

# SCHEDULE 'B' ITEMS

1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.

2. 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.

3. Any rights, interests or claims of parties in possession not shown by the public records.

4. Any lien, or right to a lien, for services, labor, materials or equipment in connection with improvements, repairs or renovations provided before, on, or after Date of Policy and not shown by the Public Records at Date of Policy.

5. Any encroachment, encumbrance, violation, conflict in boundary line(s), shortage in area, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey and/or physical inspection of the land. The term "encroachment" includes encroachments of existing improvements located on the land onto adjoining land, and encroachments on the land of existing improvements located on adjoining land.

6. (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.

7. Easements or claims of easements not shown by the public records.

8. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; and (c) Oil, natural gas, coal, flammable materials or other minerals previously conveyed, leased or retained by prior owners, whether or not appearing in the Public Records or listed in Schedule B. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.

9. Any adverse ownership claim by right of sovereignty to any portion of the lands insured hereunder, including tide lands, submerged, filled and artificially exposed lands and lands accreted to such lands or dispute as to the boundaries purportedly caused by a change in the location of any water body within or adjacent to the land.

10. Water rights, and claims or title to water, whether or not shown by the Public Records.

11. Property taxes, which are a lien not yet due and payable, including any assessments collected with taxes.

12. The liabilities and obligations imposed upon sold land by reason of: (a) inclusion thereof within the boundaries of the Salt River Project Agricultural Improvement and Power District; (b) membership of the owner thereof in the Salt River Valley Water Users' Association, an Arizona corporation, and; (c) the terms of any Water Right Application made under the reclamation laws of the United States for the purpose of obtain water rights for sold land.

13. Liabilities, obligations or assessments, if any, affecting sold land which may exist by reason of:

(a) inclusion in community facility districts which may exist by virtue of assessment maps or notices filed by sold districts;  
(b) inclusion in any district formed pursuant to Title 48, Arizona Revised Statutes, and;  
(c) inclusion within the following district(s) and/or association(s): DC Ranch Association, Inc., DC Ranch Covenant Commission, Inc., and DC Ranch Community Council, Inc.

14. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens, if any provided in the Plat recorded in Book 608 of Maps, Page 10, of Official Records, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons.

15. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions recorded on December 13, 1996, in 1996-865789, of Official Records.

And amendment(s) thereof.  
Recorded:  
Recording No(s): 1997-298843, 1999-673266 and 2002-1039575, of Official Records.

16. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions recorded on July 16, 1999, in 1999-673267, of Official Records.

And amendment(s) thereof.  
Recorded: October 7, 2002  
Recording No(s): 2002-1069575 and 2014-0328186, of Official Records.

17. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions recorded on July 16, 1999, in 1999-673268, of Official Records.

And amendment(s) thereof.  
Recorded: October 7, 2002  
Recording No(s): 2002-1039575, and 2009-1152130 of Official Records.

18. Dedication, Easement and Maintenance Agreement and the terms and conditions thereof, recorded as 2002-0062499, of Official Records.

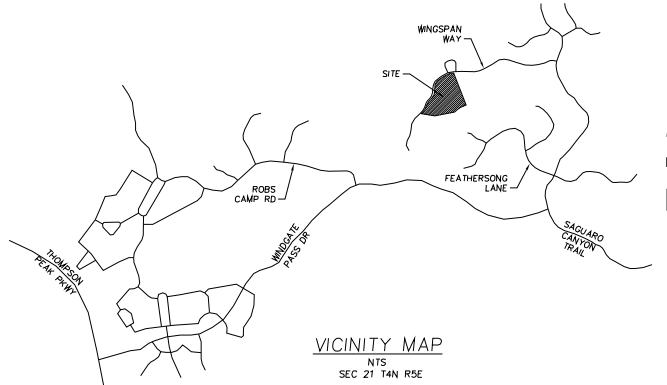
19. Dedication, Easement and Maintenance Agreement and the terms and conditions thereof, recorded in 2002-0027821, of Official Records.

