

**APPROVED**  
By chomuth at 2:45 pm, Apr 20, 2023

# ALTA/NSPS LAND TITLE SURVEY

OF THE NORTH HALF OF SECTION 28, TOWNSHIP 3 SOUTH, RANGE 8 EAST,  
OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA

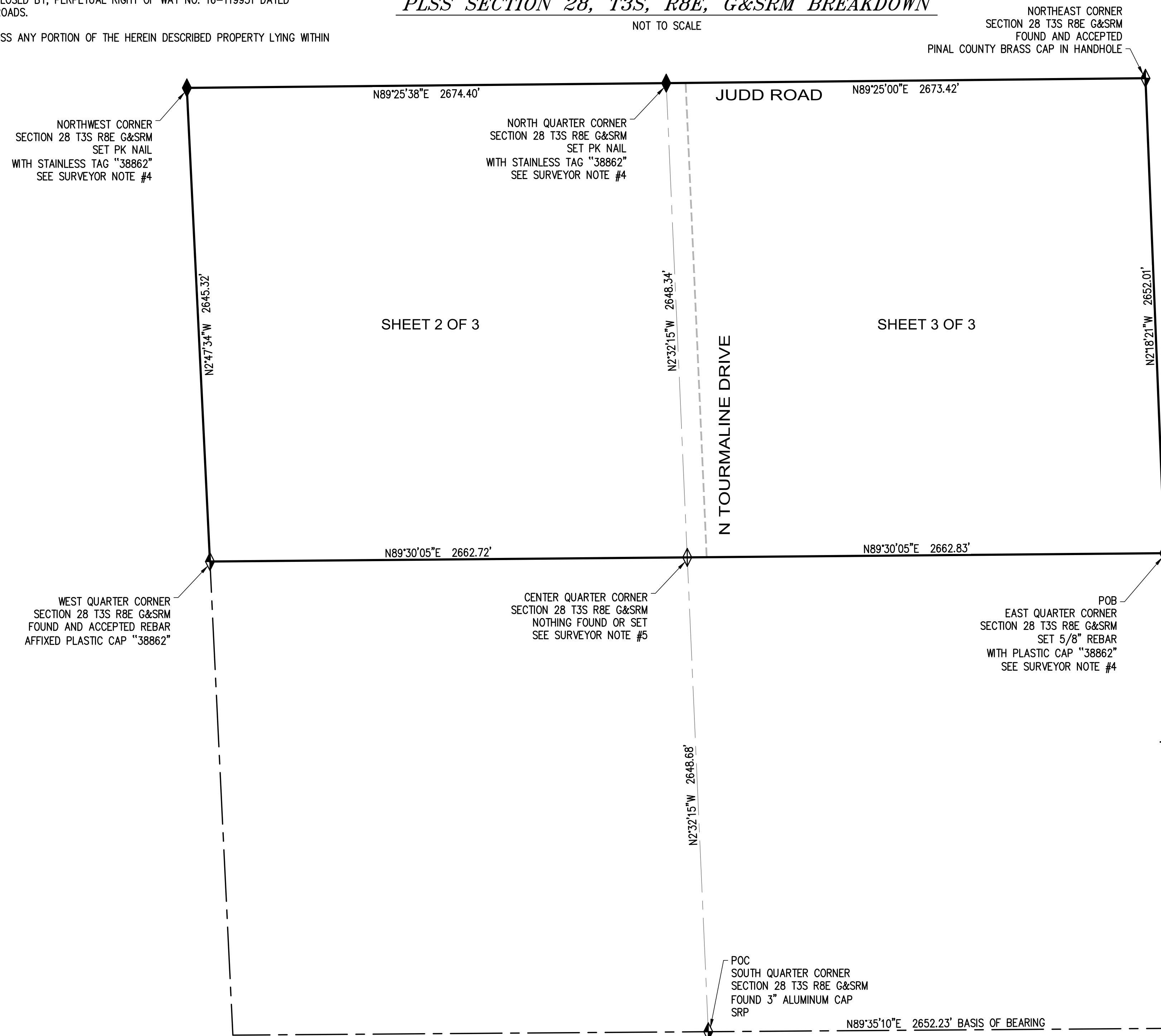
## SCHEDULE B PART II EXCEPTIONS

- TAXES FOR THE YEAR 2023, A LIEN NOT YET DUE AND PAYABLE. A. NO TAXES ARE CURRENTLY AVAILABLE. [NOT SURVEY RELATED]
- 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.
- EASEMENTS, LIENS OR ENCUMBRANCES, OR CLAIMS THEREOF, NOT SHOWN BY THE PUBLIC RECORDS.
- ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR OR MATERIALS HERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW, AND NOT SHOWN BY PUBLIC RECORDS.
- ANY FACTS, RIGHTS, INTEREST, OR CLAIMS WHICH ARE NOT SHOWN BY THE PUBLIC RECORDS BUT WHICH COULD BE ASCERTAINED BY AN INSPECTION OF SAID LAND OR BY MAKING INQUIRY OF PERSONS IN POSSESSION THEREOF.
- 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.
- TERMS, PROVISIONS AND RESERVATIONS DISCLOSED BY VIRTUE OF CONVEYANCE FROM THE UNITED STATES OF AMERICA BY LIST NO. 1 DATED 6-25-1930 REFERENCE SAID DOCUMENT FOR FULL PARTICULARS.
- TERMS, PROVISIONS AND RESERVATIONS DISCLOSED BY, PERPETUAL RIGHT OF WAY NO. 16-4329 DATED 11-19-1967 TO SALT RIVER PROJECT AGRICULTURAL IMPROVEMENT AND POWER DISTRICT FOR A LINE OF POLES.
