

PARCEL DESCRIPTION

The Southwest quarter of Section 4, Township 2 South, Range 7 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona;

EXCEPT any portion lying within QUEENS PARK, according to Book 231 of Maps, Page 9, records of Maricopa County, Arizona; and

EXCEPT the South 618.91 feet of said Southwest quarter; and

EXCEPT the North 65.00 feet, and

FURTHER EXCEPT that part described as follow: Commencing at the Southwest corner of said Section 4; Thence North 01 degrees 04 minutes 37 seconds West, a distance of 618.91 feet along the West line of said Section 4 to the TRUE POINT OF BEGINNING;

Thence North 01 degrees 04 minutes 37 seconds West, a distance of 1085.97 feet; Thence East, a distance of 1083.40 feet; Thence South 01 degrees 03 minutes 26 seconds East, a distance of 1085.97 feet; Thence West, a distance of 1083.01 feet to the TRUE POINT OF BEGINNING; and

FURTHER EXCEPT that part described as follow:

Commencing at the Southwest corner of said Section 4; Thence North 01 degrees 04 minutes 37 seconds West, a distance of 1704.89 feet along the West line of said Section 4 to the TRUE POINT OF BEGINNING;

Thence North 01 degrees 04 minutes 37 seconds West, a distance of 522.78 feet; Thence East, a distance of 1083.58 feet; Thence South 01 degrees 03 minutes 26 seconds East, a distance of 522.78 feet; Thence West, a distance of 1083.40 feet to the TRUE POINT OF BEGINNING;

ALSO EXCEPTING that portion described as follows:

That part of the Southwest quarter of said Section 4, more particularly described as follow:

Commencing at the Southwest corner of said Section 4; Thence North 00 degrees 42 minutes 13 seconds West along the West line of said Southwest quarter, a distance of 2656.48 feet to the West quarter corner of said Section 4; Thence along the North line of said Southwest quarter South 89 degrees 33 minutes 30 seconds East, a distance of 2129.37 feet to the TRUE POINT OF BEGINNING;

Thence continuing South 89 degrees 33 minutes 30 seconds East, a distance of 522.69 feet to the Northeast corner of the Southwest quarter of said Section 4; Thence South 00 degrees 35 minutes 46 seconds East along the East line of said Southwest quarter, a distance of 945.89 feet to the Northeast corner of said QUEENS PARK, according to Book 231 of Maps, Page 9; Thence along the North line of said QUEENS PARK North 89 degrees 40 minutes 59 seconds West, a distance of 521.22 feet; Thence North 00 degrees 41 minutes 02 seconds West, a distance of 947.06 feet to the TRUE POINT OF BEGINNING;

EXCEPT the North 65.00 feet thereof;

AND ALSO EXCEPTING the following described property: That part of the Southwest quarter of said Section 4, more particularly described as follows:

Commencing at the Southwest corner of said Section 4;

Thence North 00 degrees 42 minutes 13 seconds West along the West line of said Southwest quarter, a distance of 2656.48 feet to the West quarter corner of said Section 4; Thence along the North line of said Southwest quarter South 89 degrees 33 minutes 30 Seconds East, a distance of 1606.57 feet to the TRUE POINT OF BEGINNING;

Thence Continuing along said North line, South 89 degrees 33 minutes 30 seconds East, a distance of 522.82 feet; Thence South 00 degrees 41 minutes 02 seconds East, a distance of 947.06 feet to the North line of said QUEENS PARK, according to Book 231 of Maps, Page 9; Thence along the North line of said QUEENS PARK North 89 degrees 40 minutes 59 seconds West, a distance of 522.80 feet; Thence North 00 degrees 41 minutes 02 seconds West, a distance of 948.19 feet to the TRUE POINT OF BEGINNING;

EXCEPT the North 65.00 feet thereof;

AND ALSO EXCEPTING the following described property:

That part of the Southwest quarter of said Section 4, more particularly described as follows:

Commencing at the Southwest corner of said section, monumented by a brass cap flush, From which the West quarter corner of said Section 4 bears North 00 degrees 42 minutes 13 seconds West, a distance of 2656.48 feet; Thence along the West line of said Section 4 North 00 degrees 42 minutes 13 seconds West, a distance of 2227.67 feet to the TRUE POINT OF BEGINNING;

Thence continuing along said West line North 00 degrees 42 minutes 13 seconds West, a distance of 363.90 feet to a point on the South line of the 65-foot right-of-way of Pecos Road; Thence South 89 degrees 33 minutes 30 seconds East, a distance of 1083.73 feet along said South right-of-way line; Thence leaving said right-of-way line South 00 degrees 41 minutes 02 seconds East, a distance of 362.50 feet; Thence North 89 degrees 37 minutes 36 seconds West, a distance of 1083.58 feet to the TRUE POINT OF BEGINNING.

CONDOMINIUM PLAT

”PECOS 10 CONDOMINIUM”

A CONDOMINIUM

A CONDOMINIUM IN A PORTION OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 2 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

NOTES:

- 1. PUBLIC UTILITY AND FACILITY EASEMENTS WILL BE TREATED LIKE PUBLIC UTILITY EASEMENTS WHEN DETERMINING WHO PAYS RELOCATION COSTS FOR THE RELOCATION OF SRP AND SOUTHWEST GAS FACILITIES IN PUFES ON THIS PLAT. THE DEFINITION OF PUBLIC EASEMENT IN M.C.C. § 9-1-1 INCLUDES THE PUFES ON THIS PLAT, THE TERM “PUBLIC EASEMENT” IN M.C.C. § 9-1-5(A) INCLUDES PUFES, AND PUFES ON THIS PLAT ARE SUBJECT TO M.C.C. § 9-1-5(A).
- 2. CONSTRUCTION WITHIN UTILITY EASEMENTS EXCEPT BY PUBLIC AGENCIES AND UTILITY COMPANIES, SHALL BE LIMITED TO UTILITIES, PAVING, AND WOOD, WIRE, REMOVABLE SECTION TYPE FENCING.
- 3. UTILITY LINES ARE TO BE CONSTRUCTED UNDER GROUND AS REQUIRED BY THE ARIZONA CORPORATION COMMISSION GENERAL ORDER R. (42) 33.
- 4. ELECTRICAL LINES TO BE CONSTRUCTED UNDER GROUND AS REQUIRED BY THE ARIZONA CORPORATION COMMISSION GENERAL ORDER R-14-2-133.
- 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 OR WITHIN THE PUBLIC RIGHTS-OF-WAY ALONG E. PECOS ROAD.
- 6. 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.
- 7. THIS DEVELOPMENT IS WITHIN THE CITY OF MESA WATER SUPPLY (SERVICE) AREA AND HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY.
- 8. THIS PROPERTY IS SUBJECT TO THE AIRPORT REQUIREMENTS IDENTIFIED IN ORDINANCE 5590 PER ZON19-00709.
- 9. IN INTERPRETING THIS PLAT, THE EXISTING PHYSICAL BOUNDARIES OF A UNIT OR A UNIT RECONSTRUCTED IN SUBSTANTIAL ACCORDANCE WITH ITS ORIGINAL PLANS, SHALL BE CONCLUSIVELY PRESUMED TO BE ITS ACTUAL BOUNDARIES RATHER THAN THE DESCRIPTION EXPRESSED IN THE PLAT, REGARDLESS OF SETTLING, SHIFTING LATER OR OTHER MOVEMENTS OF ANY KIND, AND REGARDLESS OF MINOR VARIANCES BETWEEN THE BOUNDARIES AS SHOWN ON THE PLAT AND THOSE OF THE UNIT.
- 10. THIS CONDOMINIUM PLAT CONTAINS ALL OF THE INFORMATION REQUIRED TO BE SET FORTH ON THIS PLAT BY SECTION 33-1219 OF A.R.S.
- 11. THE MAINTENANCE OF LANDSCAPING WITHIN THE PUBLIC RIGHT-OF-WAY TO BACK OF CURB SHALL BE THE RESPONSIBILITY OF THE COMMUNITY OWNERS ASSOCIATION.
- 12. THIS CONDOMINIUM IS SUBJECT TO THE CONDOMINIUM DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS, TO BE RECORDED FOLLOWING THE RECORDING OF THIS PLAT.
- 13. THE COMMON ELEMENTS AND LIMITED COMMON ELEMENTS ARE MAINTAINED BY THE UNIT OWNERS ASSOCIATION.

