

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 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 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 HEREUNDER 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 , 2022.

BY:

ITS:

ACKNOWLEDGEMENT

STATE OF ARIZONA)
)SS
COUNTY OF MARICOPA)

ON THIS DAY OF , 2022, 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 HEREUNTO 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 HEREUNTO CAUSED ITS CORPORATION NAME TO BE SIGNED BY THE UNDERSIGNED OFFICER DULY AUTHORIZED TO DO SO, ON THE DAY OF , 2022.

BY:

ITS:

ACKNOWLEDGEMENT

STATE OF ARIZONA)
)SS
COUNTY OF MARICOPA)

ON THIS DAY OF , 2022, 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 HEREUNTO SET MY HAND AND OFFICIAL SEAL.

BY: NOTARY PUBLIC MY COMMISSION EXPIRES:

PRELIMINARY PLAT

"FALCON FIELD EXECUTIVE HANGARS-LEASEHOLD CONDOMINIUMS"

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.

LEGAL DESCRIPTION

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 1 NORTH, RANGE 6 EAST, GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A C.O.M. BRASS CAP (IN HANDHOLE) FOUND MARKING THE SOUTHEAST CORNER SECTION 3:

THENCE SOUTH 89 DEGREES 48 MINUTES 54 SECONDS WEST ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER, 2627.69 FEET TO A M.C.E.D. BRASS CAP (IN HANDHOLE) FOUND MARKING THE SOUTH QUARTER CORNER SECTION 3, FROM WHICH A C.O.M. BRASS CAP (IN HANDHOLE) FOUND MARKING THE SOUTHWEST CORNER OF SECTION 3 BEARS SOUTH 89 DEGREES 48 MINUTES 36 SECONDS WEST, 2627.58 FEET;

THENCE NORTH 00 DEGREES 27 MINUTES 09 SECONDS EAST ALONG THE NORTH-SOUTH MID-SECTION LINE OF SAID SECTION 3, A DISTANCE OF 1193.35 FEET;

THENCE NORTH 89 DEGREES 56 MINUTES 09 SECONDS EAST, DEPARTING SAID MID-SECTION LINE, A DISTANCE OF 326.34 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 00 DEGREES 03 MINUTES 51 SECONDS WEST, 70.13 FEET;

THENCE NORTH 89 DEGREES 56 MINUTES 09 SECONDS EAST, 473.92 FEET;

THENCE SOUTH 00 DEGREES 03 MINUTES 51 SECONDS EAST, 70.13 FEET;

THENCE SOUTH 89 DEGREES 56 MINUTES 09 SECONDS WEST, 473.92 FEET TO THE POINT OF BEGINNING.

SUBJECT PARCEL COMPRISING 33,236 SQUARE FEET, MORE OR LESS, AND SUBJECT TO ALL EASEMENTS OF RECORD. ALSO KNOWN AS PARCEL NO.38, FALCON FIELD LEASE MAP NO. FA 436.

GENERAL NOTES

- 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.
- A UNIT OWNERS ASSOCIATION SHALL BE ESTABLISHED WITH ALL UNIT OWNERS BEING MEMBERS OF THAT ASSOCIATION. THE UNIT OWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL TRACTS IN ACCORDANCE WITH THE MASTER TENANT LEASE DATED .
- 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.
- 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.
- 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.
- 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.
- UTILITY LINES ARE TO BE CONSTRUCTED UNDERGROUND AS REQUIRED BY THE ARIZONA COOPERATION COMMISSION.
- ELECTRICAL LINES TO BE CONSTRUCTED UNDERGROUND AS REQUIRED BY THE ARIZONA CORPORATION COMMISSION.
- 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.
- THE UNIT OWNERS ASSOCIATION WILL HAVE THE RESPONSIBILITY FOR MAINTAINING "TRACT A" INCLUDING LANDSCAPING AND DRAINAGE FACILITIES IN ACCORDANCE WITH APPROVED CONSTRUCTION DOCUMENTS.
- "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).