- TERMS, PROVISIONS AND RESERVATIONS DISCLOSED BY, PERPETUAL RIGHT OF WAY NO. 16-119951 DATED 11-9-2018 TO PINAL COUNTY FOR PUBLIC ROADS.
- RIGHTS TO THE PUBLIC ON, OVER AND ACROSS ANY PORTION OF THE HEREIN DESCRIBED PROPERTY LYING WITHIN ANY PUBLIC ROAD OR HIGHWAY.



## PLSS SECTION 28, T3S, R8E, G&SRM BREAKDOWN

NOT TO SCALE



## PREPARED FOR

DR HORTON  
2525 W. FRYE ROAD, SUITE 100  
CHANDLER, ARIZONA 85224  
CONTACT: ANGELA CARMITCHEL

## LAND SURVEYOR

SUNRISE ENGINEERING, INC.  
2045 S VINEYARD, STE 101  
MESA, ARIZONA 85210  
CONTACT: RON DORSEY, RLS  
PHONE: 480-768-8600

## ADDRESS OF PROPERTY

NOT AVAILABLE

## FLOOD ZONE INFORMATION

THE PROPERTY IS LOCATED WITHIN AN AREA DESIGNATED AS HAVING FLOOD ZONE "X" BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, ON FLOOD INSURANCE RATE MAP NO. 04021C0475E, WITH A REVISION DATE OF DECEMBER 4, 2007.

## BASIS OF BEARING

THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 3 SOUTH, RANGE 8 EAST OF THE GILA AND SALT RIVER MERIDIAN BEING NORTH 89°35'10" EAST BETWEEN A FOUND SRP 3" ALUMINUM CAP MARKING THE SOUTH QUARTER CORNER OF SAID SECTION 28, AND A FOUND 3" ALUMINUM CAP STAMPED PCHD 308207 MARKING THE SOUTHEAST CORNER OF SAID SECTION 28.

