

DISCLAIMER:

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DESERT SAGE APARTMENTS
3950 E. BLACKLIDGE
DOC 9340 PAGE 618
DATE 7-24-92

RESULTS OF ATLA ACSM SURVEY (CLASS A)
AND
LEGAL DESCRIPTION

PARCEL ONE

All the portion of Lot 4, Section 34, Township 13 South, Range 14 East, Gila and Salt River Base and Meridian, Pima County, Arizona, described as follows, to-wit:

Commencing at a point 688.6 feet North and 480 feet East of the one quarter corner common to Sections 33 and 34, said Township and Range at the Southeast corner of the property conveyed to Nina Shinefield, a widow, by deed recorded in Book 242 of Deeds, page 153, in the Office of the County Recorder of Pima County, Arizona;

thence Easterly 65 feet to a point;

thence Northerly 300 feet to a point which is 65 feet Easterly of the Northeast corner of the property so conveyed to Nina Shinefield;

thence West 65 feet to the Northeast corner of the property so conveyed to Nina Shinefield, a widow;

thence Southerly, along the Easterly line of said Shinefield property, 300 feet to the point of beginning.

EXCEPTING THEREFROM any portion thereof conveyed to Pima County, Arizona for highway purposes.

PARCEL TWO

All that part of the Northwest quarter of Section 34, Township 13 South, Range 14 East, Gila and Salt River Base and Meridian, Pima County, Arizona, described as follows, to-wit:

BEGINNING at the quarter corner between Sections 33 and 34, Township 13 South, Range 14 East;

thence North, along the center line of Maple Boulevard, 688.6 feet to a point;

thence East along the North side of Monte Vista Road, 410 feet to a point and the place of beginning of the description of the property hereby conveyed;

thence North 300 feet to a point;

thence East 70 feet to a point;

thence South 300 feet to a point;

thence West 70 feet to the Place of Beginning.

LEGEND

- M Measured distance or bearings
- R Map or deed record distance or bearing
- G Gas line - Southwest Gas Corp.
- W Water line - Tucson Water
- S Sanitary sewer - Pima County Waste Water Management
- HCS Existing House connection sewer
- CO Sanitary sewer cleanout
- HC Handicap ramp
- GM Gas Meter

SURVEYORS CERTIFICATE

The undersigned, being a Professional Land Surveyor of the State of Arizona, certifies to Ryland Mortgage Company, an Ohio Corporation, its successors and assigns, and Chicago Title Insurance Company, a Missouri Corporation, as follows:

1. This map or plat and the survey on which it is based were made in accordance with the "Minimum Standard Detail requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by the American Land Title Association and the American Congress in Surveying and Mapping in 1992.

2. The survey was made on the ground during March, 1993 and correctly shows the area of the subject property, the location and type of all buildings, structures and other improvements situated on the subject property.

3. Except as shown on the survey, there are no visible easements or rights of way.

4. Except as shown on the survey, there are no observable above ground encroachments (a) by the improvements on the subject property upon adjoining properties, streets or alleys, or (b) by the improvements on adjoining properties, streets or alleys upon the subject property.

5. The location of each easement, right-of-way, servitude, and other matter affecting the subject property listed in the title insurance commitment #118195 dated January 7, 1993, issued by American Title Insurance Company with respect to the subject property, has been shown on the survey, together with appropriate recording references, to the extent that such matters can be located. The property shown on the survey is the property described in the title commitment. The location of all improvements on the subject property is in accord with minimum setback provisions and restrictions of record referenced in such title commitment.

6. The subject property has access to and from a duly detached and accepted public street or highway.

7. Except as shown on the survey, the subject property does not serve any adjoining property for drainage, utilities, or ingress or egress.

8. The record description of the subject property forms a mathematically closed figure. (No bearings on legal description, however, survey forms a closed figure.)

9. No portion of any building shown on the survey lies within a Special Hazard Area, as described on the Flood Insurance Rate Map for the community in which the subject property is located.

10. The property is zoned as R-3. Its use as an apartment complex is a permitted use under such zoning.

11. Description of the Survey:
Date: March 1993
Property: Alvernon Hacienda Apartments (aka: Alvernon East Apts.)
Survey #: 93-2
Address (including zip code): 3949 E. Monte Vista Tucson, AZ 85712

The parties listed above are entitled to rely on the survey and this certification as being true and accurate.