APPROVALS

APPROVED BY THE MAYOR AND THE CITY COUNCIL OF THE CITY OF MESA, ARIZONA ON THIS DAY OF , 2022.

APPROVED BY: MAYOR ATTEST: 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

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 BIBBERDORF

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.

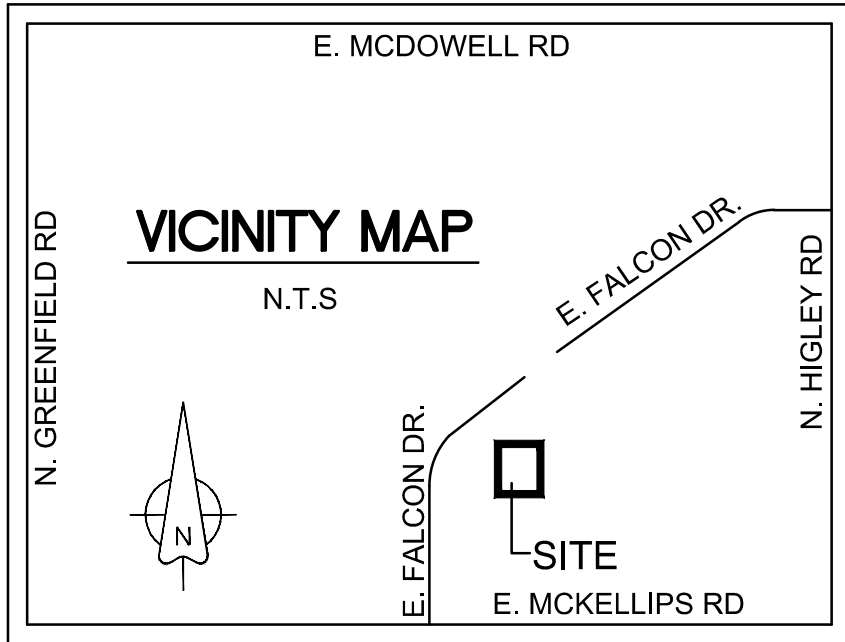
UNIT TABLE			
UNIT #	AREA (SF)	AREA (AC)	F.F. ELEV.
1	3,158	0.073	1382.10
2	3,158	0.073	1382.60
3	3,158	0.073	1383.10
4	3,158	0.073	1383.70
5	3,158	0.073	1384.30
6	3,158	0.073	1384.90
7	3,158	0.073	1385.40
TOTAL	22,106	0.508	

COMMON ELEMENT TABLE			
NAME	DESCRIPTION	AREA (SF)	AREA (AC)
TRACT A	SIDEWALK, PRIVATE DRIVE, PARKING, INGRESS AND EGRESS, COMMON AREA, EMERGENCY ACCESS, PUE, AND PUE	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 2 SHEETS REPRESENTS A SURVEY PERFORMED UNDER MY SUPERVISION DURING THE MONTH OF NOVEMBER, 2022: 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
REGISTERED LAND SURVEYOR # 75962

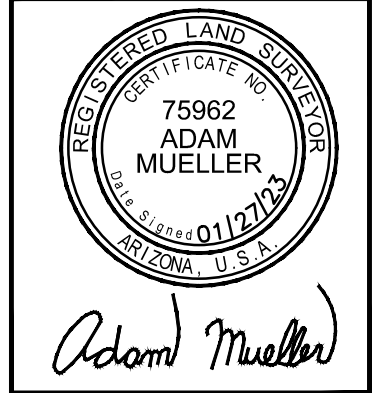


SWS ENGINEERING, INC.
Civil Engineering • Land Planning • Surveying
4001 North 3rd St., Suite 165
Phoenix, AZ 85012
P: 602-848-0249



BY		REVISION		PURPOSE
NO.	DATE			
				PRELIMINARY PLAT

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



PRELIMINARY PLAT
"FALCON FIELD EXECUTIVE HANGARS-LEASEHOLD CONDOMINIUMS"
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.

