

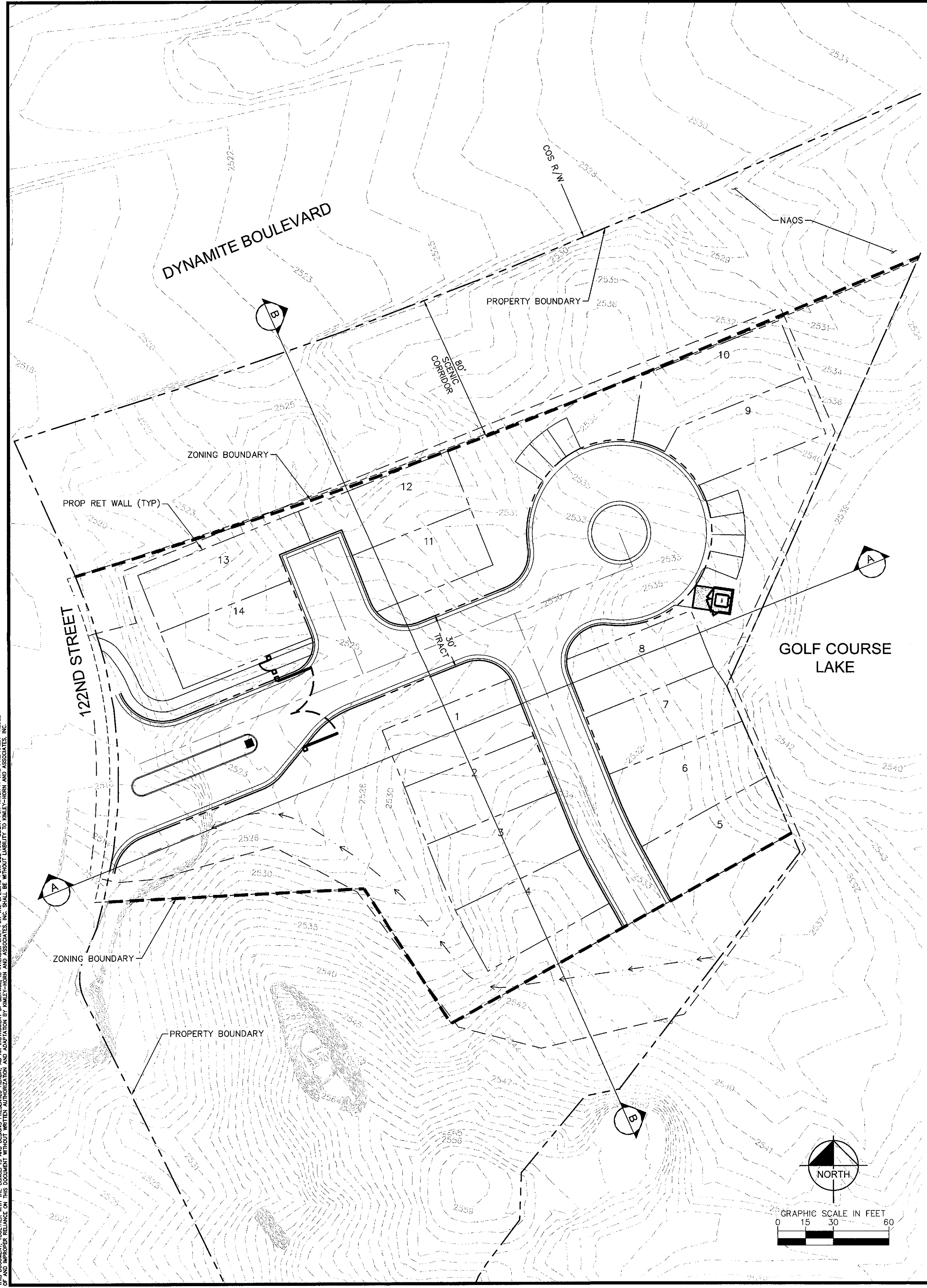
Full Size

8.5 x 11

11 x 17

(site plan, landscape, elevations)

K:\EVA_Civil\291071000 - Villages at Troon\CADD\Zoning\Cross Sections.dwg Dec 08, 2016 zach.hill
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EXISTING ROAD
ELEV=2514

EXISTING ROAD
ELEV=2522

EXISTING LAKE
ELEV=2589

EXISTING RIDGE
ELEV=2540

SECTION A
EXISTING GRADE
LOOKING NORTH

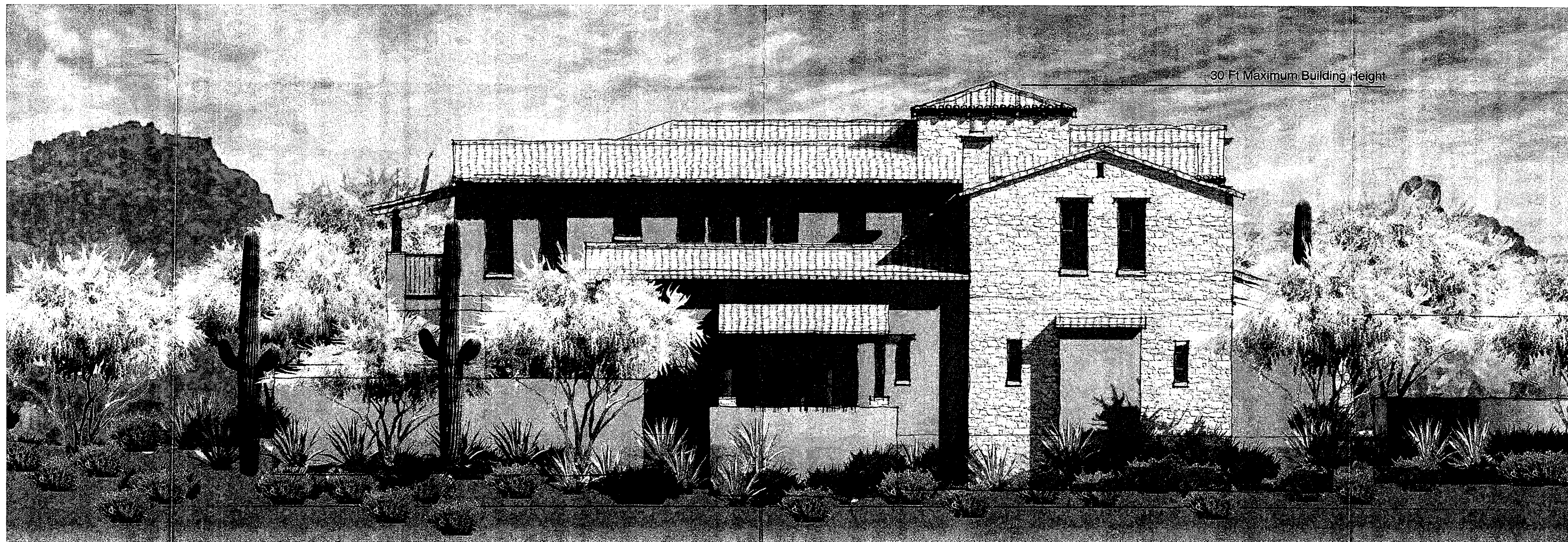
SECTION B
EXISTING GRADE
LOOKING EAST

<p>Kimley»Horn © 2016 KIMLEY-HORN AND ASSOCIATES, INC. 7740 North 16th Street, Suite 300 Phoenix, Arizona 85020 (602) 944-5500</p>	
<p>SCALE (H): 1"=30' SCALE (V): NONE DESIGNED BY: ZJH DRAWN BY: ZJH CHECKED BY: JMB DATE: OCT 2016</p>	<p>VILLAGES AT TROON - PHASE 3 SITE CROSS SECTIONS SCOTTSDALE, ARIZONA</p>
<p>PROJECT NO. 291071000</p>	<p>DRAWING NAME</p>
<p>1 OF 1</p>	<p>NO. REVISION BY DATE APPR.</p>

Cross Sections



Left Elevation



Front Elevation



LVA urban design studio
 land planning • development entitlements • landscape architecture
 120 south ash avenue • tempe, arizona 85281 • 480.994.0994

VILLAGES AT TROON NORTH

Concept Elevations

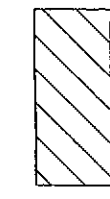
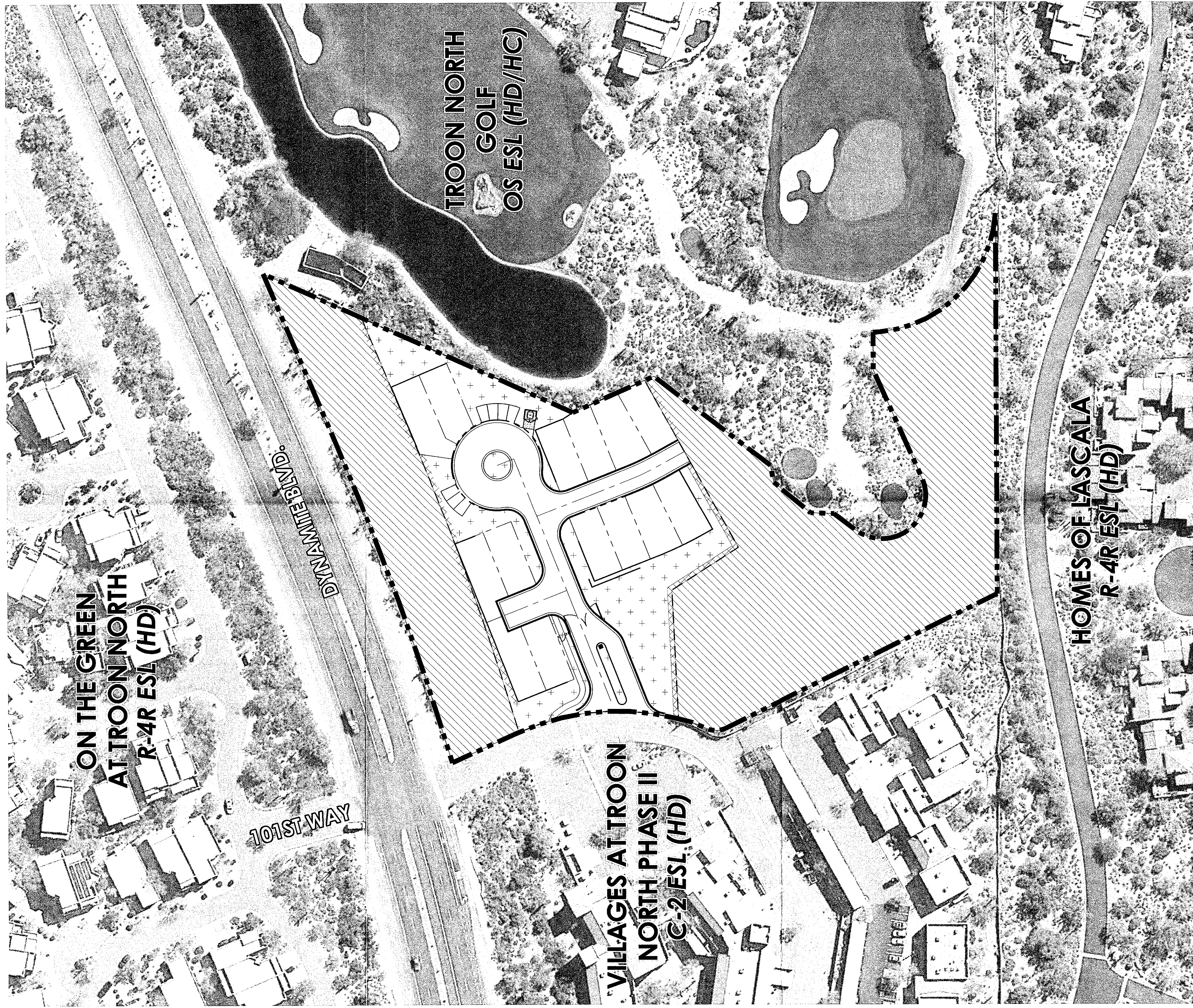
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 S:\1560-Villages at Troon North Phase III\CAD\LVA\SITE ANALYSIS\LVA-1560-Lotting Concept.dwg Sep 27, 2016

Note: Architectural design is conceptual only and subject to future modification and/or redesign with the Development Review Board review and approval process

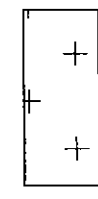
B/w Elevations

27-ZN-2016
 12/8/2016



ZONE A: NATURAL VEGETATION

The identified areas are intended to depict the undisturbed portion of the property which will remain in the current natural state.



ZONE B: ENHANCED PLANTING

Concentrated at the project entry and throughout the project's common areas, this zone will be irrigated and planted with nursery grown landscape plant material. Plant selections will be designed to complement the naturally occurring vegetation, but will be planted more densely. Salvaged plant material from onsite may be used in this zone.