CONDOMINIUM DEFINITIONS

FOR THE PURPOSES OF THIS CONDOMINIUM PLAT, THE UNIT CONSISTS OF THE BUILDING SUITE AND THE ADJOINING YARD WITH COINCIDING NUMBERS.

UNIT/SUITE:
A BUILDINGS EXTERIOR VERTICAL PLANE AND CENTER OF DEMISING WALL, EXTENDING UPWARD AND DOWNWARD TO INFINITY.

UNIT/YARD:
THE INTERIOR FACE OF THE PERIMETER (PROPERTY BOUNDARY) WALL, THE EXTERIOR OF THE BUILDING/SUITE WALLS AND THE CENTER OF THE YARD SEPARATION WALLS.

LIMITED COMMON ELEMENT:
PARKING SPACES 1 THROUGH 101, TRASH ENCLOSURES.

COMMON ELEMENT:
DRIVE LANES (TRACT A), PARKING SPACES 102 THROUGH 153, PERIMETER BOUNDARY WALLS, TRACTS A, B, C & D. FRONT YARD, SIDEWALKS, ALL LANDSCAPING AREAS.

FLOOD_ZONE

THE SUBJECT PROPERTY IS WITHIN FLOOD_ZONE "X" (SHADED) ACCORDING TO THE FLOOD INSURANCE RATE MAP (FEMA) NUMBER 04013C2770 L, DATED 10-16-13.
DEFINED AS:
AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% CHANCE ANNUAL 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.

OWNER/DEVELOPER

PECOS 10 LLC
10632 N. SCOTTSDALE RD. SUITE 200
SCOTTSDALE, ARIZONA 85254
CONTACT: DALE CAVAN

SHEET INDEX

- SHEET 1 - COVER SHEET
- SHHET 2 - SITEPLAN
- SHEET 3 - DEDICATED EASEMENT DIMENSIONS
- SHEET 4 - BUILDING UNIT DIMENSIONS & ELEVATIONS

PROPERTY AREA:

462,536 SQ FT
10.6184 ACRES - NET

DEDICATION

STATE OF ARIZONA)
) ss.
COUNTY OF MARICOPA)

KNOW ALL MEN BY THESE PRESENTS:

THAT PECOS 10, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, DOES HEREBY PUBLISH THIS FINAL PLAT FOR PECOS 10 CONDOMINIUM, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 2 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN HEREON, AND HEREBY DECLARES THAT THIS PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF EACH OF THE UNITS, SUITES, LIMITED COMMON ELEMENTS, TRACTS AND EASEMENTS CONSTITUTING SAME, AND THAT EACH OF SUITES, TRACTS AND EASEMENTS SHALL BE KNOWN BY THE NAME, NUMBER, OR LETTER GIVEN TO IT RESPECTIVELY.

OWNER, HEREBY DEDICATES TO THE CITY OF MESA FOR USE AS SUCH THE VEHICULAR NON-ACCESS EASEMENTS AND PUBLIC UTILITY AND FACILITY EASEMENTS, AS SHOWN ON THE SAID PLAT AND INCLUDED IN THE ABOVE DESCRIBED PREMISES. THE DEDICATION OF REAL PROPERTY MARKED AS PUBLIC UTILITY AND FACILITIES EASEMENTS IS A DEDICATION OF A PUBLIC UTILITY AND FACILITIES EASEMENT TO THE CITY, WITH SUCH DEDICATION INCLUDING THE FOLLOWING USES: TO CONSTRUCT, INSTALL, ACCESS, MAINTAIN, REPAIR, RECONSTRUCT, REPLACE, REMOVE, UTILITIES AND FACILITIES (INCLUDING, BUT NOT LIMITED TO, WATER, WASTEWATER, GAS, ELECTRIC, STORM WATER, PIPES, CONDUIT, CABLES, AND SWITCHING EQUIPMENT), CONDUCTORS, CABLES, FIBER OPTICS, COMMUNICATION AND SIGNAL LINES, TRANSFORMERS, VAULTS, MANHOLES, CONDUITS, PIPES AND CABLES, FIRE HYDRANTS, STREET LIGHTS, STREET PAVEMENT, CURBS, GUTTERS, SIDEWALKS, TRAFFIC SIGNALS, EQUIPMENT AND SIGNS, PUBLIC TRANSIT FACILITIES, SHELTERS AND IMPROVEMENTS, LANDSCAPING, STORM DRAINAGE, WATER RETENTION AND DETENTION, FLOOD CONTROL, AND ALL APPURTENANCES TO ALL OF THE FOREGOING, AND ALL SIMILAR AND RELATED PURPOSES TO THE FOREGOING, TOGETHER WITH THE RIGHT TO ALTER GROUND LEVEL BY CUT OR FILL (PROVIDED THAT GROUND LEVEL SHALL NOT BE ALTERED IN A MANNER THAT CONFLICTS WITH THE OPERATION, MAINTENANCE, OR REPAIR OF EXISTING UTILITY OR PUBLIC IMPROVEMENTS) AND THE UNRESTRICTED RIGHT OF VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS TO, FROM, AND ACROSS THE EASEMENT PROPERTY. ADDITIONALLY, THE CITY IS AUTHORIZED TO PERMIT OTHERS TO USE THE PUBLIC UTILITY AND FACILITY EASEMENT PROPERTY FOR ALL USES AND FACILITIES ALLOWED HEREIN. ALL OTHER EASEMENTS ARE HEREBY DEDICATED FOR THE PURPOSES SHOWN. UNLESS APPROVED OTHERWISE BY THE CITY OF MESA, ALL EASEMENTS CREATED BY THIS PLAT ARE PERPETUAL AND NONEXCLUSIVE EASEMENTS.

IT IS AGREED THAT PECOS 10, LLC, AN ARIZONA LIMITED LIABILITY COMPANY OR ITS SUCCESSORS OR ASSIGNS SHALL HAVE FULL USE OF THE EASEMENT EXCEPT FOR THE PURPOSE FOR WHICH THE SAME IS HEREIN CONVEYED TO THE CITY OF MESA, AND PROVIDED ALWAYS THAT NO BUILDING OR STRUCTURE OF ANY NATURE OR KIND WHATSOEVER, INCLUDING WITHOUT LIMITATION FENCES, NOR ANY PART OF SAME, SHALL BE CONSTRUCTED, INSTALLED OR PLACED ON OR OVER SAID EASEMENT OR ANY PART THEREOF PECOS 10, LLC, AN ARIZONA LIMITED LIABILITY COMPANY OR THE SUCCESSORS OR ASSIGNS OF PECOS 10, LLC, AN ARIZONA LIMITED LIABILITY COMPANY AND THAT THE GRADE OVER ANY BURIED FACILITIES SHALL NOT BE CHANGED BY PECOS 10, LLC, AN ARIZONA LIMITED LIABILITY COMPANY OR THE SUCCESSORS OR ASSIGNS OF PECOS 10, LLC, AN ARIZONA LIMITED LIABILITY COMPANY WITHOUT PRIOR WRITTEN CONSENT OF THE CITY OF MESA. THE RIGHTS AND OBLIGATIONS OF THE CITY OF MESA SHALL BE CONSTRUED BROADLY AND CONSISTENT WITH THE PERFORMANCE OF ITS OBLIGATIONS TO PROVIDE UTILITY SERVICE TO ITS CUSTOMERS.

