

ALTA/NSPS LAND TITLE SURVEY

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 28 AND THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 5 NORTH, RANGE 5 EAST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

SCHEDULE B

- SECOND INSTALLMENT OF 2022 TAXES, A LIEN, PAYABLE ON OR BEFORE MARCH 1, 2023, AND DELINQUENT MAY 1, 2023.
- ANY CHARGE UPON SAID LAND BY REASON OF ITS INCLUSION IN PINNACLE PEAK VILLAGE NORTH ASSOCIATION. (ALL ASSESSMENTS DUE AND PAYABLE ARE PAID.)
- ANY CHARGE UPON SAID LAND BY REASON OF ITS INCLUSION IN TROON NORTH ASSOCIATION. (ALL ASSESSMENTS DUE AND PAYABLE ARE PAID.)
- RESERVATIONS OR EXCEPTIONS IN PATENTS, OR IN ACTS AUTHORIZING THE ISSUANCE THEREOF. (BLANKET IN NATURE)
- THE RIGHT TO ENTER UPON SAID LAND AND PROSPECT FOR AND REMOVE ALL COAL, OIL, GAS, MINERALS OR OTHER SUBSTANCES, AS RESERVED IN THE PATENT TO SAID LAND, RECORDED NOVEMBER 26, 1948 AS DOCKET 304, PAGE 447. (BLANKET IN NATURE)
- COVENANTS, CONDITIONS AND RESTRICTIONS AS SET FORTH IN DOCUMENT RECORDED IN 85-128823 OF OFFICIAL RECORDS. THEREAFTER TRACT DECLARATION RECORDED AS 85-160972 OF OFFICIAL RECORDS; FIRST SUPPLEMENTARY DECLARATION RECORDED AS 85-425470 OF OFFICIAL RECORDS; FIRST AMENDMENT RECORDED AS 87-023350 OF OFFICIAL RECORDS; FIRST AMENDMENT TO TRACT DECLARATION RECORDED AS 87-199976 OF OFFICIAL RECORDS; TRACT DECLARATION RECORDED AS 88-008791 OF OFFICIAL RECORDS; ASSIGNMENT OF DECLARANTS RIGHTS RECORDED AS 88-314043 OF OFFICIAL RECORDS; TRACT DECLARATION RECORDED AS 88-314044 OF OFFICIAL RECORDS; ASSIGNMENT OF DECLARANTS RIGHTS RECORDED AS 89-558543 OF OFFICIAL RECORDS; SECOND AMENDMENT RECORDED AS 91-116347 OF OFFICIAL RECORDS; THIRD AMENDMENT RECORDED AS 92-0371749 OF OFFICIAL RECORDS; FOURTH AMENDMENT RECORDED AS 93-0307880 OF OFFICIAL RECORDS; FIFTH AMENDMENT RECORDED AS 94-0888304 OF OFFICIAL RECORDS; SIXTH AMENDMENT RECORDED AS 98-1059771 OF OFFICIAL RECORDS; SEVENTH AMENDMENT RECORDED AS 2000-146695 OF OFFICIAL RECORDS; EIGHTH AMENDMENT RECORDED AS 2000-574863 OF OFFICIAL RECORDS; NINTH AMENDMENT RECORDED AS 2000-907323 OF OFFICIAL RECORDS; TENTH AMENDMENT RECORDED AS 2000-0983759 OF OFFICIAL RECORDS; ELEVENTH AMENDMENT RECORDED AS 2001-223299 OF OFFICIAL RECORDS; TWELFTH AMENDMENT RECORDED AS 2001-785461 OF OFFICIAL RECORDS; RESTATED DECLARATION RECORDED AS 2006-0733055 OF OFFICIAL RECORDS; SECOND RESTATED DECLARATION RECORDED AS 2006- 1427122, THEREAFTER RE-RECORDED AS 2007-228652 OF OFFICIAL RECORDS AND THIRD RESTATED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR TROON NORTH RECORDED AS 2021-0608516 OF OFFICIAL RECORDS AND RE-RECORDED AS 2021-0616529 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). (BLANKET IN NATURE)
- ALL MATTERS AS SET FORTH IN RECIPROCAL EASEMENT AGREEMENT WITH COVENANTS, CONDITIONS AND RESTRICTIONS, RECORDED JANUARY 19, 2001 AS 2001-0042312 OF OFFICIAL RECORDS. THEREAFTER, AMENDMENT TO RECIPROCAL EASEMENT AGREEMENT RECORDED JULY 03, 2006 AS 2006-0890854 AND RE-RECORDED AS 2006-0892940, BOTH OF OFFICIAL RECORDS. (BLANKET IN NATURE)
- AN EASEMENT FOR UTILITY AND INCIDENTAL PURPOSES, RECORDED AS 2002-0832247 OF OFFICIAL RECORDS (SHOWN HEREON)
- AN EASEMENT FOR UTILITY AND INCIDENTAL PURPOSES, RECORDED AS 2002-0288101 OF OFFICIAL RECORDS (SHOWN HEREON)
- AN EASEMENT FOR TRAIL ACCESS FOR PUBLIC AND INCIDENTAL PURPOSES, RECORDED AS 2001-1082104 OF OFFICIAL RECORDS (SHOWN HEREON)
- AN EASEMENT FOR NATURAL AREA OPEN SPACE AND INCIDENTAL PURPOSES, RECORDED AS 2001-1102728 OF OFFICIAL RECORDS (SHOWN HEREON)
- ANY FACTS, RIGHTS, INTERESTS OR CLAIMS THAT MAY EXIST OR ARISE BY REASON OF THE FOLLOWING MATTERS DISCLOSED BY AN ALTA/NSPS SURVEY MADE BY _____ ON _____, DESIGNATED JOB NUMBER _____:
- 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. THIS MATTER WILL BE MORE FULLY SET FORTH OR DELETED UPON COMPLIANCE WITH THE APPLICABLE REQUIREMENT(S) SET FORTH HEREIN.
- WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS.

