

# **DISCLAIMER:**

**This unrecorded Record of Survey was donated to the City of Tucson. The City of Tucson provides this data for your personal use "as is." Additionally, the City of Tucson provides this information with the understanding that it is not guaranteed to be accurate, correct or complete and conclusions drawn from such information are the responsibility of the user.**

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;

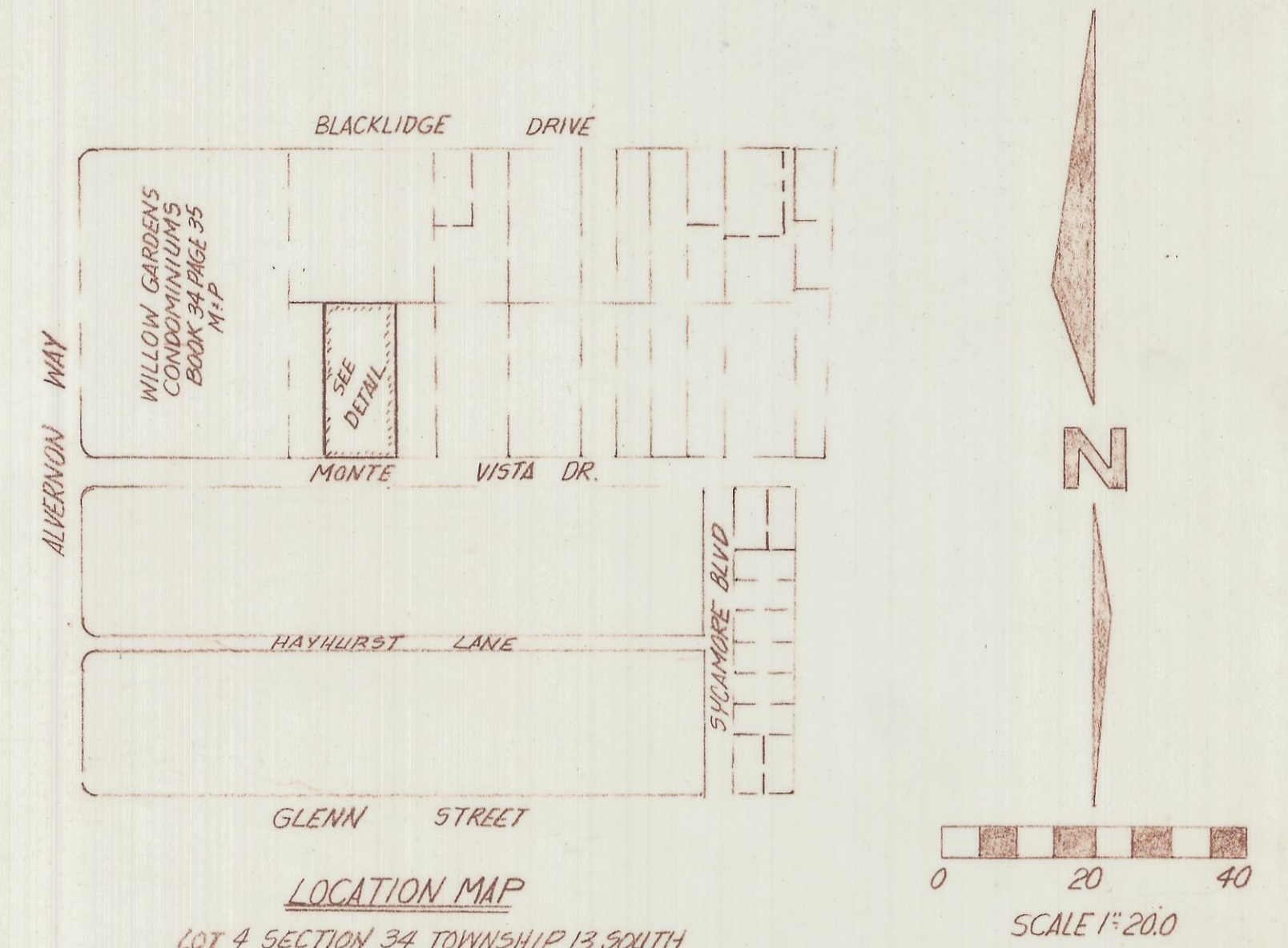
thence East 70 feet to a point;