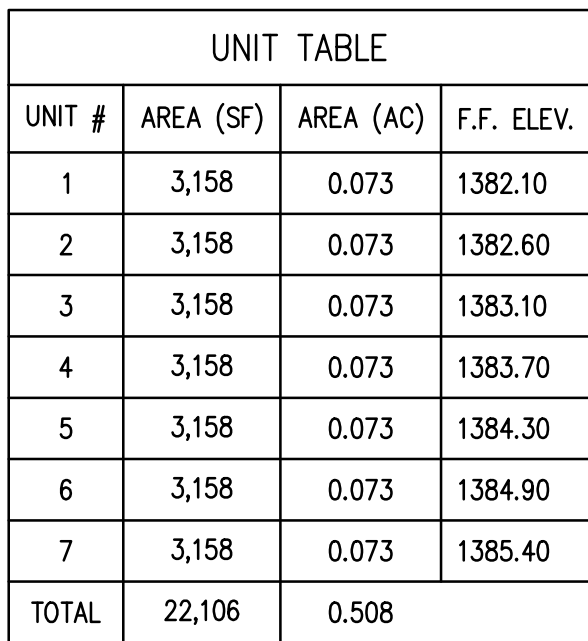
PROJECT NO.
22-365P

SCALE
N/A

SHEET NO.
1 OF 3

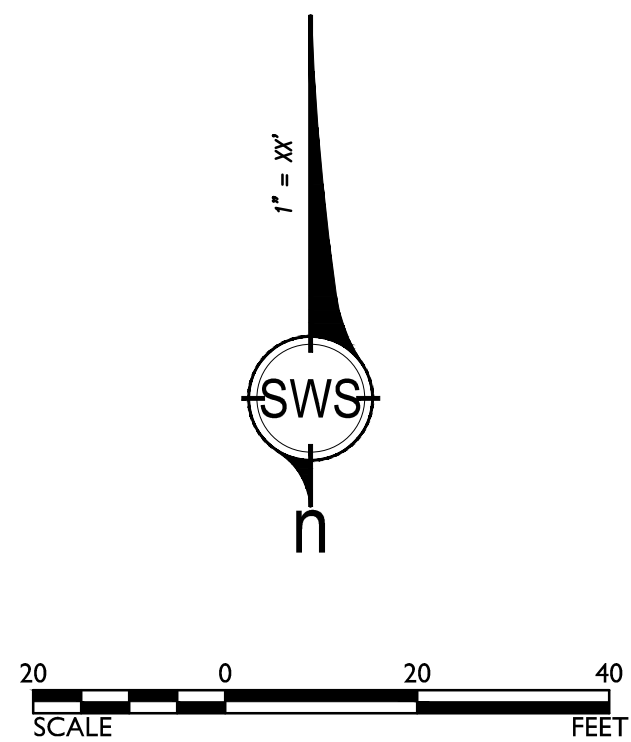
A PORTION OF THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 1 NORTH, RANGE 6
EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.




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



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

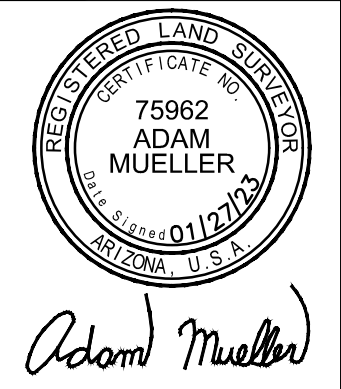
LINE TABLE		
LINE	DIRECTION	LENGTH
L1	N0°03'51"W	10.00'
L2	N89°56'09"E	25.00'



	FOUND BRASS CAP IN HAND HOLE
	SET PK NAIL WITH WASHER RLS# 75962
	BREAKLINE
_____	SECTION LINE
_____	BOUNDARY LINE
_____	ADJACENT BOUNDARY LINE
_____	EASEMENT 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