20. Dedication, Easement and Maintenance Agreement Agreement and the terms and conditions thereof, recorded in 2002-1090697, of Official Records.

## A.L.T.A./N.S.P.S. LAND TITLE SURVEY

OF

LOT 1654 AND 1655 DC RANCH PARCEL 6.14 LOCATED IN A PORTION OF THE NORTHWEST QUARTER OF SECTION 21 TOWNSHIP 4 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA



VICINITY MAP  
NTS  
SEC 21 T4N R5E

## LEGAL DESCRIPTION

LOTS 1654 & 1655, DC RANCH PARCEL 6.14, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, IN BOOK 608 OF MAPS, PAGE 10;

EXCEPT ALL COAL AND OTHER MINERALS AS RESERVED IN THE PATENT RECORDED IN DOCKET 304, PAGE 447.

## SITE DATA

APN: 217-08-224A

LOT 1654:  
AREA: 106,579 SQ. FT. - 2.47 ACRES  
ZONING: R1-10ESL PCD

LOT 1655:  
AREA: 63,122 SQ. FT. - 1.45 ACRES  
ZONING: R1-10ESL PCD

## ADDRESS

LOT 1654: 10745 EAST WINGSPAN WAY  
LOT 1655: 10713 EAST WINGSPAN WAY

## PERTINENT DOCUMENTS

## BASIS OF BEARING

THE NORTHEAST PROPERTY LINE OF LOT 1654, SAID BEARING BEING S 21°34'49" E

## NOTES

- THIS SURVEY IS NOT INTENDED FOR ENGINEERING DESIGN OR LAYOUT.
- SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL AND SIGNATURE OF SURVEYOR.

## SURVEYOR'S CERTIFICATION

To Fidelity National Title Agency, Inc. and John R. Peterson and Jill M. Peterson, as Trustees of the John R. Peterson and Jill M. Peterson Living Trust dated September 2, 2003, as amended and restated on December 26, 2014, and as it may subsequently be amended:

This is to certify that this map or plat and the survey on which it is based were made in accordance with 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by the ALTA and NSPS, Table A items included on this survey are 1, 2, 3, 4 & 11 (above ground, observed only). The fieldwork was completed on 6/19/20.

Date of Plat or Map: 9/24/20



BY: RICHARD L. FIDLER  
REGISTERED LAND SURVEYOR  
REGISTRATION #50695

DATE: 9/24/20

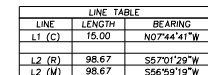
## FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

COMMUNITY NUMBER	PANEL NUMBER (PANEL DATE)	SUFFIX	DATE OF FIRM (INDEX DATE)	FIRM ZONE	BASE FLOOD ELEVATION (IN 40 ZONE, USE DEPTH)
045012	1340 10/16/13	L	11/4/15	X	N/A

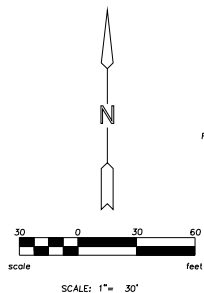
ENGINEER'S CERTIFICATION: THE LOWEST FLOOR ELEVATION(S) AND/OR FLOOD PROOFING ELEVATION(S) ON THIS PLAN, ARE SUFFICIENTLY HIGH TO PROVIDE PROTECTION FROM FLOODING CAUSED BY A ONE-HUNDRED YEAR STORM, AND ARE IN ACCORDANCE WITH CITY OF SCOTTSDALE REVISED CODE, CHAPTER 37 - FLOODPLAIN AND STORMWATER REGULATIONS.

