

# ALTA/NSPS LAND TITLE SURVEY

LOT 3AA, MCCORMICK RANCH CENTER II, BOOK 196 OF MAPS, PAGE 4, MCR  
AND BEING IN A PART OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 03 NORTH, RANGE 05 EAST,  
OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

## SCHEDULE B - EXCEPTIONS

- ANY DEFECT, LIEN, ENCUMBRANCE, ADVERSE CLAIM, OR OTHER MATTER THAT APPEARS FOR THE FIRST TIME IN THE PUBLIC RECORDS OR IS CREATED, ATTACHES, OR IS DISCLOSED BETWEEN THE COMMITMENT DATE AND THE DATE ON WHICH ALL OF THE SCHEDULE B, PART I-REQUIREMENTS ARE MET. **(NOT A SURVEY MATTER)**
- (A) TAXES OR ASSESSMENTS THAT ARE NOT SHOWN AS EXISTING LIENS BY THE RECORDS OF ANY TAXING AUTHORITY THAT LEVIES TAXES OR ASSESSMENTS ON REAL PROPERTY OR BY THE PUBLIC RECORDS; (B) PROCEEDINGS BY A PUBLIC AGENCY THAT MAY RESULT IN TAXES OR ASSESSMENTS, OR NOTICES OF SUCH PROCEEDINGS, WHETHER OR NOT SHOWN BY THE RECORDS OF SUCH AGENCY OR BY THE PUBLIC RECORDS. **(NOT A SURVEY MATTER)**
- ANY FACTS, RIGHTS, INTERESTS, OR CLAIMS THAT ARE NOT SHOWN BY THE PUBLIC RECORDS BUT THAT COULD BE ASCERTAINED BY AN INSPECTION OF THE LAND OR THAT MAY BE ASSERTED BY PERSONS IN POSSESSION OF THE LAND.
- EASEMENTS, LIENS OR ENCUMBRANCES, OR CLAIMS THEREOF, NOT SHOWN BY THE PUBLIC RECORDS.
- DISCREPANCIES, CONFLICTS IN BOUNDARY LINES, SHORTAGE IN AREA, ENCROACHMENTS, OR ANY OTHER FACTS WHICH A CORRECT SURVEY WOULD DISCLOSE, AND WHICH ARE NOT SHOWN BY THE PUBLIC RECORDS.
- (A) UNPATENTED MINING CLAIMS; (B) RESERVATIONS OR EXCEPTIONS IN PATENTS OR IN ACTS AUTHORIZING THE ISSUANCE THEREOF; (C) WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT THE MATTERS EXCEPTED UNDER (A), (B), OR (C) ARE SHOWN BY THE PUBLIC RECORDS. **(NOT A SURVEY MATTER)**
- ANY LIEN OR RIGHT TO A LIEN FOR SERVICES, LABOR, MATERIAL OR EQUIPMENT, UNLESS SUCH LIEN IS SHOWN BY THE PUBLIC RECORDS AT DATE OF POLICY AND NOT OTHERWISE EXCEPTED FROM COVERAGE HEREIN. **(NOT A SURVEY MATTER)**
- TAXES FOR THE FULL YEAR OF 2024. (THE FIRST HALF IS DUE OCTOBER 1, 2024 AND IS DELINQUENT NOVEMBER 1, 2024. THE SECOND HALF IS DUE MARCH 1, 2025 AND IS DELINQUENT MAY 1, 2025.) **(NOT A SURVEY MATTER)**
- RESERVATIONS OR EXCEPTIONS IN PATENTS, OR IN ACTS AUTHORIZING THE ISSUANCE THEREOF.
- RESTRICTIONS, DEDICATIONS, CONDITIONS, RESERVATIONS, EASEMENTS AND OTHER MATTERS SHOWN ON THE PLAT OF MCCORMICK RANCH CENTER - II, AS RECORDED IN BOOK 196, PAGE 4, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE 42 USC 3604(C). **(AFFECTS SITE, MAPPED HEREON)**
- EASEMENTS FOR BIKEPATH, EQUESTRIAN, FIRELINE AND PUBLIC UTILITY PURPOSES AS SHOWN ON PLAT OF DEDICATION OF EASEMENTS RECORDED IN BOOK 246 OF MAPS, PAGE 44. THEREAFTER, CITY OF SCOTTSDALE RELEASE OF EASEMENT, RELEASING INTEREST, RECORDED AUGUST 6, 1998 AS 98-0687653 OF OFFICIAL RECORDS AND RECORDED MARCH 29, 2001 AS 2001-0249939 OF OFFICIAL RECORDS. **(AFFECTS SITE, MAPPED HEREON)**
- COVENANTS, CONDITIONS AND RESTRICTIONS AS SET FORTH IN RESERVATION OF ARCHITECTURAL CONTROL RECORDED ON DECEMBER 29, 1971 AS DOCKET 9148, PAGE 701, OF OFFICIAL RECORDS, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE 42 USC 3604(C). ASSIGNMENT OF RESERVATION OF ARCHITECTURAL CONTROL RECORDED JANUARY 8, 1981 AS DOCKET 14943, PAGE 384 OF OFFICIAL RECORDS. DELEGATION OF RIGHTS UNDER RESERVATION OF ARCHITECTURAL CONTROL AND DECLARATION OF RESTRICTIONS RECORDED JUNE 3, 1987 AS 87-348552 OF OFFICIAL RECORDS. **(AFFECTS SITE, BLANKET IN NATURE)**
- COVENANTS, CONDITIONS AND RESTRICTIONS AS SET FORTH IN WARRANTY DEED RECORDED ON JUNE 16, 1981 AS DOCKET 15314, PAGE 1057, OF OFFICIAL RECORDS, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE 42 USC 3604(C). **(AFFECTS SITE, BLANKET IN NATURE)**
- ALL MATTERS AS SET FORTH IN AGREEMENT, RECORDED JUNE 16, 1981 AS DOCKET 15314, PAGE 1061 OF OFFICIAL RECORDS. **(AFFECTS SITE, BLANKET IN NATURE)**
- AN EASEMENT FOR FIRE LINE AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED APRIL 7, 1993 AS 93-0209161 OF OFFICIAL RECORDS. THEREAFTER, CITY OF SCOTTSDALE RELEASE OF EASEMENT (INDIVIDUAL), RELEASING INTEREST, RECORDED AUGUST 6, 1998 AS 98-0687654 OF OFFICIAL RECORDS. **(AFFECTS SITE, MAPPED HEREON)**
- ALL MATTERS AS SET FORTH IN CITY OF SCOTTSDALE COVENANT AND AGREEMENT TO HOLD PROPERTY AS ONE PARCEL RECORDED MARCH 7, 2000 AS 2000-0172055 OF OFFICIAL RECORDS. **(AFFECTS SITE, MAPPED HEREON)**
- TERMS, CONDITIONS, PROVISIONS, RESTRICTIONS, EASEMENTS AND/OR INCIDENTAL PURPOSES AS SET FORTH IN CITY OF SCOTTSDALE PUBLIC ACCESS & TRAFFIC CONTROL FACILITIES EASEMENT AGREEMENT RECORDED JANUARY 13, 2017 AS 2017-0030998 OF OFFICIAL RECORDS. **(AFFECTS SITE, MAPPED HEREON)**

