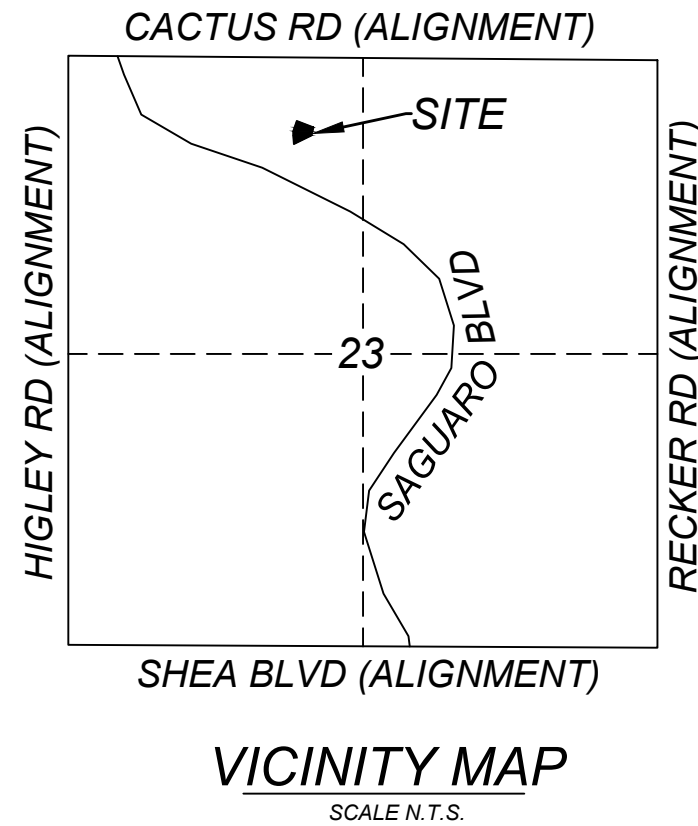


FINAL PLAT OF
CLASSIC GARAGE STORAGE CONDOMINIUM
A REPLAT OF LOT 3, BLOCK1, FOUNTAIN HILLS AZ 302A, FINAL PLAT, AS
RECORDED IN BOOK 164, PAGE 43 RECORDS OF MARICOPA COUNTY RECORDER
BEING A PORTION OF SECTION 23, TOWNSHIP 3 NORTH, RANGE 6 EAST OF THE GILA AND SALT RIVER BASE
AND MERIDIAN, MARICOPA COUNTY, ARIZONA



CONVEYANCE AND DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT FALCON FLEX SPACE LLC, AS OWNER, HAVE RE-SUBDIVIDED UNDER THE NAME OF CLASSIC GARAGE STORAGE CONDOMINIUM, LOT 3, BLOCK 1 OF FOUNTAIN HILLS AZ 302A, FINAL PLAT, AS RECORDED IN BOOK 164, PAGE 43 RECORDS OF MARICOPA COUNTY RECORDER BEING A PORTION OF SECTION 23, TOWNSHIP 3 NORTH, RANGE 6 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA AS SHOWN PLATTED HEREON, AND HEREBY PUBLISHES THIS PLAT AS AND FOR THE PLAT OF SAID FOUNTAIN HILLS AZ 302A, AND HEREBY DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF ALL LOTS, EASEMENTS, TRACTS AND STREETS CONSTITUTING THE SAME, AND THAT EACH LOT, TRACT AND STREET SHALL BE KNOWN BY THE NUMBER, LETTER AND NAME GIVEN EACH RESPECTIVELY, AND THAT FALCON FLEX SPACE LLC, AS OWNER, HEREBY DEDICATES TO THE PUBLIC FOR USE AS SUCH THE STREETS AND HEREBY DEDICATES TO THE PUBLIC THE DRAINAGE AND PUBLIC UTILITY EASEMENTS AS SHOWN ON SAID PLAT. IN WITNESS

FALCON FLEX SPACE LLC, AS OWNER, DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND DIMENSIONS OF THE VERTICAL AND HORIZONTAL BOUNDARIES OF THE UNITS AND THAT EACH UNIT SHALL BE KNOWN BY THE NUMBER GIVEN EACH RESPECTIVELY.

FALCON FLEX SPACE LLC, AS OWNER, HAS HEREUNTO CAUSED ITS NAME TO BE SIGNED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF _____

BY: _____ DATE: _____

OWNER'S NAME AND TITLE

ACKNOWLEDGEMENT

STATE OF ARIZONA)

COUNTY OF MARICOPA)

ON THIS, THE _____ DAY OF _____, 20____, BEFORE ME THE UNDERSIGNED _____ PERSONALLY APPEARED _____ WHO ACKNOWLEDGES THAT HE/SHE EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES CONTAINED THEREIN.