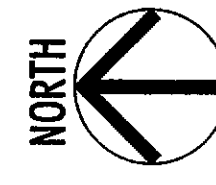


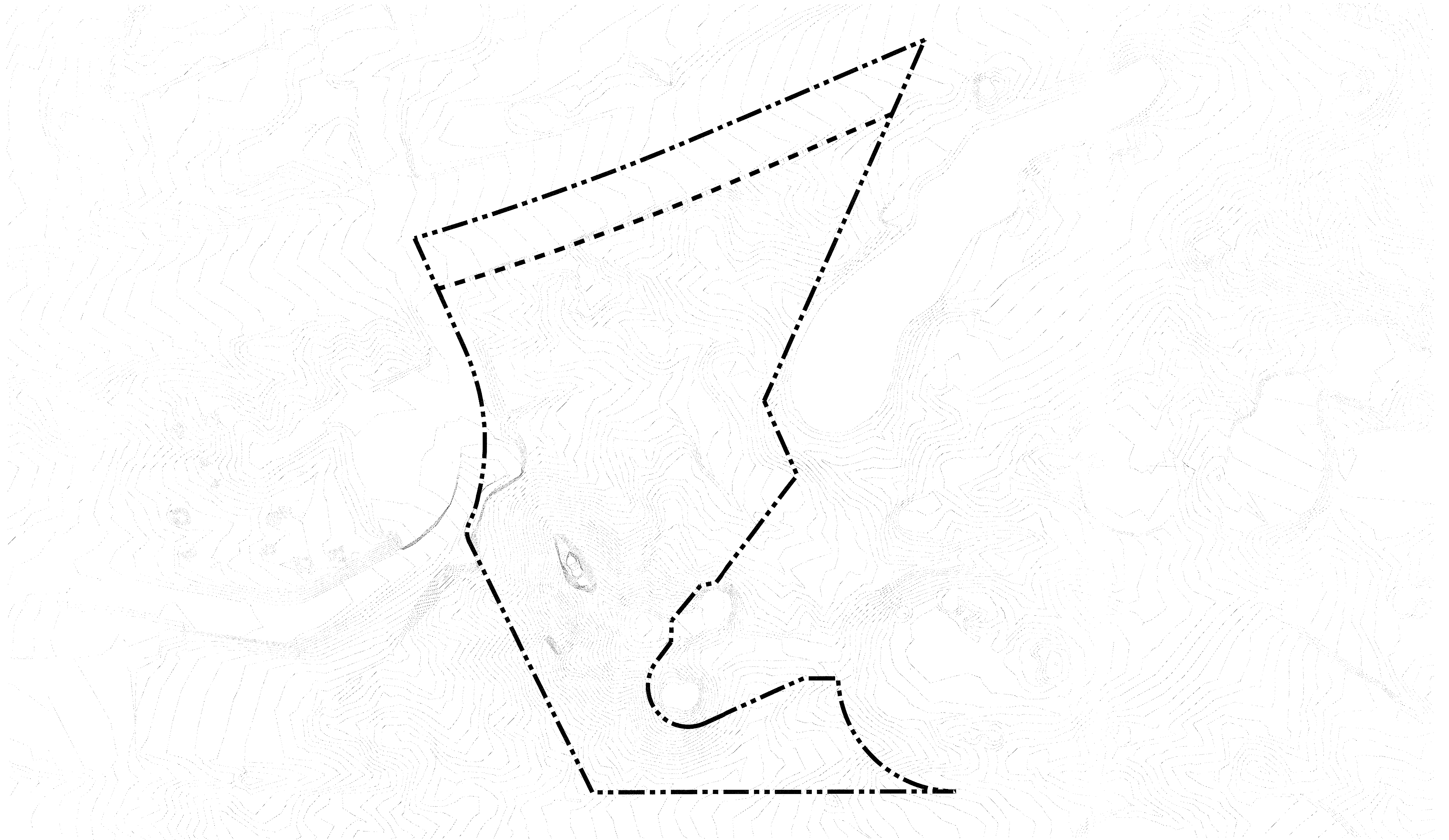
ZONE C: NATIVE PLANTING

The identified areas will be revegetated to visually mitigate the disturbance caused by construction. The plant selection and density will be designed to appear similar to the Natural Vegetation Zone. Salvaged plant material from onsite may be used in this zone.

LANDSCAPE NOTES:

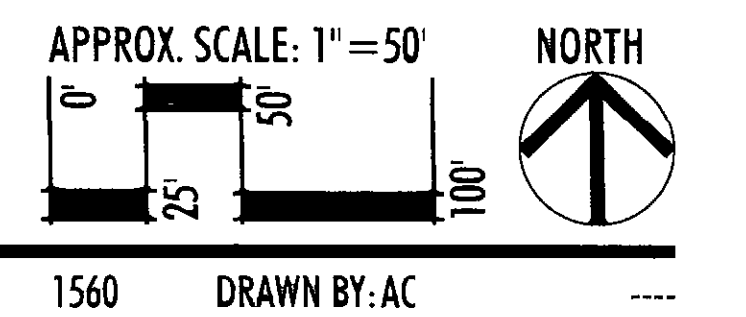
1. All plant material to comply with City of Scottsdale ESL plant list.
2. All disturbed areas to be top dressed with 'desert floor' decomposed granite to match color and size of adjacent inert material.
3. All berms to have maximum 4:1 side slopes.
4. Boulders are to be surface select site boulders, 1/3 buried in soil, typ.
5. 3 trees per dwelling unit shall be provided with a minimum of 234 tree per Section 10.502 of the Zoning Ordinance.





THE VILLAGES at TROON NORTH

TOPOGRAPHY





SITE DATA:

EXISTING SITE DATA
 LOCATION: NEC 101ST WAY & DYNAMITE BLVD.
 OVERALL SITE AREA (GROSS): 272,281 SF (6.2 AC)
 OVERALL SITE AREA (NET): 232,233 SF (5.3 AC)
 EXISTING G.P. LAND USE: COMMERCIAL
 EXISTING ZONING: C-2 (PER CASE #45-ZN-1990)

PROPOSED R-3 E.S.L. (HD) ZONING AREA
 R-3 ESL SITE AREA (GROSS): 167,299 SF (3.8 AC)
 R-3 ESL SITE AREA (NET): 129,600 SF (3.0 AC)
 PROPOSED G.P. LAND USE: URBAN NEIGHBORHOODS
 PROPOSED ZONING: R-3 E.S.L. HD
 DEVELOPMENT TYPE: CONDOMINIUM PLAT
 PROPOSED # OF UNITS: 14
 MAX. GROSS DENSITY: 3.7 DU/AC
 REFUSE COLLECTION: COMMUNITY BIN (1)
 PARKING REQUIRED: 2 SPACES/UNIT TO BE PROVIDED IN GARAGE
 GUEST PARKING: 7 OFF STREET SPACES

R-3 E.S.L. DEVELOPMENT STANDARDS
 MIN. BLDG. SETBACK: 0' (ADJACENT TO C-2 & O-S)
 15' (ADJACENT TO R-4R)
 MIN. YARD SETBACK: 10' (ADJACENT TO C-2)
 MIN. DISTANCE BETWEEN BLDGS.: 10'
 MAX. BLDG. HEIGHT: 30'
 MIN. GARAGE DOOR SETBACK: FACE OF GARAGE SHALL BE SETBACK FROM CURB, SIDEWALK OR TRAVEL LANE EITHER 3' OR 6', OR ATLEAST 18'.

PROPOSED O-S E.S.L. (HD) ZONING AREA
 O-S ESL SITE AREA: 56,581 SF (1.3 AC)
 PROPOSED G.P. LAND USE: OPEN SPACE
 PROPOSED ZONING: O-S E.S.L. HD
 PROPOSED # OF LOTS: 0
 MAX. GROSS DENSITY: 0 DU/AC

PROPOSED C.O.S. E.S.L. (HD) ZONING AREA
 C.O.S. SITE AREA: 36,547 SF (.8 AC)
 PROPOSED G.P. LAND USE: OPEN SPACE
 PROPOSED ZONING: C.O.S. E.S.L. HD
 PROPOSED # OF LOTS: 0
 MAX. GROSS DENSITY: 0 DU/AC

C-2 E.S.L. (HD) ZONING AREA
 C-2 SITE AREA (GROSS): 11,840 SF (.3 AC)
 C-2 SITE AREA: 9,479 SF (.2 AC)
 G.P. LAND USE: COMMERCIAL
 ZONING: C-2 E.S.L. HD
 PROPOSED # OF BLDGS.: 0

OPEN SPACE:

R-3 TOTAL OPEN SPACE (INCLUDING FRONTAGE)
 REQUIRED: 36% OF R-3 NET = 46,656 SF (1.1 AC)
 PROVIDED: 46% OF R-3 NET = 59,616 SF (1.4 AC)

R-3 PRIVATE OUTDOOR LIVING SPACE
 REQUIRED: 10% OF G.F.A. OF UNITS ON 1ST STORY
 5% OF G.F.A. OF UNITS ABOVE 1ST STORY
 MIN. PROVIDED: 10% OF G.F.A. OF UNITS ON 1ST STORY
 5% OF G.F.A. OF UNITS ABOVE 1ST STORY

R-3 FRONTAGE OPEN SPACE
 REQUIRED: 12% OF R-3 NET = 15,552 SF (0.36 AC)
 PROVIDED: 31% OF R-3 NET = 39,621 SF (0.91 AC)

N.A.O.S.

REQUIRED N.A.O.S. FOR TOTAL SITE PER PARKING PLAN 4-10-2008

TOTAL N.A.O.S. REQUIRED:	223,314 SF	(5.13 AC)
N.A.O.S. PREVIOUSLY PROVIDED:	231,553 SF	(5.31 AC)
N.A.O.S. SURPLUS:	7,878 SF	(.18 AC)
N.A.O.S. TO BE DEDICATED:	61,060 SF	(1.4 AC)

PREVIOUSLY DEDICATED N.A.O.S. & H.C. PER PARKING PLAN 4-10-2008

TOTAL HILLSIDE CONSERVATION (HC):	40,240 SF
PHASE 1 & 2 DEDICATION:	170,493 SF
ASSUMED PHASE 3 DEDICATION:	61,060 SF
N.A.O.S. - REVEGETATED:	86,509 SF
N.A.O.S. - UNDISTURBED:	108,334 SF
N.A.O.S. - SURPLUS:	7,878 SF

SUBJECT SITE N.A.O.S. PROVIDED

TOTAL PHASE 3 N.A.O.S. PROVIDED:	90,095 SF
N.A.O.S. - REVEGETATED:	0.0 SF (0%)
N.A.O.S. - UNDISTURBED:	90,095 ACRES (100%)
TOTAL N.A.O.S. DEDICATED ON ALL PHASES:	260,588 SF

*THE PROPOSED DEDICATION FOR PHASE 3 IS IN CONFORMANCE WITH N.A.O.S. DEDICATIONS APPROVED IN PARKING PLAN 4-10-2008.

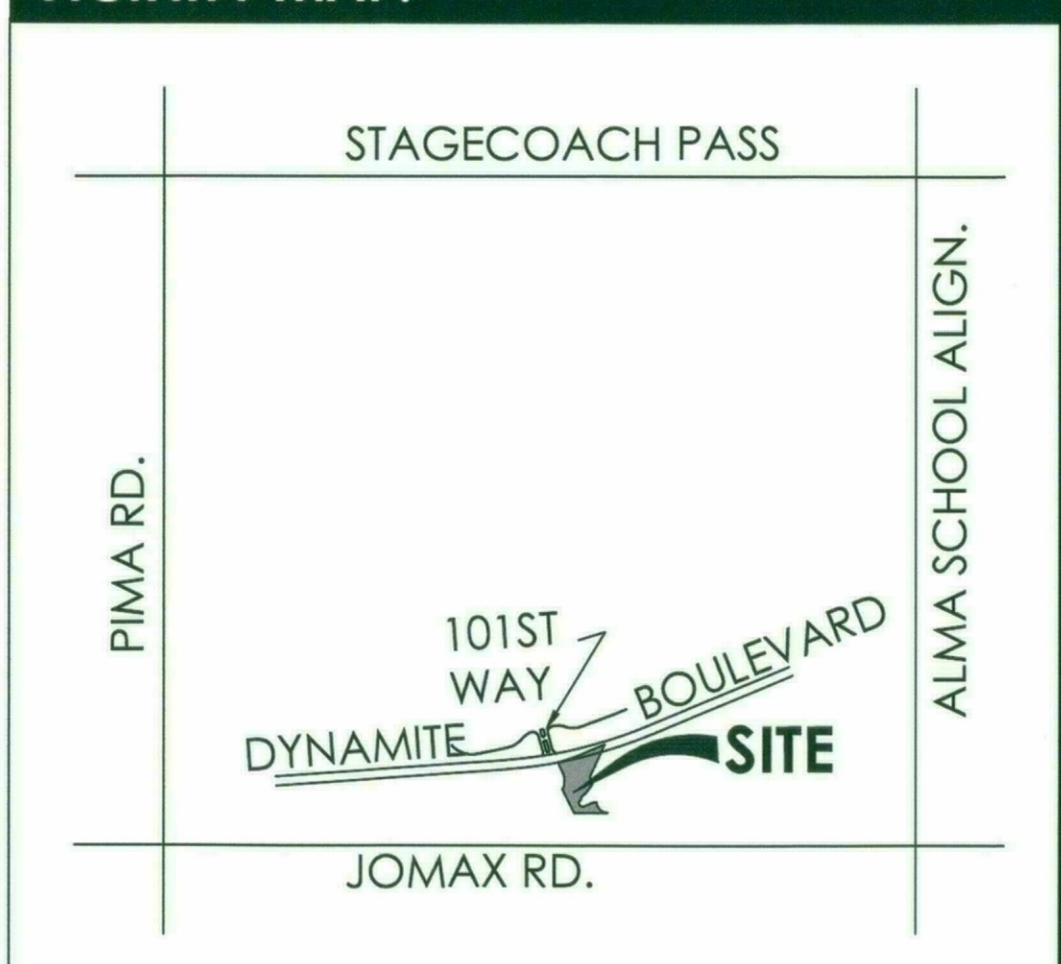
FIRE:

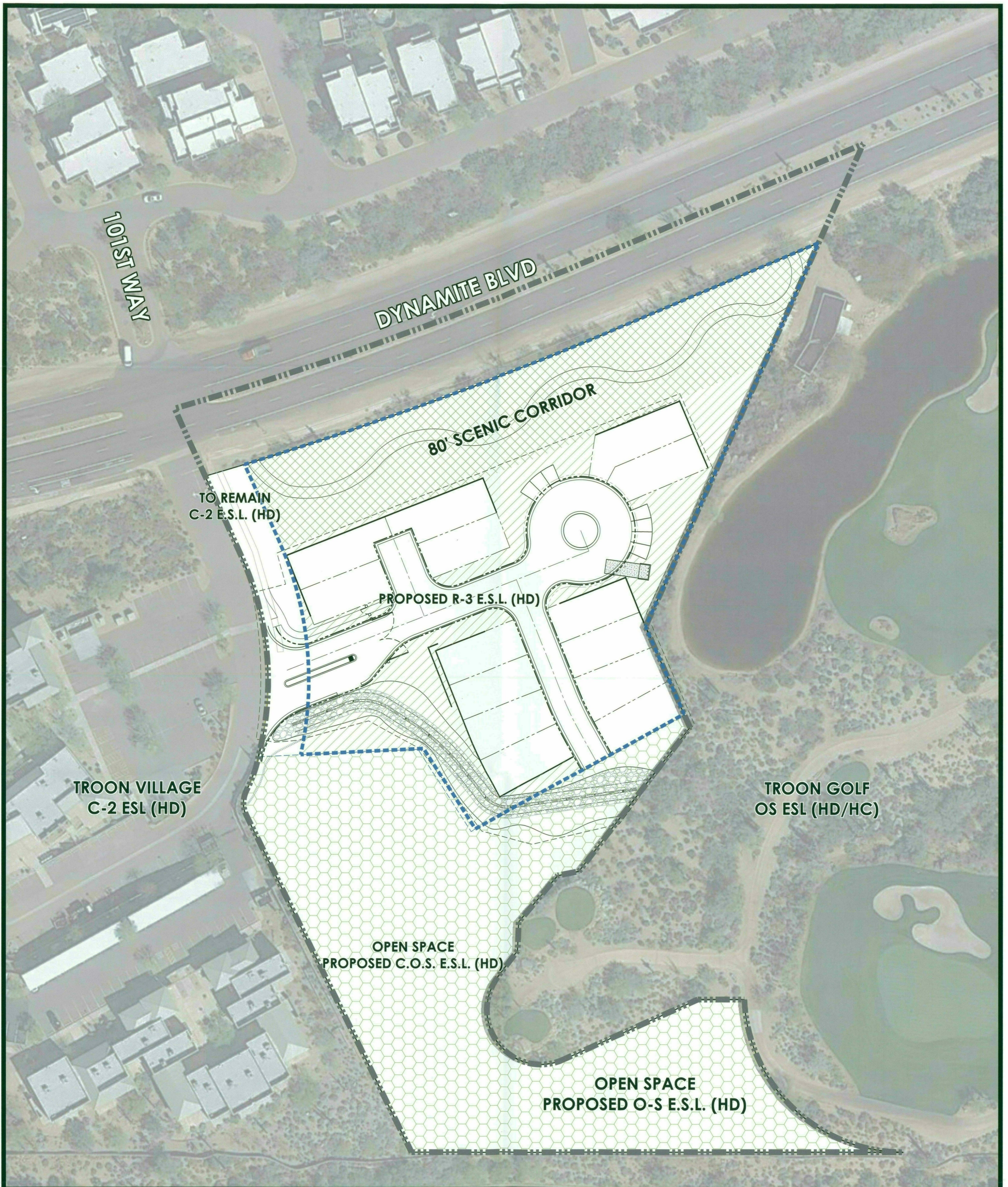
FIRE CONFORMANCE INFORMATION
 - ON-SITE STREET TRACTS ARE DESIGNATED 24' FIRE LANES.
 - FIRE LANE SURFACE TO SUPPORT 83,000 LB GVW
 - UNOBSTRUCTED VERTICAL CLEARANCE MIN. 13'-6"
 - KEY SWITCH/PRE-EMPTION SENSOR REQUIRED FOR ALL GATES
 - GATE DETAIL CONSISTENT WITH DS&PM
 - ALL PRIVATE ACCESSWAYS TO MEET MINIMUM 45' OUTSIDE TURNING RADIUS WITH 5' SHOULDER FOR TURNING.

NOTES:

- CONDO REGIME PLAT, NOT FEE-SIMPLE LOTS
- INTERNAL DRIVE IS PRIVATE ACCESSWAY

VICINITY MAP:





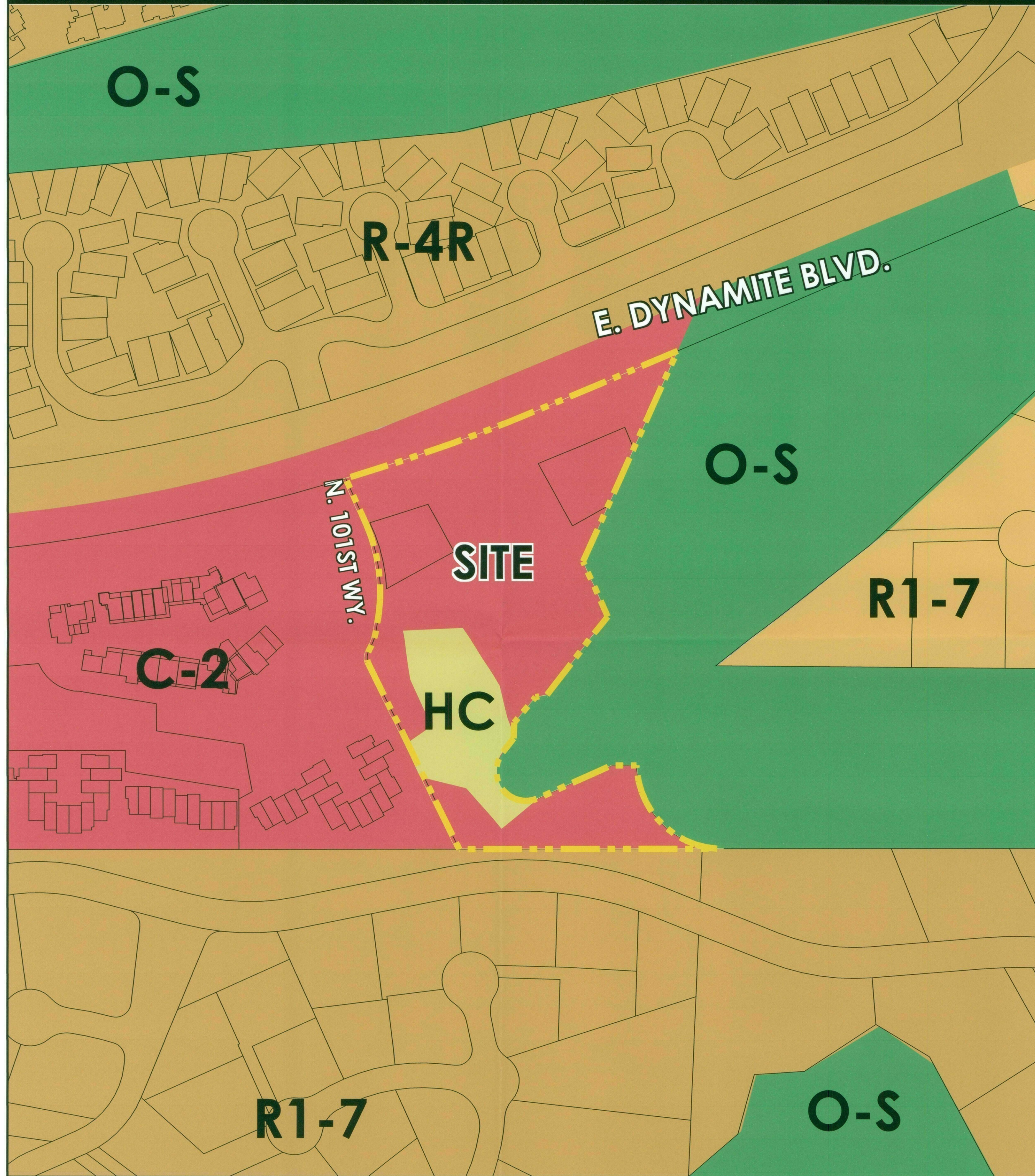
PROJECT INFORMATION:

SITE DATA	
GROSS AREA:	6.2 AC
NET AREA:	5.3 AC (R-3 = 3.0 AC)
EXISTING ZONING:	C-2 ESL
PROPOSED ZONING:	R-3 ESL, OS ESL, COS ESL
BUILDING HEIGHT:	2-STORY
PROVIDED OPEN SPACE:	152,744 SF (3.5 AC) - 66% OF NET
<p> COMMON OPEN SPACE (OS & COS ZONING) = 93,128 SF (2.14 AC) COMMON OPEN SPACE (R-3 ZONING) = 19,995 SF (0.46 AC) FRONTAGE OPEN SPACE (R-3 ZONING) = 39,621 SF (0.91 AC) </p>	

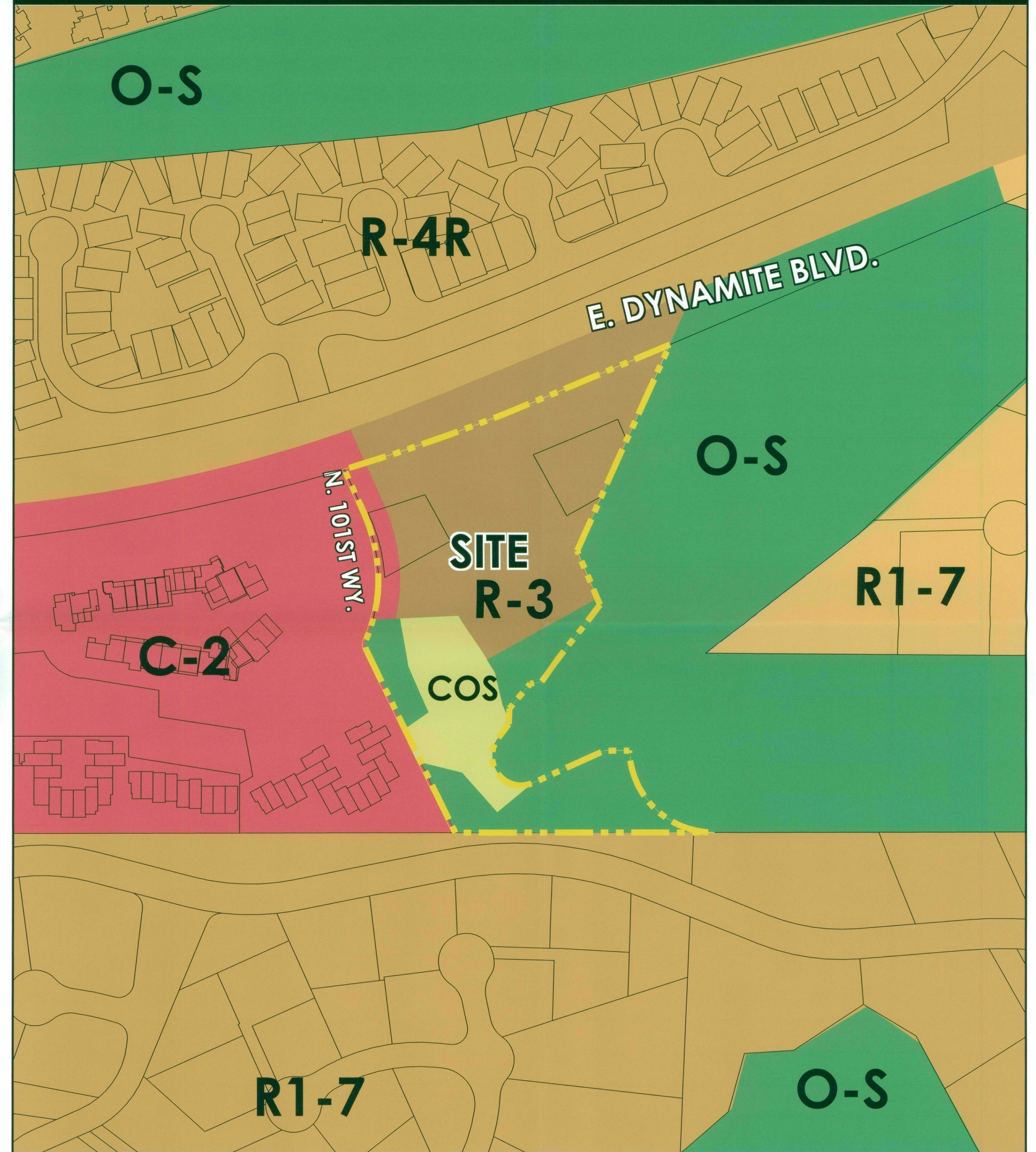
R-3 TOTAL OPEN SPACE (INCLUDING FRONTAGE)	
REQUIRED:	36% OF R-3 NET = 46,656 SF (1.1 AC)
PROVIDED:	46% OF R-3 NET = 59,616 SF (1.4 AC)
R-3 PRIVATE OUTDOOR LIVING SPACE	
REQUIRED:	10% OF G.F.A. OF UNITS ON 1ST STORY 5% OF G.F.A. OF UNITS ABOVE 1ST STORY
MIN. PROVIDED:	10% OF G.F.A. OF UNITS ON 1ST STORY 5% OF G.F.A. OF UNITS ABOVE 1ST STORY
R-3 FRONTAGE OPEN SPACE	
REQUIRED:	12% OF R-3 NET = 15,552 SF (0.36 AC)
PROVIDED:	31% OF R-3 NET = 39,621 SF (0.91 AC)