- (18) TERMS, CONDITIONS, PROVISIONS, RESTRICTIONS, EASEMENTS AND/OR INCIDENTAL PURPOSES AS SET FORTH IN CITY OF SCOTTSDALE PUBLIC ACCESS EASEMENT AGREEMENT RECORDED JANUARY 13, 2027 AS 2017-0030999 OF OFFICAL RECORDS. **(AFFECTS SITE, MAPPED HEREON)**
- (19) TERMS, CONDITIONS, PROVISIONS, RESTRICTIONS, EASEMENTS AND/OR INCIDENTAL PURPOSES AS SET FORTH IN CITY OF SCOTTSDALE SIGN EASEMENT AGREEMENT RECORDED JANUARY 13, 2017 AS 2017-0031000 OF OFFICIAL RECORDS. **(AFFECTS SITE, MAPPED HEREON)**
20. WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS. **(NOT A SURVEY MATTER)**
21. ANY FACTS, RIGHTS, INTERESTS OR CLAIMS WHICH WOULD BE DISCLOSED BY A CORRECT ALTA/NSPS SURVEY.
22. THE RIGHTS OF PARTIES IN POSSESSION BY REASON OF ANY UNRECORDED LEASE OR LEASES OR MONTH TO MONTH TENANCIES AFFECTING ANY PORTION OF THE WITHIN DESCRIBED PROPERTY. NOTE: THIS MATTER WILL BE MORE FULLY SET FORTH OR DELETED UPON COMPLIANCE WITH THE APPLICABLE REQUIREMENT(S) SET FORTH HEREIN.