IN WITNESS WHEREOF I HEREUNTO SET MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC

MY COMMISSION EXPIRES

APPROVALS

THIS PLAT WAS APPROVED BY THE TOWN ENGINEER AND THE DEVELOPMENT SERVICES DIRECTOR.

BY: _____

TOWN ENGINEER

DATE: _____

BY: _____

DATE: _____

COMMUNITY DEVELOPMENT SERVICES DIRECTOR

SURVEYOR

J.L.D. ENGINEERING PLLC
2822 S BUCKSKIN WAY
CHANDLER AZ 85286
602-790-7958
REED@JLD-ENGINEERING.COM
CONTACT: RAED DALBIK, PE. PS.

OWNER / APPLICANT

FALCON FLEX SPACE LLC
MAILING ADDRESS: 8518 W DEER VALLEY RD STE 100
PEORIA AZ USA 85382

BENCHMARK

TOWN OF FOUNTAIN HILLS BENCHMARK NO. 14
FOUND BRASS CAP FLUSH AT INTERACTION OF
PANORAMA DRIVE AND TEAL DRIVE
ELEVATION OF 1,559.7 FEET

NOTES

- CLASSIC GARAGE STORAGE CONDOMINIUM OWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR MAINTENANCE OF AL LANDSCAPED COMMON AREAS, DRIVEWAYS, WALKS AND DRAINAGE FACILITIES
- ALL WATER, SEWER AND DRIVEWAY IMPROVEMENTS SHALL BE CONSTRUCTED ACCORDING TO THE EPCOR WATER COMPANY, FOUNTAIN HILL SANITARY DISTRICT AND TOWN OF FOUNTAIN HILLS / MAG STANDARD DETAILS AND SPECIFICATIONS RESPECTIVELY
- THE DECLARATION HEREBY GRANT, TO THE PUBLIC UTILITY COMPANIES, THE RIGHT TO INSTALL AND MAINTAIN UTILITIES NECESSARY FOR THIS SITE IN ALL COMMON ELEMENT AREAS & PUE AS DESIGNED ON HIS PLAT
- A CERTIFICATE OF ASSURED WATER SUPPLY AND LETTER ASSURING WATER SERVICE FOR THIS SUBDIVISION HAVE BEEN SUBMITTED TO THE TOWN OF FOUNTAIN HILLS BY EPCOR WATER COMPANY.
- DRIVEWAY, PATIOS, COVERED AND OR OPEN, WILL BE LIMITED COMMON ELEMENTS FOR THE EXCLUSIVE USE OF THE RESPECTIVE UNIT
- THE STREET ADDRESS WILL BE "12002 N FALCON DR FOUNTAIN HILLS, AZ 85268"
- THE BOUNDARIES OF EACH UNIT ARE THE INTERIOR UNFINISHED SURFACES OF THE PERIMETER WALLS, FLOOR, CEILING, DOORS AND WINDOWS OF EACH UNIT, ALL LATH, FURRING, WALLBOARD, PAINT, FINISHED FLOURING AND ANY OTHER MATERIALS CONSTITUTING ANY PART OF THE UNDIMINISHED SURFACES OF THE WALLS, FLOOR AND CEILING ARE PART OF THE UNIT
- ANY CHUTE, FLUE, DUCT, WIRE, CONDUIT, OR OTHER FIXTURES (INCLUDING, BUT NOT LIMITED TO, HEATING AND AIR CONDITIONING UNITS AND RELATED EQUIPMENT AND GAS, CABLE TELEVISION, WATER AND ELECTRIC PIPE, LINES OR METERS), LOCATED OUTSIDE OF THE BOUNDARIES OF A UNIT, WHICH SERVE ONLY ONE UNIT ARE A LIMITED COMMON ELEMENT ALLOCATED SOLELY TO THE UNIT SERVED.
- IF A CHUTE, FLUE, PIPE, DUCT, WIRE, CONDUIT OR OTHER FIXTURES LIES PARTIALLY WITHIN AND PARTIALLY OUTSIDE THE DESIGNED BOUNDARIES OF A UNIT, THE PORTION OUTSIDE THE BOUNDARIES OF THE UNIT WHICH SERVE ONLY THE UNIT IS A LIMITED COMMON ELEMENT ALLOCATED SOLELY TO THE UNIT, THE USE OF WHICH IS LIMITED THAT UNIT.
- SUBJECT TO THE PROVISIONS OF NOTE 7 ABOVE, ALL SPACES INTERIOR PARTITIONS AND OTHER FIXTURES AND IMPROVEMENTS WITHIN THE BOUNDARIES OF A UNITE ARE PART OF THE UNIT
- ANY SHUTTERS, AWNINGS, WINDOW BOXES, DOOR, STEPS, STOOPS, PORCHES, BALCONIES, ENTRYWAYS, OR PATIOS, AND ALL EXTERIOR DOORS AND WINDOWS OF THE UNITS FIXTURES DESIGNED TO SERVE A SINGLE UNIT, BUT LOCATED OUTSIDE OF THE UNITS BOUNDARIES, ARE LIMITED COMMON ELEMENTS ALLOCATED EXCLUSIVELY TO THAT UNIT
- IF THE INTERIOR UNFINISHED SURFACES OF PERIMETER ALLS, THE FLOOR OR CEILING OF A UNIT ARE NOT EXACTLY WHERE INDICATED ON THIS PLAT DUE TO SETTLING OR MINOR VARIANCES RESULTING FROM THE CONSTRUCTION OF THE UNITS, THE EXISTING PHYSICAL INTERIOR UNFINISHED SURFACES OF THE PERIMETER WALLS, THE FLOOR AND CEILING OF THE UNIT SHALL BE DEEMED TO BE IT'S ACTUAL BOUNDARIES RATHER THAN THE BOUNDARIES AS SHOWN ON THIS PLAT
- ALL AREAS OUTSIDE BUILDINGS UNITS ARE COMMON ELEMENTS OR LIMITED COMMON ELEMENTS AS DESIGNATED HEREON
- THE TOWN OF FOUNTAIN HILLS IS NOT RESPONSIBLE FOR AND WILL NOT ACCEPT MAINTENANCE FOR ANY PRIVATE UTILITIES, STREETS, FACILITIES, DRAINAGE STRUCTURES AND DETENTION BASINS LANDSCAPED AREA, ETC, WITHIN THE PROJECT
- COVENANTS, CONDITIONS, AND RESTRICTIONS FOR THIS CONDOMINIUM ARE RECORDING INSTRUMENT _____ RECORDS OF MARICOPA COUNTY