## SUBJECT PARCEL DESCRIPTION

A PORTION OF LAND DESCRIBED IN DOCUMENT NUMBER 2009-001425, PINAL COUNTY RECORDS, AS THE NORTH HALF OF SECTION 28, TOWNSHIP 3 SOUTH, RANGE 8 EAST, OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND SALT RIVER PROJECT 3" ALUMINUM CAP MARKING THE SOUTH QUARTER CORNER OF SAID SECTION 28, FROM WHICH A FOUND 3" ALUMINUM CAP STAMPED PINAL COUNTY HIGHWAY DEPARTMENT "308207", MARKING THE SOUTHEAST CORNER OF SAID SECTION 28, BEARS NORTH 89°35'10" EAST, A DISTANCE OF 2652.23 FEET ALONG THE SOUTH LINE OF THE SOUTHEAST CORNER OF SAID SECTION 28, BEING THIS SOUTH LINE AND THE BASIS OF BEARING;

THENCE ALONG SAID SOUTH LINE, NORTH 89°35'10" EAST A DISTANCE OF 2652.23 FEET TO A FOUND 3" ALUMINUM CAP STAMPED PINAL COUNTY HIGHWAY DEPARTMENT "308207", ALSO BEING THE SOUTHEAST CORNER OF SAID SECTION 28;

THENCE ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 28, NORTH 2°18'20" WEST A DISTANCE OF 2652.23 FEET TO THE EAST QUARTER CORNER OF SAID SECTION 28, ALSO BEING THE POINT OF BEGINNING;

THENCE ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 28, SOUTH 89°30'05" WEST A DISTANCE OF 2662.83 FEET TO THE CENTER QUARTER CORNER OF SAID SECTION 28;

THENCE ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 28, SOUTH 89°30'05" WEST, A DISTANCE OF 2662.72 FEET TO A FOUND REBAR BEING THE WEST QUARTER CORNER OF SAID SECTION 28;

THENCE ALONG THE WEST LINE OF SAID NORTHWEST QUARTER, NORTH 2°47'34" WEST, A DISTANCE OF 2645.32 FEET TO THE NORTHWEST CORNER OF SAID SECTION 28;

THENCE ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER, NORTH 89°25'38" EAST, A DISTANCE OF 2674.40 FEET TO THE NORTH QUARTER CORNER OF SAID SECTION 28;

THENCE ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 28, NORTH 89°25'00" EAST, A DISTANCE OF 2673.42 FEET TO A FOUND PINAL COUNTY BRASS CAP IN HANDHOLE, ALSO BEING THE NORTHEAST CORNER OF SAID SECTION 28;

THENCE ALONG THE EAST LINE OF SAID NORTHEAST QUARTER, SOUTH 2°18'21" EAST, A DISTANCE OF 2652.01 FEET TO THE POINT OF BEGINNING;

SAID PORTION OF LAND CONTAINS 14122521 SQ. FT. OR 324.2085 ACRES, MORE OR LESS.

## SURVEYOR NOTES

- PER ARS 32-151 THE USE OF THE WORD "CERTIFY" OR "CERTIFICATION" BY A PERSON OR FIRM THAT IS REGISTERED OR CERTIFIED BY THE BOARD IS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING FACTS OR FINDINGS THAT ARE THE SUBJECT OF THE CERTIFICATION AND DOES NOT CONSTITUTE AN EXPRESS OR IMPLIED WARRANTY OR GUARANTEE.
- BEARING AND DISTANCES NOTED ON THIS SURVEY ARE "MEASURED".
- ALTA/NSPS SURVEY PREPARED IN REFERENCE TO:  
ORDER NO: 276-234700122  
COMMITMENT DATE: FEBRUARY 13, 2023, 12:00 AM  
ISSUED BY: DHI TITLE AGENCY  
2525 WEST FRYE ROAD, SUITE 120  
CHANDLER, AZ 85224  
PHONE: (480)778-0226  
QUESTIONS? CONTACT: KEN OWEN COSNER  
FAX: (480)778-0235  
EMAIL: KAOWENCOSNER@DHITITLE.COM
- PLSS CORNER OF SECTION 28 WAS CALCULATED AND SET BY REFERENCE TO A SURVEY MADE BY JIM E HEET LS 34554 RECORDED 2009-001425, PCR.
- THE CENTER QUARTER CORNER OF SECTION 28 WAS CALCULATED BY INTERSECTION OF LINES CONNECTING THE OPPOSING QUARTER CORNERS.

