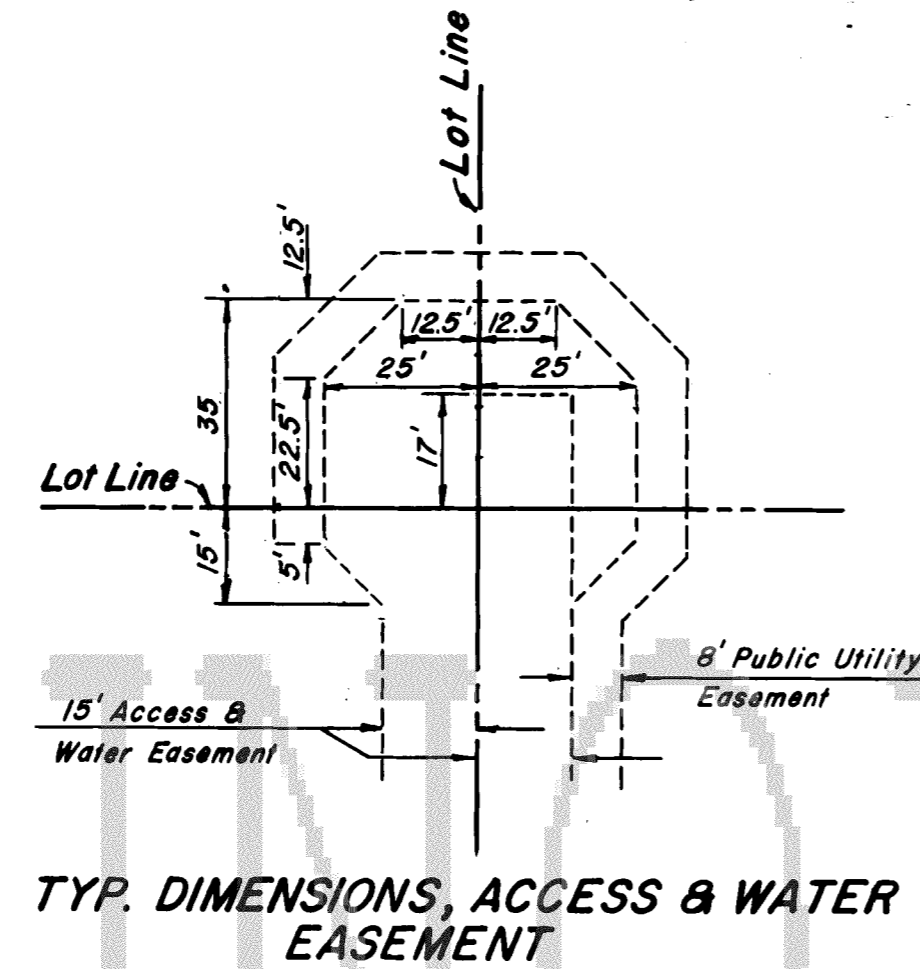


**DRAINAGE EASEMENT DISTANCES**

LINE NO.	BEARING	DISTANCE	LINE NO.	BEARING	DISTANCE
1.	N 89° 44' 30" E	60.00'	32.	S 21° 03' 45" W	68.54'
2.	N 89° 44' 30" E	42.69'	33.	S 25° 57' 20" E	118.84'
3.	S 20° 42' 00" E	179.57'	34.	N 89° 44' 30" E	30.61'
4.	S 51° 21' 35" E	38.11'	35.	SOUTH	20.00'
5.	S 51° 21' 35" E	47.53'	36.	S 89° 44' 30" W	76.46'
6.	S 12° 39' 42" E	145.63'	37.	S 89° 44' 30" W	70.00'
7.	N 89° 44' 30" E	47.11'	38.	NORTH	20.00'
8.	SOUTH	20.00'	39.	N 25° 57' 20" W	78.04'
9.	S 89° 44' 30" W	130.00'	40.	S 89° 44' 30" W	34.39'
10.	NORTH	20.00'	41.	NORTH	93.32'
11.	N 89° 44' 30" E	42.03'	42.	N 25° 57' 20" W	110.06'
12.	N 12° 39' 42" W	123.22'	43.	N 89° 44' 30" W	48.17'
13.	N 51° 21' 35" W	83.06'	44.	NORTH	52.05'
14.	N 20° 42' 00" W	205.45'	45.	NORTH	63.90'
15.	S 89° 44' 30" W	25.00'	46.	S 28° 00' 07" E	214.70'
16.	SOUTH	162.47'	47.	S 18° 57' 11" E	59.11'
17.	S 28° 54' 12" E	34.22'	48.	SOUTH	45.01'
18.	S 28° 54' 12" E	17.50'	49.	S 53° 05' 27" E	140.70'
19.	S 28° 54' 12" E	67.23'	50.	SOUTH	42.43'
20.	S 10° 41' 00" W	117.27'	51.	S 89° 44' 30" W	40.00'
21.	S 89° 44' 30" W	10.75'	52.	S 21° 45' 27" W	116.83'
22.	S 89° 44' 30" W	10.19'	53.	S 14° 51' 20" E	83.90'
23.	N 10° 41' 00" E	54.93'	54.	S 89° 44' 30" W	21.79'
24.	N 10° 41' 00" E	62.06'	55.	S 89° 44' 30" W	31.00'
25.	N 28° 54' 12" W	23.80'	56.	N 14° 51' 20" W	195.82'
26.	N 28° 54' 12" W	64.66'	57.	N 89° 44' 30" E	103.00'
27.	N 28° 54' 12" W	28.45'	58.	N 89° 44' 30" E	33.00'
28.	NORTH	167.23'	59.	NORTH	140.70'
29.	S 89° 44' 30" W	20.00'	60.	N 53° 05' 27" W	53.00'
30.	NORTH	175.00'	61.	NORTH	53.00'
31.	S 25° 57' 20" E	194.21'	62.	N 18° 57' 11" W	51.73'
			63.	N 28° 00' 07" W	155.91'

# HANGAR HACIENDAS UNIT ONE

A PORTION OF THE SOUTH ONE HALF OF THE SOUTHEAST ONE QUARTER OF SECTION II TOWNSHIP I SOUTH, RANGE 2 EAST G.&S.R.B.&M MARICOPA COUNTY, ARIZONA



SCALE: 1" = 100'

STATE OF ARIZONA )  
 COUNTY OF MARICOPA ) ss  
 KNOW ALL MEN BY THESE PRESENTS:  