## PARCEL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IN SITUATED IN THE COUNTY OF MARICOPA, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:  
LOT 3AA, MCCORMICK RANCH CENTER II, ACCORDING TO BOOK 196 OF MAPS, PAGE 4, RECORDS OF MARICOPA COUNTY, ARIZONA;

EXCEPT THAT PORTION DEEDED TO THE CITY OF SCOTTSDALE IN PUBLIC RIGHT-OF-WAY DEDICATION DEED RECORDED JANUARY 13, 2017 AS 2017-0030995 OF OFFICIAL RECORDS DESCRIBED AS FOLLOWS:  
A PARCEL OF LAND LOCATED IN A PORTION OF LOT "3AA" OF THE FINAL PLAT FOR "McCORMICK RANCH CENTER - II" AS RECORDED IN BOOK 196, PAGE 4, RECORDS OF MARICOPA COUNTY, ARIZONA, BEING IN THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 3 NORTH, RANGE 5 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWESTERN CORNER OF SAID LOT "3AA";  
THENCE NORTH 18 DEGREES 23 MINUTES 10 SECONDS WEST, A DISTANCE OF 64.28 FEET ALONG THE WESTERLY PROPERTY LINE OF SAID LOT "3AA" TO THE POINT OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY, OF WHICH THE RADIUS POINT LIES NORTH 57 DEGREES 19 MINUTES 32 SECONDS EAST, A RADIAL DISTANCE OF 298.50 FEET;  
THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 08 DEGREES 18 MINUTES 45 SECONDS, A DISTANCE OF 43.31 FEET TO A POINT OF COMPOUND CURVE TO THE LEFT HAVING A RADIUS OF 48.50 FEET;  
THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 16 DEGREES 11 MINUTES 50 SECONDS, A DISTANCE OF 13.71 FEET TO A POINT OF COMPOUND CURVE TO THE LEFT HAVING A RADIUS OF 68.50 FEET;  
THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 08 DEGREES 22 MINUTES 29 SECONDS, A DISTANCE OF 10.01 FEET;  
THENCE SOUTH 17 DEGREES 38 MINUTES 50 SECONDS EAST, A DISTANCE OF 4.16 FEET;  
THENCE SOUTH 71 DEGREES 36 MINUTES 34 SECONDS WEST, A DISTANCE OF 27.43 FEET TO THE POINT OF BEGINNING; AND

EXCEPT ALL GROUNDWATERS UNDERLYING THE SURFACE OF SAID LAND AS RESERVED IN THE DEED RECORDED IN DOCKET 15314, PAGE 1057.

## SITE ADDRESS

9003 E SHEA BOULEVARD  
SCOTTSDALE, ARIZONA, 85260

## BASIS OF BEARINGS

ARIZONA STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE.

## GROSS AREA

PARCEL 1 1,095,213 SQUARE FEET OR 25.143 ACRES OF LAND, MORE OR LESS

## SURVEYOR'S NOTES

- THIS SURVEY IS BASED UPON THE TITLE REPORT ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY ORDER NO. NCS-1221504-PHX1 ON JUNE 06, 2024 AT 8:00AM.
- ALL DISTANCES SHOWN HEREON ARE MEASURED VALUES AT GROUND UNLESS OTHERWISE NOTED WITH A RECORD DISTANCE.
- MONUMENTS TO BE SET UPON ACCEPTANCE OF THIS ALTA/NSPS TITLE SURVEY.
- TABLE A ITEM 11A: UTILITIES SHOWN ARE BASED ON OBSERVABLE EVIDENCE. NO UTILITY PLANS OR REPORTS HAVE BEEN PROVIDED BY THE CLIENT AND ARIZONA 811 DOES NOT COORDINATE GROUND UTILITY MARKING FOR SURVEY PURPOSES. NO ATTEMPT HAS BEEN MADE TO EXCAVATE, EXPOSE OR POTHOLE ANY SUBTERRANEAN UTILITY. OTHER UNDERGROUND UTILITIES MAY EXIST.
- TABLE A ITEM 16: NO OBSERVABLE EVIDENCE OF RECENT EARTHWORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.