DRAINAGE COVENANTS:

THE DRAINAGE EASEMENT SHOWN ON THIS PLAT AS TRACTS B, C & D ARE HEREBY RESERVED AS A DRAINAGE FACILITY AND RETENTION BASIN FOR THE INCLUSIVE CONVEYANCE OF DRAINAGE AND STORAGE OF DRAINAGE FOR THIS SUBDIVISION AND FOR THE PUBLIC RIGHTS-OF-WAY PER THE APPROVED IMPROVEMENT PLANS ON FILE WITH THE CITY OF MESA, TOGETHER WITH THE RIGHT TO INGRESS AND EGRESS TO MAINTAIN SAID DRAINAGE FACILITY.

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;

THE AGREEMENTS CONTAINED HEREIN SHALL BE A COVENANT RUNNING WITH THE LAND AND, UPON RECORDING, SHALL BE BINDING UPON ANY SUBSEQUENT PURCHASER OR OCCUPIER OF SAID PARCEL; AND

THIS COVENANT CAN BE ENFORCED OR REMOVED BY THE CITY OF MESA, WHO CAN BRING PROCEEDINGS AT LAW OR IN 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 OF THE CITY OF MESA PROSECUTING ANY PROCEEDINGS AT LAW OR IN EQUITY HEREUNDER SHALL HAVE THE RIGHT TO RECOVER, IN ADDITION TO ANY DAMAGES, A REASONABLE SUM AS AND FOR ATTORNEY'S FEES AND COURT COSTS.

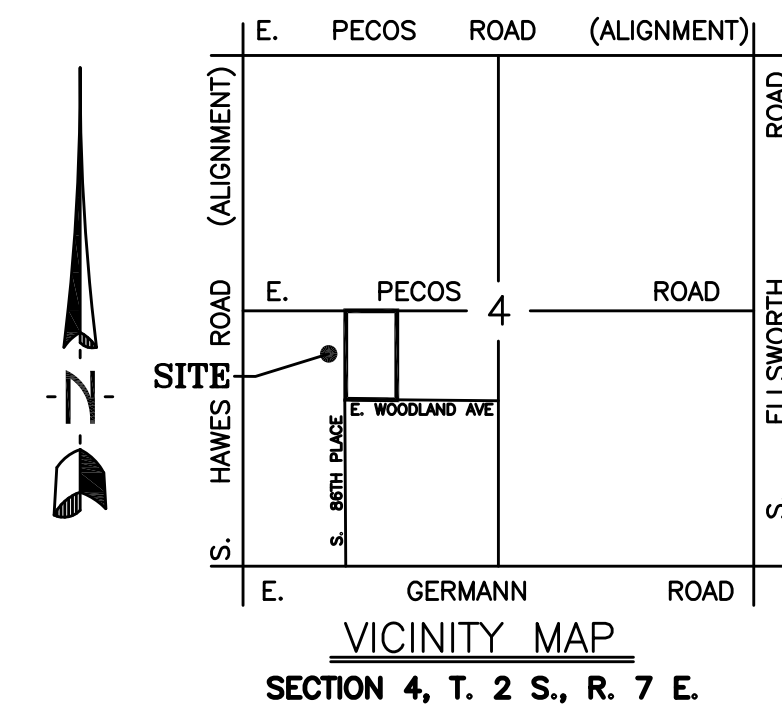
PECOS 10, LLC, AN ARIZONA LIMITED LIABILITY COMPANY WARRANTS AND REPRESENTS TO THE CITY OF MESA THAT IT IS THE SOLE OWNER OF THE PROPERTY COVERED BY THIS PLAT, AND THAT EVERY LENDER, EASEMENT HOLDER OR OTHER PERSON OR ENTITY HAVING ANY INTEREST THAT IS ADVERSE TO OR INCONSISTENT WITH THE FOREGOING DEDICATION, OR ANY OTHER REAL PROPERTY INTEREST CREATED OR TRANSFERRED BY THIS PLAT, HAS CONSENTED TO OR JOINED IN THIS PLAT AS EVIDENCED BY INSTRUMENTS WHICH ARE RECORDED WITH THE MARICOPA COUNTY RECORDER'S OFFICE OR WHICH PECOS 10, LLC, AN ARIZONA LIMITED LIABILITY COMPANY WILL RECORD NOT LATER THAN THE DATE ON WHICH THIS PLAT IS RECORDED.

IN WITNESS WHEREOF:

PECOS 10, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HAS HERETO CAUSED ITS NAME TO BE AFFIXED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF THE UNDERSIGNED OFFICER THIS ____ DAY OF _____, 2021.

PECOS 10, LLC, AN ARIZONA LIMITED LIABILITY COMPANY

BY: _____



ACKNOWLEDGMENT

STATE OF ARIZONA)
) S.S.
COUNTY OF MARICOPA)
THIS DOCUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 2021,

BY _____, FOR AND ON BEHALF OF PECOS 10, LLC, AN ARIZONA LIMITED LIABILITY COMPANY.

NOTARY PUBLIC: _____

MY COMMISSION EXPIRES: _____

CITY OF MESA PLAT APPROVAL

APPROVED BY THE MAYOR AND THE CITY COUNCIL OF THE CITY OF MESA, ARIZONA ON THIS ____ DAY OF _____, 2021

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.

BY: _____ DATE _____
CITY ENGINEER

BASIS OF BEARINGS

THE MONUMENT LINE OF PECOS ROAD, BEING THE NORTH LINE OF THE SW 1/4 OF SECTION 4, T2S, R7E, USING A BEARING OF SOUTH 89 DEGREES 33 MINUTES 32 SECONDS EAST.

BENCHMARK

BRASS TAG IN BRIDGE AT THE NORTHWEST CORNER OF THE INTERSECTION OF SOSSAMAN ROAD AND GERMANN ROAD.

ELEVATION: 1356.84 (C.O.M. "88" DATUM)

LAND SURVEYORS CERTIFICATION

I, JEFFREY K. BAUER, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA; THAT THIS MAP OR PLAT CONSISTING OF 4 SHEETS, IS CORRECT AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT THE BOUNDARY MONUMENTS EXIST AS SHOWN AND ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACTED; THAT THE CONTROL POINTS AND LOT CORNERS SHALL BE LOCATED AS SHOWN AT TIME OF CONSTRUCTION.

JEFFREY K. BAUER
REGISTERED LAND SURVEYOR #44144
23025 N. 15TH AVE #208
PHOENIX AZ 85027

CONDOMINIUM PLAT				
PECOS 10 CONDOMINIUM A CONDOMINIUM				
DES:	DRN: JB	CKD: RT	DATE: MAY, 2021	<small>All information contained in this document is the property of the business shown in this title block and may not be used or reproduced for any other purpose without the expressed written consent of the business. Do not scale this drawing.</small>
Bauer Land Surveying, LLC				
23025 N. 15th Ave, Suite 208 Mailing: P.O. Box 73487 Phoenix Arizona 85050 PH: (602) 499-4104 email: jbauer.bls@gmail.com				
SCALE: 1" = 20'			JOB NO.: 1591	SHEET 1 OF 4