 THAT JAMES R. NERISON, as attorney-in-fact for Barbara D. Nerison, Elis L. Baker and Betty Ann Baker, husband and wife, Roger W. Harris and Nancy B. Harris, husband and wife, Richard J. Welsh and Helen B. Welsh, husband and wife, Phillip J. Helmky and Maurene Helmky, husband and wife, and Richard Gross and Kathryn Gross, husband and wife, as provided for in the General and Special Power of Attorneys recorded in document numbers 89-124731, 89-124732, 89-124733, 89-124734, 89-124735, and 89-124736, respectively, in the office of the County Recorder, Maricopa County, Arizona, and CHASE BANK, an Arizona Corporation, as lienholder, have subdivided under the name HANGAR HACIENDAS UNIT ONE a portion of the South half (S 1/2) of the Southeast quarter (SE 1/4) of Section 11, Township 1 South, Range 2 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, as shown platted hereon and hereby publishes this plat as for the Plat of said HANGAR HACIENDAS UNIT ONE, and hereby declares that said plat sets forth the location and gives the dimensions of the lots, tracts and streets constituting same, and that each lot, tract and street shall be known by the number, letter or name given each respectively, hereon, and hereby dedicates the following described portions of the premises for the purposes set forth below:  
 The streets are dedicated to the public for use as such.  
 Tract A shall remain the property of James R. Nerison and Barbara D. Nerison, his wife, their successors and assigns, to be used for the storage, ground, and maintenance of aircraft as well as other uses consistent with the zoning or allowed special uses.  
 Tracts B and C are not dedicated to the public, but are declared as common use areas for the benefit of the members, or their assigns, of the Hangar Haciendas Homeowners Association, a nonprofit Arizona Corporation. Use of said Tracts B and C shall be determined by the duly elected Board of Directors of said Hangar Haciendas Homeowners Association.  
 IN WITNESS WHEREOF: JAMES R. NERISON, as attorney-in-fact for Barbara D. Nerison, Elis L. Baker and Betty Ann Baker, husband and wife, Roger W. Harris and Nancy B. Harris, husband and wife, Richard J. Welsh and Helen B. Welsh, husband and wife, Phillip J. Helmky and Maurene Helmky, husband and wife, and Richard Gross and Kathryn Gross, husband and wife, executed the foregoing instrument for the purposes therein contained.  
 IN WITNESS WHEREOF: I hereunto set my hand and official seal.  
 My Commission Expires \_\_\_\_\_  
 Notary Public