SURVEYORS CERTIFICATION

THIS IS TO CERTIFY THE SURVEY AND SUBDIVISION PREMISES DESCRIBED AND PLATTED HEREON WERE MADE UNDER MY DIRECTION DURING THE MONTH OF NOVEMBER 2025, THAT THE PLAT IS CORRECT AND ACCURATE, THAT THE MONUMENTS SHOWN HEREON HAVE BEEN LOCATED OR ESTABLISHED AS DESCRIBED AND LOT CORNERS HAVE BEEN PERMANENTLY SET.

RAED (REED) DALBIK, RLS # 67877

2822 S BUCKSKIN WAY, CHANDLER AZ 85286

ASSURED WATER SUPPLY

A CERTIFICATE OF ASSURED WATER SUPPLY AND LETTER ASSURING WATER SERVICE FOR THIS PROPERTY HAVE BEEN SUBMITTED TO THE TOWN OF FOUNTAIN HILLS FROM THE EPCOR WATER COMPANY

LEGAL DESCRIPTION

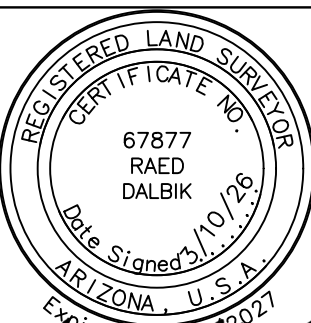
PARCEL NO. 1:
LOT 3, BLOCK 1, FOUNTAIN HILLS FINAL PLAT 302A, ACCORDING TO BOOK 164 OF MAPS, PAGE 43, RECORDS OF MARICOPA COUNTY, ARIZONA;
EXCEPT ALL MINERALS AS RESERVED BY THE UNITED STATES OF AMERICAN IN PATENT TO SAID LAND RECORDED IN DOCKET 1839, PAGE 426, RECORDS OF MARICOPA COUNTY, ARIZONA; AND
EXCEPT ALL OIL, GASES AND OTHER HYDROCARBON SUBSTANCES, COAL, STONE, METALS, MINERALS, FOSSILS AND FERTILIZERS OF EVERY NAMED AND DESCRIPTION, TOGETHER WITH ALL URANIUM, THORIUM, OR ANY OTHER MATERIAL WHICH IS OR MAY BE DETERMINED TO BE PECULIARLY ESSENTIAL TO THE PRODUCTION OF FISSIONABLE MATERIALS, WHETHER OR NOT OF COMMERCIAL VALUE; AND EXCEPT ALL UNDERGROUND WATER IN, UNDER OR FLOWING THROUGH SAID LAND AND WATER RIGHTS APPURTENANT THEREIN, AS RESERVED IN WARRANTY DEED RECORDED IN DOCUMENT NO. 87-322369, RECORDS OF MARICOPA COUNTY, ARIZONA.
PARCEL NO. 2:
THAT PORTION OF AN ALLEY ABANDONED BY RESOLUTION NO. 2022-04, ABANDONING A 30-FOOT PUBLIC ALLEY RIGHT-OF-WAY, RECORDED IN DOCUMENT NO. 20220148060, RECORDS OF MARICOPA COUNTY, ARIZONA, LYING ADJACENT TO THE WESTERLY PROLONGATION OF LOT 3, BLOCK 1, FOUNTAIN HILLS FINAL PLAT 302A, ACCORDING TO BOOK 164 OF MAPS, PAGE 43, RECORDS OF MARICOPA COUNTY, ARIZONA.

