

DEDICATION

STATE OF ARIZONA } ss
COUNTY OF MARICOPA

KNOW ALL MEN BY THESE PRESENTS: VINTAGE FARMS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AND MCP SOUTHWEST HOLDINGS, AN ARIZONA LIMITED PARTNERSHIP, AS OWNERS, HAS SUBMITTED UNDER THE NAME OF FALCON STORAGE CONDOMINIUMS, LOCATED IN A PORTION OF THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA AS SHOWN AND PLATTED HEREON AND HEREBY PUBLISHES THIS PLAT AS AND FOR "FALCON STORAGE CONDOMINIUMS" AND HEREBY DEDICATES THAT SAID PLAT SET FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS, STREETS AND EASEMENTS CONSTITUTING SAME, AND THAT EACH LOT AND STREET SHALL BE KNOWN BY THE NUMBER OR NAME GIVEN EACH RESPECTIVELY ON SAID PLAT. VINTAGE FARMS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AND MCP SOUTHWEST HOLDINGS, AN ARIZONA LIMITED PARTNERSHIP, AS OWNER, HEREBY DEDICATES TO THE CITY OF CHANDLER, FOR USE AS SUCH, THE STREETS AND EASEMENTS AS SHOWN ON SAID PLAT AND INCLUDED IN THE ABOVE DESCRIBED PREMISES.

EASEMENTS FOR THE INSTALLATION, OPERATION AND FURNISHING OF MAINTENANCE OF PUBLIC UTILITY LINES AND FACILITIES, INCLUDING THE RIGHT OF INGRESS AND EGRESS FOR THE OPERATION AND MAINTENANCE OF SUCH UTILITY LINES AND FACILITIES, ARE DEDICATED AS SHOWN ON THIS PLAT. UTILITY PROVIDERS SHALL COMPLY WITH ANY APPLICABLE CODES, REGULATIONS, AND FRANCHISES OF THE CITY OF CHANDLER BEFORE ENTERING AN EASEMENT AND SHALL ASSUME FULL RESPONSIBILITY FOR THE CONSTRUCTION, OPERATION, MAINTENANCE AND REPAIR OF THEIR UTILITY LINES AND FACILITIES.

EASEMENTS ARE DEDICATED TO THE CITY OF CHANDLER AS SHOWN ON THIS PLAT.

A PORTION OF WILLIS ROAD IS HEREBY DEDICATED TO THE CITY OF CHANDLER AS SHOWN ON THIS PLAT.

A BLANKET EMERGENCY VEHICULAR ACCESS EASEMENT ACROSS THE PROPERTY IS DEDICATED TO THE CITY OF CHANDLER.

THE MAINTENANCE OF LANDSCAPING WITHIN THE PUBLIC RIGHT-OF-WAY TO BACK OF CURB SHALL BE THE RESPONSIBILITY OF THE ADJUTING PROPERTY OWNER.

VINTAGE FARMS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AND MCP SOUTHWEST HOLDINGS, AN ARIZONA LIMITED PARTNERSHIP, AS OWNERS DOES HEREBY GRANT AND CONVEY TO THE CITY OF CHANDLER, AN ARIZONA MUNICIPAL CORPORATION, AN EASEMENT FOR AVIGATION PURPOSES OVER AND ACROSS ALL LOTS, TRACTS AND PARCELS OF SAID SUBDIVISION IN CONNECTION WITH FLIGHT, FUEL, AND LUBRICANT PARTICLES, AND ALL OTHER EFFECTS THAT MAY TO AN INFINITE HEIGHT ABOVE THE SAME, WHICH EASEMENT SHALL INCLUDE, BUT NOT BE LIMITED TO, THE RIGHT TO FLIGHT OF AIRCRAFT OVER THE LAND, TOGETHER WITH ITS ATTENDANT NOISE, VIBRATIONS, FUMES, DUST, FUEL, AND LUBRICANT PARTICLES, AND ALL OTHER EFFECTS THAT MAY BE CAUSED BY THE OPERATION OF AIRCRAFT LANDING AT OR TAKING OFF FROM OR OPERATING AT OR ON CHANDLER MUNICIPAL AIRPORT, AND THE OWNERS, VINTAGE FARMS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AND MCP SOUTHWEST HOLDINGS, AN ARIZONA LIMITED PARTNERSHIP, DOES FURTHER RELEASE AND DISCHARGE THE CITY, FOR THE USE AND BENEFIT OF THE PUBLIC AND AGENCIES OF THE CITY, OR FROM ALL LIABILITY AND ALL CLAIMS FOR DAMAGES OF ANY KIND TO PERSON PROPERTY THAT MAY ARISE AT ANY TIME IN THE FUTURE OVER OR IN CONNECTION WITH THE OWNERS, VINTAGE FARMS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AND MCP SOUTHWEST HOLDINGS, AN ARIZONA LIMITED PARTNERSHIP, PROPERTY ABOVE THREE HUNDRED FIFTY (350) FEET, TO AN INFINITE HEIGHT ABOVE SAME, WHETHER SUCH DAMAGES SHALL ORIGINATE FROM NOISE, VIBRATIONS, FUMES, DUST, FUEL, AND LUBRICANT PARTICLES, AND ALL OTHER EFFECTS THAT MAY BE CAUSED BY THE OPERATION OF AIRCRAFT LANDING AT, OR TAKING OFF FROM, OR OPERATING AT OR ON THE CHANDLER MUNICIPAL AIRPORT.