REFERENCE DOCUMENTS

MAP OF DEDICATION	BOOK	312,	PAGE	43,	MCR
FINAL PLAT	BOOK	341,	PAGE	2,	MCR
FINAL PLAT	BOOK	349,	PAGE	15,	MCR
FINAL PLAT	BOOK	365,	PAGE	44,	MCR
FINAL PLAT	BOOK	400,	PAGE	46,	MCR
INSTRUMENT	BOOK	997,	PAGE	3,	MCR

LEGAL DESCRIPTION

THOSE PORTIONS OF THE SOUTHEAST QUARTER OF SECTION 28 AND THE NORTHEAST QUARTER OF SECTION 33 TOWNSHIP 5 NORTH, RANGE 5 EAST OF THE SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 28;

THENCE NORTH 89 DEGREES 55 MINUTES 53 SECONDS EAST ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 432.97 FEET TO A POINT ON THE WESTERLY LINE OF PARCEL J AT TROON NORTH, PHASE II, AS RECORDED IN BOOK 400, PAGE 46, RECORDS OF MARICOPA COUNTY, ARIZONA, SAID POINT BEING THE TRUE POINT OF BEGINNING;

THENCE NORTH 24 DEGREES 58 MINUTES 30 SECONDS EAST ALONG SAID WESTERLY LINE A DISTANCE OF 344.18 FEET;

THENCE SOUTH 75 DEGREES 04 MINUTES 37 SECONDS EAST LEAVING SAID WESTERLY LINE A DISTANCE OF 288.23 FEET;

THENCE SOUTH 65 DEGREES 01 MINUTES 30 SECONDS EAST A DISTANCE OF 215.00 FEET TO A POINT ON A CURVE THE RADIUS OF WHICH BEARS SOUTH 72 DEGREES 00 MINUTES 59 SECONDS EAST A DISTANCE OF 378.00 FEET;

THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 17 DEGREES 53 MINUTES 34 SECONDS A DISTANCE OF 118.04 FEET TO A POINT OF TANGENCY;

THENCE SOUTH 00 DEGREES 05 MINUTES 27 SECONDS WEST A DISTANCE OF 283.21 FEET;

THENCE SOUTH 06 DEGREES 49 MINUTES 56 SECONDS WEST A DISTANCE OF 213.60 FEET TO THE BEGINNING OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 368.00 FEET;

THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 08 DEGREES 29 MINUTES 16 SECONDS A DISTANCE OF 54.52 FEET;

THENCE NORTH 64 DEGREES 30 MINUTES 00 SECONDS WEST A DISTANCE OF 641.19 FEET TO A POINT ON A CURVE THE RADIUS OF WHICH BEARS SOUTH 66 DEGREES 33 MINUTES 30 SECONDS WEST A DISTANCE OF 309.21 FEET;

THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 11 DEGREES 26 MINUTES 53 SECONDS A DISTANCE OF 61.78 FEET TO A POINT OF TANGENCY;

THENCE NORTH 34 DEGREES 53 MINUTES 23 SECONDS WEST A DISTANCE OF 44.75 FEET TO A POINT ON SAID WESTERLY LINE;

THENCE NORTH 24 DEGREES 58 MINUTES 30 SECONDS EAST ALONG SAID WESTERLY LINE A DISTANCE OF 166.86 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPTING ALL URANIUM, THORIUM OR OTHER MATERIALS WHICH ARE OR MAY BE DETERMINED TO BE PECULIARLY ESSENTIAL TO THE PRODUCTION OF FISSIONABLE MATERIALS, AS RESERVED IN THE PATENT RECORDED AS DOCKET 304, PAGE 447.

