

# SCOTTSDALE AIR CONDOMINIUMS REPLAT

A REPLAT OF "SCOTTSDALE AIR CONDOMINIUMS" AS RECORDED IN BOOK 293 OF MAPS, PAGE 2, M.C.R. AND A PORTION OF THE ACCESS ROAD PER THE FINAL PLAT OF "THUNDERBIRD INDUSTRIAL AIRPARK No. 3" AS RECORDED IN BOOK 145, PAGE 28, M.C.R. BEING PART OF THE NORTHWEST QUARTER OF SECTION 11, T3N, R4E OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA  
OWNER: THE RUSSELL LYON SURVIVOR'S TRUST DATED APRIL 23, 2008, AS AMENDED, A SURVIVOR'S TRUST CREATED UNDER THE TERMS OF THE LYON FAMILY TRUST AGREEMENT DATED FEBRUARY 16, 2005, AS AMENDED

OFFICIAL RECORDS OF  
MARICOPA COUNTY RECORDER  
HELEN PURCELL  
20120180582 03/05/2012 10:18  
BOOK 1108 PAGE 49  
ELECTRONIC RECORDING  
AIRCONDOS24813-2-1-1-M-  
mdevitttr

## DEDICATION:

STATE OF ARIZONA }  
COUNTY OF MARICOPA } SS

KNOW ALL MEN BY THESE PRESENTS: THAT THE RUSSELL LYON SURVIVOR'S TRUST DATED APRIL 23, 2008, AS AMENDED, A SURVIVOR'S TRUST CREATED UNDER THE TERMS OF THE LYON FAMILY TRUST AGREEMENT DATED FEBRUARY 16, 2005, AS AMENDED, AS OWNER, HAS REPLATTED UNDER THE NAME "SCOTTSDALE AIR CONDOMINIUMS REPLAT", A REPLAT OF "SCOTTSDALE AIR CONDOMINIUMS" PREVIOUSLY RECORDED IN BOOK 293 OF MAPS, PAGE 2 M.C.R., AS SHOWN AND PLATTED HEREON AND HEREBY PUBLISHES THIS PLAT AS AND FOR "SCOTTSDALE AIR CONDOMINIUMS REPLAT", AND HEREBY DECLARES THAT THIS PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE BUILDINGS, UNITS (HANGARS), COMMON ELEMENTS AND EASEMENTS CONSTITUTING SAME, AND THAT EACH SHALL BE KNOWN BY THE LETTER OR NAME GIVEN EACH AS SHOWN ON SAID PLAT. THE PURPOSE OF THIS REPLAT IS TO ADD THE ABANDONED RIGHT-OF-WAY PER CITY OF SCOTTSDALE CASE 3-AB-2009 TO THE OVERALL PROPERTY AND COMMON AREA OF SCOTTSDALE AIR CONDOMINIUMS.

THE RUSSELL LYON SURVIVOR'S TRUST DATED APRIL 23, 2008, AS AMENDED, A SURVIVOR'S TRUST CREATED UNDER THE TERMS OF THE LYON FAMILY TRUST AGREEMENT DATED FEBRUARY 16, 2005, AS AMENDED, AS OWNER, HEREBY GRANTS TO THE CITY OF SCOTTSDALE, AN ARIZONA MUNICIPAL CORPORATION:

1. A PERPETUAL PUBLIC UTILITY EASEMENT (P.U.E.) UPON, OVER, UNDER AND ACROSS THE PARCEL OF LAND SHOWN HEREON. THE PURPOSE OF THE EASEMENT IS FOR UNDERGROUND UTILITIES, ABOVE GROUND APPURTENANCES AND FOR CONSTRUCTION, OPERATION, USE, MAINTENANCE, REPAIR, MODIFICATION AND REPLACEMENT FROM TIME TO TIME OF PIPES, MANHOLES, ACCESS VAULTS AND OTHER IMPROVEMENTS RELATED THERETO.

THE RUSSELL LYON SURVIVOR'S TRUST DATED APRIL 23, 2008, AS AMENDED, A SURVIVOR'S TRUST CREATED UNDER THE TERMS OF THE LYON FAMILY TRUST AGREEMENT DATED FEBRUARY 16, 2005, AS AMENDED, AS OWNER, HEREBY GRANTS FOR THE BENEFIT OF LOT 73A OF "THUNDERBIRD INDUSTRIAL AIRPARK LOT 73" A NON-EXCLUSIVE EASEMENT FOR AIRCRAFT STAGING AND MANEUVERING RIGHTS OVER THE NORTH 50 FEET OF THE PROPERTY AS SHOWN HEREON.