DEDICATION 89 217094

STATE OF ARIZONA )  
 COUNTY OF MARICOPA ) ss  
 KNOW ALL MEN BY THESE PRESENTS:  
 THAT JAMES R. NERISON, as attorney-in-fact for Barbara D. Nerison, Elis L. Baker and Betty Ann Baker, husband and wife, Roger W. Harris and Nancy B. Harris, husband and wife, Richard J. Welsh and Helen B. Welsh, husband and wife, Phillip J. Helmky and Maurene Helmky, husband and wife, and Richard Gross and Kathryn Gross, husband and wife, as provided for in the General and Special Power of Attorneys recorded in document numbers 89-124731, 89-124732, 89-124733, 89-124734, 89-124735, and 89-124736, respectively, in the office of the County Recorder, Maricopa County, Arizona, and CHASE BANK, an Arizona Corporation, as lienholder, have subdivided under the name HANGAR HACIENDAS UNIT ONE a portion of the South half (S 1/2) of the Southeast quarter (SE 1/4) of Section 11, Township 1 South, Range 2 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, as shown platted hereon and hereby publishes this plat as for the Plat of said HANGAR HACIENDAS UNIT ONE, and hereby declares that said plat sets forth the location and gives the dimensions of the lots, tracts and streets constituting same, and that each lot, tract and street shall be known by the number, letter or name given each respectively, hereon, and hereby dedicates the following described portions of the premises for the purposes set forth below:  
 The streets are dedicated to the public for use as such.  
 Tract A shall remain the property of James R. Nerison and Barbara D. Nerison, his wife, their successors and assigns, to be used for the storage, ground, and maintenance of aircraft as well as other uses consistent with the zoning or allowed special uses.  
 Tracts B and C are not dedicated to the public, but are declared as common use areas for the benefit of the members, or their assigns, of the Hangar Haciendas Homeowners Association, a nonprofit Arizona Corporation. Use of said Tracts B and C shall be determined by the duly elected Board of Directors of said Hangar Haciendas Homeowners Association.  
 IN WITNESS WHEREOF: JAMES R. NERISON, as attorney-in-fact for Barbara D. Nerison, Elis L. Baker and Betty Ann Baker, husband and wife, Roger W. Harris and Nancy B. Harris, husband and wife, Richard J. Welsh and Helen B. Welsh, husband and wife, Phillip J. Helmky and Maurene Helmky, husband and wife, and Richard Gross and Kathryn Gross, husband and wife, executed the foregoing instrument for the purposes therein contained.  
 IN WITNESS WHEREOF: I hereunto set my hand and official seal.  
 My Commission Expires \_\_\_\_\_  
 Notary Public

IN WITNESS WHEREOF: JAMES R. NERISON, as attorney-in-fact for Barbara D. Nerison, Elis L. Baker and Betty Ann Baker, husband and wife, Roger W. Harris and Nancy B. Harris, husband and wife, Richard J. Welsh and Helen B. Welsh, husband and wife, Phillip J. Helmky and Maurene Helmky, husband and wife, and Richard Gross and Kathryn Gross, husband and wife, executed the foregoing instrument for the purposes therein contained.  
 IN WITNESS WHEREOF: I hereunto set my hand and official seal.  
 My Commission Expires \_\_\_\_\_  
 Notary Public

James R. Nerison, Attorney-in-Fact  
 Date April 6 1989  
 CHASE BANK, an Arizona Corporation  
 by: \_\_\_\_\_  
 Its: \_\_\_\_\_  
 Date 4/6/89

ACKNOWLEDGEMENT  
 STATE OF ARIZONA )  
 COUNTY OF MARICOPA ) ss  
 On this the 6th day of April, 1989, before me the undersigned Notary Public, appeared JAMES R. NERISON, Elis L. Baker and Betty Ann Baker, husband and wife, Roger W. Harris and Nancy B. Harris, husband and wife, Phillip J. Helmky and Maurene Helmky, husband and wife, and Richard Gross and Kathryn Gross, husband and wife, executed the foregoing instrument for the purposes therein contained.  
 IN WITNESS WHEREOF: I hereunto set my hand and official seal.  
 My Commission Expires \_\_\_\_\_  
 Notary Public