BASIS OF BEARINGS

THE CENTERLINE OF FALCON DRIVE HAS BEARING OF N 58°40'00" W

J.L.D. ENGINEERING & SURVEYING

2822 SOUTH BUCKSKIN WAY
CHANDLER, AZ 85286
(602) 790-7958



Raed Dalbik

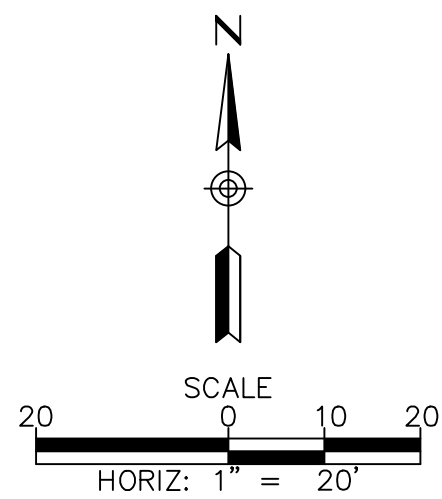
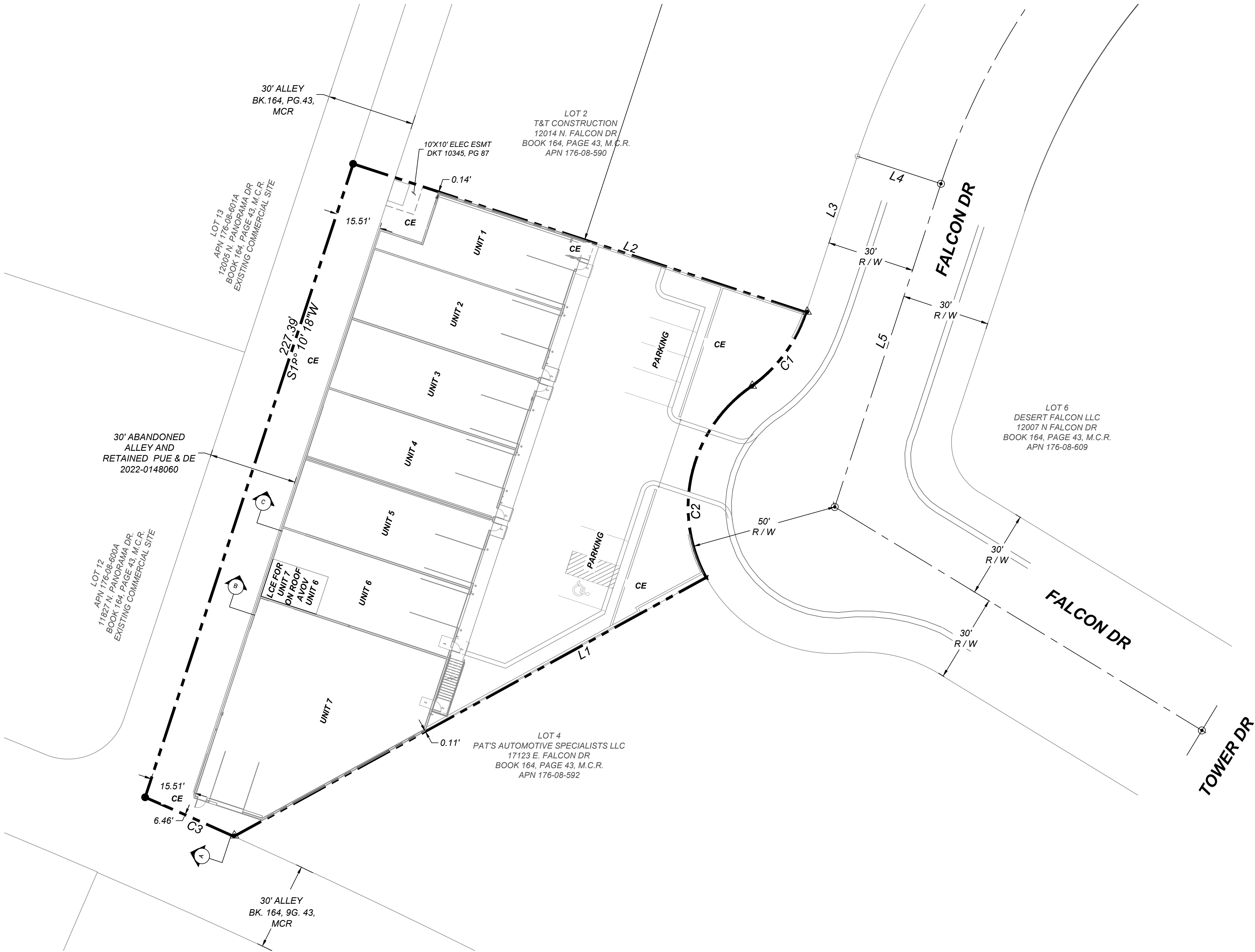