## LEGEND

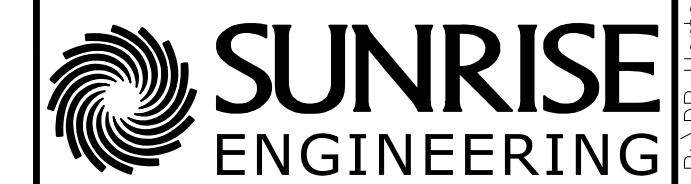
- SUBJECT BOUNDARY LINE
- PLSS SECTION LINE
- PLSS SUB-SECTION LINE
- MATCH LINE
- FOUND PLSS SECTION MONUMENT, AS NOTED
- CALCULATED PLSS SECTION MONUMENT, AS NOTED
- SET PLSS SECTION MONUMENT, AS NOTED
- PLOTTABLE SCHEDULE B, PART II EXCEPTION
- CONCRETE MASONRY UNIT
- EAST
- GILA AND SALT RIVER MERIDIAN
- NORTH
- PINAL COUNTY RECORDS
- PUBLIC LAND SURVEY SYSTEM
- RANGE
- SOUTH
- TOWNSHIP
- WEST

## CERTIFICATION

TO ARIZONA STATE LAND DEPARTMENT; D.R. HORTON INC, A DELAWARE LIMITED LIABILITY COMPANY, AND DHI TITLE AGENCY:

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, 2, 3, 4, 8, 11 & 13 OF THE TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON MARCH 16, 2023.

DATE OF PLAT OR MAP: APRIL 20, 2023



2045 SOUTH VINEYARD, SUITE 101  
MESA, ARIZONA 85210  
TEL 480.768.8600 · FAX 480.768.8609  
www.sunrise-eng.com

## ALTA/NSPS LAND TITLE SURVEY

N 1/2 SEC 28 T3S R8E

SET NO. 09185	SURVEYED GM/MS	DRAWN EB	CHECKED RED	SHEET NO. 1 of 3	COV
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# ALTA/NSPS LAND TITLE SURVEY

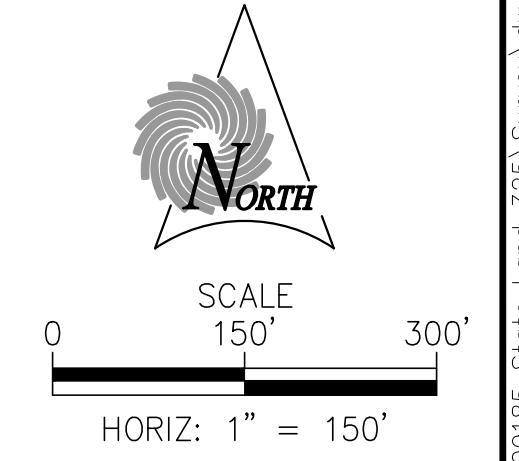
OF THE NORTH HALF OF SECTION 28, TOWNSHIP 3 SOUTH, RANGE 8 EAST,  
OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA



**LEGEND**

---	SUBJECT BOUNDARY LINE
---	PLSS SECTION LINE
---	PLSS SUB-SECTION LINE
---	MATCH LINE
◆	FOUND PLSS SECTION MONUMENT, AS NOTED
◇	CALCULATED PLSS SECTION MONUMENT, AS NOTED
◆	SET PLSS SECTION MONUMENT, AS NOTED
#	PLOTTABLE SCHEDULE B, PART II EXCEPTION
CMU	CONCRETE MASONRY UNIT
E	EAST
G&SRM	GILA AND SALT RIVER MERIDIAN
N	NORTH
PCR	PINAL COUNTY RECORDS
PLSS	PUBLIC LAND SURVEY SYSTEM
R	RANGE
S	SOUTH
T	TOWNSHIP
W	WEST