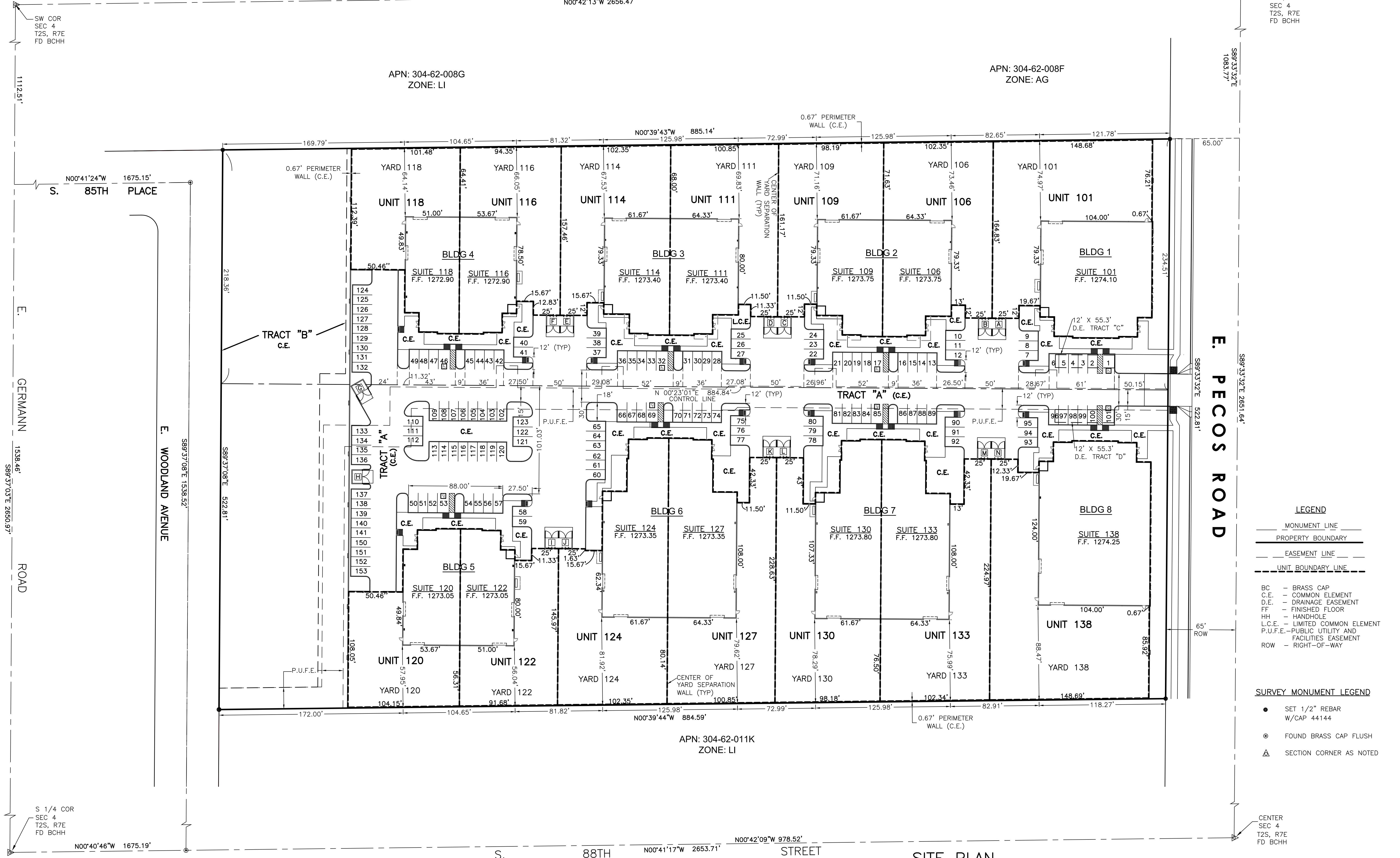
S. HAWES ROAD (ALIGNMENT)

N00°42'13"W 2656.47'

W 1/4 COR
SEC 4
T2S, R7E
FD BCHH

APN: 304-62-008G
ZONE: LI

APN: 304-62-008F
ZONE: AG



E. PECOS ROAD

LEGEND

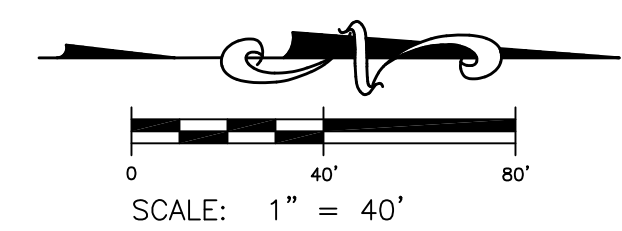
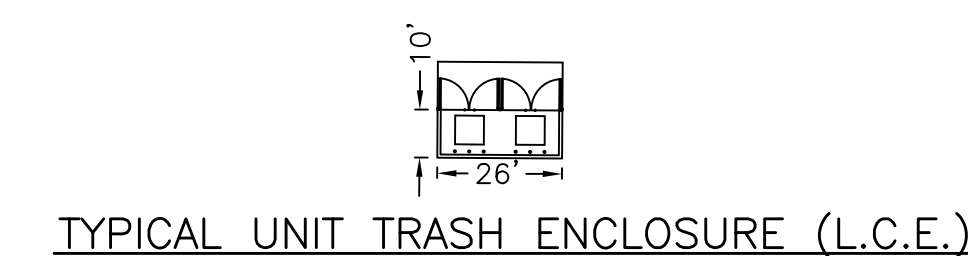
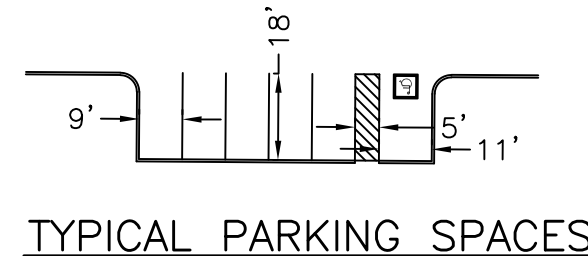
- MONUMENT LINE
- PROPERTY BOUNDARY
- - - EASEMENT LINE
- - - UNIT BOUNDARY LINE

- BC - BRASS CAP
- C.E. - COMMON ELEMENT
- D.E. - DRAINAGE EASEMENT
- FF - FINISHED FLOOR
- HH - HANDHOLE
- L.C.E. - LIMITED COMMON ELEMENT
- P.U.F.E. - PUBLIC UTILITY AND FACILITIES EASEMENT
- ROW - RIGHT-OF-WAY

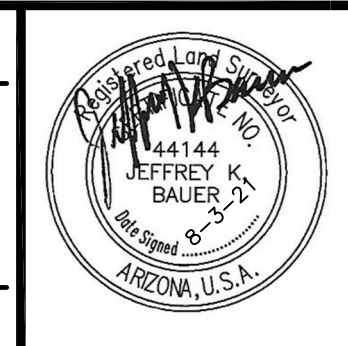
SURVEY MONUMENT LEGEND

- SET 1/2" REBAR W/CAP 44144
- ⊙ FOUND BRASS CAP FLUSH
- △ SECTION CORNER AS NOTED

CENTER
SEC 4
T2S, R7E
FD BCHH



CONDOMINIUM PLAT			
PECOS 10 CONDOMINIUM A CONDOMINIUM			
DES:	DRN: JB	CKD: RT	DATE: APRIL 2021



BAUER LAND SURVEYING, LLC
23025 N. 15th Ave. Suite 208
Mailing: P.O. Box 73487
Phoenix Arizona 85050
PH: (602) 499-4104
email: jbauer.bls@gmail.com

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SCALE: 1" = 40'
JOB NO.: 1591
SHEET 2 OF 4

S. HAWES ROAD (ALIGNMENT)

N00°42'13"W 2656.47'

W 1/4 COR
SEC 4
T2S, R7E
FD BCHH

SW COR
SEC 4
T2S, R7E
FD BCHH

APN: 304-62-008G
ZONE: LI

APN: 304-62-008F
ZONE: AG

S89°33'32"E
1083.77'

N00°39'43"W 885.14'

E. PECOS ROAD

LEGEND

- MONUMENT LINE —
- PROPERTY BOUNDARY —
- EASEMENT LINE —

- BC — BRASS CAP
- C.E. — COMMON ELEMENT
- D.E. — DRAINAGE EASEMENT
- FF — FINISHED FLOOR
- HH — HANDHOLE
- L.C.E. — LIMITED COMMON ELEMENT
- P.U.F.E.—PUBLIC UTILITY AND FACILITIES EASEMENT
- ROW — RIGHT-OF-WAY