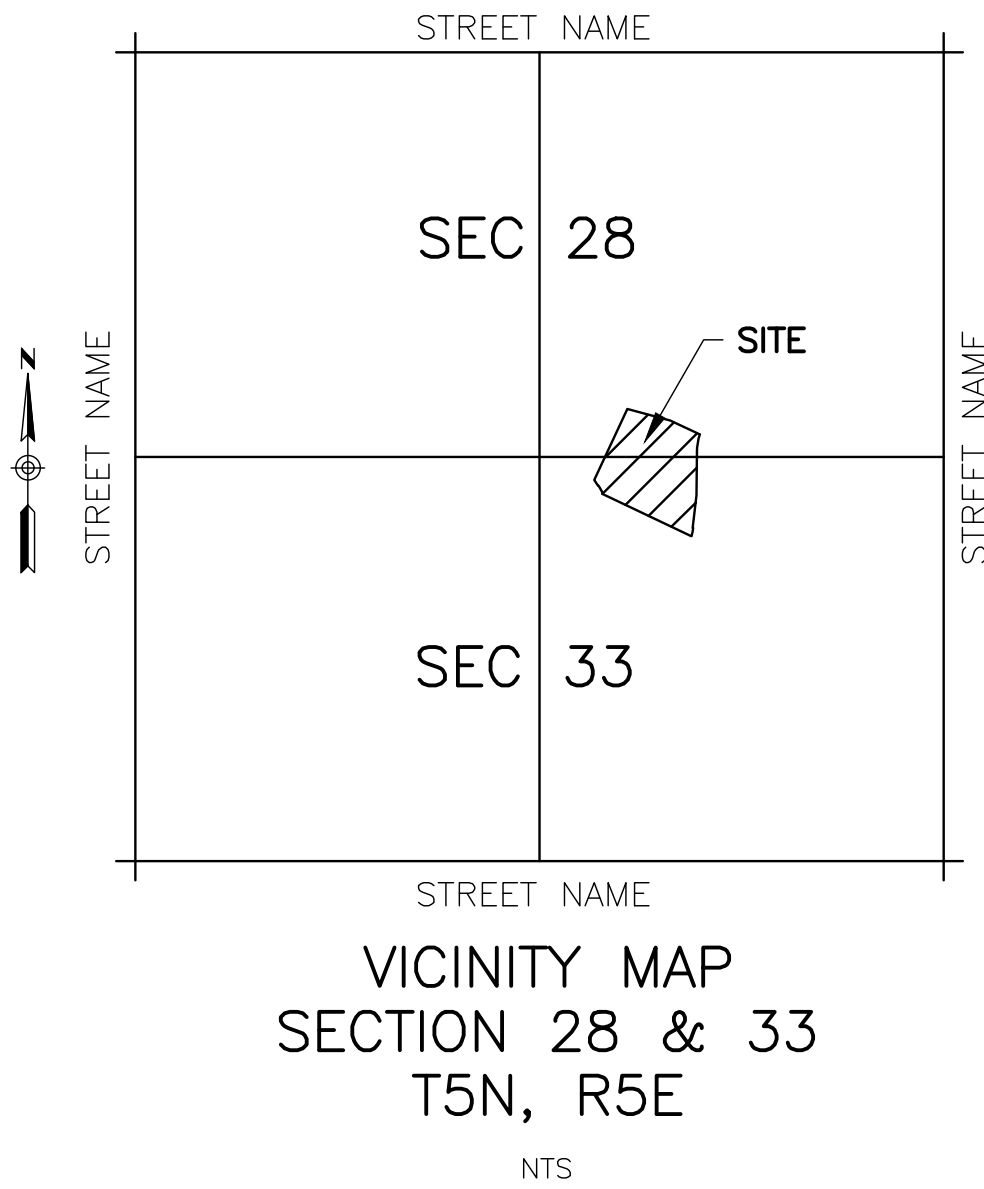
BASIS OF BEARINGS - BENCHMARK

- COORDINATES WERE VERIFIED IN THE FIELD USING REAL TIME KINEMATIC GPS OBSERVATIONS RELATIVE TO NGS PUBLISHED CONTROL POINTS.
- SURVEYED DURING THE MONTH OF JANUARY 2023.
- CONTRACTOR SHALL VERIFY HORIZONTAL AND VERTICAL CONTROLS IN THE FIELD PRIOR TO CONSTRUCTION.
- PROJECT META DATA
UNITS:
COORDINATES, DISTANCES AND ELEVATIONS ARE SHOWN IN INTERNATIONAL FEET.
HORIZONTAL DATUM:
CITY OF SCOTTSDALE COORDINATE SYSTEM
VERTICAL DATUM:
CITY OF SCOTTSDALE (NAVD '88)
PROJECT BENCHMARKS:
POINT NUMBER 8025
COS #6322 (GLO BRASS CAP)
PUBLISHED ELEVATION = 2620.72

POINT NUMBER 8013
COS #6341 (GLO BRASS CAP) AT RIO VERDE DR.
PUBLISHED ELEVATION = 2717.94
- THE COORDINATES PRESENTED ARE SHOWN TO THREE DECIMAL PLACES FOR CALCULATION PURPOSES AND ARE NOT REPRESENTATIVE OF THE PRECISION OF THE SURVEY MEASUREMENTS

FLOOD ZONE DESIGNATION

THE PROJECT SITE IS LOCATED WITHIN AN AREA DESIGNATED AS FLOOD ZONE X ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP (FIRM) NUMBER 04013C1330L, DATED OCTOBER 16, 2013. THIS DESIGNATION STATES: 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.



SITE ADDRESS

10929 EAST DYNAMITE BOULEVARD
SCOTTSDALE, AZ 85262

GROSS AREA

374,283 SQUARE FEET OR 8.592 ACRES OF LAND, MORE OR LESS

CURRENT ZONING

PCC: DEFINED AS PLANNED COMMUNITY CENTER. SEE CITY OF SCOTTSDALE ZONING ORDINANCE FOR PARTICULARS.

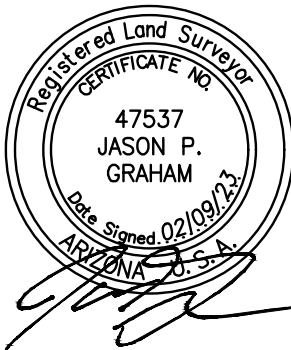
SURVEYOR'S NOTES