Raed Dalbik

FINAL PLAT
CLASSIC GARAGE STORAGE CONDOMINIUM

JOB NO:
25-135

SHEET
1 OF 5

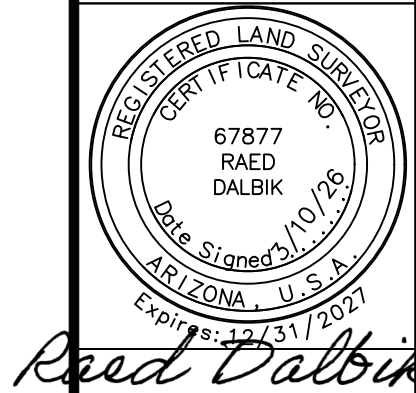


- LEGEND
- 1/2" REBAR LS 67877
 - FND BC FLUSH
 - ⊗ FND NAIL IN CONCRETE (ACCEPTED)
 - ▲ FOUND 1/2" REBAR (ACCEPTED)
 - PROPERTY LINE
 - - - ROAD CENTERLINE
 - . - . RIGHT OF WAY
 - . . . ASSESSOR PARCEL NUMBER
 - - - EASEMENT
 - . . . RIGHT OF WAY
 - . . . LIMITED COMMON ELEMENT
 - . . . COMMON ELEMENT
 - . . . PUBLIC UTILITY EASEMENT
 - . . . DRAINAGE EASEMENT

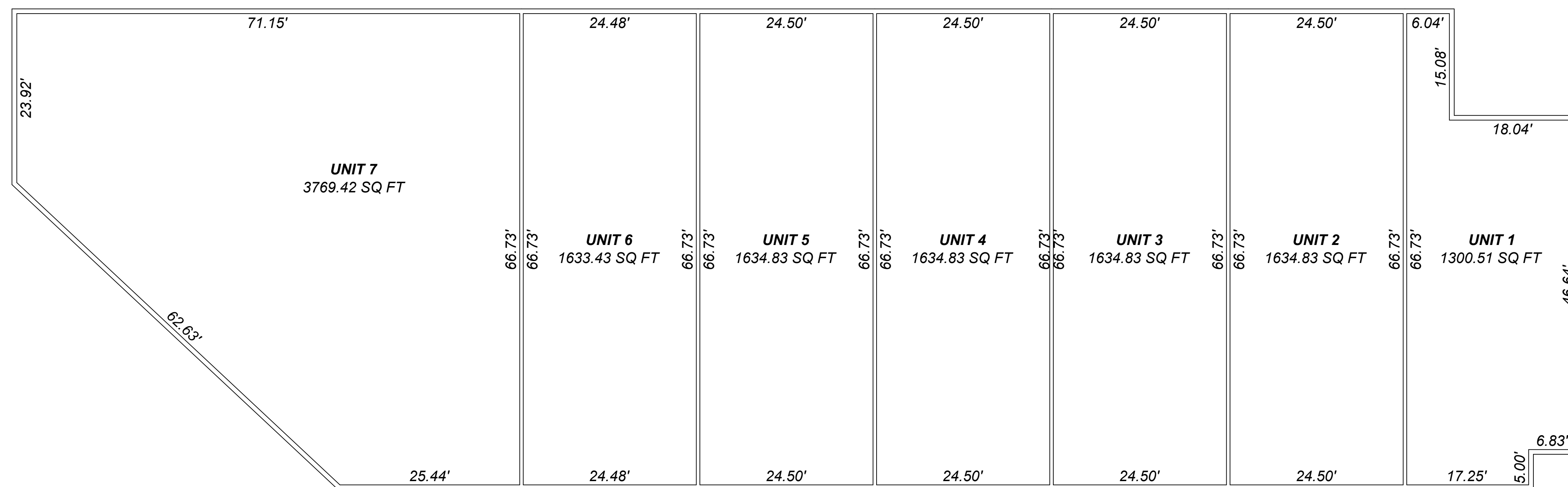
Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	32.18	50.00	36.87	N36° 36' 24"E	31.62
C2	73.12	50.00	83.79	S13° 08' 49"W	66.78
C3	33.06	2275.00	0.83	N66° 11' 30"W	33.06