OWNER WARRANTS THAT THIS CONDOMINIUM IS IN COMPLIANCE WITH CITY OF SCOTTSDALE'S LAND DIVISIONS ORDINANCE, AND THE DESIGN STANDARDS AND POLICIES MANUAL SPECIFICATIONS.

OWNER WARRANTS TO THE CITY OF SCOTTSDALE THAT IT IS THE SOLE OWNER OF THE PROPERTY ON THIS PLAT, AND THAT EVERY LENDER, EASEMENT HOLDER OR OTHER PERSON HAVING ANY INTEREST IN THE PROPERTY ADVERSE TO OR INCONSISTENT WITH THE DEDICATIONS, CONVEYANCES OR OTHER PROPERTY INTERESTS CREATED OR TRANSFERRED BY THIS PLAT HAS CONSENTED TO OR JOINED IN THIS PLAT, AS EVIDENCED BY THE INSTRUMENTS WHICH ARE RECORDED IN THE MARICOPA COUNTY RECORDER'S OFFICE OR WHICH THE OWNER WILL RECORD NO LATER THAN THE DATE ON WHICH THIS PLAT IS RECORDED.

THE PERSON EXECUTING THIS DOCUMENT ON BEHALF OF A CORPORATION, TRUST OR OTHER ORGANIZATION WARRANTS HIS OR HER AUTHORITY TO DO SO AND THAT ALL PERSONS NECESSARY TO BIND GRANTOR HAVE JOINED IN THIS DOCUMENT. THIS DOCUMENT RUNS IN FAVOR OF THE GRANTEE'S SUCCESSORS AND ASSIGNS.

IN WITNESS WHEREOF, SCOTT BENNETT LYON, TRUSTEE OF THE RUSSELL LYON SURVIVOR'S TRUST DATED APRIL 23, 2008, AS AMENDED, A SURVIVOR'S TRUST CREATED UNDER THE TERMS OF THE LYON FAMILY TRUST AGREEMENT DATED FEBRUARY 16, 2005, AS AMENDED AS OWNER, HAVE HEREUNTO CAUSED HIS OR HER NAME TO BE SIGNED.

DATED THIS 29th DAY OF FEBRUARY, 2012.

BY: [Signature]

## ACKNOWLEDGMENT:

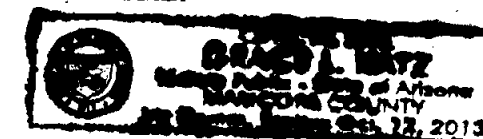
STATE OF ARIZONA }  
COUNTY OF MARICOPA } SS

THIS DOCUMENT WAS ACKNOWLEDGED BEFORE ME THIS 29th DAY OF FEBRUARY, 2012.

BY SCOTT BENNETT LYON, TRUSTEE OF THE RUSSELL LYON SURVIVOR'S TRUST DATED APRIL 23, 2008, AS AMENDED, A SURVIVOR'S TRUST CREATED UNDER THE TERMS OF THE LYON FAMILY TRUST AGREEMENT DATED FEBRUARY 16, 2005, AS AMENDED

[Signature]  
NOTARY PUBLIC

MY COMMISSION EXPIRES: 02-12-2013



## APPROVAL:

THIS PLAT HAS BEEN REVIEWED FOR COMPLIANCE WITH THE CITY OF SCOTTSDALE'S DESIGN STANDARDS AND POLICY MANUAL SPECIFICATIONS.