ACKNOWLEDGEMENT  
 STATE OF ARIZONA )  
 COUNTY OF MARICOPA ) ss  
 On this the 6th day of April, 1989, before me the undersigned Notary Public, appeared \_\_\_\_\_, who acknowledged himself to be a corporate officer of CHASE BANK, an Arizona Corporation, and being duly authorized to do so, executed the foregoing instrument for the purposes therein contained.  
 IN WITNESS WHEREOF: I hereunto set my hand and official seal.  
 My Commission Expires \_\_\_\_\_  
 Notary Public

APPROVAL:  
 Approved by the Board of Supervisors of Maricopa County, Arizona this \_\_\_\_\_ day of \_\_\_\_\_, 1989.  
 By: \_\_\_\_\_  
 Chairman Attes: \_\_\_\_\_  
 Clerk

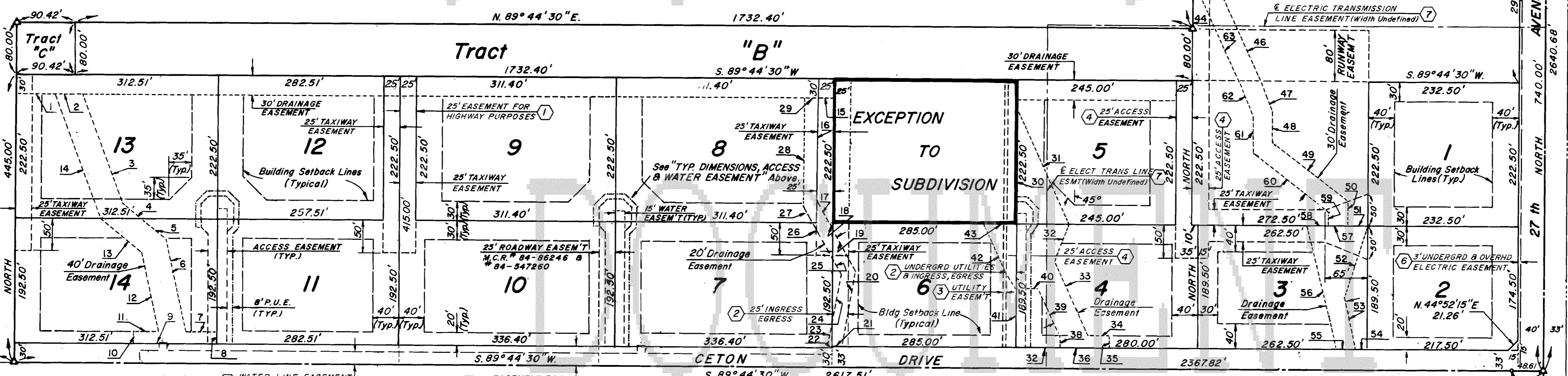
CERTIFICATION OF COUNTY ENGINEER:  
 Satisfactory assurance in the form of AN A.C.S.I. from CHASE BANK in the amount of \$107,446.25 has been provided to guarantee pavement, water and sewer services in this subdivision.  
 Electric service has been assured by Salt River Project.  
 \_\_\_\_\_  
 Acting County Engineer  
 Date APRIL 7, 1989

CERTIFICATE OF COUNTY ASSESSOR:  
 I, the undersigned, as Deputy Assessor, Maricopa County, Arizona, do hereby certify that as of this date the records of this office reflect that James R. Nerison and Barbara D. Nerison, husband and wife, Elis L. Baker and Betty Ann Baker, husband and wife, Roger W. Harris and Nancy B. Harris, husband and wife, Richard J. Welsh and Helen B. Welsh, husband and wife, Phillip J. Helmky and Maurene Helmky, husband and wife, and Richard Gross and Kathryn Gross, husband and wife, are owners of the property as shown on the plat and more particularly as Assessor's Parcel Numbers 300-15-6C, 6H, 6J THRU 6N, 6P, 7R, 7W, 7Z, 37A, 37B, 40.  
 \_\_\_\_\_  
 Deputy County Assessor  
 Date 4-7-89

CERTIFICATE OF COUNTY TREASURER:  
 I, the undersigned, as Deputy County Treasurer, Maricopa County, Arizona, do hereby certify that as of this date the records of this office reflect that there are no tax liens on any of the parcels comprising the plat, as listed in the Assessor's Certification, with the following exceptions  
 \_\_\_\_\_  
 Deputy County Treasurer  
 Date 4-7-89