THIS PROPERTY IS WITHIN THE CHANDLER MUNICIPAL AIRPORT, POTENTIAL AIRPORT INFLUENCE AREA AND IS SUBJECT TO AIRCRAFT NOISE AND OVERFLIGHT ACTIVITY, AND IS ENCUMBERED BY AN AVIGATION EASEMENT GRANTED TO THE CITY OF CHANDLER.

THE GRANTING OF THIS AVIGATION EASEMENT AND RELEASE DOES NOT RELIEVE THE OWNERS AND OPERATORS OF AIRCRAFT FROM LIABILITY FOR DAMAGES OR INJURY TO PERSONS OR PROPERTY CAUSED BY FALLING AIRCRAFT OR FALLING PHYSICAL OBJECTS FROM AIRCRAFT, EXCEPT AS STATED HEREIN WITH RESPECT TO NOISE, VIBRATION, FUMES, DUST, FUEL AND LUBRICANT PARTICLES.

THIS AVIGATION EASEMENT AND RELEASE SHALL BE BINDING UPON SAID OWNER AND THEIR HEIRS, ASSIGNS AND SUCCESSORS IN INTEREST TO ALL LOTS, TRACTS, AND PARCELS IN SAID SUBDIVISION AND THE STATEMENT OR RELEASE SHALL BE A COVENANT RUNNING WITH THE LAND.

IN WITNESS WHEREOF, VINTAGE FARMS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HAS HERE UNDER CAUSED ITS NAME TO BE SIGNED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF ITS MANAGER THEREUNTO DULY AUTHORIZED THIS _____ DAY OF _____, 2021.

_____/MANAGER

IN WITNESS WHEREOF, AND MCP, AS OWNER, HAS SOUTHWEST HOLDINGS, AN ARIZONA LIMITED PARTNERSHIP HERE UNDER CAUSED ITS NAME TO BE SIGNED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF MARC GRAHAM, ITS MANAGER THEREUNTO DULY AUTHORIZED THIS _____ DAY OF _____, 2021.

_____/MANAGER

ACKNOWLEDGMENT

STATE OF ARIZONA } ss
COUNTY OF MARICOPA

ON THIS _____ DAY OF _____, 2021, BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED _____ WHO ACKNOWLEDGED SELF TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE INSTRUMENT WITHIN, AND WHO EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED. IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC DATE

MY COMMISSION EXPIRES: _____, 20____.

ACKNOWLEDGMENT

STATE OF ARIZONA } ss
COUNTY OF MARICOPA

ON THIS _____ DAY OF _____, 2021, BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED _____ WHO ACKNOWLEDGED SELF TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE INSTRUMENT WITHIN, AND WHO EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED. IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC DATE

MY COMMISSION EXPIRES: _____, 20____.

FALCON STORAGE CONDOMINIUMS

A FINAL PLAT

OF
A PORTION OF THE NORTHWEST QUARTER
OF SECTION 3, T2S, R5E
GILA AND SALT RIVER MERIDIAN,
MARICOPA COUNTY, ARIZONA

LIEN HOLDER RATIFICATION

STATE OF ARIZONA } ss
COUNTY OF MARICOPA

KNOW ALL MEN BY THESE PRESENTS: THAT THE UNDERSIGNED AS BENEFICIARY OF THAT CERTAIN DEED OF TRUST RECORDED IN DOCUMENT NO. 2019-0152181, RECORDS OF MARICOPA COUNTY RECORDER, MARICOPA COUNTY, ARIZONA, HEREBY RATIFIES, AFFIRMS, AND APPROVES THIS PLAT, THE DECLARATION OF RESTRICTION RECORDED CONCURRENTLY HERewith, AND EACH AND EVERY DEDICATION CONTAINED HEREIN.