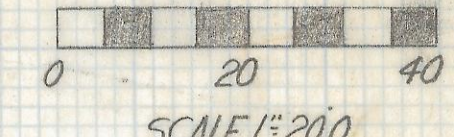
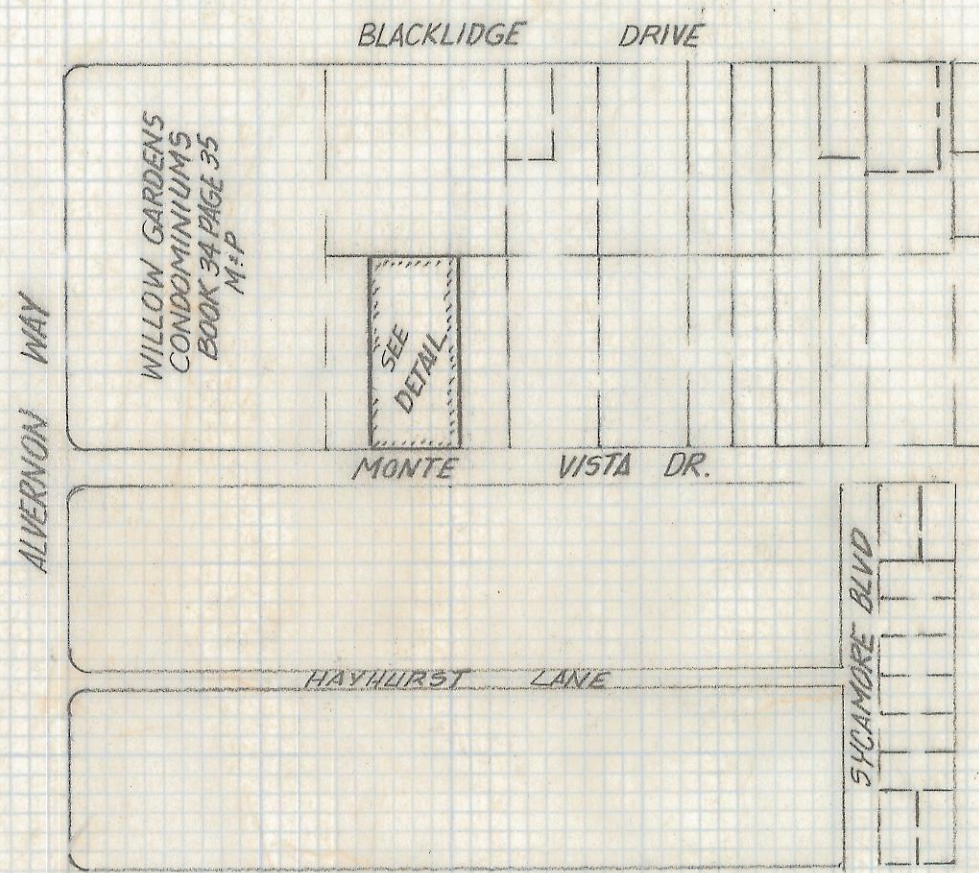
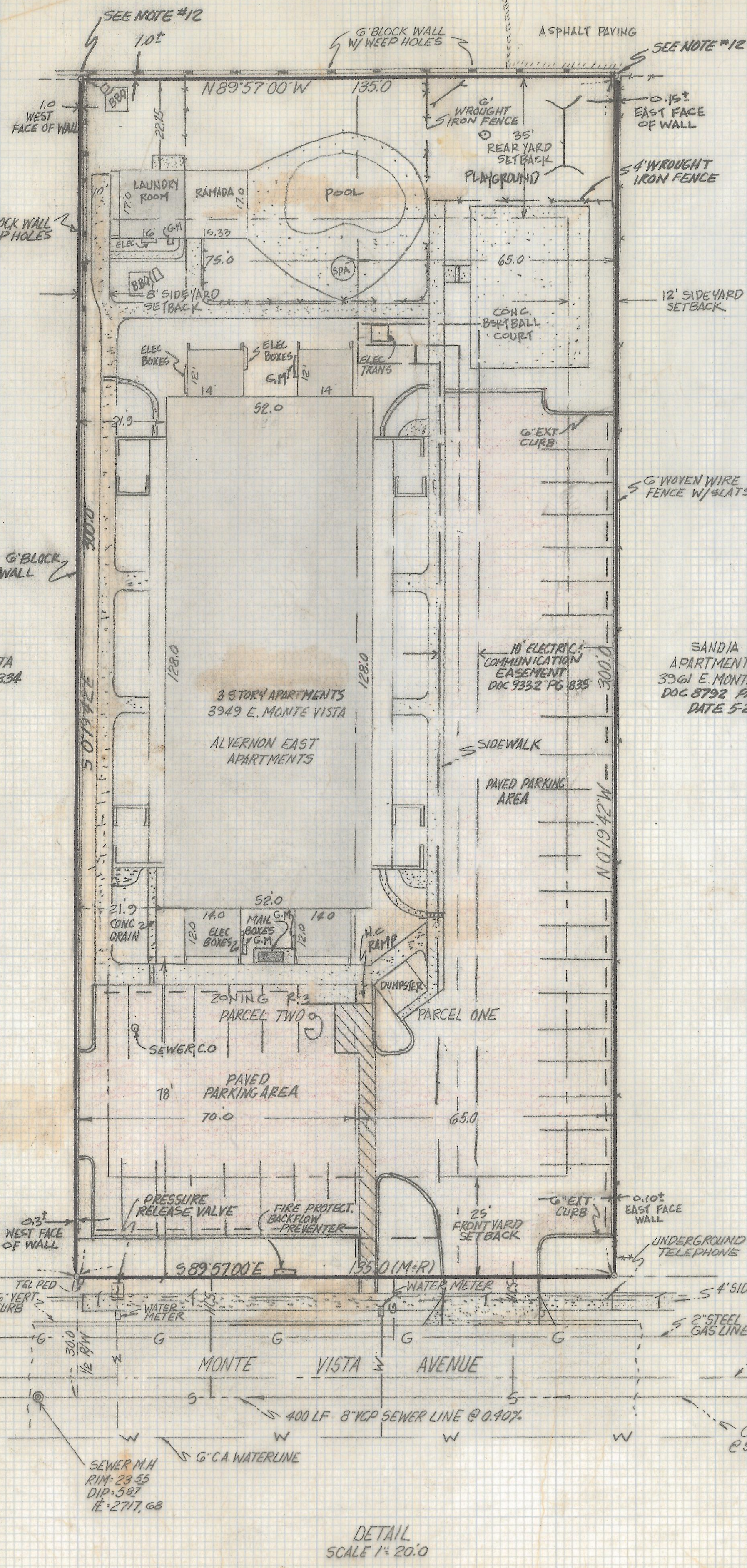
Robert F. Mellen (seal)
Registered Land Surveyor