## REFERENCE DOCUMENTS

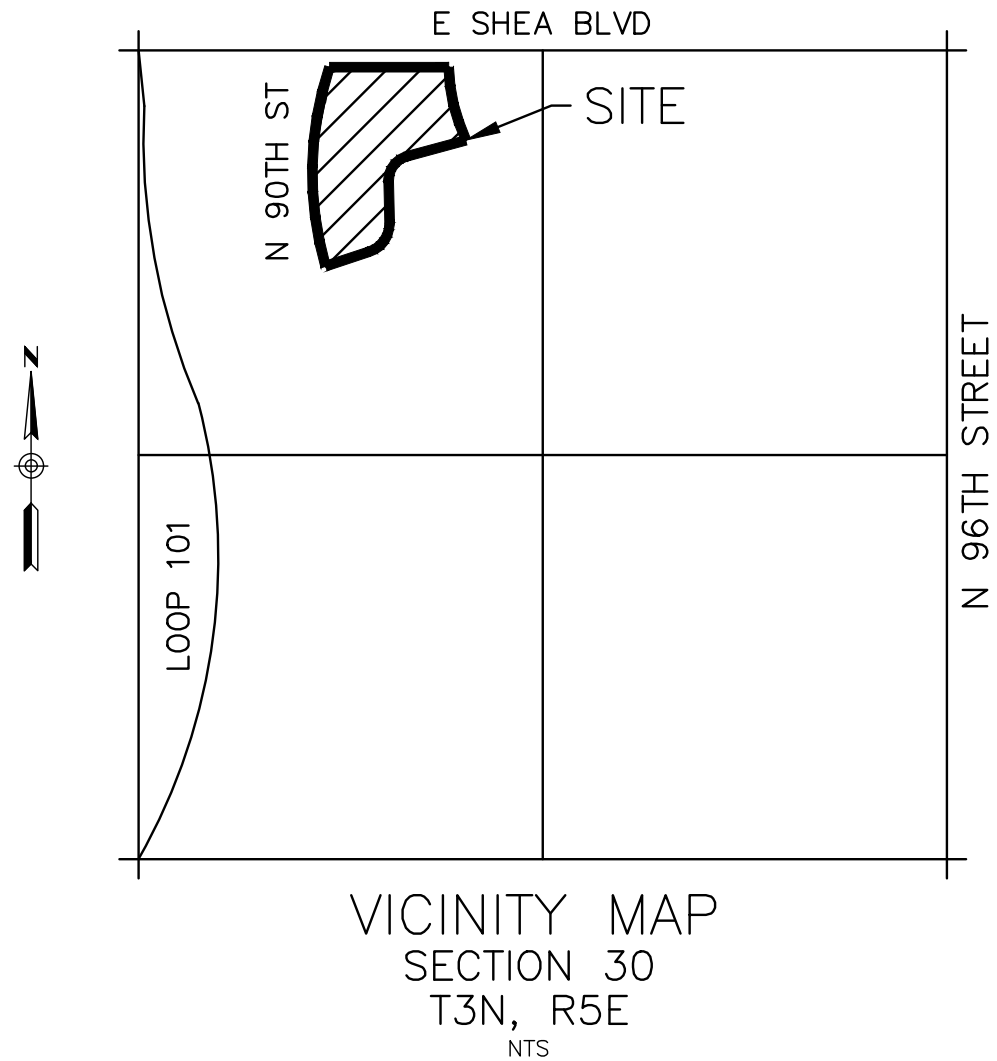
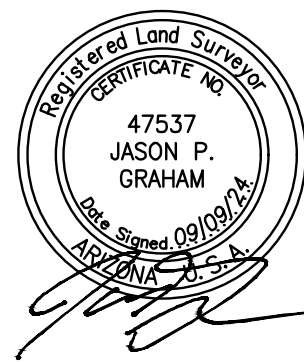
FINAL PLAT BOOK 196 OF MAPS, PAGE 04  
PLAT OF DEDICATION OF EASEMENTS BOOK 246 OF MAPS, PAGE 44

## SURVEYOR'S CERTIFICATION

TO: FIRST AMERICAN TITLE INSURANCE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 4, 8, 11A, 14 AND 16 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED IN MAY 2024.