A.L.T.A. SURVEY LOT 1654 + 1655 DC RANCH	
DESIGN RF	DRAWN KR
CHECKED RF	DATE 9/24/20
FILE NAME 1654DCR	JOB NUMBER 1654DCR
8707 EAST VISTA BONITA SUITE 145 SCOTTSDALE, ARIZONA 85255 16521 729-0372	
SHEET 1 OF 2	

● FOUND BRASS CAP (AS NOTED)  
 ○ FOUND REBAR (AS NOTED)  
 △ SET 1/2" REBAR W/ CAP #50695  
 (R) RECORDED VALUE PER BOOK 396, PG 49  
 & BK 608, PG 10 M.C.R.  
 (M) MEASURED VALUE  
 (C) CALCULATED VALUE  
 \_\_\_\_\_ PROPERTY LINE  
 \_\_\_\_\_ EASEMENT LINE



CURVE TABLE		
CURVE	LENGTH	RADIUS
C1 (R)	7.36	280.0
C1 (M)	7.31	280.0
C2 (R)	35.82	265.0
C2 (M)	35.78	265.0





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5707 EAST VISTA BONITA DRIVE STE 145  
SCOTTSDALE, ARIZONA 85255 • (602) 725-0172

**ENCLOSURES**

GRADING PLAN  
1654/1655 DC RANCH PARCEL 614  
EAST WINGSPAN WAY  
SCOTTSDALE, ARIZONA



SHEET  
2 OF 2  
DATE  
JUNE 2020

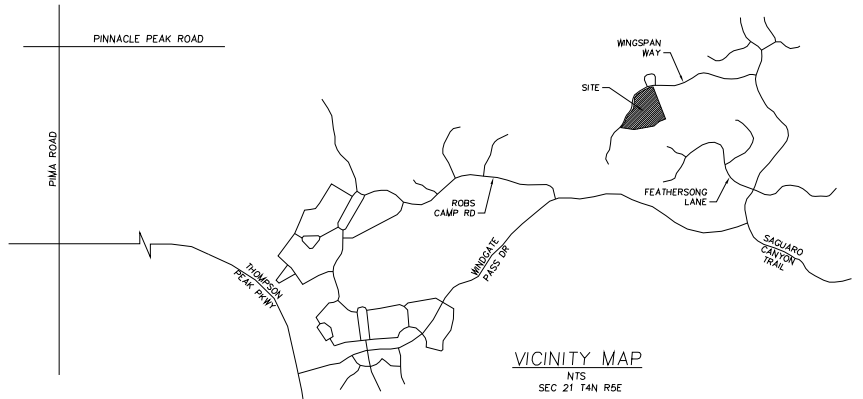
BD	
IN	
DRAINAGE CHECKED BY:	
DESIGNED BY:	
DRAWN BY: KR	
JOB NUMBER	
1654DCCR	



**DEDICATION**

KNOW ALL MEN BY THESE PRESENTS:

**PROPERTY ASSEMBLAGE PLAT**  
**LOTS 1654 AND 1655 DC RANCH PARCEL 6.14**  
**AS RECORDED IN BOOK 608 OF MAPS, PAGE 10, IN THE COUNTY RECORDER'S OFFICE,**  
**COUNTY OF MARICOPA, STATE OF ARIZONA**



**ACKNOWLEDGMENT**

STATE OF ARIZONA } ss  
County of Maricopa }  
This document was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_,  
by Michael Lester and Kay Lester,

Notary Public: \_\_\_\_\_

My commission expires: \_\_\_\_\_

**VICINITY MAP**  
NTS  
SEC 21 14N R5E

**LEGAL DESCRIPTION PARENT PARCELS**

LOTS 1654 & 1655, DC RANCH PARCEL 6.14, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, IN BOOK 608 OF MAPS, PAGE 10;  
EXCEPT ALL COAL AND OTHER MINERALS AS RESERVED IN THE PATENT RECORDED IN DOCKET 304, PAGE 447.

**PARENT ASSESSORS PARCEL NUMBERS**

APN: 217-08-224A

**ZONING**

LOT 1654:  
R1-10 ESL PCD  
LOT 1655:  
R1-10 ESL PCD

**PERTINENT INFORMATION AND EASEMENT LIST**

**BASIS OF BEARING**

THE NORTHEAST PROPERTY LINE OF LOT 1654. SAID BEARING BEING  
S 21°34'49" E

**OWNER**

**GENERAL NOTES**

ALL BEARINGS AND DISTANCES SHOWN ON THIS MAP ARE FROM ACTUAL FIELD MEASUREMENTS UNLESS OTHERWISE STATED.