NOTES

REVISIONS 3-30-94 DATE

RFM	ROBERT F. MELLEN	DATE: 10-26-92
	REGISTERED LAND SURVEYOR	DRAWN BY: CKEY/RFM
	1250 W. MOHAVE ST., TUCSON, ARIZONA	JOB No. 84-47
(602) 898-1012	SCALE: 1"=20'	SHEET 1 OF 1

Z-2017-126



LOCATION MAP
LOT 4 SECTION 34 TOWNSHIP 13 SOUTH
RANGE 14 EAST GILA AND SALT RIVER BASE
AND MERIDIAN PIMA COUNTY ARIZONA

NOTES

- This survey based on Title Report by Chicago Title Insurance Company Escrow Title No. 501055 (not dated)
- Basis of bearings: North 0° 19' 42" West for the centerline of Alvernon Way per Willow Gardens Condominiums recorded in Book 34, Page 35 of Maps and Plats
- Q - Indicates set 1/2" steel pin marked L.S. 4680 unless noted
- CAUTION - Underground utilities located from existing maps. Before digging or if design is critical, call BLUE STAKE for location - 792-2211
- This survey was field checked on March 14, 1994 and found to be substantially as surveyed during March 1993
- Easement to Tucson Electric Power Docket Book 9332 at Page 835 shown on this map
- There are no observable evidence of cemeteries on this property
- Parcel Two of this survey is a portion of Lot 4, Section 34, as is Parcel One
- This survey is partially based on a survey Job #91-156 on subject property completed during December 1991 and Job #92-144 dated October 26, 1992 and Job #93-20 completed March 1993
- Current zoning is R-3
- All required set-backs are shown on this map. The maximum height allowed is 40 feet. This structure is 30 feet, more or less
- The 6' block-walls are on the East and West lines of this property join an existing block wall of Desert Sage Apartments and encroach onto said Desert Sage property by one foot, more or less. The wrought iron fences join in the same way.

3949 E. MONTE VISTA
DOC 7467 PAGE 234
DATE 2-7-85

SANDIA
APARTMENTS
3961 E. MONTE VISTA
DOC 8792 PAGE 1439
DATE 5-21-90

DETAIL
SCALE 1"=20'