Open Space

EXISTING ZONING



PROPOSED ZONING



VILLAGES at TROON NORTH

ZONING LAND USE MAP

APPROX. SCALE: NTS



1560 DRAWN BY: AC

4/13/17

Zoning Map



Left Elevation



Front Elevation



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 land planning • development entitlements • landscape architecture
 120 south ash avenue • tempe, arizona 85281 • 480.994.0994

VILLAGES AT TROON NORTH

Concept Elevations

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 S:\1560-Villages at Troon North Phase III\CAD\LVA\SITE ANALYSIS\LVA-1560-Lotting Concept.dwg Sep 27, 2016

Note: Architectural design is conceptual only and subject to future modification and/or redesign with the Development Review Board review and approval process

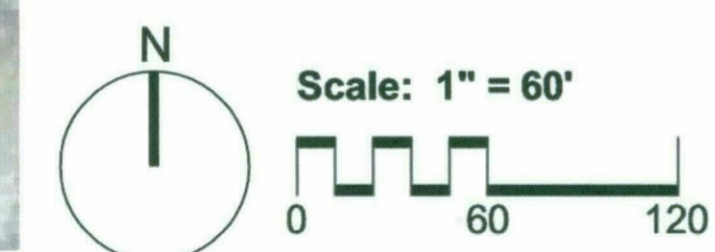


Plant Legend

- ⊕ Tree - Salvageable
- ⊕ Tree - Non-Salvageable
- Tree - Remain In Place
- ★ Cacti - Salvageable
- ★ Cacti - Non-Salvageable
- ★ Cacti - Remain In Place

Project Consultants

Salvage Contractor **Native Resources International**
 1540 West Happy Valley Road
 Phoenix, Arizona 85085
 623-869-6757 (p) • 623-869-6769 (f)
 Contact: Kevin Brenda - kevin@nativeresources.com



Native Resources Intl.
 1540 W Happy Valley Rd.
 Phoenix, AZ. 85085
 Phone (623) 869-6757
 Fax (623) 869-6769

Villages @ Troon North

10201 E. Dynamite Boulevard
 Scottsdale, Arizona

Native Plant Inventory

DATE: 10/21/2016

REVISION:

SCALE: 1" = 40'

CHECKED:

DRAWN: KB

SHEET **1** OF 1

Native plant



SITE DATA:

EXISTING SITE DATA
 LOCATION: NEC 101ST WAY & DYNAMITE BLVD.
 OVERALL SITE AREA (GROSS): 272,281 SF (6.2 AC)
 OVERALL SITE AREA (NET): 232,233 SF (5.3 AC)
 EXISTING G.P. LAND USE: COMMERCIAL
 EXISTING ZONING: C-2 (PER CASE #45-ZN-1990)

PROPOSED R-3 E.S.L. (HD) ZONING AREA
 R-3 ESL SITE AREA (GROSS): 179,169 SF (4.1 AC)
 R-3 ESL SITE AREA (NET): 139,109 SF (3.2 AC)
 PROPOSED G.P. LAND USE: URBAN NEIGHBORHOODS
 PROPOSED ZONING: R-3 E.S.L. HD
 DEVELOPMENT TYPE: CONDOMINIUM PLAT
 PROPOSED # OF UNITS: 14
 MAX. GROSS DENSITY: 3.4 DU/AC
 REFUSE COLLECTION: COMMUNITY BIN (1)
 PARKING REQUIRED: 2 SPACES/UNIT TO BE PROVIDED IN GARAGE
 GUEST PARKING: 7 OFF STREET SPACES

R-3 E.S.L. DEVELOPMENT STANDARDS
 MIN. BLDG. SETBACK: 0' (ADJACENT TO C-2 & O-S)
 15' (ADJACENT TO R-4R)
 MIN. YARD SETBACK: 10' (ADJACENT TO C-2)
 MIN. DISTANCE BETWEEN BLDGS.: 10'
 MAX. BLDG. HEIGHT: 30'
 MIN. GARAGE DOOR SETBACK: FACE OF GARAGE SHALL BE SETBACK FROM CURB, SIDEWALK OR TRAVEL LANE EITHER 3' OR 6', OR AT LEAST 18'

PROPOSED O-S E.S.L. (HD) ZONING AREA
 O-S ESL SITE AREA: 56,661 SF (1.3 AC)
 PROPOSED G.P. LAND USE: OPEN SPACE
 PROPOSED ZONING: O-S E.S.L. HD
 PROPOSED # OF LOTS: 0
 MAX. GROSS DENSITY: 0 DU/AC

PROPOSED C.O.S. E.S.L. (HD) ZONING AREA
 C.O.S. SITE AREA: 36,463 SF (.8 AC)
 PROPOSED G.P. LAND USE: OPEN SPACE
 PROPOSED ZONING: C.O.S. E.S.L. HD
 PROPOSED # OF LOTS: 0
 MAX. GROSS DENSITY: 0 DU/AC

OPEN SPACE:

COMMON OPEN SPACE
 REQUIRED: 1.9 AC. (36% OF NET)
 PROVIDED: 2.9 AC. (55% OF NET)

PRIVATE OUTDOOR LIVING SPACE
 REQUIRED: 10% OF GROSS FLOOR AREA OF UNITS ON 1ST STORY
 5% OF GROSS FLOOR AREA OF UNITS ABOVE 1ST STORY
 PROVIDED MIN.: 10% OF GROSS FLOOR AREA OF UNITS ON 1ST STORY
 MIN. 5% OF GROSS FLOOR AREA OF UNITS ABOVE 1ST STORY

FRONTAGE OPEN SPACE
 REQUIRED: .6 AC. (12% OF NET AREA)
 PROVIDED: 1.0 AC. (18% OF NET AREA)

N.A.O.S.

REQUIRED N.A.O.S FOR TOTAL SITE PER PARKING PLAN 4-10-2008

TOTAL N.A.O.S. REQUIRED:	223,314 SF	(5.13 AC)
N.A.O.S. PREVIOUSLY PROVIDED:	231,553 SF	(5.31 AC)
N.A.O.S. SURPLUS:	7,878 SF	(.18 AC)
N.A.O.S. TO BE DEDICATED:	61,060 SF	(1.4 AC)

PREVIOUSLY DEDICATED N.A.O.S. & H.C. PER PARKING PLAN 4-10-2008

TOTAL HILLSIDE CONSERVATION (HC):	40,240 SF
PHASE 1 & 2 DEDICATION:	170,493 SF
ASSUMED PHASE 3 DEDICATION:	61,060 SF
N.A.O.S. - REVEGETATED:	86,509 SF
N.A.O.S. - UNDISTURBED:	108,334 SF
N.A.O.S. - SURPLUS:	7,878 SF

SUBJECT SITE N.A.O.S. PROVIDED

TOTAL PHASE 3 N.A.O.S PROVIDED:	90,095 SF
N.A.O.S - REVEGETATED:	0.0 SF (0%)
N.A.O.S - UNDISTURBED:	90,095 ACRES (100%)
TOTAL N.A.O.S. DEDICATED ON ALL PHASES:	260,588 SF

* THE PROPOSED DEDICATION FOR PHASE 3 IS IN CONFORMANCE WITH N.A.O.S. DEDICATIONS APPROVED IN PARKING PLAN 4-10-2008.

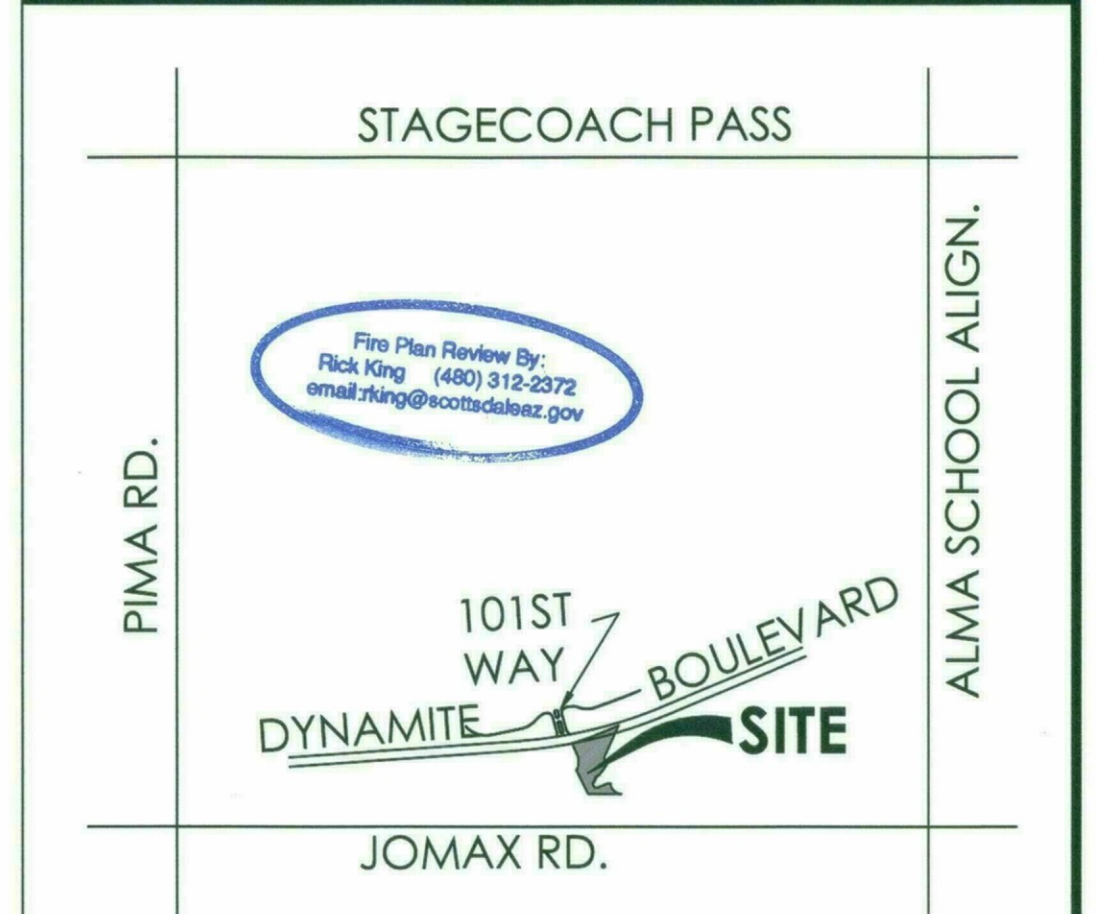
FIRE:

FIRE CONFORMANCE INFORMATION
 - ON-SITE STREET TRACTS ARE DESIGNATED 24' FIRE LANES.
 - FIRE LANE SURFACE TO SUPPORT 83,000 LB GVW
 - UNOBSTRUCTED VERTICAL CLEARANCE MIN. 13'-6"
 - KEY SWITCH/PRE-EMPTION SENSOR REQUIRED FOR ALL GATES
 - GATE DETAIL CONSISTENT WITH DS&PM
 - ALL PRIVATE ACCESSWAYS TO MEET MINIMUM 45' OUTSIDE TURNING RADIUS WITH 5' SHOULDER FOR TURNING.

NOTES:

- CONDO REGIME PLAT, NOT FEE-SIMPLE LOTS
 - INTERNAL DRIVE IS PRIVATE ACCESSWAY

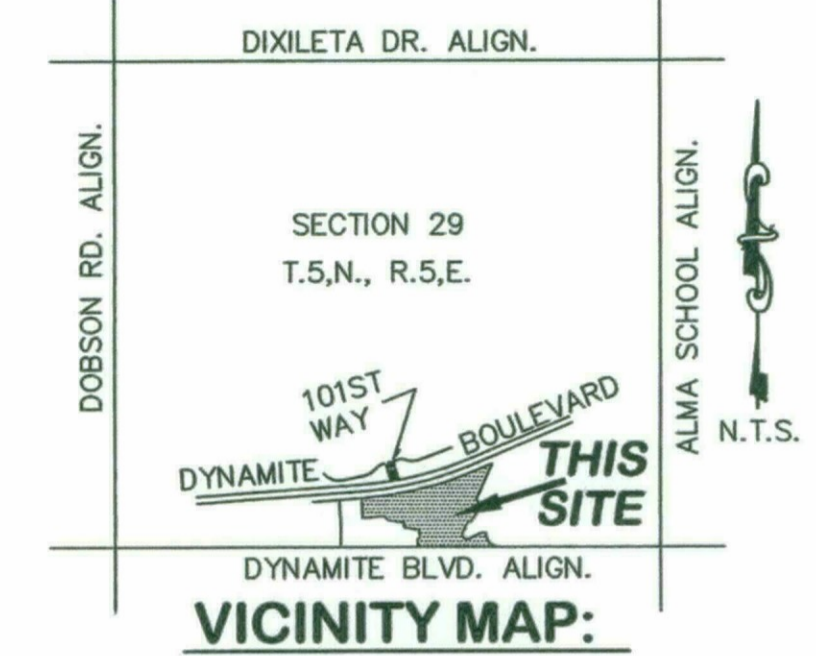
VICINITY MAP:



ALTA/NSPS LAND TITLE SURVEY

VILLAGE AT TROON, PHASE 2

A PORTION OF VILLAGE AT TROON LAND DIVISION, RECORDED IN BOOK 754, PAGE 10, OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA.
BEING A PORTION OF THE SOUTH HALF OF SECTION 29, TOWNSHIP 5 NORTH, RANGE 5 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA



BY	
REVISION	
NO.	DATE
PURPOSE: A.L.T.A. SURVEY	

DRAWN BY: JAB
CHECKED BY: JAB

SCHEDULE "B" ITEMS:

- 1 PROPERTY TAXES, INCLUDING ANY PERSONAL PROPERTY TAXES AND ANY ASSESSMENTS COLLECTED WITH TAXES, FOR THE SECOND INSTALLMENT OF 2016 TAXES. (AFFECTS THE PARCEL BUT NOT THE SURVEY)
- 2 RESERVATIONS CONTAINED IN THE PATENT
- FROM: THE UNITED STATES OF AMERICA
RECORDING DATE: NOVEMBER 7, 1941
RECORDING NO: BOOK 366 OF DEEDS, PAGE 95 (AFFECTS THE PARCEL BUT NOT THE SURVEY)

WHICH AMONG OTHER THINGS RECITES AS FOLLOWS:
SUBJECT TO ANY VESTED AND ACCRUED WATER RIGHTS FOR MINING, AGRICULTURAL, MANUFACTURING, OR OTHER PURPOSES AND RIGHTS TO DITCHES AND RESERVOIRS USED IN CONNECTION WITH SUCH WATER RIGHTS, AS MAY BE RECOGNIZED AND ACKNOWLEDGED BY THE LOCAL CUSTOMS, LAWS AND DECISIONS OF THE COURTS, AND THE RESERVATION FROM THE LANDS HEREBY GRANTED, A RIGHT OF WAY THEREON FOR DITCHES OR CANALS CONSTRUCTED BY THE AUTHORITY OF THE UNITED STATES. THE RIGHT OF ENTRY TO PROSPECT FOR, MINE AND REMOVE THE MINERALS OR MATERIALS RESERVED IN THE PATENT FROM THE UNITED STATES OF AMERICA AND EXCEPTED FROM THE DESCRIPTION OF SAID LAND IN SCHEDULE A.

- 3 WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT DISCLOSED BY THE PUBLIC RECORDS.
- 4 DRAINAGE AND A 1 FOOT VEHICULAR NON ACCESS EASEMENT AS SET FORTH ON THE MAP OF DEDICATION RECORDED IN BOOK 312 OF MAPS, PAGE 43. (AFFECTS ALL) (AS SHOWN ON THE SURVEY)
- 5 MATTERS CONTAINED IN THAT CERTAIN DOCUMENT
- ENTITLED: INGRESS-EGRESS AGREEMENT
RECORDING DATE: JANUARY 19, 1989
RECORDING NO: 89-025708 (AFFECTS THE PARCEL BUT NOT THE SURVEY)
(AFFECTS ALL)
REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.

- 6 MATTERS DISCLOSED BY THE NOTES, ONE FOOT VEHICULAR NON ACCESS EASEMENT, TWENTY FOUR FOOT EMERGENCY AND SERVICE VEHICLE ACCESS EASEMENT, DRAINAGE EASEMENTS, EIGHTY FOOT SCENIC CORRIDOR AND TRAIL EASEMENT, WATER EASEMENTS, HILLSIDE EASEMENT AND NATURAL AREA OPEN SPACE EASEMENTS AS SET FORTH ON THE PLAT MAP OF DEDICATION FOR VILLAGE AT TROON RECORDED IN BOOK 719 OF MAPS, PAGE 24; (AFFECTS ALL) (AS SHOWN ON THE SURVEY)
- THE EFFECT OF THE CITY OF SCOTTSDALE RELEASE OF EASEMENT MAP OF DEDICATION RECORDED OCTOBER 3, 2007 IN RECORDING NO. 20071089172; AND THE CITY OF SCOTTSDALE RELEASE OF EASEMENT SUBDIVISION OR MAP OF DEDICATION RECORDED JUNE 5, 2008 IN RECORDING NO. 20080498065.

- 7 EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
- PURPOSE: UTILITY
RECORDING DATE: APRIL 1, 2005
RECORDING NO: 2005-0415606 (AS SHOWN ON THE SURVEY)
(AFFECTS PARCEL NO. 1)

- 8 COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, SOURCE OF INCOME, GENDER, GENDER IDENTITY, GENDER EXPRESSION, MEDICAL CONDITION OR GENETIC INFORMATION, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH IN THE DOCUMENT
- RECORDING NO: 2006-1427122
RE-RECORDING NO: 2007-0228652 (AFFECTS THE PARCEL BUT NOT THE SURVEY)

(AFFECTS ALL)
LIENS AND CHARGES AS SET FORTH IN THE ABOVE MENTIONED DECLARATION,
PAYABLE TO: TROON NORTH ASSOCIATION

- 9 EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
- PURPOSE: NATURAL AREA OPEN SPACE
RECORDING DATE: DECEMBER 18, 2007
RECORDING NO: 2007-1321743 (AS SHOWN ON THE SURVEY)
(AFFECTS PARCEL NO. 1)

- 10 COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, SOURCE OF INCOME, GENDER, GENDER IDENTITY, GENDER EXPRESSION, MEDICAL CONDITION OR GENETIC INFORMATION, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH IN THE DOCUMENT

RECORDING NO: 2008-0445217 (AFFECTS THE PARCEL BUT NOT THE SURVEY)
(AFFECTS PARCEL NO. 1)

THEREAFTER ASSIGNMENT OF DECLARANT'S RIGHTS AND AMENDMENTS TO DECLARATION RECORDED MARCH 8, 2010 IN RECORDING NO. 2010-0194963 AND NOTICE OF ASSIGNMENT OF DECLARANT'S RIGHTS RECORDED NOVEMBER 8, 2013 IN RECORDING NO. 20130973352 AND THEREAFTER ASSIGNMENT OF DECLARANT'S RIGHTS RECORDED JULY 20, 2015 IN RECORDING NO. 20150520091 AND RE-RECORDED ON SEPTEMBER 23, 2015 IN RECORDING NO. 20150685948.

LIENS AND CHARGES AS SET FORTH IN THE ABOVE MENTIONED DECLARATION,
PAYABLE TO: THE VILLAGE AT TROON NORTH PHASE II CONDOMINIUM

- 11 MATTERS CONTAINED IN THAT CERTAIN DOCUMENT
- ENTITLED: NOTICE OF EXCLUSIVE USE
RECORDING DATE: JANUARY 11, 2006
RECORDING NO: 2006-0048942
(AFFECTS PARCEL NO. 2 AND PARCEL NO. 3) (AFFECTS THE PARCEL BUT NOT THE SURVEY)

REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.

SCHEDULE "B" ITEMS: (continued)

- 12 COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, LIABILITIES AND OBLIGATIONS, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, SOURCE OF INCOME, GENDER, GENDER IDENTITY, GENDER EXPRESSION, MEDICAL CONDITION OR GENETIC INFORMATION, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH IN THE DOCUMENT:

RECORDING NO: 2005851552
(AFFECTS ALL) (AS SHOWN ON SURVEY, ALSO KNOWN AS PARCEL NO. 4, PER EXHIBIT "A")

THE PROVISIONS OF SAID COVENANTS, CONDITIONS AND RESTRICTIONS WERE EXTENDED TO INCLUDE THE HEREIN DESCRIBED LAND BY AN INSTRUMENT

RECORDING NO: 20051825934

- 13 MATTERS CONTAINED IN THAT CERTAIN DOCUMENT

ENTITLED: MEMORANDUM OF PROFITS PARTICIPATION AGREEMENT
RECORDING DATE: JULY 27, 2015
RECORDING NO: 20150541176 (AFFECTS THE PARCEL BUT NOT THE SURVEY)

REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.

- 14 MATTERS WHICH MAY BE DISCLOSED BY AN INSPECTION AND/OR BY A CORRECT ALTA/NSPS LAND TITLE SURVEY OF SAID LAND THAT IS SATISFACTORY TO THE COMPANY, AND/OR BY INQUIRY OF THE PARTIES IN POSSESSION THEREOF.

- 15 ANY RIGHTS OF THE PARTIES IN POSSESSION OF A PORTION OF, OR ALL OF, SAID LAND, WHICH RIGHTS ARE NOT DISCLOSED BY THE PUBLIC RECORDS.

ZONING SUMMARY:

ZONING SUMMARY PER MUNICIPAL INFORMATION SUMMARY REPORT PREPARED FOR TIMBERCREEK MORTGAGE SERVICING, INC., DALLAS, TEXAS BY CBRE IV, DATED JULY 16, 2015, PROJECT NO. PC50717600

SUMMARY OF ZONING REQUIREMENTS:

A. PROPERTY INFORMATION:

PROPERTY NAME: THE VILLAGE AT TROON NORTH
PROPERTY ADDRESS: 10031, 10045 & 10051 E. DYNAMITE BOULEVARD SCOTTSDALE, ARIZONA 85262
PROPERTY JURISDICTION: CITY OF SCOTTSDALE
PROPERTY SIZE: 6.442 ACRES (280,614 SF), PER ALTA SURVEY.
CURRENT USE: OFFICE
CURRENT ZONING DESIGNATION: C-2 ESL (HD) - CENTRAL BUSINESS DISTRICT/ENVIRONMENTALLY SENSITIVE LAND DISTRICT HILLSIDE DISTRICT
CERTIFICATE OF OCCUPANCY (CO) OBTAINED: A COPY OF THE SUBJECT'S CERTIFICATE OF OCCUPANCY REQUESTED BUT HAS NOT YET BEEN OBTAINED BY THE MUNICIPALITY. IF AVAILABLE, RELEVANT DOCUMENTATION BE FORWARDED TO CLIENT UPON RECEIPT

MAXIMUM BUILDING HEIGHT ALLOWED:

THIRTY-TWO (22) FEET IN HEIGHT FOR OFFICES ADJACENT TO THE SOUTHERN NEIGHBORHOOD AS MEASURED FROM THE FINISHED FLOOR; THIRTY (30) FEET IN HEIGHT FOR OFFICES ADJACENT TO THE SOUTHERN NEIGHBORHOOD AS MEASURED FROM NATURAL GRADE, PER APPROVED SITE PLAN.
THIRTY-SIX (36) FEET IN HEIGHT (SEE SECTION 5.1404(B))

ACTUAL HEIGHT: ONE (1) TO TWO (2) STORIES IN HEIGHT, PER ALTA SURVEY.

REQUIRED SETBACKS: FRONT: 80' FROM THE SUBJECT'S NORTHERN PROPERTY LINE, PER APPROVED PLAN

ACTUAL: SUBJECT'S IMPROVEMENTS ARE LOCATED 82.7' FROM THE SUBJECT'S NORTHERN PROPERTY LINE, PER ALTA SURVEY.

SIDE: NONE REQUIRED; 50' INCLUDING ANY ALLEY WIDTH FROM A SINGLE-FAMILY RESIDENTIAL DISTRICT OR A SINGLE-FAMILY RESIDENTIAL PORTION OF A PLANNED COMMUNITY P-C, OR ANY PORTION OF A PLANNED

ZONING SUMMARY:

PARKING REQUIREMENTS:

MINIMUM PARKING REQUIRED (PER ZONING ORDINANCE): 238 SPACES, PER APPROVED PLAN.
PROVIDED FOR INFORMATIONAL PURPOSES ONLY OFFICE USES ONE (1) SPACE PER 300 SQUARE FEET OF GROSS FLOOR AREA. (SEE SECTION 9.103, TABLE 9.103.A)
BICYCLE SPACES ONE (1) SPACE PER FORTY (10) VEHICULAR SPACES. (SEE SECTION 9.103[C])
(72,822 SF, PER SUPPLEMENTAL INFORMATION PROVIDED BY CLIENT)
TOTAL PARKING SPACES REQUIRED: 238 SPACES, PER APPROVED PLAN.
EXISTING PARKING SPACES PROVIDED: 235 SPACES, INCLUDING 10 HANDICAPPED-ACCESSIBLE SPACES, PER ALTA SURVEY.
DOES THE EXISTING PARKING MEET CURRENT REQUIREMENTS? YES, THE SUBJECT WAS DEVELOPED AS PART OF A LARGER, COHESIVE DEVELOPMENT AND IN ACCORDANCE WITH THE SPECIFICATIONS OF AN APPROVED SITE PLAN. SHARED PARKING IS PERMITTED BETWEEN LOTS WITHIN ALL PHASES OF THE DEVELOPMENT

SURVEYOR'S CERTIFICATION:

TO: CITY OF SCOTTSDALE
TROON LLC, AN NEVADA LIMITED LIABILITY COMPANY
FIDELITY NATIONAL TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT WAS BASED WERE MADE IN ACCORDANCE WITH "MINIMUM STANDARDS DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS" JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2016, AND INCLUDES ITEMS 2.3.4.6(c), 6(b), 7(c), 7(b)(1), 7(c), 8.9.13, 17, 18, & 19 OF TABLE A THEREOF, PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA, NSPS, AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, THE POSITIONAL UNCERTAINTIES RESULTING FROM THE SURVEY MEASUREMENTS MADE ON THE SURVEY DO NOT EXCEED THE ALLOWABLE POSITIONAL TOLERANCE.