SURVEY MONUMENT LEGEND

- SET 1/2" REBAR W/CAP 44144
- ⊙ FOUND BRASS CAP FLUSH
- △ SECTION CORNER AS NOTED

LINE	BEARING	DISTANCE
L1	S 00°23'01" W	15.00
L2	S 89°36'59" E	19.22
L3	DELETED	DELETED
L4	DELETED	DELETED
L5	DELETED	DELETED
L6	S 00°23'01" W	24.01
L7	DELETED	DELETED
L8	DELETED	DELETED
L9	S 44°36'59" E	4.23
L10	S 89°36'59" E	36.01
L11	S 00°23'44" W	62.00
L12	N 89°37'08" W	20.00
L13	N 00°23'44" E	62.00
L14	N 89°36'59" W	36.01
L15	N 89°37'59" W	20.46
L16	N 00°23'01" E	20.00
L17	S 89°37'59" E	20.46
L18	N 00°22'58" E	78.62
L19	N 89°36'59" W	20.46
L20	N 00°23'01" E	20.00
L21	S 89°36'59" E	20.46
L22	N 44°36'59" W	4.23
L23	N 00°23'01" E	79.78
L24	N 89°39'15" W	17.00
L25	N 00°23'01" E	20.00
L26	S 89°39'15" E	17.00
L27	N 89°36'59" W	17.00
L28	N 00°23'01" E	20.00
L29	S 89°36'59" E	17.00
L30	S 89°33'32" E	20.00

DRAINAGE EASEMENT TRACT "B"

12' x 55.30' DRAINAGE EASEMENT (UNDERGROUND STORAGE TANK)

55.30'

12' x 55.30' DRAINAGE EASEMENT (UNDERGROUND STORAGE TANK)

L12 N 00°39'44" W 95.85'

92.14'

115.80'

N00°39'44"W 884.59'

APN: 304-62-011K
ZONE: LI

CENTER
SEC 4
T2S, R7E
FD BCHH

S 1/4 COR
SEC 4
T2S, R7E
FD BCHH

N00°40'46"W 1675.19'

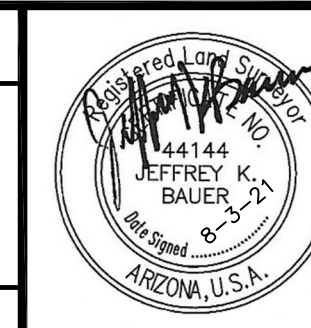
S. 88TH STREET

EASEMENT DEDICATIONS

CONDOMINIUM PLAT

PECOS 10 CONDOMINIUM
A CONDOMINIUM

DES: DRN: JB CKD: RT DATE: APRIL 2021



BAUER LAND SURVEYING, LLC

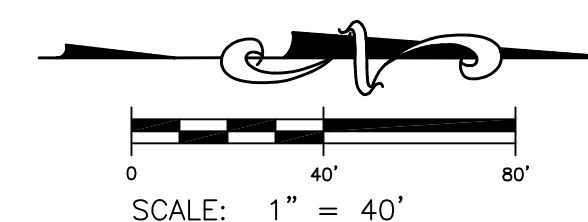
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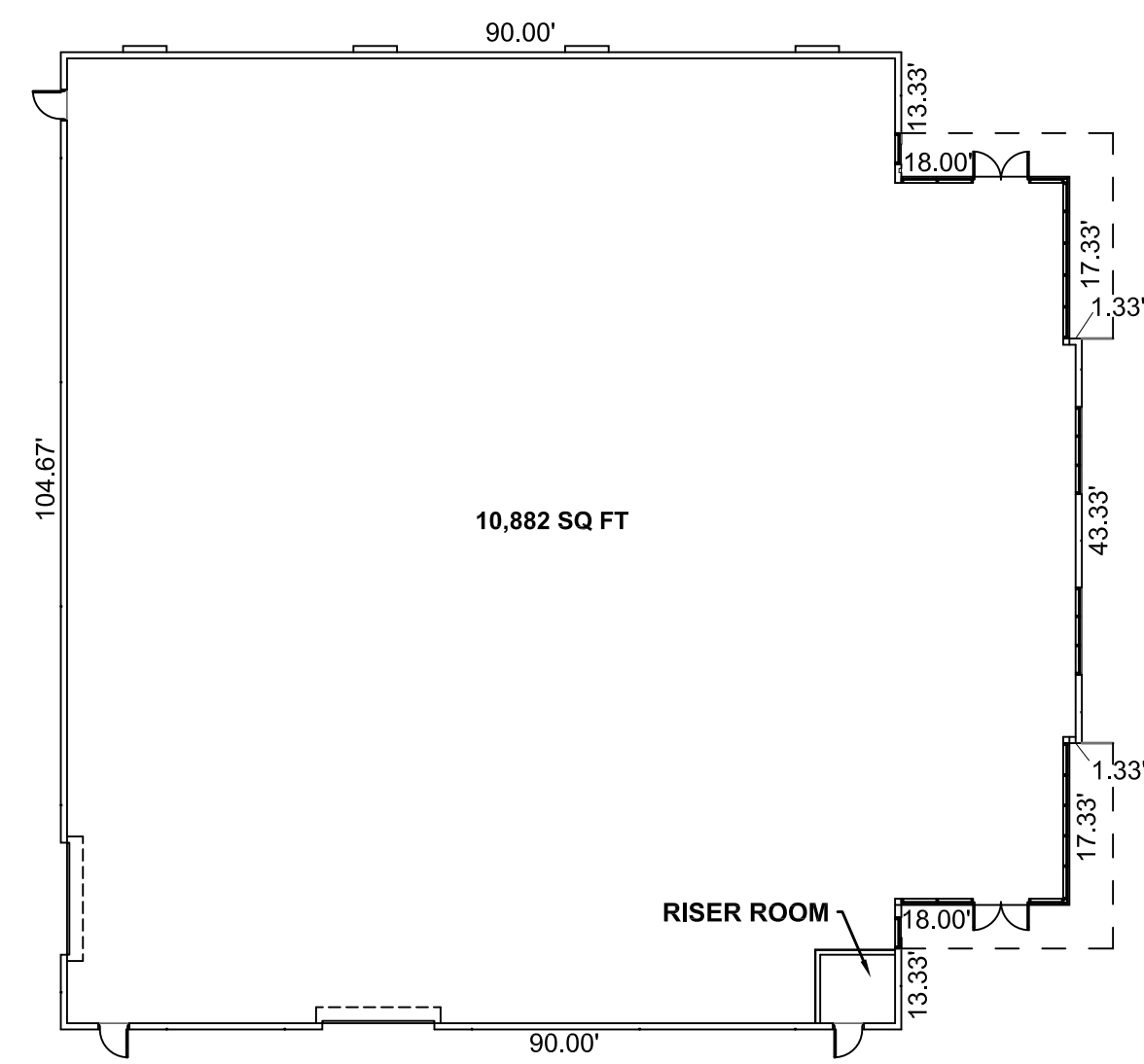
SCALE: 1" = 40'