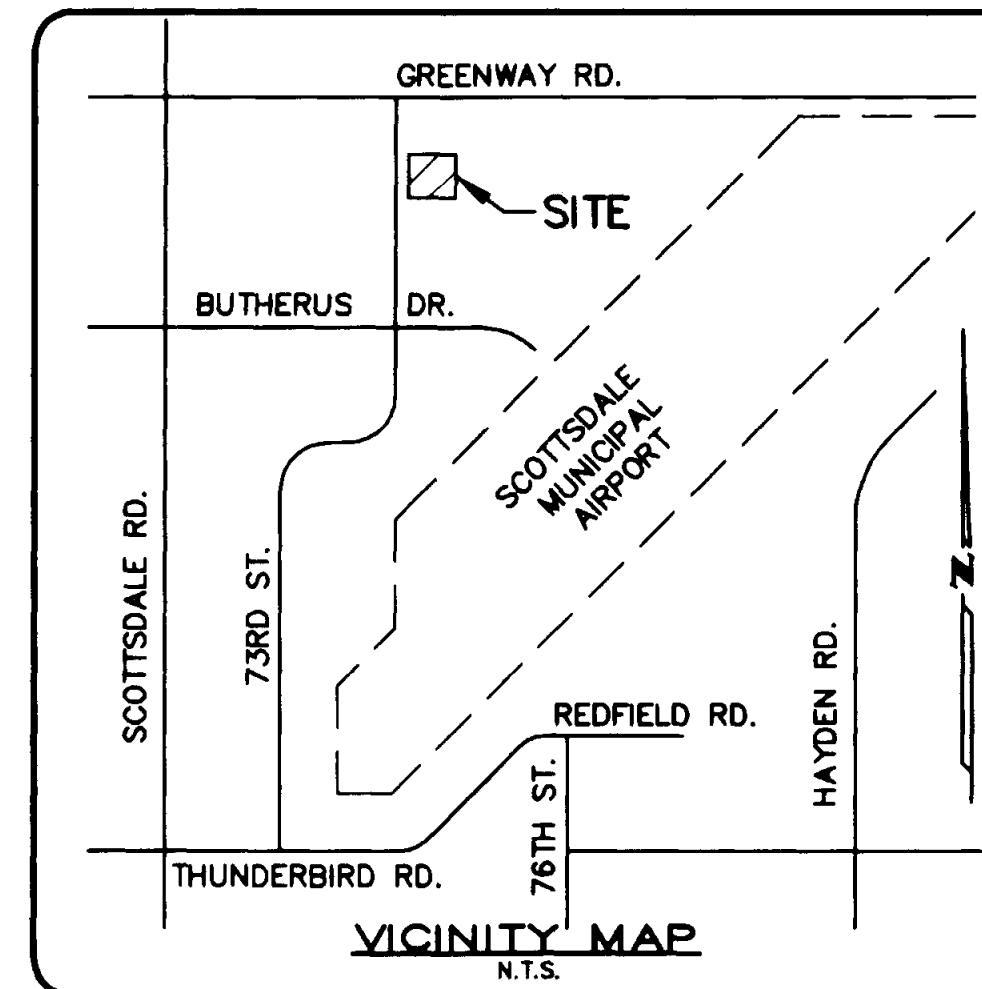
BY [Signature]  
CHIEF DEVELOPMENT OFFICER

2/2/2012  
DATE

THIS SUBDIVISION HAS BEEN REVIEWED FOR COMPLIANCE WITH STAFF APPROVAL CASE No. 246-SA-2010 AND ALL CASE RELATED STIPULATIONS.

BY [Signature]  
PROJECT COORDINATOR

3/1/12  
DATE



## OWNER

THE RUSSELL LYON SURVIVORS TRUST,  
305 EAST GREENWAY RD.  
SCOTTSDALE, AZ 85260  
CONTACT: TERRY RAKOW  
TEL: 602-322-4067

## PREPARED BY

SITE CONSULTANTS, INC.  
113 SOUTH ROCKFORD DRIVE  
TEMPE, ARIZONA 85281  
CONTACT: GARY E. STOCKER  
TEL: 480-894-2820  
FAX: 480-894-2847

## REFERENCE DOCUMENTS:

- (R) FINAL PLAT "THUNDERBIRD INDUSTRIAL AIRPARK No. 3-A" RECORDED BOOK 160, PAGE 8 M.C.R.
- (R1) FINAL PLAT "THUNDERBIRD INDUSTRIAL AIRPARK No. 3" RECORDED BOOK 145, PAGE 28 M.C.R.
- (R2) SCOTTSDALE RESEARCH PARK MAP OF DEDICATION RECORDED BOOK 259, PAGE 38 M.C.R.

## SHEET INDEX:

SHEET 1 COVER SHEET  
SHEET 2 PLAT MAP

## AREA:

NET = 1.4140 ACRES OR 61,594 SQ.FT.

## LEGAL DESCRIPTION:

PARENT PARCEL LEGAL DESCRIPTION:  
UNITS A, B, C AND D, SCOTTSDALE AIR CONDOS I, ACCORDING TO DECLARATION OF HORIZONTAL PROPERTY REGIME/CONDOMINIUM RECORDED IN DOCUMENT No. 86-014807, AND SHOWN AS HANGARS A, B, C AND D ON THE CONDOMINIUM PLAT RECORDED IN BOOK 293 OF MAPS, PAGE 2, RECORDS OF MARICOPA COUNTY, ARIZONA;

TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS AS SET FORTH IN SAID DECLARATION AND PLAT AND ANY ANNEXATION THERETO.

TOGETHER WITH THE SOUTH 1/2 OF THE ABANDONED ACCESS ROAD RIGHT-OF-WAY, PER C.O.S. CASE NO. 3-AB-2009.

## BASIS OF BEARING:

THE BASIS OF BEARING IS SOUTH 89 DEGREES 39 MINUTES 50 SECONDS EAST ALONG THE MONUMENTED CENTERLINE OF GREENWAY ROAD PER FINAL PLAT OF "THUNDERBIRD INDUSTRIAL AIRPARK NO.3-A" RECORDED IN BOOK 160 OF MAPS, PAGE 8, MARICOPA COUNTY RECORDER.