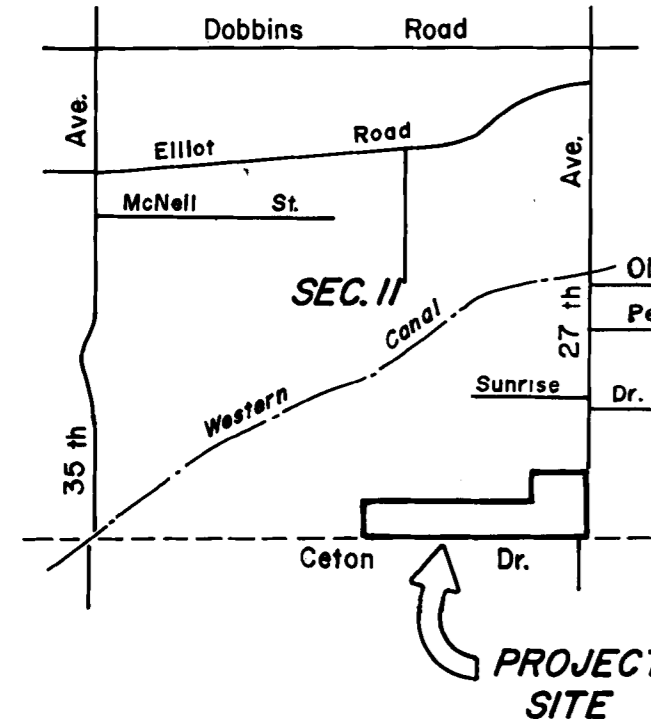
CERTIFICATION:  
 This is to certify that the survey and subdivision of the premises described and platted hereon were made under my direction during the month of SEPTEMBER, 1986, that the plat is correct and accurate, and that the monuments have been located or established as described and the lot corners permanently set.  
 \_\_\_\_\_  
 Raymond W. Stadler, R.L.S. #17507  
 Date 4-5-89

- LEGEND**
- Fnd Monument
  - △ Subdivision Corner
  - Building Setback Lines
  - Drainage Easement Bdy.
  - Public Utilities Esm't. Bdy.
  - Access & Utilities Esm't. Bdy.
  - Access & Underground Utilities



- DEDICATED EASEMENTS**
- DOCUMENT No. 87627475
  - DOCKET 13486 PAGE 83B
  - DOCUMENT No. 85051943
  - DOCUMENT No. 85051943
  - DOCKET 7456 PAGE 89 & DOCKET 7456 PAGE 90
  - DOCKET 7456 PAGE 88 & DOCKET 7456 PAGE 100
  - MCR BOOK 83 PAGE 349
  - DOCUMENT No. 87627475
  - DOCUMENT No. 86254456
  - DOCUMENT No. 86254458
  - DOCUMENT No. 86254459
  - DOCUMENT No. 86254460
  - DOCUMENT No. 86254461
  - DOCUMENT No. 86254462

- NOTES:**
- All utilities shall be installed underground.
  - Construction within easements shall be limited to utilities and wood, wire or removable section type fence, however there shall be no construction permitted within drainage easements.
  - The minimum finished floor elevation shall be as shown on the approved grading and drainage plan.
  - Construction of building pads and final lot grading shall be the responsibility of the individual lot owners.
  - Individual lot owners shall be required to have a drainage study and a grading and drainage plan prepared for his lot prior to obtaining a building permit. The approved subdivision drainage study will be available from the homeowners association to each lot owner and his engineer for use in preparing the individual lot drainage study and grading and drainage plan.
  - No more than 20% of the gross area of each lot shall be covered with an impermeable surface, such as but not limited to, roof areas, patios, driveways or playgrounds.
  - This subdivision is located within the City of Phoenix water supply area and has been designated as having an assured water supply.
  - Provision of Sec. 23 18 (Outdoor Lighting Controls) of Maricopa County Zoning Ordinance will be adhered to.
  - See Deed Restrictions recorded in Recorder No. \_\_\_\_\_, Maricopa County Records.



**HANGAR HACIENDAS UNIT ONE**

**METRO CONSULTING ENGINEERS**  
 6322 N. 26TH AVENUE SUITE H  
 GLENDALE, ARIZONA 85301

OWN. R.L.H. CKD. R.W.S. DATE J.N. 86(8)314 Sh. 1 of 1

331- 331-27