IN WITNESS WHEREOF, THE UNDERSIGNED HAS SIGNED THEIR NAME THIS _____ DAY OF _____, 2021.

BY: ACADEMY BANK, N.A.

ITS

ACKNOWLEDGMENT

STATE OF ARIZONA } ss
COUNTY OF MARICOPA

ON THIS _____ DAY OF _____, 2021, BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED _____ WHO ACKNOWLEDGED SELF TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE INSTRUMENT WITHIN, AND WHO EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED. IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC DATE

MY COMMISSION EXPIRES: _____, 20____.

NOTES

- ALL TITLE INFORMATION AND THE DESCRIPTION SHOWN IS BASED ON A TWO FIRST AMENDED COMMITMENTS FOR TITLE INSURANCE ISSUED BY CHICAGO TITLE INSURANCE COMPANY, ORDER NUMBER 68190796-068-BR-SW, DATED JUNE 21, 2019, AMENDMENT DATE JULY 1, 2019 AND ORDER NUMBER 68190792-068-BR-SW DATED SEPTEMBER 6, 2019, AMENDMENT DATE SEPTEMBER 17, 2019.
- CONSTRUCTION WITHIN UTILITY EASEMENTS SHALL BE LIMITED TO UTILITIES, FENCES, AND DRIVEWAYS.
- NO STRUCTURES OR VEGETATION OF ANY KIND THAT WOULD IMPEDE THE FLOW OF WATER THROUGH THE EASEMENTS MAY BE CONSTRUCTED, PLANTED OR ALLOWED TO GROW WITHIN DRAINAGE EASEMENTS.
- IN EASEMENTS FOR THE EXCLUSIVE USE OF WATER, SANITARY SEWER OR BOTH, ONLY GROUND COVER AND BUSHES ARE ALLOWED TO BE PLANTED WITHIN THE EASEMENT AREA. NO TREES ARE ALLOWED.
- PROPOSED LOT CORNERS TO BE SET AT THE COMPLETION OF MASS GRADING.
- THIS SUBDIVISION IS WITHIN CHANDLER AIRPORT IMPACT OVERLAY DISTRICT. AN AVIATION OR AVIGATION EASEMENT SHALL BE PROVIDED AT THE TIME OF FINAL PLATTING.
- THE IMPROVEMENTS SHOWN ON THIS PLAT WILL NOT BE FULLY APPROVED BY THE CITY AND THE CERTIFICATE OF OCCUPANCY OR ACCEPTANCE SHALL NOT BE ISSUED UNTIL THE OVERHEAD UTILITY LINE UNDERGROUNDING REQUIREMENT HAS BEEN SATISFIED.
- THE IMPROVEMENTS SHOWN ON THE SET OF PLANS WILL NOT BE FULLY APPROVED BY THE CITY AND THE CERTIFICATE OF OCCUPANCY WILL NOT BE ISSUED UNTIL THE IRRIGATION FACILITY UNDERGROUNDING REQUIREMENT HAS BEEN SATISFIED.
- VISIBILITY EASEMENTS RESTRICTIONS: ANY OBJECT, WALL, STRUCTURE, MOUND OR LANDSCAPING (MATURE) OVER 24" IN HEIGHT IS NOT ALLOWED WITHIN THE EASEMENT EXCEPT TREES TRIMMED TO NOT MORE THAN 6' ABOVE GROUND. TREES SHALL BE SPACED NOT LESS THAN 8' APART.

OWNER

VINTAGE FARMS, LLC
AN ARIZONA LIMITED LIABILITY COMPANY
1121 W WARNER ROAD, SUITE 109
TEMPE, ARIZONA 85284
PHONE: (623)282-2498
CONTACT: DERICK SCHUMACHER
EMAIL: DSCHUMACHER@CYRESSCIVIL.COM

MCP SOUTHWEST HOLDINGS
LIMITED PARTNERSHIP
AN ARIZONA LIMITED PARTNERSHIP
26 E OAKWOOD HILLS DR
CHANDLER, ARIZONA 85248

SURVEYOR

SUPERIOR SURVEYING SERVICES INC.
2122 W. LONE CACTUS ROAD, SUITE 11
PHOENIX, AZ 85027
PHONE: (623)869-0223
CONTACT: JAMES WILLIAMSON
EMAIL: JAMES@SUPERIORSURVEYING.COM

BASIS OF BEARING

THE BASIS OF BEARING IS THE MONUMENT LINE OF WILLIS ROAD, ALSO BEING THE SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 3, USING A BEARING OF NORTH 88 DEGREES 54 MINUTES 46 SECONDS EAST, PER A SPECIAL WARRANTY DEED RECORDED IN 2008-1091618, RECORDS OF MARICOPA COUNTY, ARIZONA.