JOB NO.: 1591

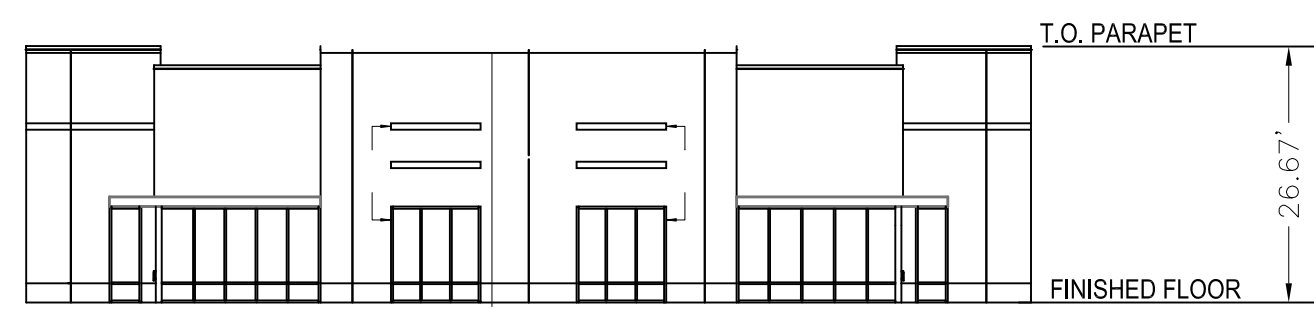
SHEET 3
OF 4



SEE SHEET 2 FOR YARD DIMENSIONS

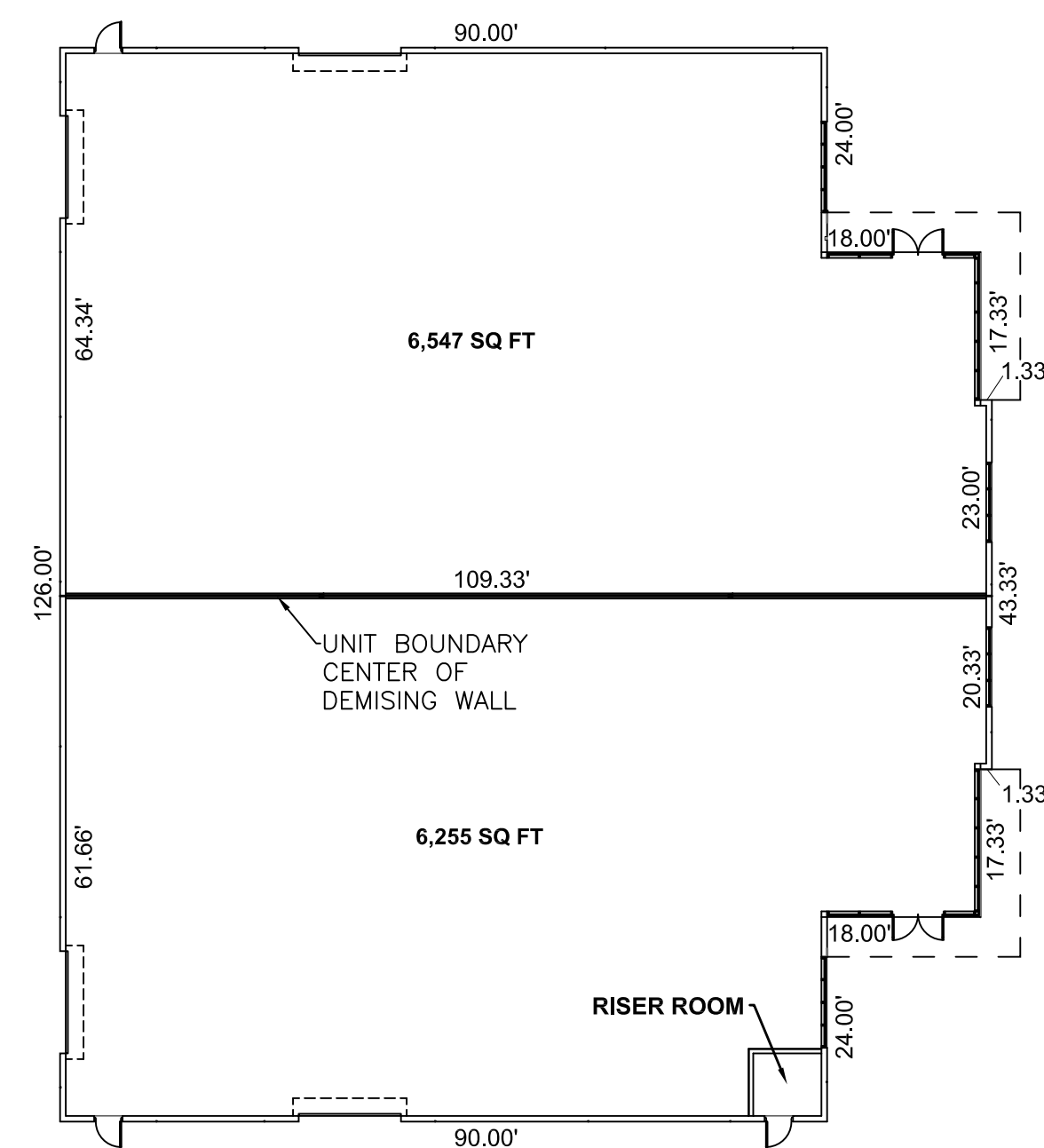


BUILDING 1 VERTICAL UNIT BOUNDARY
(OUTER DIMENSIONS TO EXTERIOR FACE OF BUILDING)