MATCH SHEET 3



	<p><b>SUNRISE ENGINEERING</b></p> <p>2045 SOUTH VINEYARD, SUITE 101 MESA, ARIZONA 85210 TEL 480.768.8600 · FAX 480.768.8609 www.sunrise-eng.com</p>											
		<p>ALTA/NSPS LAND TITLE SURVEY</p> <p>N 1/2 SEC 28 T3S R8E</p>										
<table border="1"> <tr> <th>SET NO.</th> <th>SURVEYED</th> <th>DRAWN</th> <th>CHECKED</th> <th>SHEET NO.</th> </tr> <tr> <td>09185</td> <td>GM/MS</td> <td>EB</td> <td>RED</td> <td>2 of 3</td> </tr> </table>	SET NO.	SURVEYED	DRAWN	CHECKED	SHEET NO.	09185	GM/MS	EB	RED	2 of 3	ALTA 1	
SET NO.	SURVEYED	DRAWN	CHECKED	SHEET NO.								
09185	GM/MS	EB	RED	2 of 3								

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# ALTA/NSPS LAND TITLE SURVEY

OF THE NORTH HALF OF SECTION 28, TOWNSHIP 3 SOUTH, RANGE 8 EAST,  
OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA

LOT TABLE			
LOT NO.	APN	OWNER	CABINET-SLIDE
1	210840100	COURY DANIEL L SR TR	G-140
2	210840110	ZAVALA RAYMOND Y & CATHY E	G-140
3	210840120	LUU LYDIA G AND HOANG D	G-140
4	210840130	ESTRADA DAVID B	G-140
5	210840140	LAMARRE PIERRE P & CHANTALE	G-140
6	210840150	STOKES JOHNNY C AND GLYNN D	G-140
7	210840160	RUELAS HUMBERTO	G-140
8	210840170	VALENZUELA YOLANDA M	G-140
9	210840180	DETERS JOSEPH & KAYLA	G-140
10	210840190	SWEET WILLIAM E & TERESA M	G-140
11	210840200	FKH SFR PROPCO J LP	G-140
12	210840210	DICKEY ROBERT RYAN SR	G-140
13	210840220	FEIDLER DONNA & JOHN ALLEN	G-140
14	210840230	HAYDEN JAMES W	G-140
15	210840670	HEATH DENNIS RALPH II	G-140
16	210840680	TSUKRUK VLADIMIR	G-140
17	210840690	VARGECKO SHARON S & PATRICK PAUL JR CO-TRS	G-140
18	210840700	WATSON DOROTHY	G-140
19	210840710	COPELAND JACKIE	G-140
20	210840720	BLAKE THOMAS W & RACHEL E	G-140
21	210840730	MENA MICHAEL & LAUREN	G-140
22	2006-164078	NAME: COPPER BASIN UNIT 5A	G-140
23	2006-164078	NAME: COPPER BASIN UNIT 5A	G-140
24	210840990	DUENAS ZACHARY V	G-140
25	210841000	PROGRESS PHOENIX LLC	G-140
26	210841010	LINDEN SHAWN R TR	G-140
27	210841020	ABRAHAM APRIL D	G-140
28	210841030	SIMEONE THOMAS C AND HEIDI V	G-140
29	210841040	IH6 PROPERTY PHOENIX LP	G-140
30	210841050	DURAN VIRIDIANA G	G-140
31	210841060	VELAZQUEZ MARTIN G	G-140
32	210841070	FISH PRUDENCE M FAM REV TRUST	G-140
33	210841080	PATINO MATTHEW M & MANDY L	G-140
34	210841090	KELLEY ERIC & ASHLEY	G-140
35	210841100	DONAHUE DONALD D JR TR	G-140
36	210841110	HADSEL LYALL & ALICE	G-140
37	210841120	SPRINKLE JEREMIAH E & CYNTHIA LYNN	G-140
38	210841130	LAGRAND CHARLES	G-140
39	210841140	PASLEY DEAN & HOLLAND JOAN	G-140
40	210841150	LE DIEP THI NGOC	G-140
41	210841160	WEAVER RICHARD G & GLORIA R TRS	G-140
42	210841170	GREEN MICHAEL & PAMELA	G-140
43	210841180	RITCHIE SHAWN & ALICIA	G-140
44	210841190	TISDALE DONALD & CARLENE LIV TRUST	G-140
45	21073007B	EPCOR WATER AZ INC	E-029