FLOOD PLAIN CERTIFICATION

ACCORDING TO FEMA FLOOD INSURANCE RATE MAP, MAP NUMBER 04013C2737M, DATED NOVEMBER 4, 2015, THE SUBJECT PROPERTY IS LOCATED IN ZONE X (SHADED). ZONE X (SHADED) IS DEFINED AS "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 LEVES FROM 1% ANNUAL CHANCE FLOOD."

BENCHMARK

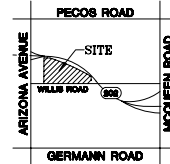
BENCHMARK NUMBER 36A
SECTION 4, T2S, R5E, 3" BRASS CAP IN CONCRETE, 150' SOUTH, 75' WEST OF INTERSECTION OF ARIZONA AVE AND PECOS RD; 4' WEST OF BACK OF SIDEWALK.
NVD: 29 ELEVATION: 1215.120 FEET
ELEVATION: 11732
NAVD 88 ELEVATION: 1216.85 FEET

ZONING

EXISTING & PROPOSED: PAD (PLANNED AREA DEVELOPMENT)

LEGEND

--- BOUNDARY LINE
--- MONUMENT LINE
--- RIGHT OF WAY LINE
--- EASEMENT LINE
-x- FENCE
⊗ SET 1/2" REBAR WITH ALUMINUM CAP STAMPED "KLEIN 42137"
✦ FOUND 3" ARIZONA DEPARTMENT OF TRANSPORTATION ALUMINUM CAP FLUSH STAMPED "2008 RLS 19817"
A.P.N. ASSESSORS PARCEL NUMBER
M.C.R. MARICOPA COUNTY RECORDS
R/W RIGHT OF WAY
BK. BOOK
PG. PAGE
(R) RECORD PER DESCRIPTION
(M) MEASURED
V.N.A.E. VEHICULAR NON-ACCESS EASEMENT
P.U.E. PUBLIC UTILITIES EASEMENT



VICINITY MAP

NOT TO SCALE

AREA TABLE

	GROSS	NET
TOTAL	457,281 SQ. FT. 10.50 ACRES	412,601 SQ. FT. 9.47 ACRES

APPROVALS

THIS IS TO CERTIFY THAT IN MY OPINION THIS FINAL PLAT MEETS ALL THE REQUIREMENTS OF SECTION 48-13 OF THE CITY CODE AND THE APPLICATION CONFORMS TO GOOD LAND PLANNING POLICIES AND ALL NEW LOTS, PARCELS AND TRACTS CREATED ARE SUITABLE FOR THE PURPOSE FOR WHICH THEY ARE PLATTED.

DEVELOPMENT SERVICES DIRECTOR DATE

THIS IS TO CERTIFY THAT ALL ENGINEERING CONDITIONS AND REQUIREMENTS OF THE CITY CODE HAVE BEEN COMPLIED WITH AND THAT THIS FINAL PLAT IS LOCATED WITHIN AN AREA DESIGNATED AS HAVING AN ASSURED WATER SUPPLY PURSUANT TO SECTION 45-516, ARIZONA REVISED STATUTES.

CITY ENGINEER DATE

CERTIFICATION

APPROVED BY THE COUNCIL OF THIS CITY OF CHANDLER, ARIZONA THIS _____ DAY OF _____, 2021.

BY: MAYOR DATE

ATTEST: CITY CLERK DATE

LAND SURVEYOR CERTIFICATION

THIS IS TO CERTIFY THAT THIS FINAL PLAT IS CORRECT AND ACCURATE AND THE MONUMENTS DESCRIBED HEREIN HAVE EITHER BEEN SET OR LOCATED AS DESCRIBED TO THE BEST OF MY KNOWLEDGE AND BELIEF.



DAVID S. KLEIN
R.L.S. 42137
2122 W. LONE CACTUS RD., SUITE 11
PHOENIX, AZ 85027
DATE: SEPTEMBER 23, 2021

THIS PROPERTY IS WITHIN THE CHANDLER MUNICIPAL AIRPORT. POTENTIAL AIRPORT INFLUENCE AREA AND IS SUBJECT TO AIRCRAFT NOISE AND OVERFLIGHT ACTIVITY AND IS ENCUMBERED BY AN AVIGATION EASEMENT GRANTED TO THE CITY OF CHANDLER.