CIVIL AND SURVEY

HUNTER ENGINEERING
10480 N. 74TH ST., SUITE 200
SCOTTSDALE, AZ 85258
T 480 981 3885
F 480 981 3886

ALTA/NSPS LAND TITLE SURVEY
A PORTION OF VILLAGE AT TROON LAND DIVISION, RECORDED IN BOOK 754, PAGE 10, OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA.
BEING A PORTION OF THE SOUTH HALF OF SECTION 29, TOWNSHIP 5 NORTH, RANGE 5 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

SECTION: 29
TOWNSHIP: 5N
RANGE: 5E

JOB NO.: PARG013-SA

SCALE: 1"=60'

SHEET: 1 OF 4

ALTA/NSPS LAND TITLE SURVEY

VILLAGE AT TROON, PHASE 2

A PORTION OF VILLAGE AT TROON LAND DIVISION, RECORDED IN BOOK 754, PAGE 10, OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA.
BEING A PORTION OF THE SOUTH HALF OF SECTION 29, TOWNSHIP 5 NORTH, RANGE 5 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

LEGAL DESCRIPTION:

PARCEL NO. 1:

THOSE PORTIONS OF THE SOUTH HALF OF SECTION 29, TOWNSHIP 5 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTH QUARTER CORNER OF SAID SECTION 29;
THENCE SOUTH 89 DEGREES 57 MINUTES 56 SECONDS WEST ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 29, A DISTANCE OF 453.79 FEET;
THENCE NORTH 00 DEGREES 02 MINUTES 04 SECONDS WEST, A DISTANCE OF 140.07 FEET TO A POINT OF CURVATURE WHOSE CENTER BEARS SOUTH 89 DEGREES 57 MINUTES 56 SECONDS WEST A RADIUS OF 3000.00 FEET;
THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 04 DEGREES 07 MINUTES 56 SECONDS TO THE LEFT, AN ARC DISTANCE OF 216.36 FEET, A TANGENT DISTANCE OF 108.23 FEET, A CHORD DISTANCE OF 216.32 FEET, A CHORD BEARING OF NORTH 02 DEGREES 06 MINUTES 02 SECONDS WEST;
THENCE NORTH 04 DEGREES 10 MINUTES 00 SECONDS WEST, A DISTANCE OF 100.00 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF DYNAMITE BOULEVARD AS SHOWN IN BOOK 312 OF MAPS, PAGE 43, RECORDS OF MARICOPA COUNTY, ARIZONA;
THENCE NORTH 85 DEGREES 50 MINUTES 00 SECONDS EAST ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID DYNAMITE BOULEVARD, A DISTANCE OF 250.00 FEET TO A POINT OF CURVATURE WHOSE CENTER BEARS NORTH 04 DEGREES 10 MINUTES 00 SECONDS WEST A RADIUS OF 3265.00 FEET;
THENCE CONTINUING ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID DYNAMITE BOULEVARD AND ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 018 DEGREES 50 MINUTES 00 SECONDS TO THE LEFT, AN ARC DISTANCE OF 1073.22 FEET, A TANGENT DISTANCE OF 541.49 FEET, A CHORD DISTANCE OF 1068.39 FEET, A CHORD BEARING OF NORTH 76 DEGREES 25 MINUTES 00 SECONDS EAST;
THENCE NORTH 67 DEGREES 00 MINUTES 00 SECONDS EAST CONTINUING ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID DYNAMITE BOULEVARD, A DISTANCE OF 206.50 FEET;
THENCE SOUTH 24 DEGREES 13 MINUTES 58 SECONDS WEST, A DISTANCE OF 372.21 FEET;
THENCE SOUTH 23 DEGREES 50 MINUTES 00 SECONDS EAST, A DISTANCE OF 97.33 FEET;
THENCE SOUTH 37 DEGREES 26 MINUTES 35 SECONDS WEST, A DISTANCE OF 160.73 FEET;
THENCE SOUTH 78 DEGREES 34 MINUTES 07 SECONDS WEST, A DISTANCE OF 19.00 FEET;
THENCE SOUTH 39 DEGREES 55 MINUTES 17 SECONDS WEST, A DISTANCE OF 53.47 FEET;
THENCE SOUTH 02 DEGREES 08 MINUTES 29 SECONDS WEST, A DISTANCE OF 25.62 FEET;
THENCE SOUTH 37 DEGREES 26 MINUTES 35 SECONDS WEST, A DISTANCE OF 29.13 FEET TO A POINT OF CURVATURE WHOSE CENTER BEARS SOUTH 53 DEGREES 02 MINUTES 06 SECONDS EAST, A RADIUS OF 48.05 FEET;
THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 151 DEGREES 36 MINUTES 35 SECONDS TO THE LEFT, AN ARC DISTANCE OF 127.13 FEET, A TANGENT DISTANCE OF 189.94 FEET, A CHORD DISTANCE OF 93.16 FEET, A CHORD BEARING OF SOUTH 38 DEGREES 21 MINUTES 43 SECONDS EAST;
THENCE NORTH 65 DEGREES 50 MINUTES 00 SECONDS EAST, A DISTANCE OF 130.00 FEET;
THENCE NORTH 89 DEGREES 55 MINUTES 30 SECONDS EAST, A DISTANCE OF 41.04 FEET TO A POINT OF CURVATURE WHOSE CENTER BEARS NORTH 87 DEGREES 50 MINUTES 10 SECONDS EAST A RADIUS OF 140.00 FEET;
THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 87 DEGREES 54 MINUTES 41 SECONDS TO THE LEFT, AN ARC DISTANCE OF 214.81 FEET, A TANGENT DISTANCE OF 134.99 FEET, A CHORD DISTANCE OF 194.35 FEET, A CHORD BEARING OF SOUTH 46 DEGREES 07 MINUTES 10 SECONDS EAST TO A POINT ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 29;
THENCE SOUTH 89 DEGREES 55 MINUTES 29 SECONDS WEST ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 29, A DISTANCE OF 1083.63 FEET TO THE POINT OF BEGINNING. EXCEPT ALL COAL AND OTHER MINERALS AS RESERVED IN THE PATENT TO SAID LAND, RECORDED NOVEMBER 7, 1941 IN BOOK 366 OF DEEDS, PAGE 95, RECORDS OF MARICOPA COUNTY, ARIZONA; AND EXCEPT THAT PORTION OF THE SOUTH HALF OF SECTION 29, TOWNSHIP 5 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS: COMMENCING AT A FOUND GLO BRASS CAP, MONUMENTING THE SOUTH QUARTER CORNER OF SAID SECTION 29, FROM WHICH A FOUND GLO BRASS CAP MONUMENTING THE SOUTHWEST CORNER OF SAID SECTION 29 BEARS SOUTH 89 DEGREES 57 MINUTES 56 SECONDS WEST, A DISTANCE OF 2,636.66 FEET;
THENCE SOUTH 89 DEGREES 57 MINUTES 56 SECONDS WEST ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 29, A DISTANCE OF 453.79 FEET;
THENCE NORTH 00 DEGREES 02 MINUTES 04 SECONDS WEST, A DISTANCE OF 140.07 FEET;
THENCE ALONG A TANGENT CURVE TO THE LEFT WITH A RADIUS OF 3,000.00 FEET, A CENTRAL ANGLE OF 04 DEGREES 07 MINUTES 56 SECONDS;
THENCE ALONG THE ARC OF SAID CURVE, A DISTANCE OF 216.36 FEET;
THENCE NORTH 04 DEGREES 10 MINUTES 00 SECONDS WEST, A DISTANCE OF 100.00 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF DYNAMITE BOULEVARD;
THENCE NORTH 85 DEGREES 50 MINUTES 00 SECONDS EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 250.00 FEET;
THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A TANGENT CURVE TO THE LEFT WITH A RADIUS OF 3,265.00 FEET, A CENTRAL ANGLE OF 17 DEGREES 35 MINUTES 57 SECONDS;
THENCE ALONG THE ARC OF SAID CURVE, A DISTANCE OF 1,002.90 FEET;
THENCE SOUTH 21 DEGREES 45 MINUTES 57 SECONDS EAST, ON A RADIAL LINE, A DISTANCE OF 80.00 FEET TO THE POINT OF BEGINNING;
THENCE PARALLEL WITH THE AFORESAID SOUTHERLY RIGHT-OF-WAY LINE, ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 3,345.00 FEET, A CENTRAL ANGLE OF 1 DEGREE 14 MINUTES 03 SECONDS, WITH A RADIAL LINE IN, OF NORTH 21 DEGREES 45 MINUTES 57 SECONDS WEST AND A RADIAL LINE OUT, OF SOUTH 23 DEGREES 00 MINUTES 00 SECONDS EAST FOR AN ARC LENGTH OF 72.04 FEET;
THENCE NORTH 67 DEGREES 00 MINUTES 00 SECONDS EAST PARALLEL WITH SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 79.56 FEET;
THENCE SOUTH 23 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 37.41 FEET;
THENCE SOUTH 24 DEGREES 13 MINUTES 58 SECONDS WEST, A DISTANCE OF 101.23 FEET;
THENCE SOUTH 60 DEGREES 57 MINUTES 54 SECONDS WEST, A DISTANCE OF 65.92 FEET;
THENCE NORTH 28 DEGREES 53 MINUTES 02 SECONDS WEST, A DISTANCE OF 114.46 FEET TO THE POINT OF BEGINNING; AND
EXCEPT THAT PORTION OF THE SOUTH HALF OF SECTION 29, TOWNSHIP 5 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS: COMMENCING AT A FOUND GLO BRASS CAP, MONUMENTING THE SOUTH QUARTER CORNER OF SAID SECTION 29, FROM WHICH A FOUND GLO BRASS CAP MONUMENTING THE SOUTHWEST CORNER OF SAID SECTION 29 BEARS SOUTH 89 DEGREES 57 MINUTES 56 SECONDS WEST, A DISTANCE OF 2,636.66 FEET;
THENCE SOUTH 89 DEGREES 57 MINUTES 56 SECONDS WEST ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 29, A DISTANCE OF 453.79 FEET;
THENCE NORTH 00 DEGREES 02 MINUTES 04 SECONDS WEST, A DISTANCE OF 140.07 FEET;
THENCE ALONG A TANGENT CURVE TO THE LEFT WITH A RADIUS OF 3,000.00 FEET, A CENTRAL ANGLE OF 04 DEGREES 07 MINUTES 56 SECONDS;
THENCE ALONG THE ARC OF SAID CURVE, A DISTANCE OF 216.36 FEET;
THENCE NORTH 04 DEGREES 10 MINUTES 00 SECONDS WEST, A DISTANCE OF 100.00 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF DYNAMITE BOULEVARD;
THENCE NORTH 85 DEGREES 50 MINUTES 00 SECONDS EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 250.00 FEET;
THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE ON A TANGENT CURVE TO THE LEFT WITH A RADIUS OF 3,265.00 FEET, A CENTRAL ANGLE OF 14 DEGREES 20 MINUTES 02 SECONDS;
THENCE ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 816.83 FEET;
THENCE SOUTH 18 DEGREES 30 MINUTES 02 SECONDS EAST ON A RADIAL LINE, A DISTANCE OF 80.00 FEET TO THE POINT OF BEGINNING;

LEGAL DESCRIPTION: (continued)

THENCE SOUTH 28 DEGREES 55 MINUTES 58 SECONDS EAST, A DISTANCE OF 87.05 FEET;
THENCE SOUTH 61 DEGREES 04 MINUTES 02 SECONDS WEST, A DISTANCE OF 124.41 FEET;
THENCE NORTH 02 DEGREES 05 MINUTES 00 SECONDS EAST, A DISTANCE OF 3.13 FEET;
THENCE ALONG A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 269.64 FEET, A CENTRAL ANGLE OF 22 DEGREES 51 MINUTES 46 SECONDS, WITH A RADIAL LINE IN, OF SOUTH 86 DEGREES 44 MINUTES 47 SECONDS WEST, AND A RADIAL LINE OUT, OF NORTH 63 DEGREES 53 MINUTES 01 SECONDS EAST FOR AN ARC LENGTH OF 107.60 FEET;
THENCE ALONG A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 3,345.00 FEET, A CENTRAL ANGLE OF 1 DEGREE 41 MINUTES 07 SECONDS, WITH A RADIAL LINE IN, OF NORTH 16 DEGREES 48 MINUTES 55 SECONDS WEST, AND A RADIAL LINE OUT, OF SOUTH 18 DEGREES 30 MINUTES 02 SECONDS EAST FOR AN ARC LENGTH OF 98.39 FEET TO THE POINT OF BEGINNING; AND

EXCEPT ANY PORTION LYING WITHIN THE PLAT OF VILLAGE AT TROON LAND DIVISION, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 754 OF MAPS, PAGE 10; AND

EXCEPT ANY PORTION OF VILLAGE AT TROON CONDOMINIUMS, AS CREATED BY THAT CERTAIN DECLARATION OF CONDOMINIUM IN RECORDING NO. 2005081551 AND SHOWN ON PLAT RECORDED IN BOOK 754 OF MAPS, PAGE 10, IN BOOK 756 OF MAPS, PAGE 35 AND AFFIDAVIT OF CORRECTION IN RECORDING NO. 20050834141, RECORDS OF MARICOPA COUNTY, ARIZONA; AND

EXCEPT ANY PORTION LYING WITHIN THE PLAT OF THE VILLAGES AT TROON NORTH CONDOMINIUM PHASE II, ACCORDING TO DECLARATION OF CONDOMINIUM RECORDED MAY 20, 2008 IN RECORDING NO. 20080445217, AND PLAT RECORDED IN BOOK 988 OF MAPS, PAGE 10, RECORDS OF MARICOPA COUNTY, ARIZONA.