JASON P GRAHAM, RLS 47537



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**DIBBLE**  
CORPORATION

ALTA/NSPS SURVEY

A PART OF SECTION 30,  
TOWNSHIP 03 NORTH, RANGE 05 EAST, GILA & SALT  
RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

PROJECT NO: 24070	DATE: 09/2024	SCALE: AS SHOWN
SURVEYED: 05/2024	DRAWN: AVL	REVIEWED: JPG
FIELD WORK: JRK - MAC	CSD	REVIEWED: JPG
REVISIONS:		

SHEET

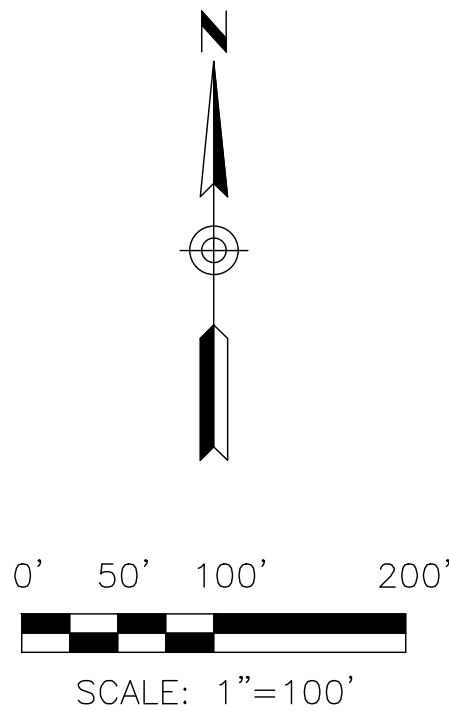
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OF 2



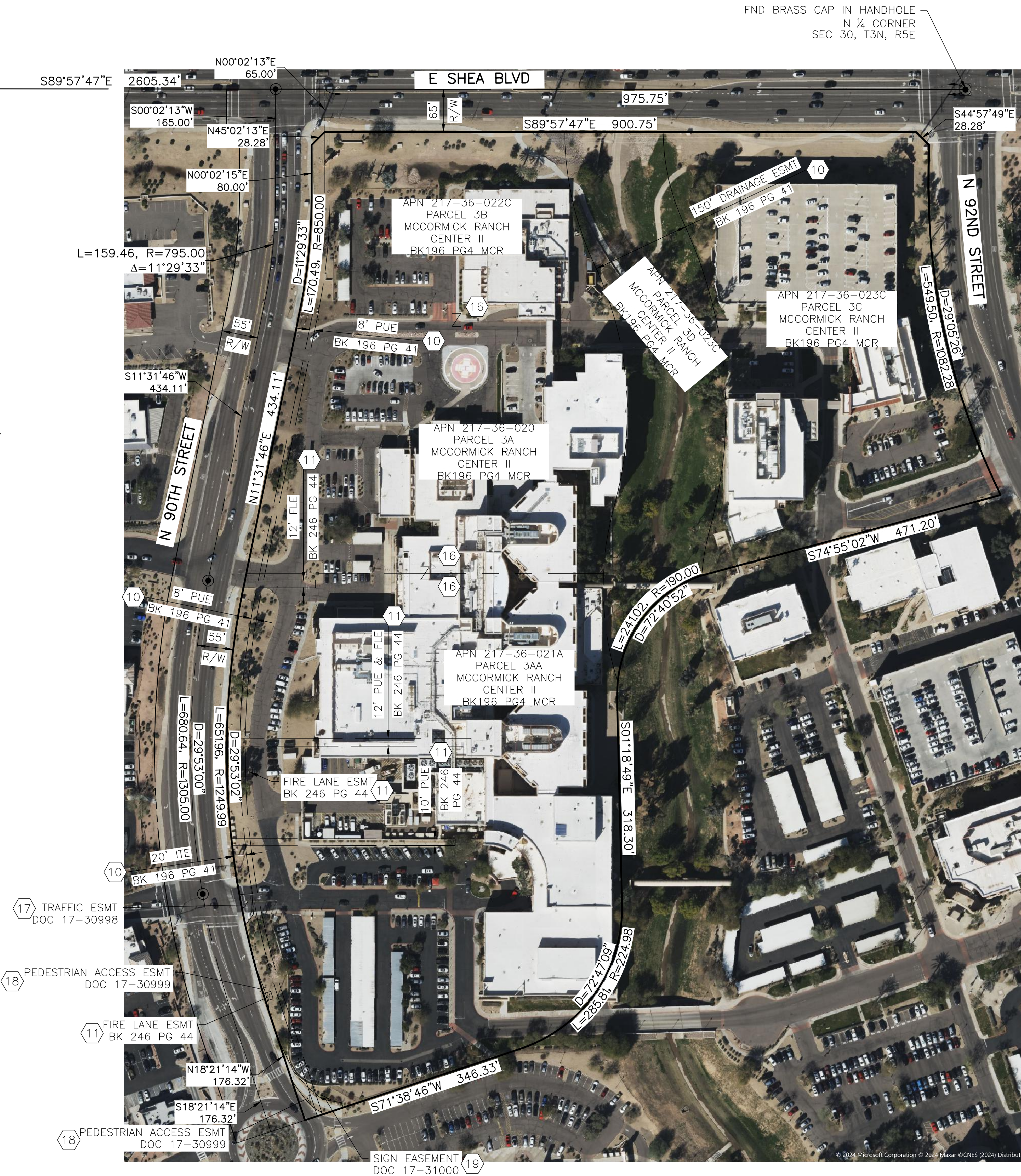
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CLOSING CORNER  
NW CORNER, SEC. 30, T3N, R5E  
CALCULATED POSITION  
BASED ON PLAT BK 196 PG 41