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



LOCATION MAP

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

NOTES

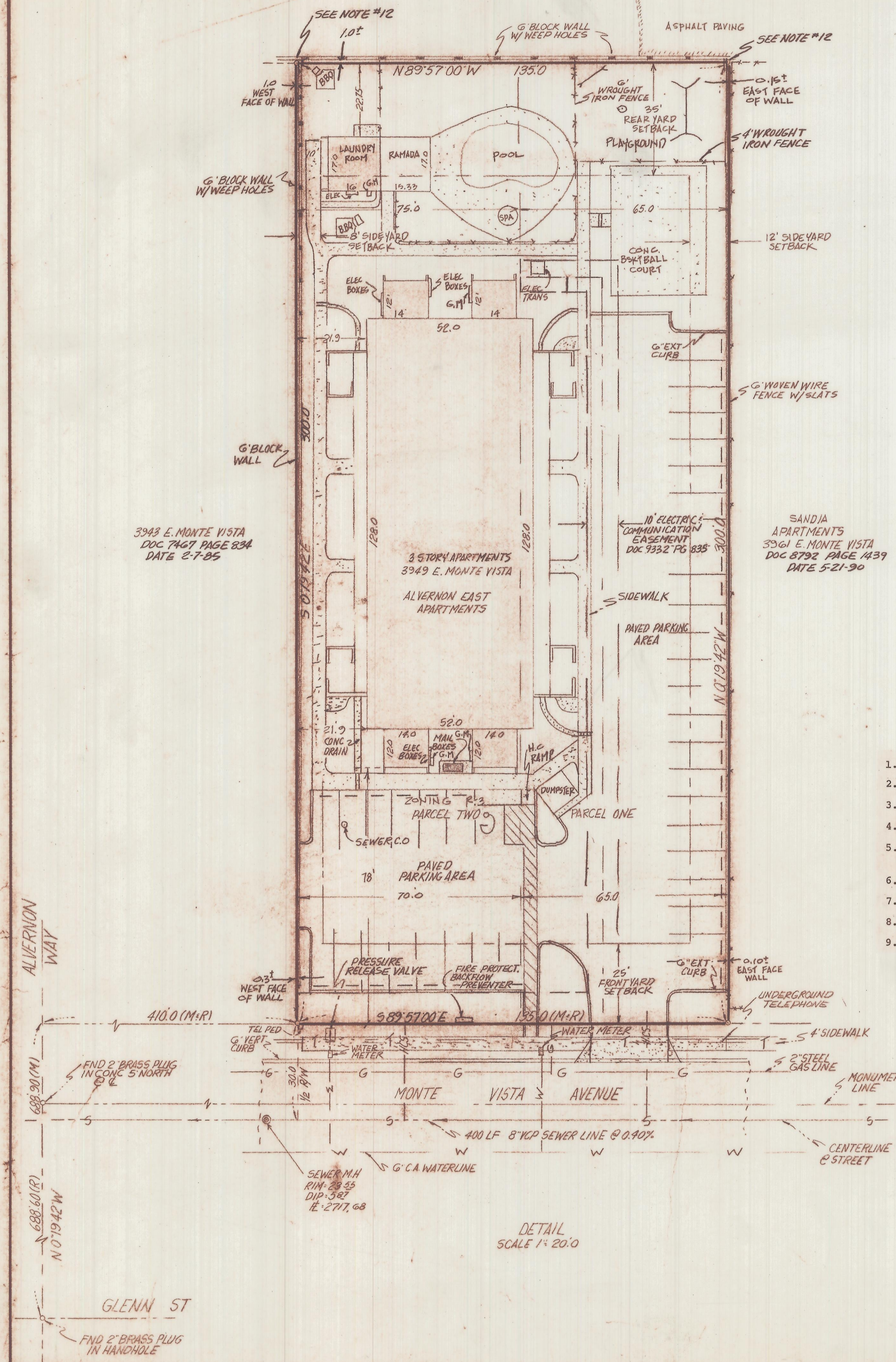
- This survey based on Title Report by First American Title Insurance Company, Commitment No. 118195, as dated January 7, 1993, 7:30 AM
- Basis of bearings: North 0° 19' 42" West for the centerline of Alvernon Way per Willow Gardens Condominiums recorded in Book 34, Page 35 of Maps and Plats
- ⊙ Indicates set 1/2" steel pin marked LS 4680 unless noted
- CAUTION- Underground utilities located from existing maps. Before digging or if design is critical, call BLUE STAKE for location - 792-2211
- Power pole and all lines mentioned in schedule "B", Item #3 were removed prior to March 17, 1993
- Easement to Tucson Electric Power Docket Book 9332 at Page 835, Schedule "B", Item #5 is shown on this map
- There is 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
- 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

CERTIFICATION

TO: MPI General Inc., a California Corporation; Valley National Bank of Arizona, a National Banking Association; First American Title Insurance Company, a California Corporation; Alvernon East Apartments, an Arizona Limited Partnership; and Southwest Non-Profit Housing, an Arizona Non-Profit Corporation

This is to certify that this map or plat and the survey on which it is based were made in accordance with the "Minimum Standard Detail Requirements for ATLA/ACSM Land Title Surveys" jointly established and adopted by ATLA and ACSM in 1988; and meets the accuracy requirements of a Class A Survey, as defined therein.

Robert F. Mellen  
Registered Land Surveyor  
#4680 State of Arizona



DETAIL  
SCALE 1"=20.0'

REVISIONS	DATE
1	10-26-92

**RFM**  
 ROBERT F. MELLEN  
 REGISTERED LAND SURVEYOR  
 1250 W. MOHAVE ST. TUCSON, ARIZONA  
 (602) 888-1012 SCALE: 1"=20' SHEET 1 OF 1