**ORIGINAL LOT AREAS**

LOT 1654  
NET AREA: 106,579 SQ. FT. - 2.47 ACRES  
LOT 1655  
NET AREA: 63,122 SQ. FT. - 1.45 ACRES

**LOT AREA SHOWN HEREON**

NET AREA: 169,701 SQ. FT. - 3.92 ACRES

**CITY OF SCOTTSDALE STAFF PLAT APPROVAL**

This plat has been reviewed for compliance with the City of Scottsdale's Design Standards and Policy Manual specifications.

By: \_\_\_\_\_ Date \_\_\_\_\_  
Chief Development Officer

This subdivision has been reviewed for compliance with the development standards of the City of Scottsdale's Development Review Board (DRB) Case No. \_\_\_\_\_, and Zoning Case(s) No. \_\_\_\_\_, and all case related stipulations.

By: \_\_\_\_\_ Date \_\_\_\_\_  
Development Engineering Manager

AFFIDAVITS OF CORRECTION OR AMENDMENT TYPE LETTERS  
CONCERNING THIS MAP OF RELEASE ARE NOT VALID. THERE  
WILL BE NO REVISIONS TO THIS PLAT WITHOUT THE  
DEVELOPMENT ENGINEERING MANAGER'S APPROVAL.

**CERTIFICATE OF SURVEY**

I AM A LAND SURVEYOR REGISTERED TO PRACTICE IN ARIZONA;  
THIS MAP WAS MADE UNDER MY DIRECTION;  
THIS MAP MEETS THE MINIMUM STANDARDS FOR ARIZONA LAND  
BOUNDARY SURVEYS; THE SURVEY OF THE SUBJECT PROPERTY  
DESCRIBED AND PLOTTED HEREON WERE MADE DURING THE  
MONTH OF MAY, 2019;  
THE SURVEY IS TRUE AND COMPLETE AS SHOWN, MONUMENTS  
SHOWN ACTUALLY EXIST; SAID MONUMENTS ARE SUFFICIENT TO  
ENABLE THE SURVEY TO BE RETRACED.

RICHARD L. FIDLER, RLS 50695



SHEET  
1 OF 2

**FINAL PLAT**  
**LOT 1654 + 1655 DC RANCH**

DESIGN	DRAWN	CHECKED	DATE	FILE NAME	JOB NUMBER
RF	KR	RF	4/20/21	1654DCR	1654DCR

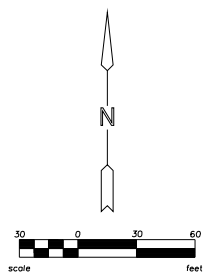


8707 EAST VISTA BONITA SUITE 145  
SCOTTSDALE, ARIZONA 85255  
16221 729-2372

(C)	CALCULATED VALUE
_____	PROPERTY LINE
— — —	EASEMENT LINE
- - - - -	STREET MONUMENT LINE
D.E.	DRAINAGE EASEMENT

LINE TABLE		
LINE	LENGTH	BEARING
11 (C)	15.00	N07°44'41"W

CURVE TABLE		
CURVE	LENGTH	RADIUS
C1	7.36	280.00



SCALE: 1"= 30'

LOT 1654A

**LOT 1653**

450.08

**LOT 1610**

FINAL PLAT  
LOT 1654 + 1655 DC RANCH

DESIGN	DRAWN	CHECKED	DATE	FILE NAME	JOB NUMBER
RF	KR	RF	4/20/21	1654DCR	1654DCR



8707 EAST VISTA BONITA SUITE 145  
SCOTTSDALE, ARIZONA 85255  
(602) 725-0372



SHEET  
2 OF 2