FALCON STORAGE CONDOMINIUMS
A FINAL PLAT
CHANDLER, AZ 85286

2122 W. Lone Cactus Drive, Suite 11
Phoenix, AZ 85027
623-869-0223 (office) 623-869-0726 (fax)
info@superior-surveying.com

SUPERIOR
SURVEYING SERVICES, INC.

DWN:JW CHK:DW
SHEET 1 OF 3
DATE: 9/30/2021
JOB NO.: 190944

C.O.C. LOG NO. PLT21-0003

FALCON STORAGE CONDOMINIUMS
A FINAL PLAT
OF
A PORTION OF THE NORTHWEST QUARTER
OF SECTION 3, T2S, R5E
GILA AND SALT RIVER MERIDIAN,
MARICOPA COUNTY, ARIZONA

RECORD DESCRIPTION

ORDER NUMBER 68190726-068-R6-SW
THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 3;
THENCE NORTH 89 DEGREES 54 MINUTES 46 SECONDS EAST (AN ASSUMED BEARING), ALONG THE EAST-WEST MID-SECTION LINE OF SAID SECTION 3, A DISTANCE OF 1,456.14 FEET TO THE EAST LINE OF THE RIGHT OF WAY OF THE ARIZONA EASTERN RAILROAD COMPANY;
THENCE NORTH 00 DEGREES 26 MINUTES 59 SECONDS WEST, ALONG SAID EAST LINE, A DISTANCE OF 40.00 FEET TO THE POINT OF BEGINNING;
THENCE CONTINUING NORTH 00 DEGREES 26 MINUTES 59 SECONDS WEST, ALONG SAID EAST LINE, A DISTANCE OF 683.59 FEET TO A POINT ON THE SOUTH LINE OF A RIGHT OF WAY TAKING DESCRIBED ON A WARRANTY DEED PREPARED FOR ADOT PROJECT NO. 600-7-701, PARCEL 7-8511, RECORDED IN RECORDING NO. 990184785, RECORDS OF MARICOPA COUNTY, ARIZONA;
THENCE SOUTH 72 DEGREES 29 MINUTES 28 SECONDS EAST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 335.68 FEET;
THENCE SOUTH 67 DEGREES 41 MINUTES 17 SECONDS EAST, ALONG SAID RIGHT OF WAY, A DISTANCE OF 106.90 FEET TO A POINT ON A LINE PARALLEL WITH SAID EAST LINE OF THE RIGHT OF WAY OF THE ARIZONA EASTERN RAILROAD COMPANY;
THENCE SOUTH 00 DEGREES 26 MINUTES 59 SECONDS EAST, ALONG SAID PARALLEL LINE, A DISTANCE OF 534.08 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 40.00 FEET OF THE NORTHWEST QUARTER OF SAID SECTION 3;
THENCE SOUTH 89 DEGREES 54 MINUTES 46 SECONDS WEST, ALONG SAID NORTH LINE, A DISTANCE OF 417.93 FEET TO THE POINT OF BEGINNING;
EXCEPT ANY PORTION THEREOF LYING NORTH OF THE FOLLOWING DESCRIBED LINE;