NORTHWEST CORNER  
SECTION 28 T3S R8E G&SRM  
SET PK NAIL  
WITH STAINLESS TAG "38862"

N89°25'38"E 2674.40'

NORTH QUARTER CORNER  
SECTION 28 T3S R8E G&SRM  
SET PK NAIL  
WITH STAINLESS TAG "38862"

UNSUBDIVIDED  
APN 210218010  
DOC NO. 2009-001425, PCR  
BOOK 23, PAGE 160

NORTHEAST CORNER  
SECTION 28 T3S R8E G&SRM  
FOUND AND ACCEPTED  
PINAL COUNTY BRASS CAP IN HANDHOLE

55' RIGHT-OF-WAY  
PER DOC NO. 2006-164078, PCR

TRACT B  
THE VILLAGE OF COPPER BASIN  
COMMUNITY ASSOCIATION  
APN 21067499E  
DOC NO. 2006-164078, PCR  
BOOK G, PAGE 140.

TRACT D  
THE VILLAGE OF COPPER BASIN  
COMMUNITY ASSOCIATION  
APN 21067499E  
DOC NO. 2006-164078, PCR  
BOOK G, PAGE 140.

TRACT H  
THE VILLAGE OF COPPER BASIN  
COMMUNITY ASSOCIATION  
APN 21067499E  
DOC NO. 2006-164078, PCR  
BOOK G, PAGE 140.

TRACT M  
THE VILLAGE OF COPPER BASIN  
COMMUNITY ASSOCIATION  
APN 21067499E  
DOC NO. 2006-164078, PCR  
BOOK G, PAGE 140.

SUBJECT PARCEL  
APN 210268100  
DOC NO. 2009-001425, PCR  
BOOK 23, PAGE 160

MATCH SHEET 2

## LEGEND

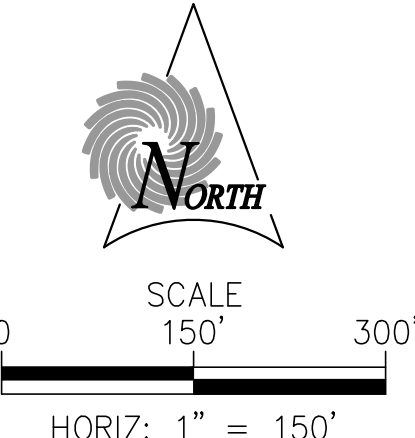
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- CMU CONCRETE MASONRY UNIT
- E EAST
- G&SRM GILA AND SALT RIVER MERIDIAN
- N NORTH
- PCR PINAL COUNTY RECORDS
- PLSS PUBLIC LAND SURVEY SYSTEM
- R RANGE
- S SOUTH
- T TOWNSHIP
- W WEST

WEST CORNER  
SECTION 28 T3S R8E G&SRM  
FOUND AND ACCEPTED REBAR  
AFFIXED PLASTIC CAP "38862"

N89°30'05"E 2662.72'

TRACT H  
THE VILLAGE OF COPPER BASIN  
COMMUNITY ASSOCIATION  
APN 21067499E  
DOC NO. 2002-029644, PCR  
BOOK D, PAGE 055

EAST QUARTER CORNER  
SECTION 28 T3S R8E G&SRM  
SET 5/8" REBAR  
WITH PLASTIC CAP "38862"



38862  
RONNIE E. DORSNER  
4/20/2023

**SUNRISE  
ENGINEERING**

2045 SOUTH VINEYARD, SUITE 101  
MESA, ARIZONA 85210  
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ALTA/NSPS LAND TITLE SURVEY

N 1/2 SEC 28 T3S R8E

SET NO. 09185	SURVEYED GM/MS	DRAWN EB	CHECKED RED	SHEET NO. 3 of 3	ALTA 2
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