- THIS SURVEY IS BASED UPON THE CONDITION OF TITLE REPORT ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO. NCS-1154990-OMHA, DATED NOVEMBER 4, 2022 AT 8:00 AM.
- UTILITIES SHOWN ARE BASED ON OBSERVABLE EVIDENCE ALONG WITH AVAILABLE RECORDS. NO ATTEMPT HAS BEEN MADE TO EXCAVATE, EXPOSE OR POTHOLE ANY SUBTERRANEAN UTILITY. OTHER UNDERGROUND UTILITIES MAY EXIST.
- ALL DISTANCES SHOWN HEREON ARE MEASURED VALUES AT GROUND UNLESS OTHERWISE NOTED WITH A RECORD DISTANCE.
- TABLE A ITEM NO. 6(a): THE SURVEYOR WAS NOT PROVIDED A ZONING REPORT OR LETTER.
- TABLE A ITEM NO. 9: THERE ARE NO EXISTING PARKING SPACES ON SITE.
- TABLE A ITEM NO. 10: THE SURVEYOR WAS NOT PROVIDED THE INFORMATION DESIGNATED BY CLIENT TO DETERMINE THE RELATIONSHIP AND LOCATION OF CERTAIN DIVISION OR PARTY WALLS WITH RESPECT TO ADJOINING PROPERTIES.
- TABLE A ITEM NO. 16: NO EVIDENCE OF ANY RECENT EARTH-MOVING OR CONSTRUCTION.
- TABLE A ITEM NO. 17: NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES WERE MADE AVAILABLE TO THE SURVEYOR BY THE CONTROLLING JURISDICTION AT THE TIME OF THIS SURVEY. ALL IMPROVEMENTS APPEAR TO BE RECENT CONSTRUCTION.
- TABLE A ITEM NO. 18: ALL KNOWN PLOTTABLE OFFSITE EASEMENTS ARE SHOWN.

SURVEYOR'S CERTIFICATION

TO: HURD TROON CENTER #3, LLC, AN ARIZONA LIMITED LIABILITY COMPANY;
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 1-4, 6(a), 6(b), 7(a), 8, 9, 10(a), 11(b), 12, 13, 16, 17, 18 AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED IN JULY, 2018, MAY 2019, JUNE 2022 AND JANUARY 2023.