COMMENCING AT A CITY OF CHANDLER (C.O.C.) BRASS CAP IN A HANDHOLE MARKING THE WEST QUARTER CORNER OF SECTION 3, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, WHICH BEARS SOUTH 00 DEGREES 22 MINUTES 08 SECONDS EAST 2,788.00 FEET FROM A C.O.C. BRASS CAP IN HANDHOLE MARKING THE NORTHWEST CORNER OF SAID SECTION 3;
THENCE NORTH 89 DEGREES 54 MINUTES 31 SECONDS EAST 32.71 FEET TO THE SURVEY CENTERLINE OF ARIZONA AVENUE;
THENCE ALONG SAID SURVEY CENTERLINE OF ARIZONA AVENUE, NORTH 00 DEGREES 23 MINUTES 51 SECONDS WEST 243.92 FEET;
THENCE NORTH 89 DEGREES 36 MINUTES 09 SECONDS EAST 74.85 FEET TO THE POINT OF BEGINNING;
THENCE NORTH 00 DEGREES 23 MINUTES 51 SECONDS WEST 223.50 FEET;
THENCE NORTH 06 DEGREES 44 MINUTES 09 SECONDS EAST 140.38 FEET;
THENCE NORTH 03 MINUTES 59 MINUTES 51 SECONDS EAST 252.89 FEET;
THENCE NORTH 25 DEGREES 12 MINUTES 04 SECONDS EAST 43.85 FEET;
THENCE SOUTH 81 DEGREES 50 MINUTES 35 SECONDS EAST 298.21 FEET;
THENCE SOUTH 79 DEGREES 05 MINUTES 50 SECONDS EAST 463.87 FEET;
THENCE SOUTH 80 DEGREES 12 MINUTES 13 SECONDS EAST 142.68 FEET;
THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 4,605.00 FEET, A LENGTH OF 351.13 FEET TO THE EXISTING WEST RIGHT OF WAY LINE OF THE UNION PACIFIC RAILROAD COMPANY;
THENCE ALONG SAID EXISTING WEST RAILROAD RIGHT OF WAY LINE NORTH 00 DEGREES 26 MINUTES 09 SECONDS WEST 153.21 FEET;
THENCE SOUTH 76 DEGREES 32 MINUTES 46 SECONDS EAST 61.81 FEET TO THE EXISTING EAST RIGHT OF WAY LINE OF THE UNION PACIFIC RAILROAD COMPANY;
THENCE ALONG SAID EXISTING EAST RAILROAD RIGHT OF WAY LINE SOUTH 00 DEGREES 26 MINUTES 09 SECONDS EAST 234.44 FEET;
THENCE NORTH 89 DEGREES 33 MINUTES 51 SECONDS EAST 137.12 FEET;
THENCE FROM A LOCAL TANGENT BEARING OF SOUTH 73 DEGREES 17 MINUTES 05 SECONDS EAST, ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 4,605.00 FEET, A LENGTH OF 975.09 FEET;
THENCE SOUTH 61 DEGREES 06 MINUTES 57 SECONDS EAST 65.23 FEET;
THENCE SOUTH 61 DEGREES 00 MINUTES 35 SECONDS EAST 113.38 FEET TO THE POINT OF ENDING ON THE NORTH-SOUTH MID SECTION LINE OF SAID SECTION 3, WHICH POINT BEARS NORTH 00 DEGREES 24 MINUTES 10 SECONDS WEST 102.97 FEET FROM A 5/8 INCH REBAR MARKING THE CENTER OF SAID SECTION 3.
APN: 303-28-975A

