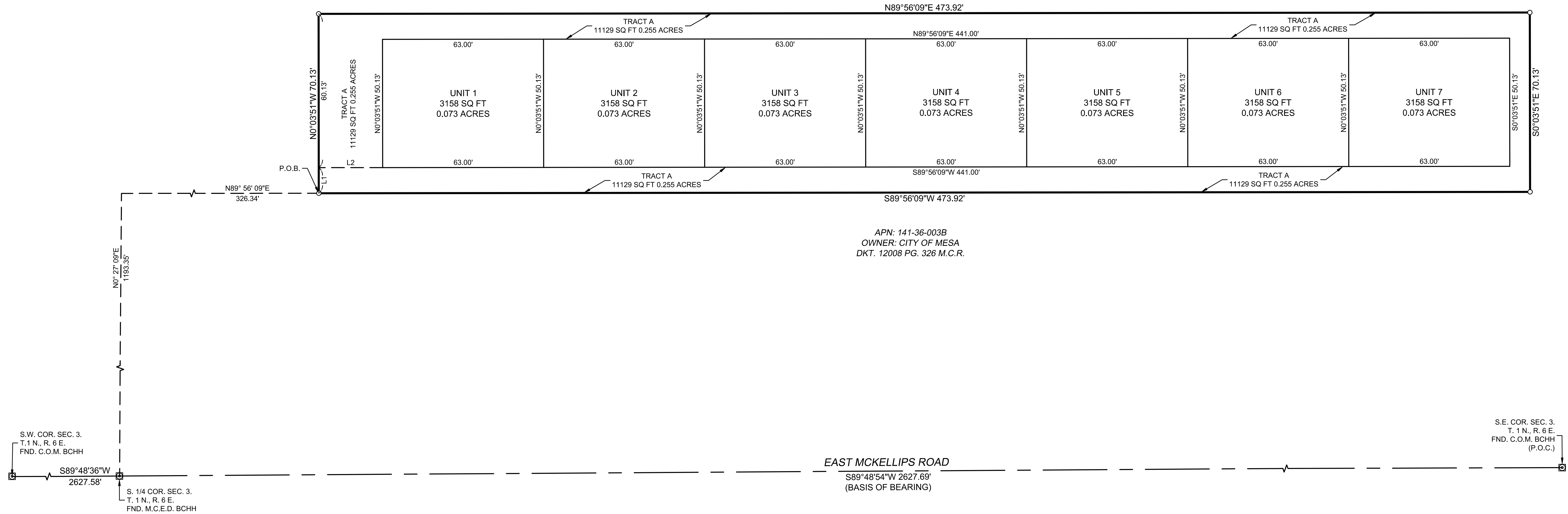
PROJECT NO.
22-365P

SCALE
N/A

SHEET NO.
1 OF 3
COVERSHEET

FINAL PLAT
"FALCON FIELD EXECUTIVE HANGARS-LEASEHOLD
CONDOMINIUMS A CONDOMINIUM PLAT"
 A PORTION OF THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 1 NORTH, RANGE 6
 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.

APN: 141-36-003B
 OWNER: CITY OF MESA
 DKT. 12008 PG. 326 M.C.R.



APN: 141-36-003B
 OWNER: CITY OF MESA
 DKT. 12008 PG. 326 M.C.R.