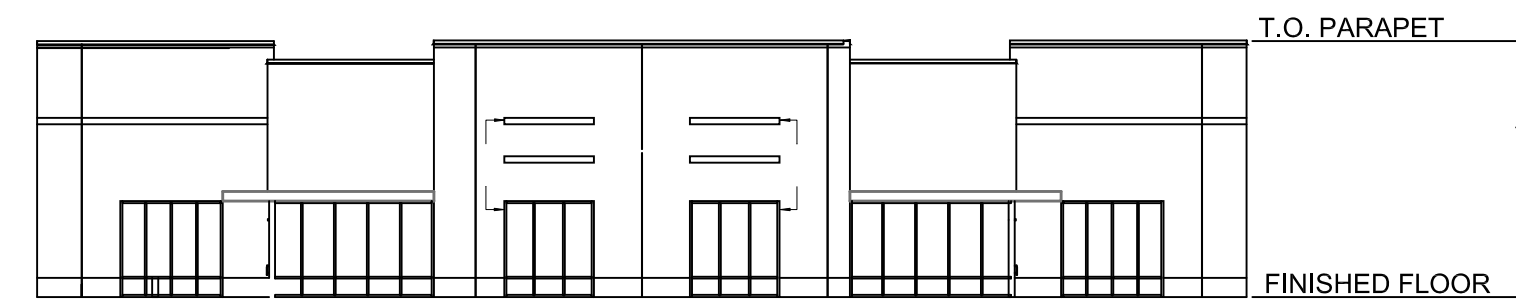


BUILDING 1 FRONT ELEVATION

SEE SHEET 2 FOR YARD DIMENSIONS

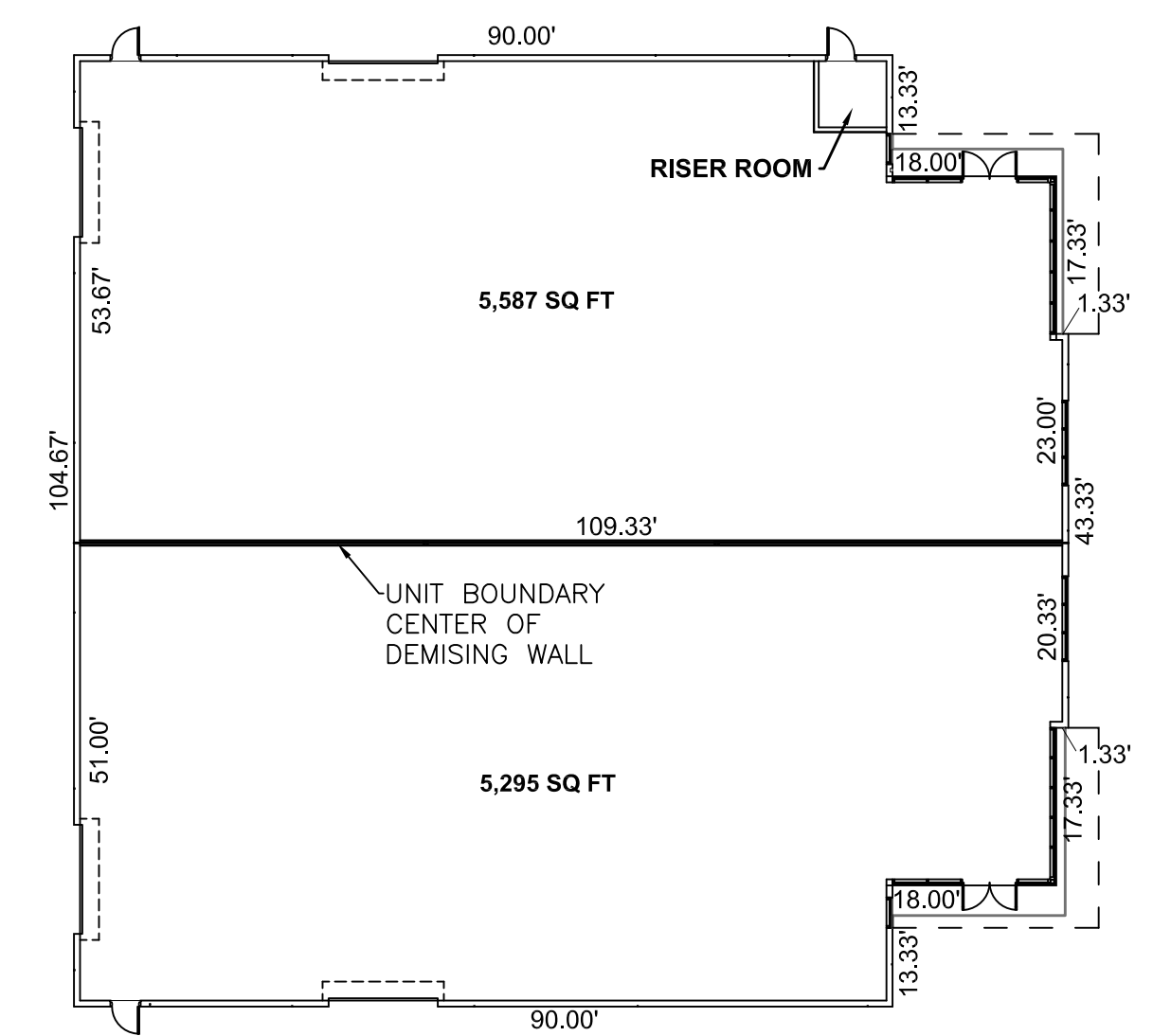


BUILDING 2 & 3 VERTICAL UNIT BOUNDARY
(OUTER DIMENSIONS TO EXTERIOR FACE OF BUILDING)

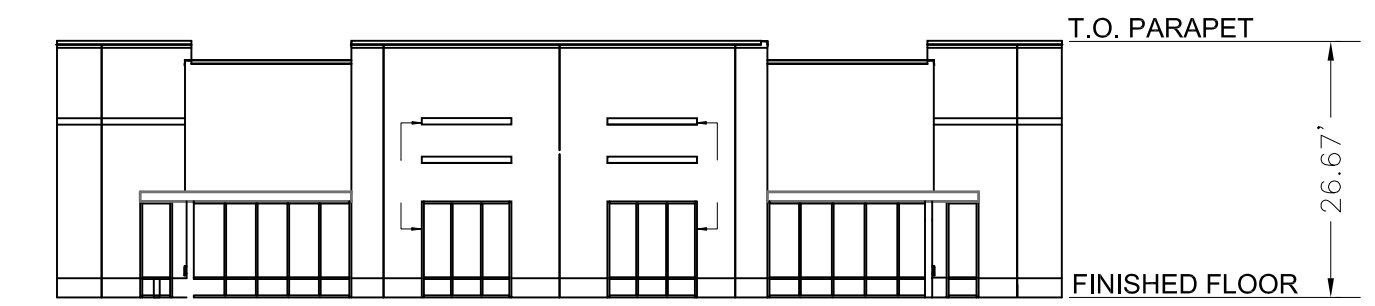


BUILDING 2 & 3 FRONT ELEVATION

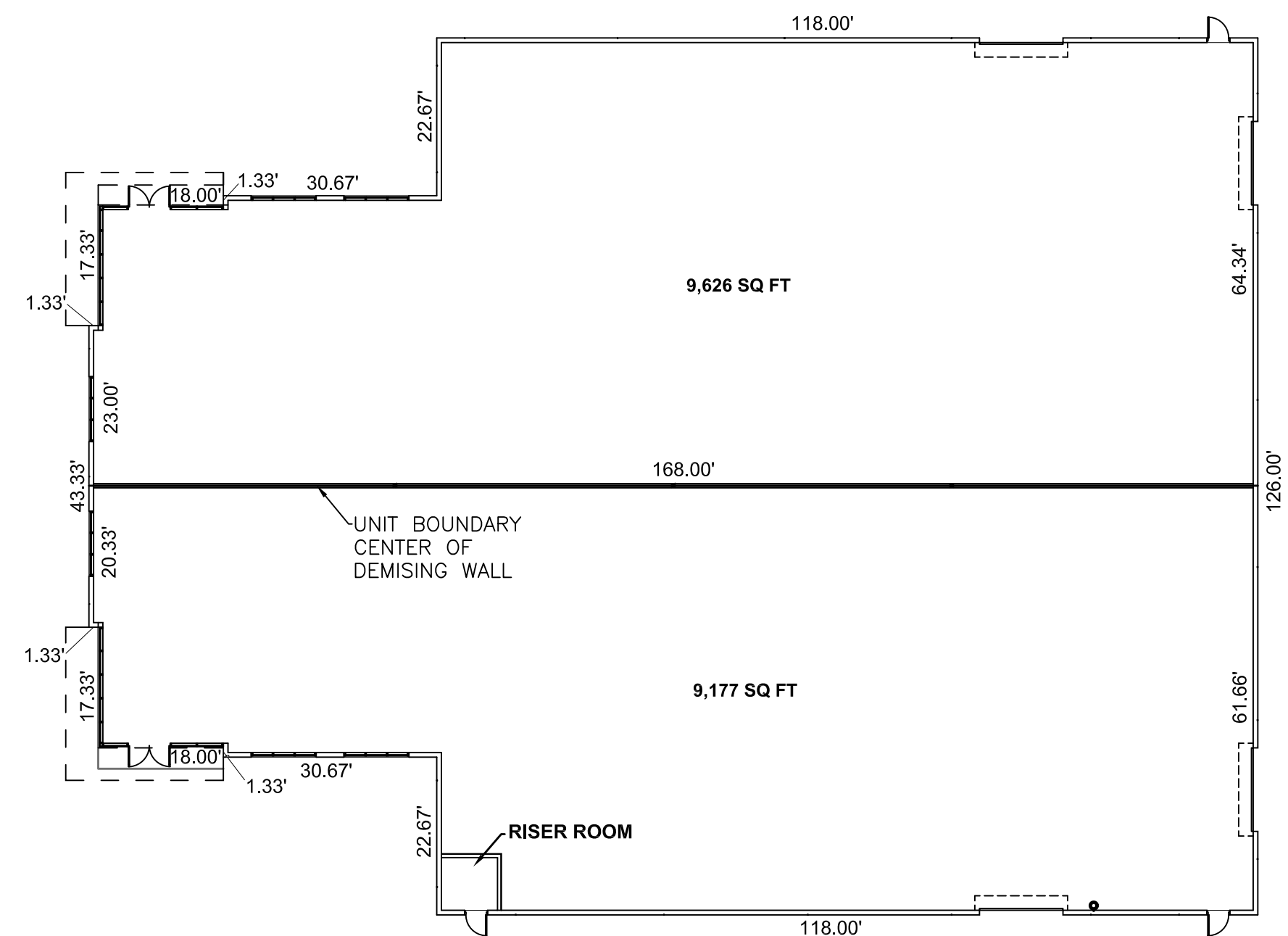
SEE SHEET 2 FOR YARD DIMENSIONS



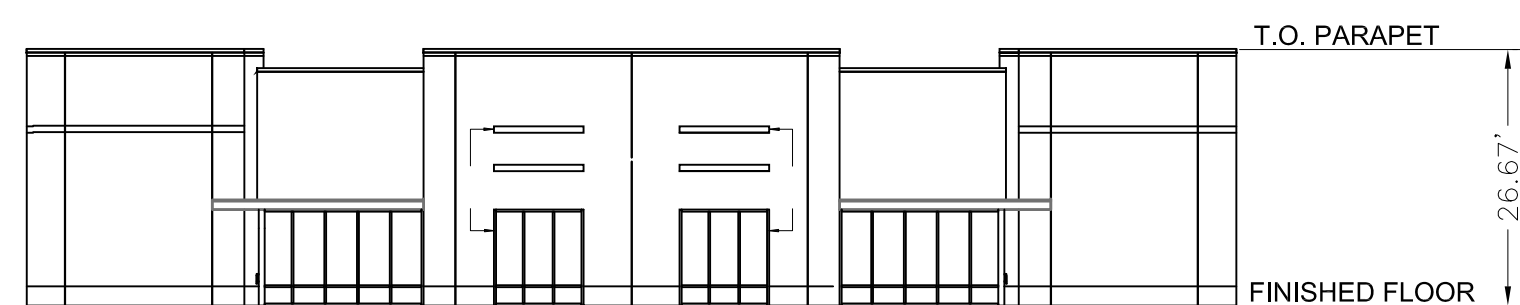
BUILDING 4 & 5 VERTICAL UNIT BOUNDARY
(MIRRORED)
(OUTER DIMENSIONS TO EXTERIOR FACE OF BUILDING)