RECORD DESCRIPTION

ORDER NUMBER 68190722-068-R6-SW
THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MARICOPA, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:
PARCEL NO. 1: (APN NO. 303-28-976A)
THAT PART OF THE NORTH HALF OF SECTION 3, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE SOUTH LINE OF THE NORTH HALF OF SECTION 3, A DISTANCE OF 1456.14 FEET EAST OF THE SOUTHWEST CORNER OF THE NORTH HALF OF SAID SECTION 3, SAID POINT BEING ON THE EAST LINE OF THE LAND AND RIGHT-OF-WAY OF THE ARIZONA EASTERN RAILROAD COMPANY, A CORPORATION AND THE TRUE POINT OF BEGINNING;
THENCE NORTH ALONG THE EAST LINE OF THE RIGHT-OF-WAY OF THE ARIZONA EASTERN RAILROAD COMPANY, A CORPORATION, A DISTANCE OF 831.54 FEET;
THENCE EAST AND PARALLEL TO THE EAST/WEST MIDSECTION LINE, A DISTANCE OF 1091.06 FEET TO A POINT;
THENCE SOUTH ALONG A LINE PARALLEL TO AND 1091.06 FEET EAST OF THE EAST RIGHT-OF-WAY LINE OF SAID ARIZONA EASTERN RAILROAD COMPANY, A CORPORATION, A DISTANCE OF 169.69 FEET;
THENCE WEST ALONG A LINE PARALLEL TO THE EAST/WEST MIDSECTION LINE, A DISTANCE OF 409.15 FEET;
THENCE SOUTH ALONG A LINE PARALLEL TO AND 681.91 FEET EAST OF THE EAST RIGHT-OF-WAY LINE OF SAID ARIZONA EASTERN RAILROAD COMPANY, A CORPORATION, A DISTANCE OF 661.85 FEET TO THE POINT OF INTERSECTION WITH THE EAST/WEST MIDSECTION LINE;
THENCE WEST ALONG THE EAST/WEST MIDSECTION LINE, A DISTANCE OF 681.91 FEET TO THE TRUE POINT OF BEGINNING;
EXCEPT THE SOUTH 40 FEET;
EXCEPT THE WEST 417.93 FEET; AND
EXCEPT THAT PORTION CONVEYED TO THE STATE OF ARIZONA IN DOCUMENT RECORDED IN RECORDING NO. 1999-184785, RECORDS OF MARICOPA COUNTY, ARIZONA AND THAT PORTION SET FORTH IN FINAL ORDER OF CONDEMNATION CASE NO. CV2002-016392 AND SHOWN IN RECORDING NO. 2003-266647, RECORDS OF MARICOPA COUNTY, ARIZONA.
PARCEL NO. 2: (APN NO. 303-28-977)
THAT PART OF THE NORTH HALF OF SECTION 3, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:
COMMENCING AT A POINT ON THE SOUTH LINE OF THE NORTH HALF OF SECTION 3, A DISTANCE OF 2547.20 FEET EAST OF THE SOUTHWEST CORNER OF THE NORTH HALF OF SAID SECTION 3, SAID POINT BEING 1091.06 FEET EAST OF THE EAST LINE OF THE LAND AND RIGHT-OF-WAY OF THE ARIZONA EASTERN RAILROAD COMPANY, A CORPORATION, AND THE POINT OF BEGINNING;
THENCE NORTH AND PARALLEL TO THE EAST LINE OF THE RIGHT-OF-WAY OF THE ARIZONA EASTERN RAILROAD COMPANY, A CORPORATION, 661.85 FEET;
THENCE WEST AND PARALLEL TO THE EAST-WEST MID-SECTION LINE, A DISTANCE OF 1091.06 FEET TO THE POINT OF INTERSECTION WITH THE EAST LINE OF THE RIGHT-OF-WAY OF THE ARIZONA EASTERN RAILROAD COMPANY, A CORPORATION;
THENCE SOUTH AND ALONG THE EAST LINE OF THE RIGHT-OF-WAY OF SAID RAILROAD TO THE SOUTH LINE OF THE NORTH HALF OF SAID SECTION 3;
THENCE EAST ALONG SAID SOUTH 1091.06 FEET TO THE POINT OF BEGINNING;
EXCEPT THE SOUTH 40 FEET; AND
EXCEPT THE WEST 681.91 FEET; AND
EXCEPT THAT PORTION CONVEYED TO THE STATE OF ARIZONA IN DOCUMENT RECORDED IN RECORDING NO. 1999-184785, RECORDS OF MARICOPA COUNTY, ARIZONA AND THAT PORTION SET FORTH IN FINAL ORDER OF CONDEMNATION CASE NO. CV2002-016392 AND SHOWN IN RECORDING NO. 2003-266647, RECORDS OF MARICOPA COUNTY, ARIZONA.



FALCON STORAGE CONDOMINIUMS
A FINAL PLAT
CHANDLER, AZ 85296

2122 W. Lone Cactus Drive, Suite 11
Phoenix, AZ 85027
602-3-889-0726 (fax)
602-3-889-0223 (office) 602-3-889-0726 (fax)
info@superiorsurveying.com
www.superiorsurveying.com

SUPERIOR
SURVEYING SERVICES, INC.

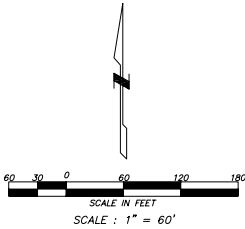
DWN:JW CHK:DW
SHEET 2 OF 3
DATE: 9/28/2021
JOB NO.: 190944