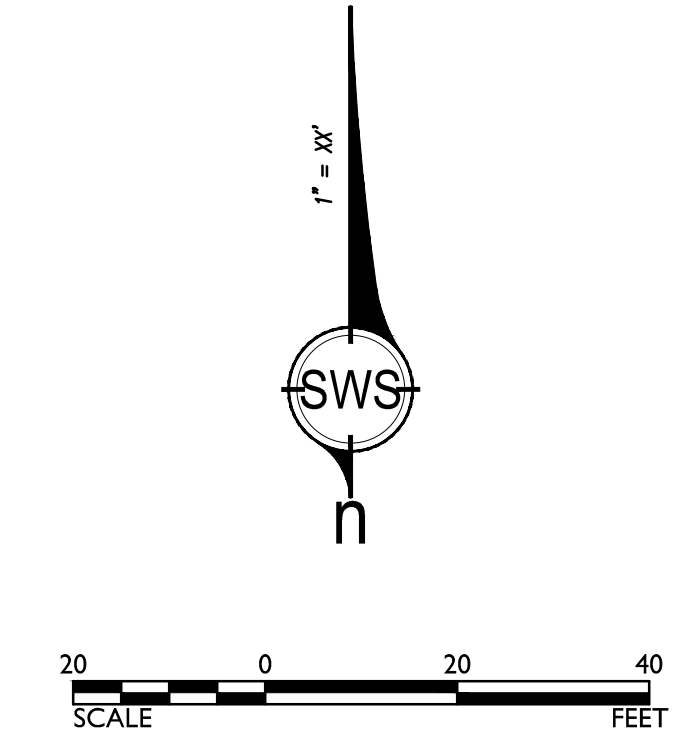
UNIT TABLE				
UNIT #	AREA (SF)	AREA (AC)	F.F. ELEV.	CU. FT
1	3,158	0.073	1382.10	85,271.13
2	3,158	0.073	1382.60	83,723.62
3	3,158	0.073	1383.10	82,144.52
4	3,158	0.073	1383.70	80,249.61
5	3,158	0.073	1384.30	78,354.69
6	3,158	0.073	1384.90	76,459.78
7	3,158	0.073	1385.40	74,880.69
TOTAL	22,106	0.508		

LINE TABLE		
LINE	DIRECTION	LENGTH
L1	N0°03'51"W	10.00'
L2	N89°56'09"E	25.00'

COMMON ELEMENT TABLE			
NAME	DESCRIPTION	AREA (SF)	AREA (AC)
TRACT A	SIDEWALK, PRIVATE DRIVE, PARKING, INGRESS AND EGRESS, COMMON AREA, EMERGENCY ACCESS, PUE, AND PUFU	11,129	0.255

LEGEND

- FOUND BRASS CAP IN HAND HOLE
- SET PK NAIL WITH WASHER RLS# 75962
- BREAKLINE
- SECTION LINE
- BOUNDARY LINE
- TIE LINE
- M.C.R. MARICOPA COUNTY RECORDER
- M.C.E.D. MARICOPA COUNTY ENGINEERING DEPARTMENT
- C.O.M. CITY OF MESA
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- BCHH BRASS CAP IN HANDHOLE
- DKT DOCKET
- PG. PAGE
- APN ASSESSORS PARCEL NUMBER
- SEC. SECTION
- T. TOWNSHIP
- R. RANGE



SWS ENGINEERING, INC.
 CIVIL ENGINEERING • LAND PLANNING • SURVEYING
 400 North 3rd St., Suite 105
 Phoenix, AZ 85012
 P: 602-440-0249

NO.	DATE	REVISION	BY

PURPOSE:
CONDOMINIUM PLAT

FIELD BY: ABM
 DRAWN BY: ABM
 CHECKED BY: ABM

Adam Mueller

FINAL PLAT
"FALCON FIELD EXECUTIVE HANGARS-LEASEHOLD CONDOMINIUMS
A CONDOMINIUM PLAT"
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 OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.

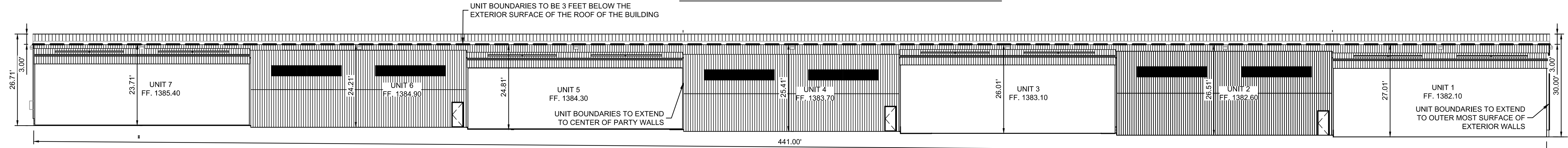
PROJECT NO.
 22-365P

SCALE
 1" = 20'