BUILDING 4 & 5 FRONT ELEVATION

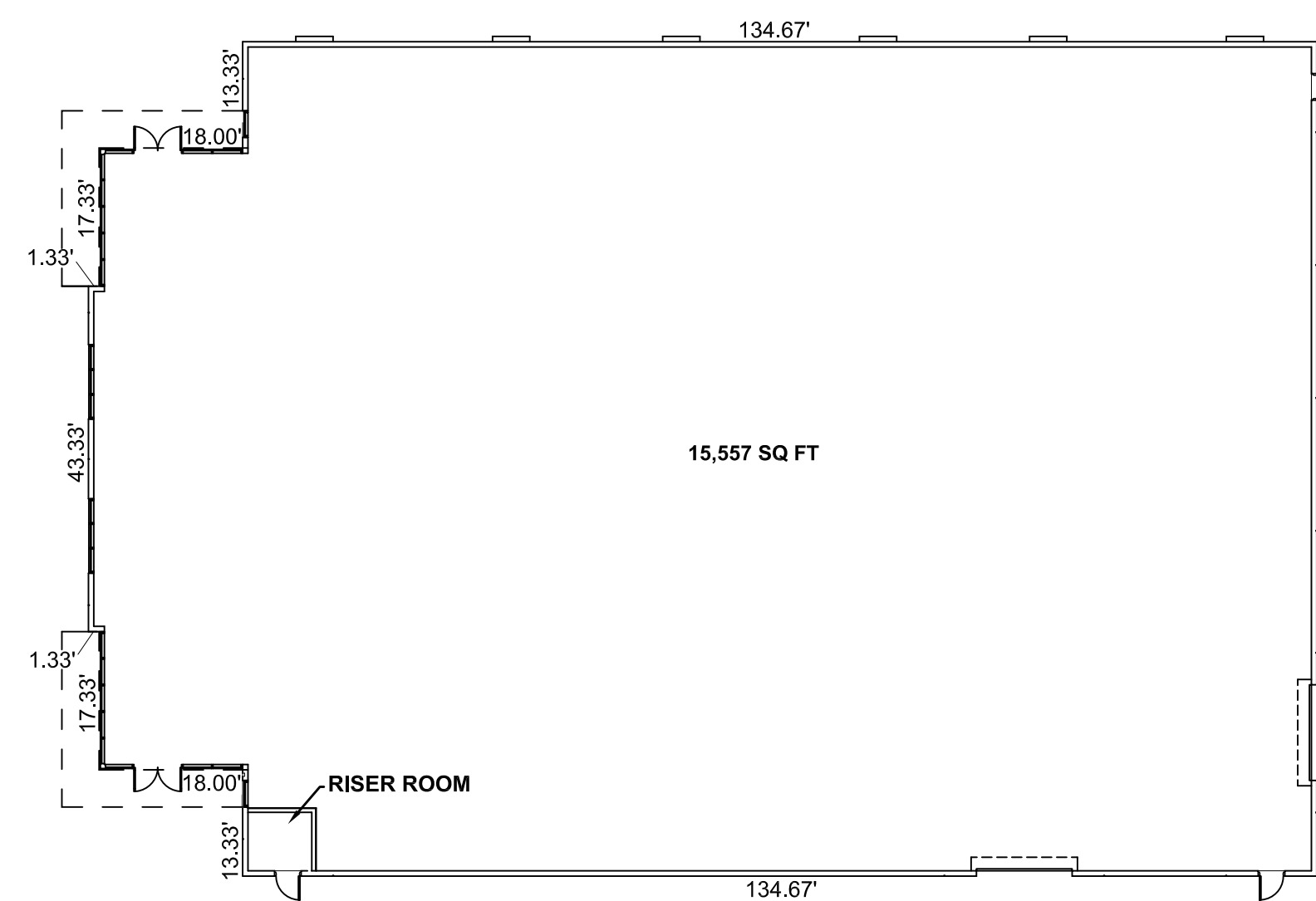


BUILDING 6 & 7 VERTICAL UNIT BOUNDARY
(OUTER DIMENSIONS TO EXTERIOR FACE OF BUILDING)

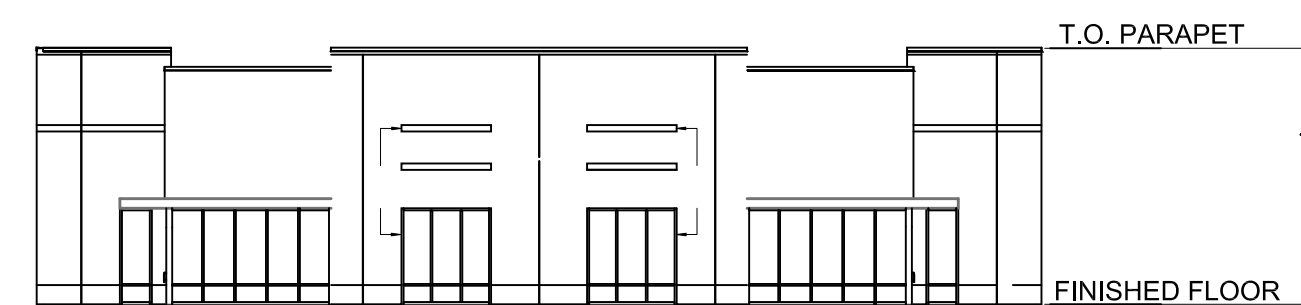


BUILDING 6 & 7 FRONT ELEVATION

SEE SHEET 2 FOR YARD DIMENSIONS



BUILDING 8
(OUTER DIMENSIONS TO EXTERIOR FACE OF BUILDING)



BUILDING 8 FRONT ELEVATION

SEE SHEET 2 FOR YARD DIMENSIONS


TRACT & YARD TABLE

TRACT NO.	USE	SQ FT
A	COMMON ELEMENT - DRIVES	N/A
B	COMMON ELEMENT - DRAINAGE ESMT	53,210
C	COMMON ELEMENT - DRAINAGE ESMT	664
D	COMMON ELEMENT - DRAINAGE ESMT	664
101	YARD/UNIT	14,970
106	YARD/UNIT	10,717
109	YARD/UNIT	10,139
111	YARD/UNIT	10,152
114	YARD/UNIT	10,839
116	YARD/UNIT	9,670
118	YARD/UNIT	8,596
120	YARD/UNIT	8,478
122	YARD/UNIT	8,622
124	YARD/UNIT	10,872
127	YARD/UNIT	12,989
130	YARD/UNIT	12,590
133	YARD/UNIT	12,895
138	YARD/UNIT	18,823

UNIT/ SUITE AREA TABLE

UNIT / SUITE	SQ FT
101	10,882
106	6,547
109	6,255
111	6,547
114	6,255
116	5,587
118	5,295
120	5,587
122	5,295
124	9,177
127	9,626
130	9,177
133	9,626
138	15,557

BUILDING UNIT DIMENSIONS

CONDOMINIUM PLAT			
PECOS 10 CONDOMINIUM A CONDOMINIUM			
DES:	DRN: JB	CKD: RT	DATE: APRIL, 2021
BAUER LAND SURVEYING, LLC 23025 N. 15th Ave. Suite 208 Mailing: P.O. Box 73487 Phoenix Arizona 85050 PH: (602) 499-4104 email: jbauer.bl@gmail.com			 SCALE: 1" = 20' JOB NO.: 1591 SHEET 4 OF 4