SCHEDULE B ITEMS  
BLANKET IN NATURE:

12 13 14



## LEGEND

	BRASS CAP IN HANDHOLE, UNLESS OTHERWISE NOTED
	BRASS CAP FLUSH, UNLESS OTHERWISE NOTED
	CALCULATED POSITION
	SCHEDULE B ITEMS
	SECTION LINE
	TIE (FOR REFERENCE)
	CENTERLINE
	BOUNDARY
	RIGHT OF WAY LINE
	PROPERTY LINE
	EASEMENT LINE
	LIGHT POLE
	ELECTRIC PULLBOX
	ELECTRIC BOX
	ELECTRIC MANHOLE
	GATE
	SIGN
	BOLLARD
	TELEPHONE PEDESTAL
	COMMUNICATION MANHOLE
	TRAFFIC SIGNAL
	TRAFFIC PULLBOX
	IRRIGATION CONTROL VALVE
	SEWER CLEANOUT
	SEWER MANHOLE
	WATER VALVE
	FIRE HYDRANT
	LAND HOOK
	SHRUB
	CONCRETE
	ASPHALT PAVEMENT
	BUILDING
	WALL
	RIPRAP



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## ALTA/NSPS SURVEY

A PART OF SECTION 30,  
TOWNSHIP 03 NORTH, RANGE 05 EAST, GILA & SALT  
RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

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REVISIONS:		

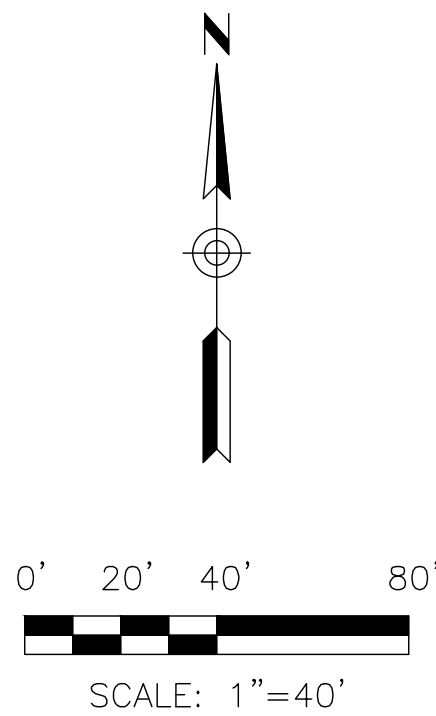
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OF 2



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### LEGEND

	BRASS CAP IN HANDHOLE, UNLESS OTHERWISE NOTED
	BRASS CAP FLUSH, UNLESS OTHERWISE NOTED
	CALCULATED POSITION
	SCHEDULE B ITEMS
	SECTION LINE
	TIE (FOR REFERENCE)
	CENTERLINE
	BOUNDARY
	RIGHT OF WAY LINE
	PROPERTY LINE
	EASEMENT LINE
	LIGHT POLE
	ELECTRIC PULLBOX
	ELECTRIC BOX
	ELECTRIC MANHOLE
	GATE
	SIGN
	BOLLARD
	TELEPHONE PEDESTAL
	COMMUNICATION MANHOLE
	TRAFFIC SIGNAL
	TRAFFIC PULLBOX
	IRRIGATION CONTROL VALVE
	SEWER CLEANOUT
	SEWER MANHOLE
	WATER VALVE
	FIRE HYDRANT
	LAND HOOK
	SHRUB
	CONCRETE
	ASPHALT PAVEMENT
	BUILDING
	WALL
	RIPRAP



PROJECT NO: 24070	DATE: 09/2024	SCALE: AS SHOWN
SURVEYED: 05/2024	DRAWN: AVL	REVIEWED: JPG
FIELD WORK: JRK - MAC - CSD		REVIEWED: JPG
REVISIONS:		