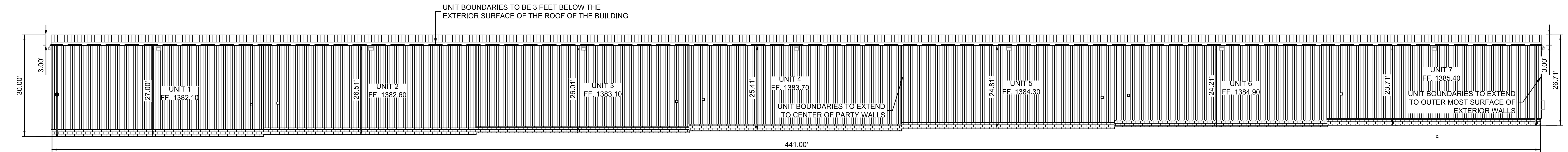
SHEET NO.
 2 OF 3
 PLAT MAP

FINAL PLAT
"FALCON FIELD EXECUTIVE HANGARS-LEASEHOLD
CONDOMINIUMS A CONDOMINIUM PLAT"
 A PORTION OF THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 1 NORTH, RANGE 6
 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.

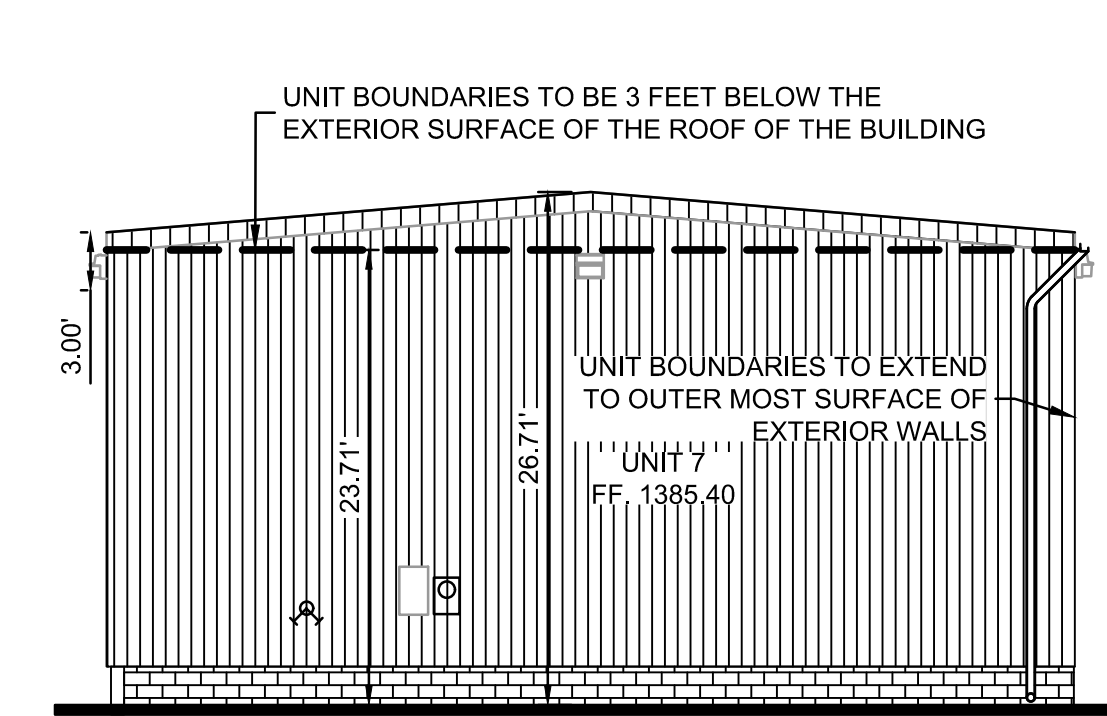
UNIT VERTICAL DETAILS



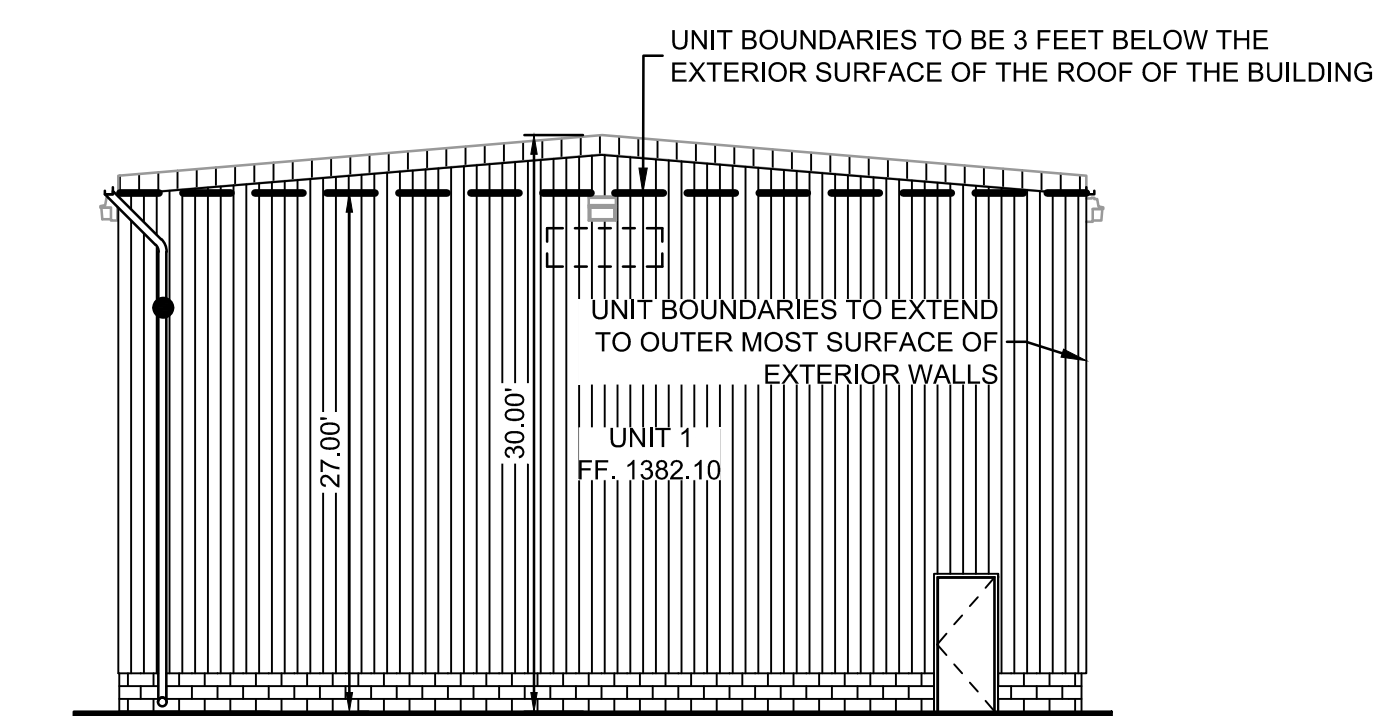
1 NORTH ELEVATION
 SCALE 1" = 15'



2 SOUTH ELEVATION
 SCALE 1" = 15'



3 EAST ELEVATION
 SCALE 1" = 10'



4 WEST ELEVATION
 SCALE 1" = 10'

SWS ENGINEERING, INC.
 CIVIL ENGINEERING • LAND PLANNING • SURVEYING
 4001 North 10th St., Suite 105
 Phoenix, AZ 85012
 P: 602-344-0424

NO.	DATE	REVISION	BY

PURPOSE: CONDOMINIUM PLAT

FIELD BY: ABM
 DRAWN BY: ABM
 CHECKED BY: ABM

Adam Mueller

FINAL PLAT
"FALCON FIELD EXECUTIVE HANGARS-LEASEHOLD CONDOMINIUMS
A CONDOMINIUM PLAT"
 A PORTION OF THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 1 NORTH, RANGE 6 EAST
 OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.

PROJECT NO.
22-365P

SCALE
N/A

SHEET NO.
3 OF 3
BUILDING SECTIONS