## BENCHMARK:

BRASS CAP ON SURFACE AT THE INTERSECTION OF BUTHERUS RD. AND 75TH ST.  
ELEV=1463.465 CITY OF SCOTTSDALE DATUM JUNE, 1983, NGVD '29, PER BOOK 293, PAGE 2, M.C.R.

## NOTES:

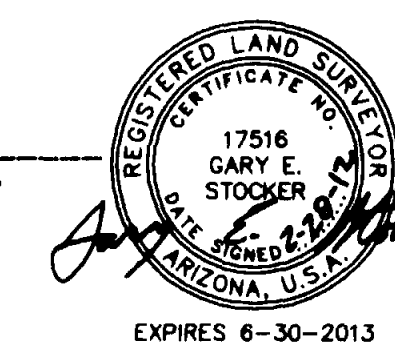
1. THIS DEVELOPMENT IS ON THE CITY OF SCOTTSDALE WATER SYSTEM, WHICH HAS A CERTIFICATION OF ASSURED WATER SUPPLY.
2. DO NOT SCALE DRAWING; FOLLOW DIMENSIONS SHOWN.
3. DIMENSIONS SHOWN FROM BUILDING EXTERIOR TO PROPERTY LINE ARE PERPENDICULAR TO THE RESPECTIVE PROPERTY LINE.
4. UNIT DIMENSIONS SHOWN ARE TO THE INTERIOR OF EACH UNIT'S FINISHED BUT UNDECORATED CEILING, FLOOR, AND EXTERIOR WALLS, AND ARE PER "SCOTTSDALE AIR CONDOMINIUMS" BOOK 293 OF MAPS, PAGE 2, M.C.R.. UNIT ELEVATION REFERENCES ARE BASED ON THE BENCHMARK NOTED HEREON, AS PER "SCOTTSDALE AIR CONDOMINIUMS" BOOK 293 OF MAPS, PAGE 2, M.C.R..
5. PARKING SPACES SHOWN ARE NUMBERED FOR IDENTIFICATION PURPOSES ONLY AND ARE NOT INTENDED TO INDICATE ASSIGNMENT FOR INDIVIDUAL USE OF ANY ONE UNIT.
6. ALL EXTERIOR WALLS, FENCES, PARKING LOT, LANDSCAPING, ETC. AREA COMMON ELEMENTS.
7. THIS CONDOMINIUM PLAT IS GOVERNED BY THE "DECLARATION OF HORIZONTAL PROPERTY REGIME/CONDOMINIUM OF SCOTTSDALE AIR CONDO I LIMITED PARTNERSHIP", AS RECORDED AT RECORDER'S No. 86-014807, AND SUBSEQUENT AMENDMENTS THERETO.
8. THE PROPERTY LIES WITHIN AN AIRPORT AIRSPACE AND HAS GRANTED AN AVIGATION EASEMENT TO THE CITY OF SCOTTSDALE AS SET FORTH IN INSTRUMENT RECORDED IN DOCUMENT No. 2010-0130287.

## CERTIFICATION:

THIS IS TO CERTIFY THAT

1. I AM A LAND SURVEYOR REGISTERED TO PRACTICE IN ARIZONA;
2. THIS PLAT WAS MADE UNDER MY DIRECTION;
3. THIS PLAT MEETS THE "MINIMUM STANDARDS FOR ARIZONA LAND BOUNDARY SURVEYS";
4. THE SURVEY AND DIVISION OF THE SUBJECT PROPERTY DESCRIBED AND PLATTED HEREON WERE MADE DURING THE MONTH OF JUNE, 2011;
5. THE SURVEY IS TRUE AND COMPLETE AS SHOWN;
6. MONUMENTS SHOWN ACTUALLY EXIST;
7. THEIR POSITIONS ARE CORRECTLY SHOWN; AND
8. SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

[Signature]  
GARY E. STOCKER R.L.S. # 17516



2-28-2012  
DATE

**Site Consultants, Inc.**  
ENGINEERS • SURVEYORS • CONSULTANTS  
113 SOUTH ROCKFORD DRIVE, TEMPE, ARIZONA 85281  
TEL: (480) 894-2820, FAX: (480) 894-2847

PROJECT NO.: 1847  
SCALE: NO SCALE  
DRAWN BY: MJA  
CHECKED BY: GES  
DATE: 02-28-2012  
DWG: 1847-V-PLAT-condo

1  
OF  
2

246-SA-2010 3-AB-2009 PLAN CHECK #384-11

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