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ALTA/NSPS SURVEY

A PORTION OF SOUTHEAST 1/4, SECTION 28 &
NORTHEAST 1/4, SECTION 33 TOWNSHIP 5 NORTH,
RANGE 5 EAST, GILA & SALT RIVER MERIDIAN,
MARICOPA COUNTY, ARIZONA

PROJECT NO: 1122214	DATE: JAN 2023	SCALE: AS SHOWN
SURVEYED: JAN 2023	DRAWN: CSD	REVIEWED: JPG
FIELD WORK: JRK	ARC	TME
REVISIONS:		
2-9-23	ADD UTILITIES	CSD

SHEET

1

OF 2

FILE:V:\MSJ\ESTD\2023\1122214_Southside_Troon_ALTA\Drawings\ALTA.dwg DATE:Feb. 09, 2023 TIME: 01:03 PM

POINT OF COMMENCING
S 1/4 COR SEC 28, T5N, R5E
N 1/4 COR SEC 33, T5N, R5E

PARCEL J AT TROON NORTH
PHASE II
BK 400 PG 46

APN 216-81-302
PINNACLE CANYON
HOA

N89°52'24"E 427.16'
(N89°55'53"E 432.97' R)

POINT OF BEGINNING

OPEN SPACE
ESMNT

PARCEL J AT TROON NORTH
PHASE II
BK 400 PG 46

APN 216-81-302
PINNACLE CANYON
HOA

BELLA SOL AT TROON NORTH
BK 997 PG 3

APN 216-81-381
HURD TROON CENTER NO 3 LLC
(BLANKET ITEMS)

APN 216-81-382
HURD TROON CENTER
NO 4 LLC

APN 216-81-383
HURD TROON CENTER
NO 4 LLC

APN 216-81-379
HURD TROON CENTER
NO 1 LLC

APN 216-81-380
HURD TROON CENTER
NO 3 LLC

N75°08'06"W 288.23'
(S75°04'37"E R)

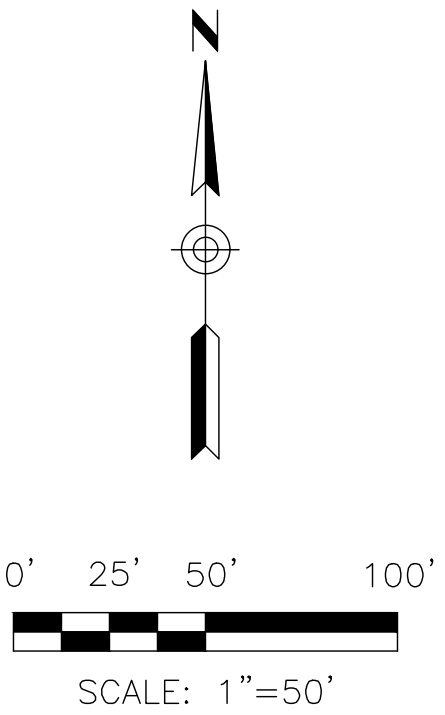
N65°04'59"W 215.00'
(S65°01'30"E R)

(S00°05'27"E R) 283.21'
N00°01'58"E

(S06°49'56"E R) 213.60'
N06°46'27"E

(N64°30'00"W R)
N64°33'29"W 641.19'

N64°33'29"W 182.46'
(N64°30'00"W R)



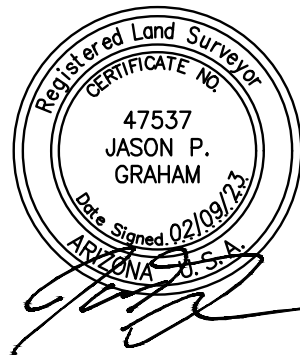
FOUND GLO BRASS CAP
NE COR SEC 33
T5N, R5E

LEGEND

- FOUND BRASS CAP FLUSH
- SET REBAR W/ CAP
- SECTION LINE
- MID-SECTION LINE
- CENTERLINE
- EASEMENT
- BOUNDARY LINE
- PROPERTY LINE
- WATER LINE
- SANITARY SEWER LINE
- COMMUNICATIONS LINE
- UNDERGROUND ELECTRIC

LINE DATA TABLE		
LINE	BEARING	DISTANCE
L1	S34°56'52"E	44.75'
L2	S89°57'54"E	63.15'
L3	S81°50'23"E	141.91'
L4	S66°17'46"E	79.83'

CURVE DATA TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	118.04'	378.00'	17°53'34"
C2	54.52'	368.00'	8°29'16"
C3	61.78'	309.21'	11°26'51"



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SHEET

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OF 2