C.O.C. LOG NO. PLT21-0003

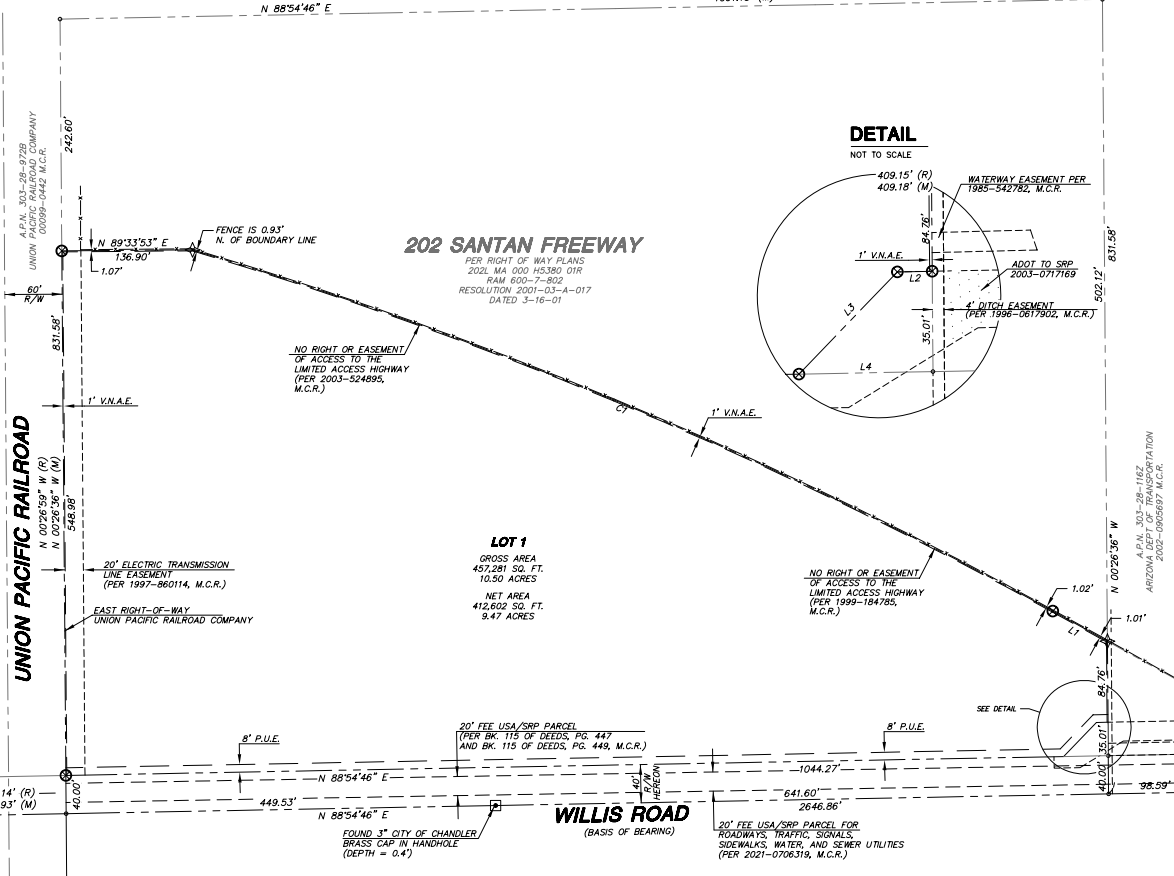
FALCON STORAGE CONDOMINIUMS A FINAL PLAT

OF
A PORTION OF THE NORTHWEST QUARTER
OF SECTION 3, T2S, R8E
GILA AND SALT RIVER MERIDIAN,
MARICOPA COUNTY, ARIZONA

1091.06' (R)
1091.13' (M)



LINE	BEARINGS	LENGTH
L1	S 61°06'48" E	65.34'
L2	S 88°54'56" W	12.25'
L3	S 43°54'56" W	49.50'
L4	N 88°54'46" E	46.78'



LEGEND

- BOUNDARY LINE
- - - MONUMENT LINE
- - - RIGHT OF WAY LINE
- - - EASEMENT LINE
- FENCE
- ⊗ SET 1/2" REBAR WITH ALUMINUM CAP STAMPED "KLEIN 42133"
- ⊕ FOUND 3" ARIZONA DEPARTMENT OF TRANSPORTATION ALUMINUM CAP FLUSH STAMPED "2005 RLS 19617"
- A.P.N. ASSESSORS PARCEL NUMBER
- M.C.R. MARICOPA COUNTY RECORDS
- R/W RIGHT OF WAY
- BK. BOOK
- PG. PAGE
- (R) RECORD PER RECORD DESCRIPTION
- (M) MEASURED
- P.U.E. PUBLIC UTILITIES EASEMENT
- V.N.A.E. VEHICULAR NON-ACCESS EASEMENT

CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	4605.00'	127°10'12"	978.12'	N67°13'20"W	976.29'

FALCON STORAGE CONDOMINIUMS
A FINAL PLAT
CHANDLER, AZ 85286

2122 W. Lone Cactus Drive, Suite 11
Phoenix, AZ 85027
602-989-0223 (office) 602-989-0726 (fax)
info@superior-surveying.com
www.superior-surveying.com

SUPERIOR
SURVEYING SERVICES, INC.

DWN:JW CHK:DW
SHEET 3 OF 3
DATE: 9/26/2021
JOB NO.: 180944

C.O.C. LOG NO. PLT21-0003