Parcel Line Table		
Line #	Length	Direction
L1	183.63	S61° 15' 22"W
L2	162.48	N71° 49' 42"W
L3	56.05	N18° 10' 18"E
L4	30.00	N71° 49' 42"W
L5	116.05	N18° 10' 18"E

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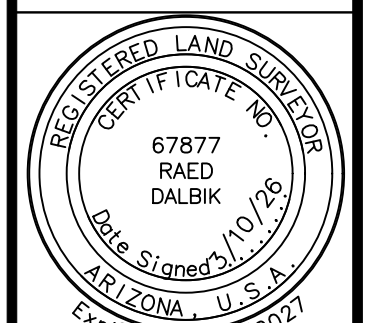


FINAL PLAT
CLASSIC GARAGE STORAGE CONDOMINIUM



LEVEL 1

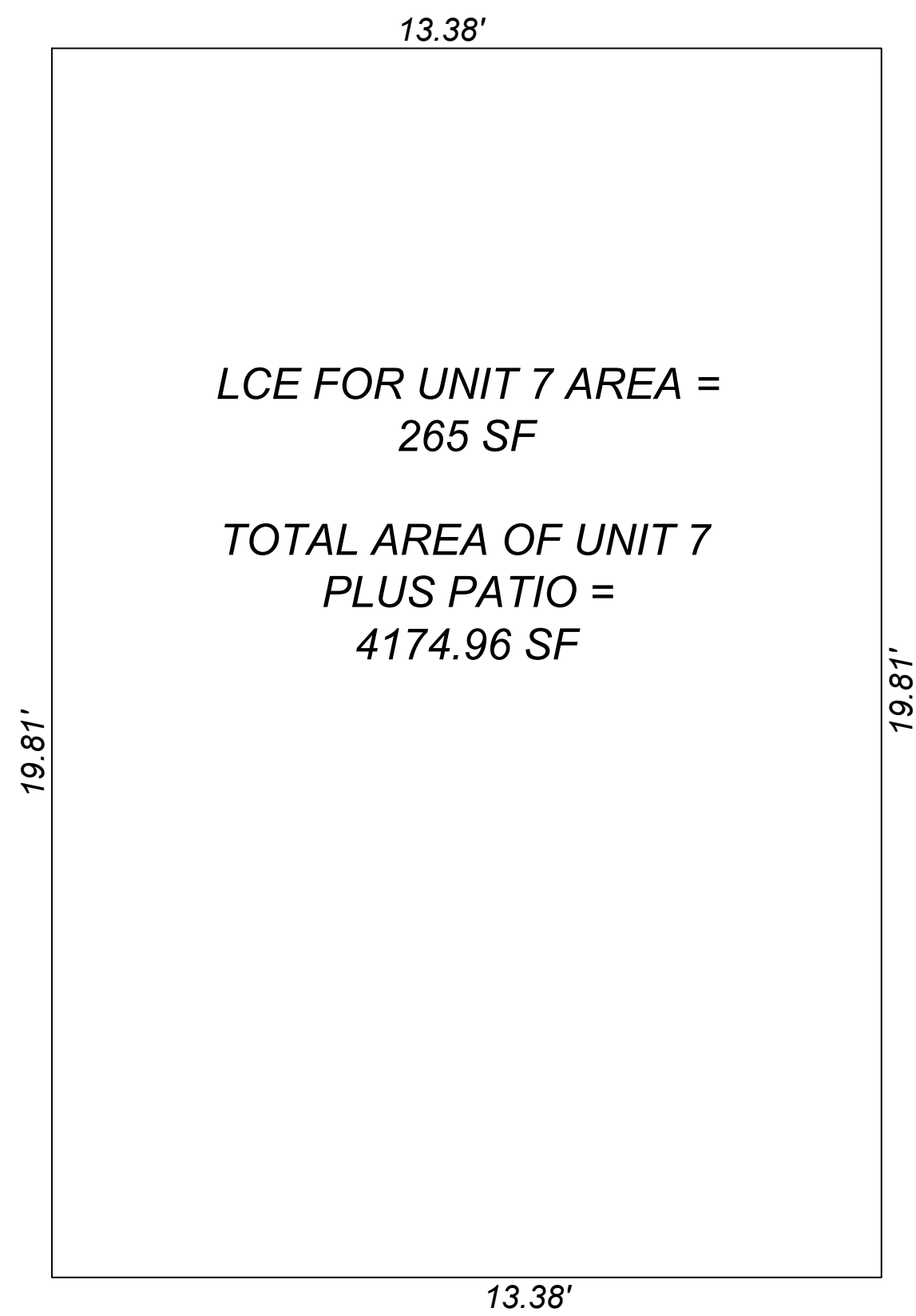
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Raed Dalbik