PARCEL NO. 2:

A PORTION OF THE SOUTH HALF OF SECTION 29, TOWNSHIP 5 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS: COMMENCING AT A FOUND GLO BRASS CAP, MONUMENTING THE SOUTH QUARTER CORNER OF SAID SECTION 29, FROM WHICH A FOUND GLO BRASS CAP MONUMENTING THE SOUTHWEST CORNER OF SAID SECTION 29 BEARS SOUTH 89 DEGREES 57 MINUTES 56 SECONDS WEST, A DISTANCE OF 2,636.66 FEET;
THENCE SOUTH 89 DEGREES 57 MINUTES 56 SECONDS WEST ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 29, A DISTANCE OF 453.79 FEET;
THENCE NORTH 00 DEGREES 02 MINUTES 04 SECONDS WEST, A DISTANCE OF 140.07 FEET;
THENCE ALONG A TANGENT CURVE TO THE LEFT WITH A RADIUS OF 3,000.00 FEET, A CENTRAL ANGLE OF 04 DEGREES 07 MINUTES 56 SECONDS;
THENCE ALONG THE ARC OF SAID CURVE, A DISTANCE OF 216.36 FEET;
THENCE NORTH 04 DEGREES 10 MINUTES 00 SECONDS WEST, A DISTANCE OF 100.00 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF DYNAMITE BOULEVARD;
THENCE NORTH 85 DEGREES 50 MINUTES 00 SECONDS EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 250.00 FEET;
THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A TANGENT CURVE TO THE LEFT WITH A RADIUS OF 3,265.00 FEET, A CENTRAL ANGLE OF 17 DEGREES 35 MINUTES 57 SECONDS;
THENCE ALONG THE ARC OF SAID CURVE, A DISTANCE OF 1,002.90 FEET;
THENCE SOUTH 21 DEGREES 45 MINUTES 57 SECONDS EAST ON A RADIAL LINE, A DISTANCE OF 80.00 FEET TO THE POINT OF BEGINNING;
THENCE PARALLEL WITH THE AFORESAID SOUTHERLY RIGHT-OF-WAY LINE, ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 3,345.00 FEET, A CENTRAL ANGLE OF 1 DEGREE 14 MINUTES 03 SECONDS, WITH A RADIAL LINE IN, OF NORTH 21 DEGREES 45 MINUTES 57 SECONDS WEST AND A RADIAL LINE OUT, OF SOUTH 23 DEGREES 00 MINUTES 00 SECONDS EAST FOR AN ARC LENGTH OF 72.04 FEET;
THENCE NORTH 67 DEGREES 00 MINUTES 00 SECONDS EAST PARALLEL WITH SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 79.56 FEET;
THENCE SOUTH 23 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 37.41 FEET;
THENCE SOUTH 24 DEGREES 13 MINUTES 58 SECONDS WEST, A DISTANCE OF 101.23 FEET;
THENCE SOUTH 60 DEGREES 57 MINUTES 54 SECONDS WEST, A DISTANCE OF 65.92 FEET;
THENCE NORTH 28 DEGREES 53 MINUTES 02 SECONDS WEST, A DISTANCE OF 114.46 FEET TO THE POINT OF BEGINNING;
EXCEPT ALL COAL AND OTHER MINERALS AS RESERVED IN THE PATENT TO SAID LAND, RECORDED NOVEMBER 7, 1941 IN BOOK 366 OF DEEDS, PAGE 95, RECORDS OF MARICOPA COUNTY, ARIZONA.

PARCEL NO. 3:

A PORTION OF THE SOUTH HALF OF SECTION 29, TOWNSHIP 5 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS: COMMENCING AT A FOUND GLO BRASS CAP, MONUMENTING THE SOUTH QUARTER CORNER OF SAID SECTION 29, FROM WHICH A FOUND GLO BRASS CAP MONUMENTING THE SOUTHWEST CORNER OF SAID SECTION 29 BEARS SOUTH 89 DEGREES 57 MINUTES 56 SECONDS WEST, A DISTANCE OF 2,636.66 FEET;
THENCE SOUTH 89 DEGREES 57 MINUTES 56 SECONDS WEST ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 29, A DISTANCE OF 453.79 FEET;
THENCE NORTH 00 DEGREES 02 MINUTES 04 SECONDS WEST, A DISTANCE OF 140.07 FEET;
THENCE ALONG A TANGENT CURVE TO THE LEFT WITH A RADIUS OF 3,000.00 FEET, A CENTRAL ANGLE OF 04 DEGREES 07 MINUTES 56 SECONDS;
THENCE ALONG THE ARC OF SAID CURVE, A DISTANCE OF 216.36 FEET;
THENCE NORTH 04 DEGREES 10 MINUTES 00 SECONDS WEST, A DISTANCE OF 100.00 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF DYNAMITE BOULEVARD;
THENCE NORTH 85 DEGREES 50 MINUTES 00 SECONDS EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 250.00 FEET;
THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE ON A TANGENT CURVE TO THE LEFT WITH A RADIUS OF 3,265.00 FEET, A CENTRAL ANGLE OF 14 DEGREES 20 MINUTES 02 SECONDS;
THENCE ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 816.83 FEET;
THENCE SOUTH 18 DEGREES 30 MINUTES 02 SECONDS EAST ON A RADIAL LINE, A DISTANCE OF 80.00 FEET TO THE POINT OF BEGINNING;
THENCE SOUTH 28 DEGREES 55 MINUTES 58 SECONDS EAST, A DISTANCE OF 87.05 FEET;
THENCE SOUTH 61 DEGREES 04 MINUTES 02 SECONDS WEST, A DISTANCE OF 124.41 FEET;
THENCE NORTH 02 DEGREES 05 MINUTES 00 SECONDS EAST, A DISTANCE OF 3.13 FEET;
THENCE ALONG A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 269.64 FEET, A CENTRAL ANGLE OF 22 DEGREES 51 MINUTES 46 SECONDS, WITH A RADIAL LINE IN, OF SOUTH 86 DEGREES 44 MINUTES 47 SECONDS WEST, AND A RADIAL LINE OUT, OF NORTH 63 DEGREES 53 MINUTES 01 SECONDS EAST FOR AN ARC LENGTH OF 107.60 FEET;
THENCE ALONG A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 3,345.00 FEET, A CENTRAL ANGLE OF 1 DEGREE 41 MINUTES 07 SECONDS, WITH A RADIAL LINE IN, OF NORTH 16 DEGREES 48 MINUTES 55 SECONDS WEST, AND A RADIAL LINE OUT, OF SOUTH 18 DEGREES 30 MINUTES 02 SECONDS EAST FOR AN ARC LENGTH OF 98.39 FEET TO THE POINT OF BEGINNING;
EXCEPT ALL COAL AND OTHER MINERALS AS RESERVED IN THE PATENT TO SAID LAND, RECORDED NOVEMBER 7, 1941 IN BOOK 366 OF DEEDS, PAGE 95, RECORDS OF MARICOPA COUNTY, ARIZONA.

PARCEL NO. 4:

THE BENEFICIAL EASEMENTS AS SET FORTH IN DOCUMENT ENTITLED "AMENDED AND RESTATED DECLARATION OF COVENANTS AND RESTRICTIONS AND GRANT OF EASEMENTS", RECORDED JUNE 22, 2005 IN RECORDING NO. 2005081552 AND DECLARATION OF ANNEXATION RECORDED DECEMBER 2, 2005 IN RECORDING NO. 20051825934, RECORDS OF MARICOPA COUNTY, ARIZONA.

NOTES:

1. ALL TITLE INFORMATION IS BASED ON A COMMITMENT FOR TITLE INSURANCE ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, ORDER NO. 39004608-039-PG, EFFECTIVE DATE: NOVEMBER 1, 2016 AT 7:30 A.M., AMENDED DATE: NOVEMBER 10, 2016, AMENDMENT NO. 2/MB.
2. THE UNDERGROUND UTILITIES HAVE BEEN SHOWN BASED ON RECORDS PROVIDED BY THE RESPECTIVE UTILITY COMPANIES WITHOUT VERIFICATION BY THE SURVEYOR; THEREFORE, NO GUARANTEE CAN BE MADE AS TO THE EXTENT OF THE UTILITIES AVAILABLE, EITHER IN SERVICE ABANDONED, NOR GUARANTEE TO THEIR EXACT LOCATION. PLEASE CALL "BLUE-STAKE" AT 602-263-1100, PRIOR TO ANY EXCAVATION OR TO DETERMINE WHAT UTILITIES FOR THE OPERATION OF THE PROPERTY ARE AVAILABLE AT THE LOT LINES, EITHER FROM CONTIGUOUS PROPERTY OR ADJOINING STREETS.
3. THE SURVEYOR HAS MADE NO ATTEMPT AND HAS NOT OBTAINED ANY INFORMATION RELATING TO, AND HAS NO KNOWLEDGE OF ANY PROPOSED RIGHT-OF-WAYS, EASEMENTS, OR DEDICATIONS THAT ANY MUNICIPALITY, INDIVIDUAL OR GOVERNMENTAL AGENCY MAY HAVE MADE OR MAY REQUIRE.
4. USE OF THE INFORMATION, CONTAINED IN THIS A.L.T.A./A.C.S.M. LAND TITLE SURVEY, FOR OTHER THAN THE SPECIFIC PURPOSE FOR WHICH IT WAS INTENDED ("TITLE INSURANCE MATTERS"), IS FORBIDDEN, UNLESS EXPRESSLY PERMITTED IN WRITING IN ADVANCE BY HUNTER ENGINEERING, INC. AND THEREFORE SHALL HAVE NO LIABILITY FOR ANY SUCH UNAUTHORIZED USE.
5. THE BUILDING LINES AND DIMENSIONS SHOWN DEPICT THE EXTERIOR BUILDING FOOTPRINT AT GROUND LEVEL BASED ON FIELD MEASUREMENTS. THIS INFORMATION IS INTENDED TO DEPICT THE GENERAL CONFIGURATION OF THE BUILDING AT GROUND LEVEL AND MAY OR MAY NOT BE THE EXACT DIMENSIONS OF THE BUILDING FOUNDATION. THE BUILDING SQUARE FOOTAGE SHOWN IS BASED ON THE EXTERIOR BUILDING FOOTPRINT AND IS NOT INTENDED TO REFLECT THE INTERIOR OR LEASEABLE AREA OF ANY BUILDING. THE BUILDING OFFSET DISTANCES SHOWN ARE TO ACTUAL BUILDING CORNERS.
6. THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
7. THERE IS NO OBSERVABLE EVIDENCE OF THIS SITE BEING USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
8. THERE IS NO EVIDENCE TO SUGGEST THAT THERE IS A CEMETERY OR BURIAL GROUNDS ON THESE PREMISES.
9. THE SURVEYOR IS NOT AWARE OF ANY PROPOSED CHANGES IN STREET RIGHT OF WAY LINE AND SIDEWALK CONSTRUCTION IS SHOWN ALONG DYNAMITE BLVD.
10. THE PROPERTY IS NOT LOCATED IN A WETLAND AREA AS DELINEATED BY APPROPRIATE AUTHORITIES.
11. THERE ARE NO IMPROVEMENTS ENCRACING ONTO THE APPURTENANT EASEMENTS RELATED TO PARCEL NO. 5.

FEMA NOTES:

THE CURRENT FEMA FLOOD INSURANCE RATE MAP (FIRM) FOR THIS AREA, MAP NUMBER 04013C 1330L (EFFECTIVE REVISED DATE OCTOBER 16, 2013), DESIGNATES THE PROPERTY WITHIN FLOOD HAZARD ZONE X

ZONE: X 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 LEVEES FROM 1% ANNUAL CHANCE FLOOD.

LOT AREAS:

PARCEL NO. 1 = 4.792 ACRES± (AFTER EXCEPTIONS)
PARCEL NO. 2 = 0.302 ACRE±
PARCEL NO. 3 = 0.237 ACRE±
PARCEL NO. 4 = EASEMENT AREA, NOT A FEE PARCEL

BASIS OF BEARING:

BASIS OF BEARINGS FOR THIS SURVEY IS THE BEARING OF N89°56'42"E BETWEEN A FOUND GLO BRASS CAP MARKING THE SOUTHWEST CORNER OF SECTION 29, TOWNSHIP 5 NORTH, RANGE 5 EAST AND A FOUND GLO BRASS CAP MARKING THE SOUTHEAST CORNER OF SECTION 29, TOWNSHIP 5 NORTH, RANGE 5 EAST, PER BOOK 719, PAGE 24 & BOOK 754, PAGE 10, M.C.R.