PURPOSE:		
PRELIMINARY PLAT		
NO.	DATE	BY

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



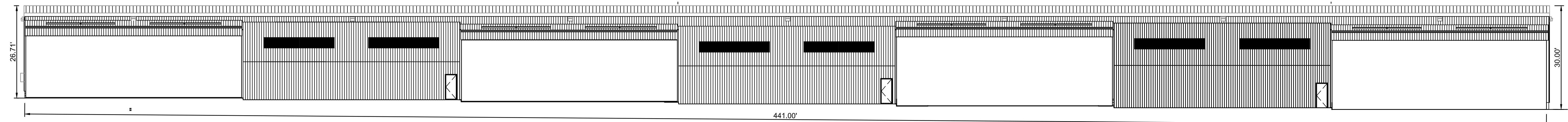
***"FALCON FIELD EXECUTIVE HANGARS-LEASHOLD CONDOMINIUMS"
PRELIMINARY PLAT
A PORTION OF THE SOUTH-EAST QUARTER OF SECTION 3, TOWNSHIP 1 NORTH, RANGE 6 EAST
OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.***

PROJECT NO.
22-365P

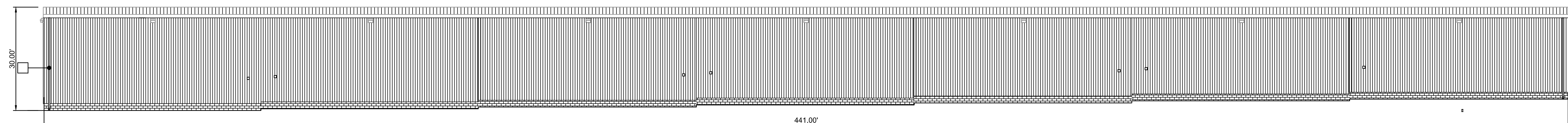
SCALE
1" = 20'