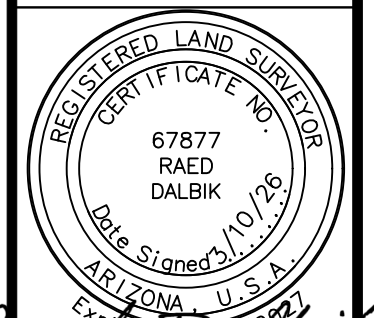
FINAL PLAT
CLASSIC GARAGE STORAGE CONDOMINIUM

JOB NO: 25-135
SHEET 3 OF 5



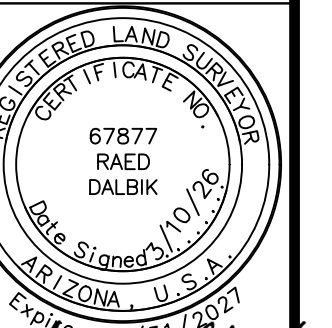
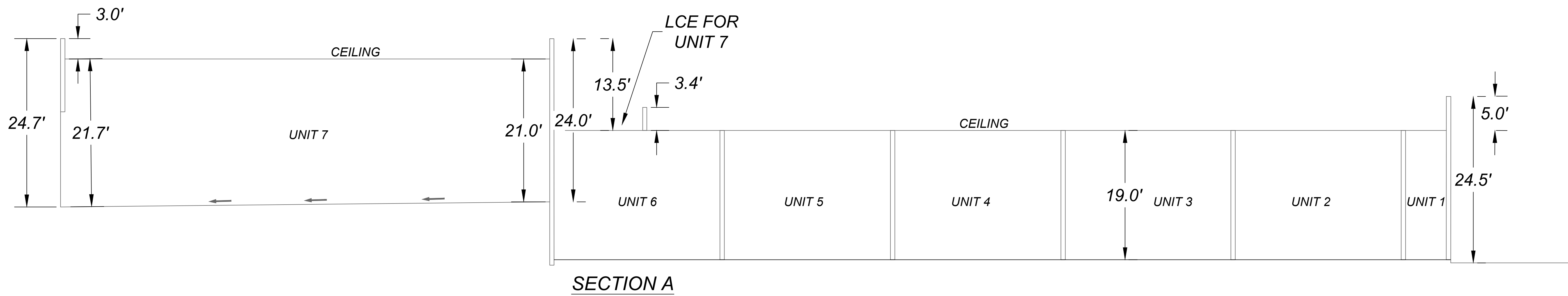
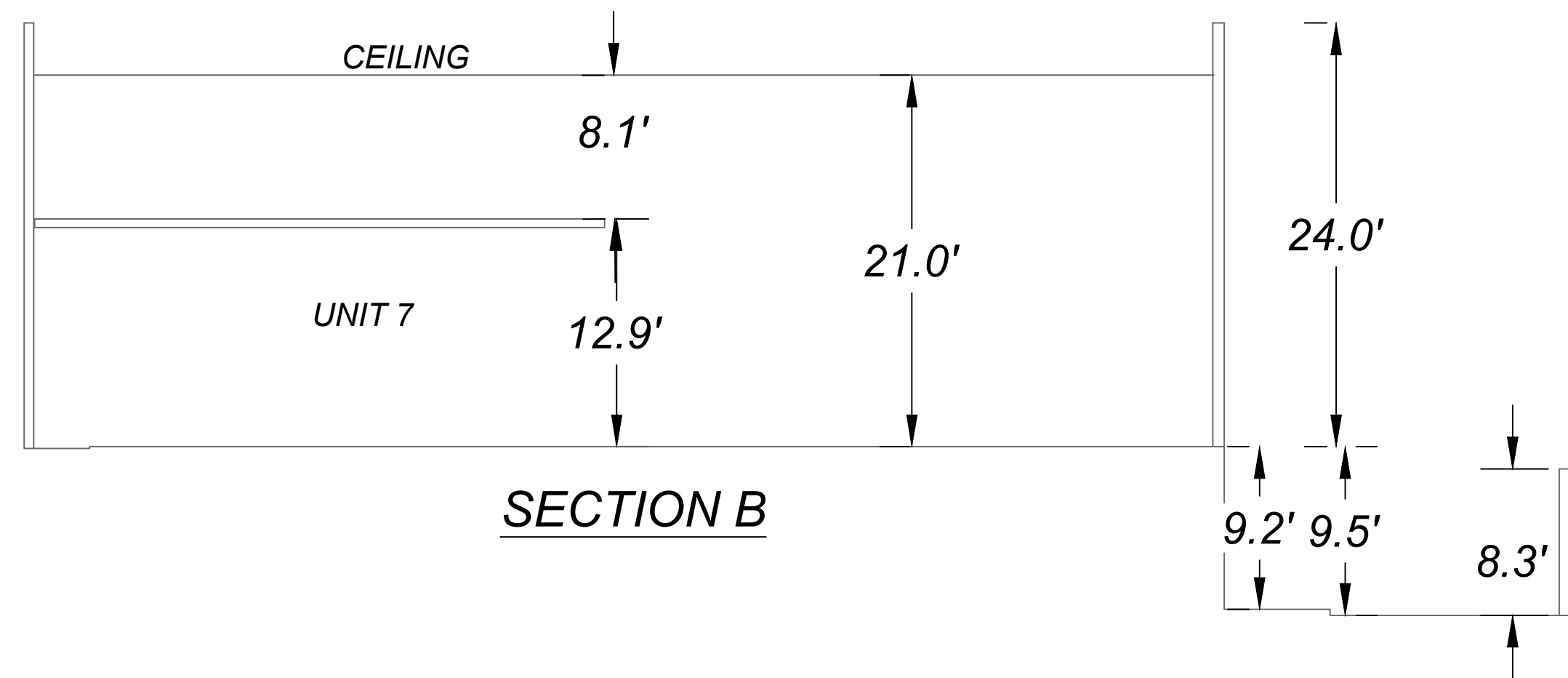
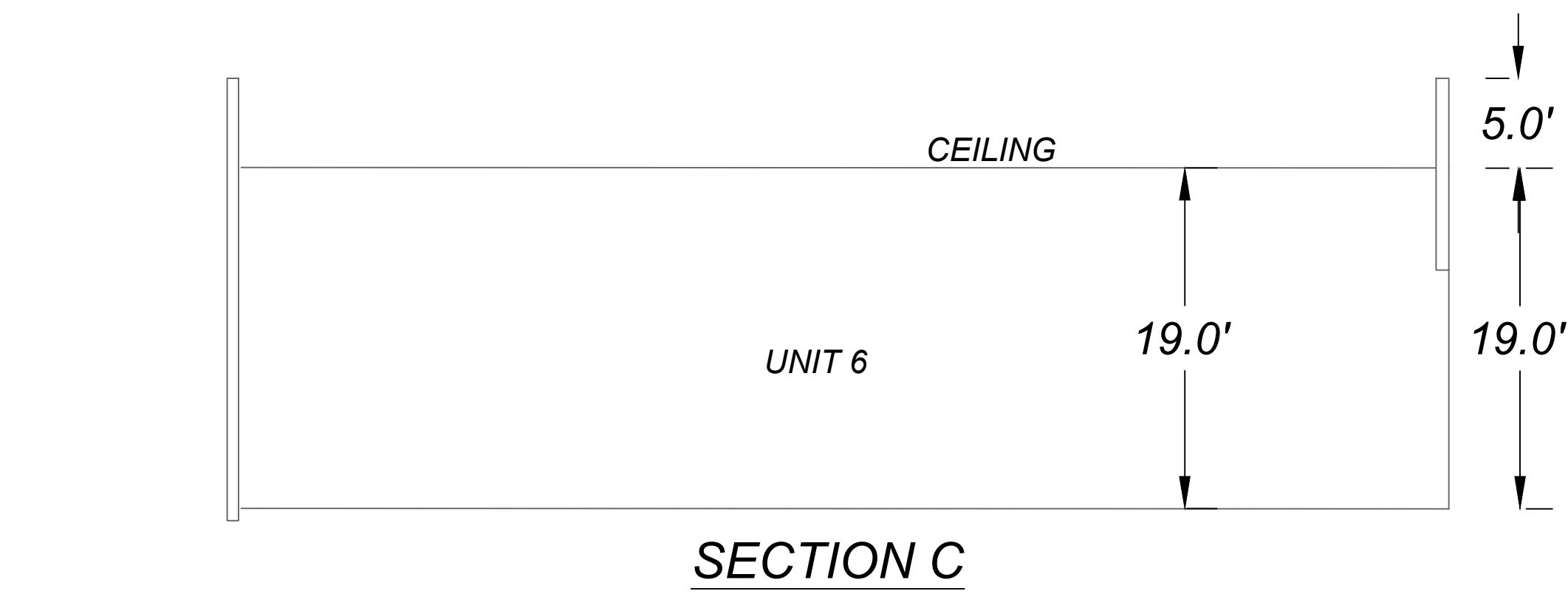
LEVEL 2
LCE FOR UNIT 7

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CHANDLER, AZ 85286
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Raed Dalebik

FINAL PLAT
CLASSIC GARAGE STORAGE CONDOMINIUM



FINAL PLAT
CLASSIC GARAGE STORAGE CONDOMINIUM