NO.	DATE	REVISION	BY

DRAWN BY: JAB
CHECKED BY: JAB

CIVIL AND SURVEY
ENGINEERING
10450 N. 74TH ST., SUITE 200
SCOTTSDALE, AZ 85268
T 480 991 3985
F 480 991 3986



ALTA/NSPS LAND TITLE SURVEY
VILLAGE AT TROON, PHASE 2
A PORTION OF VILLAGE AT TROON LAND DIVISION, RECORDED IN BOOK 754, PAGE 10, OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA.
ALSO BEING A PORTION OF THE SOUTH HALF OF SECTION 29, TOWNSHIP 5 NORTH, RANGE 5 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

SECTION: 29
TWN: 5N
RANGE: 5E

JOB NO.:
PARG013-SA

SCALE
1"=60'

SHEET
2 OF 4

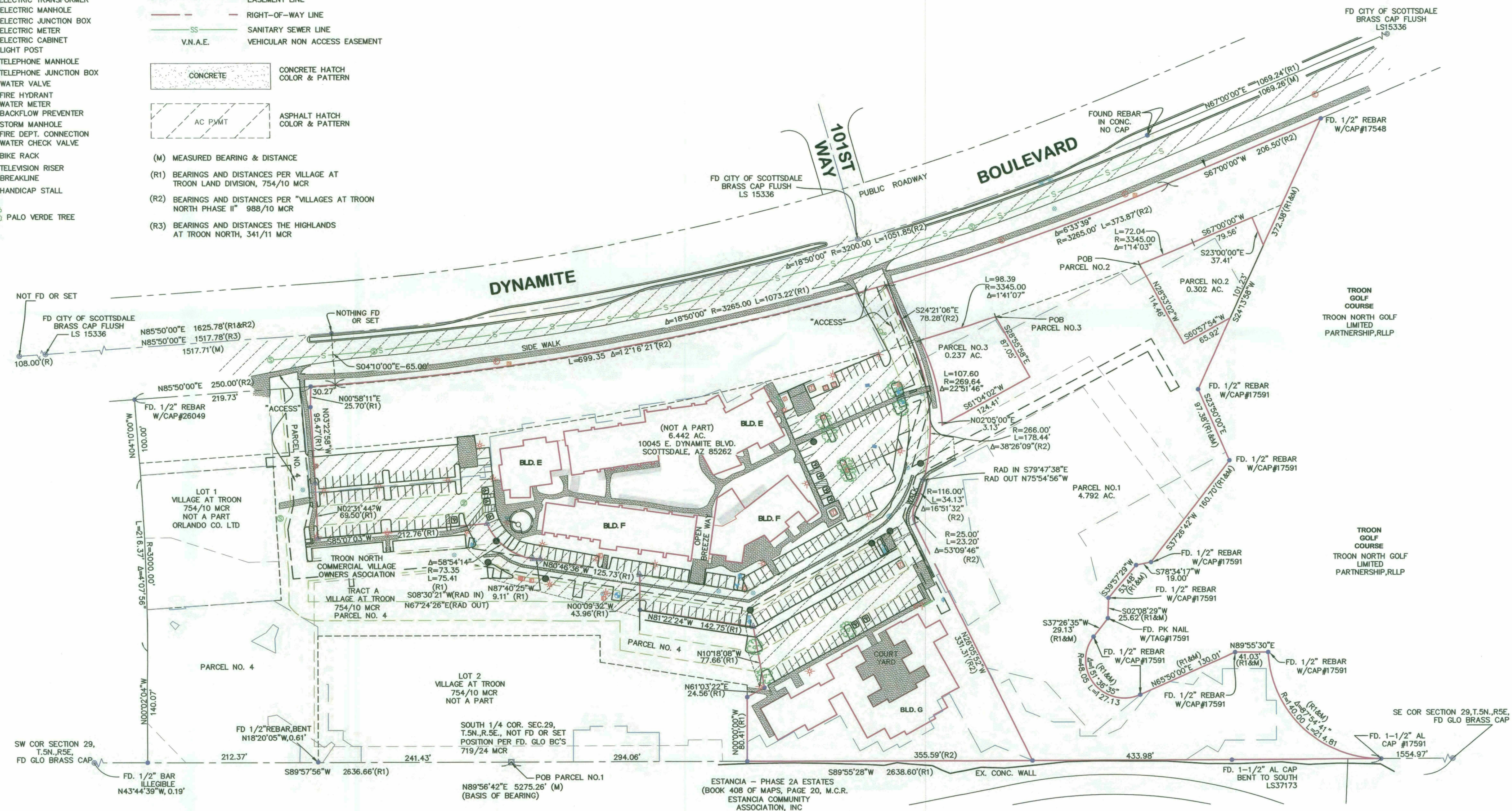
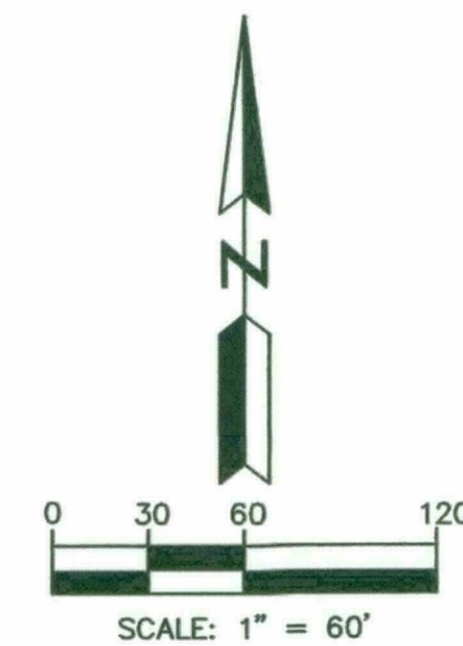
ALT/NSPS LAND TITLE SURVEY

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LEGEND

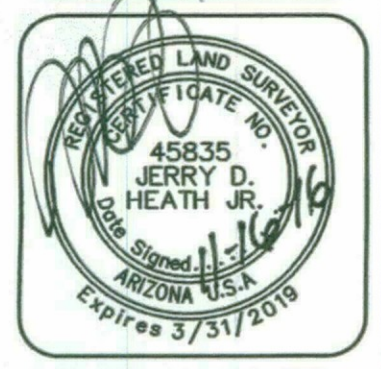
- ▲ FD. PK & WASHER #LS 29865
 - ⊠ BRASS CAP IN HANDHOLE
 - FOUND REBAR RLS 29865 OR AS NOTED
 - BRASS CAP FLUSH
 - GAS VALVE
 - SEWER MANHOLE
 - SEWER CLEANOUT
 - ⊠ ELECTRIC TRANSFORMER
 - ELECTRIC MANHOLE
 - ⊠ ELECTRIC JUNCTION BOX
 - ELECTRIC METER
 - ⊠ ELECTRIC CABINET
 - ★ LIGHT POST
 - TELEPHONE MANHOLE
 - ⊠ TELEPHONE JUNCTION BOX
 - WATER VALVE
 - FIRE HYDRANT
 - WATER METER
 - BACKFLOW PREVENTER
 - STORM MANHOLE
 - FIRE DEPT. CONNECTION
 - WATER CHECK VALVE
 - BIKE RACK
 - TELEVISION RISER
 - BREAKLINE
 - ⊠ HANDICAP STALL
 - PALO VERDE TREE
- Ⓢ SCHEDULE B ITEM NUMBERS THAT ARE PLOTTED ON SURVEY
 - Ⓟ PARKING SPACE COUNT
 - MONUMENT LINE
 - PROPERTY LINE
 - EASEMENT LINE
 - RIGHT-OF-WAY LINE
 - SS SANITARY SEWER LINE
 - V.N.A.E. VEHICULAR NON ACCESS EASEMENT
- CONCRETE CONCRETE HATCH COLOR & PATTERN
 - AC PYMT ASPHALT HATCH COLOR & PATTERN
- (M) MEASURED BEARING & DISTANCE
 - (R1) BEARINGS AND DISTANCES PER VILLAGE AT TROON LAND DIVISION, 754/10 MCR
 - (R2) BEARINGS AND DISTANCES PER "VILLAGES AT TROON NORTH PHASE II" 988/10 MCR
 - (R3) BEARINGS AND DISTANCES THE HIGHLANDS AT TROON NORTH, 341/11 MCR



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SECTION: 29
TOWNSHIP: 5N
RANGE: 5E

JOB NO.:
PARGO13-SA

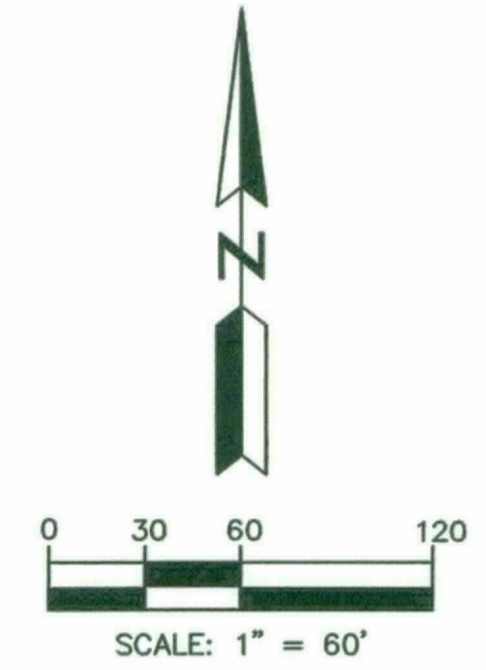
SCALE
1"=60'

SHEET
3 OF **4**

ALTA/NSPS LAND TITLE SURVEY

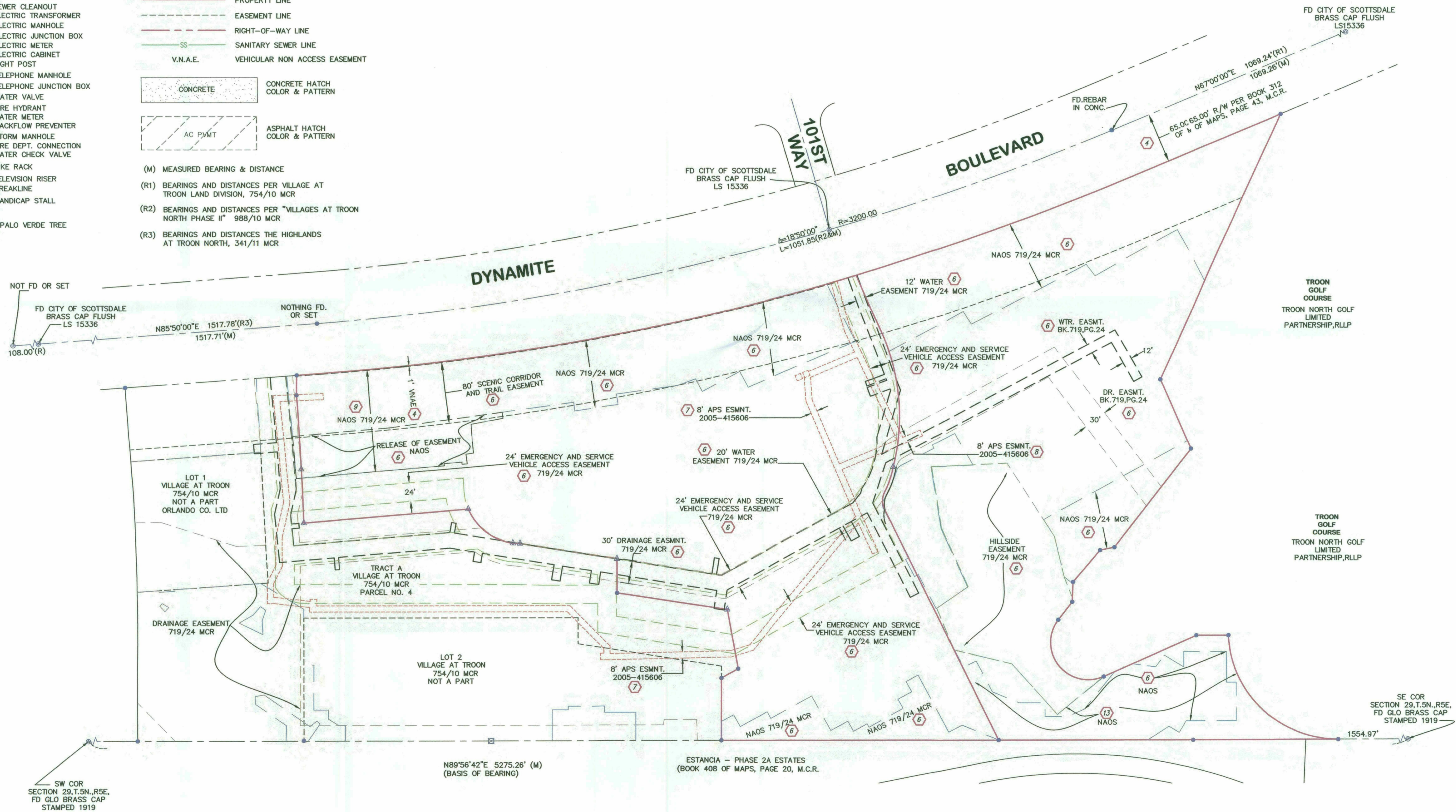
VILLAGE AT TROON, PHASE 2 EXISTING EASEMENTS

A PORTION OF VILLAGE AT TROON LAND DIVISION, RECORDED IN BOOK 754, PAGE 10, OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA.
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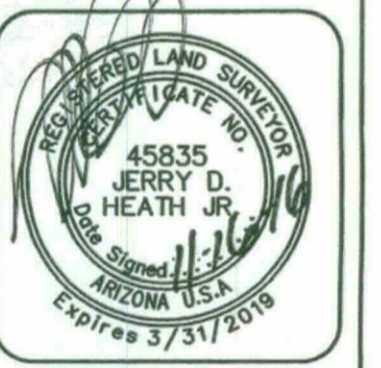
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- (M) MEASURED BEARING & DISTANCE
 - (R1) BEARINGS AND DISTANCES PER VILLAGE AT TROON LAND DIVISION, 754/10 MCR
 - (R2) BEARINGS AND DISTANCES PER "VILLAGES AT TROON NORTH PHASE II" 988/10 MCR
 - (R3) BEARINGS AND DISTANCES THE HIGHLANDS AT TROON NORTH, 341/11 MCR



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SHEET
4 OF 4