SHEET NO.
2 of 3

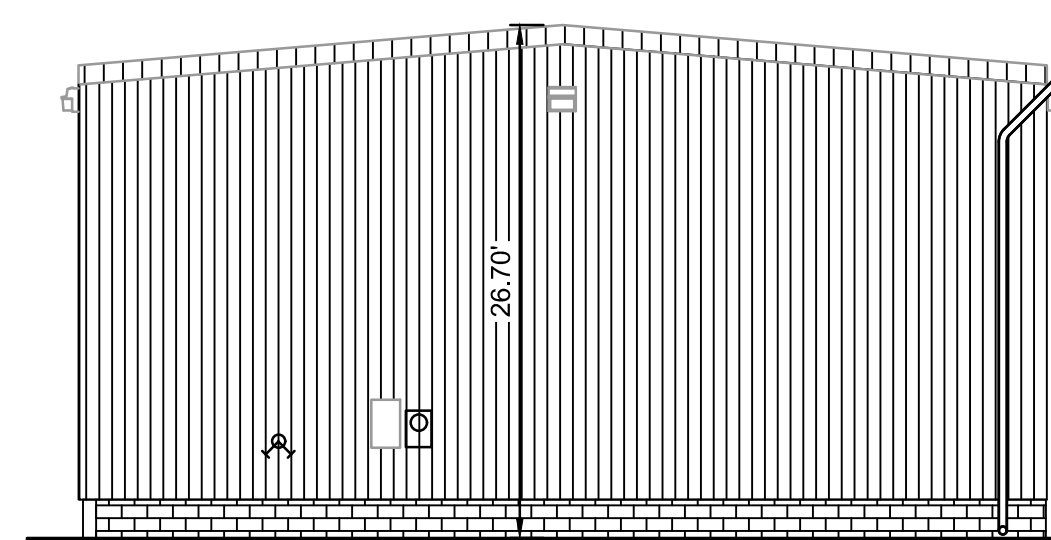
UNIT VERTICAL DETAILS



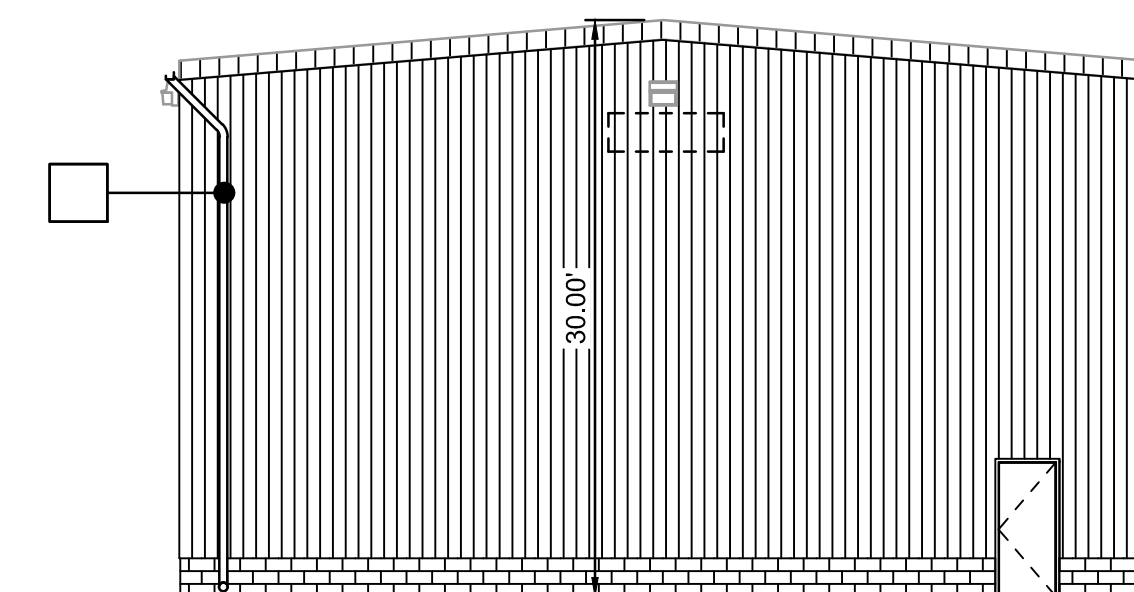
1 NORTH ELEVATION
SCALE



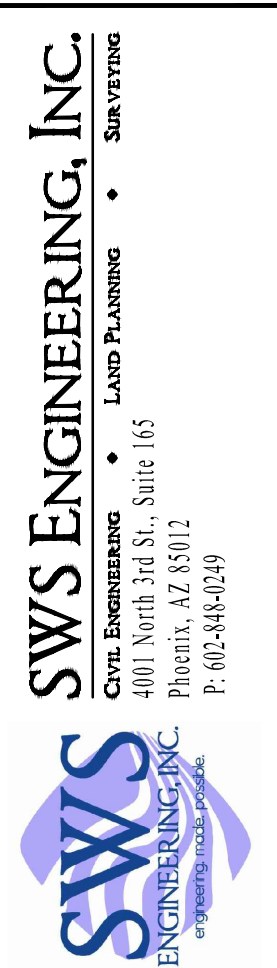
2 SOUTH ELEVATION
SCALE



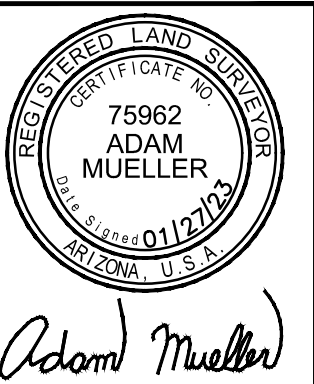
3 EAST ELEVATION
SCALE 1" = 10'



4 WEST ELEVATION
SCALE 1" = 10'

[illegible]

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



"FALCON FIELD EXECUTIVE HANGARS-LEASEHOLD CONDOMINIUMS"
PRELIMINARY 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.
12-365P

SCALE
N/A

SHEET NO.
3 of 3