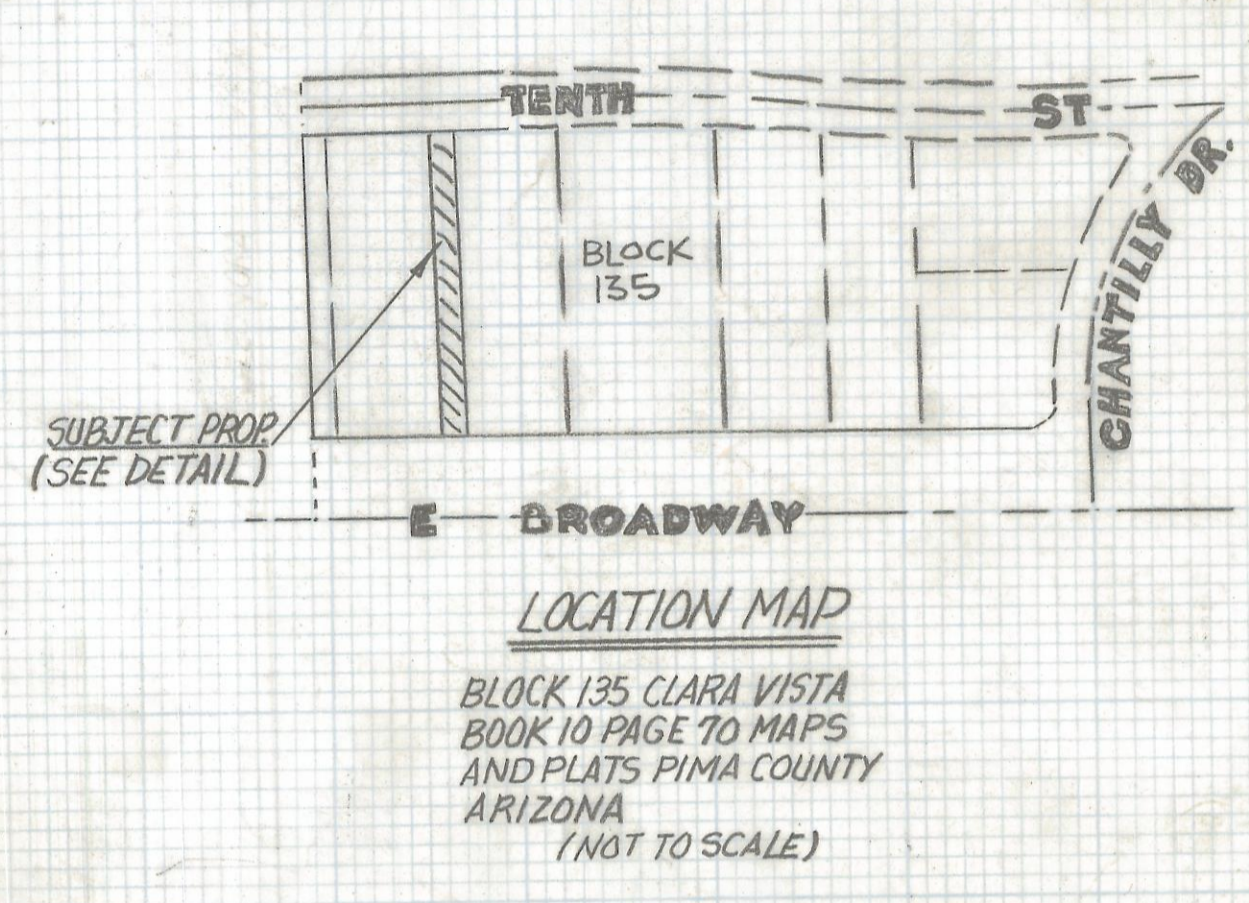
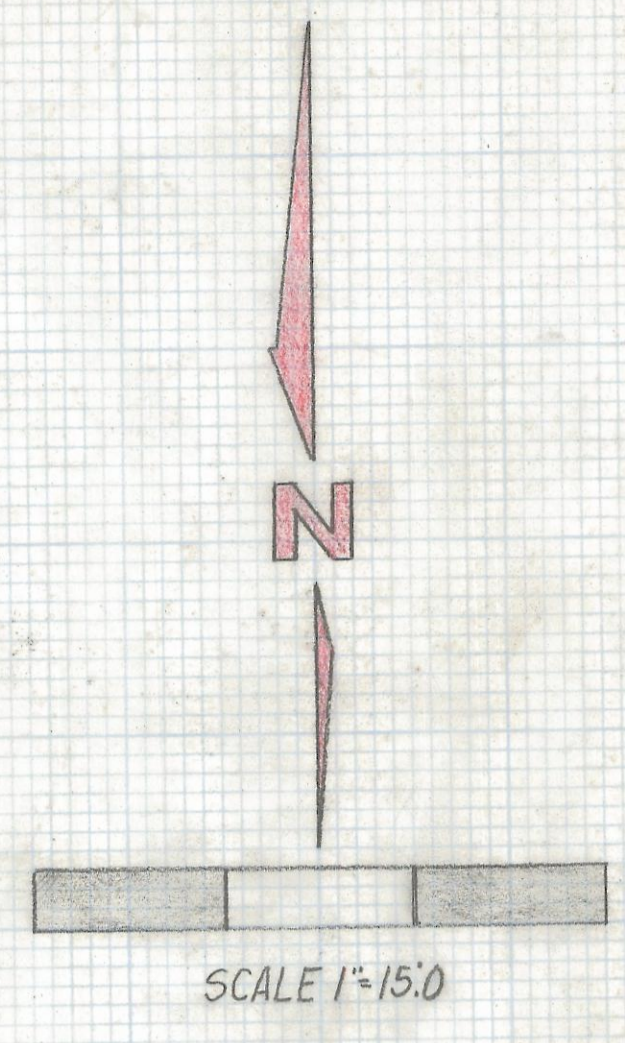
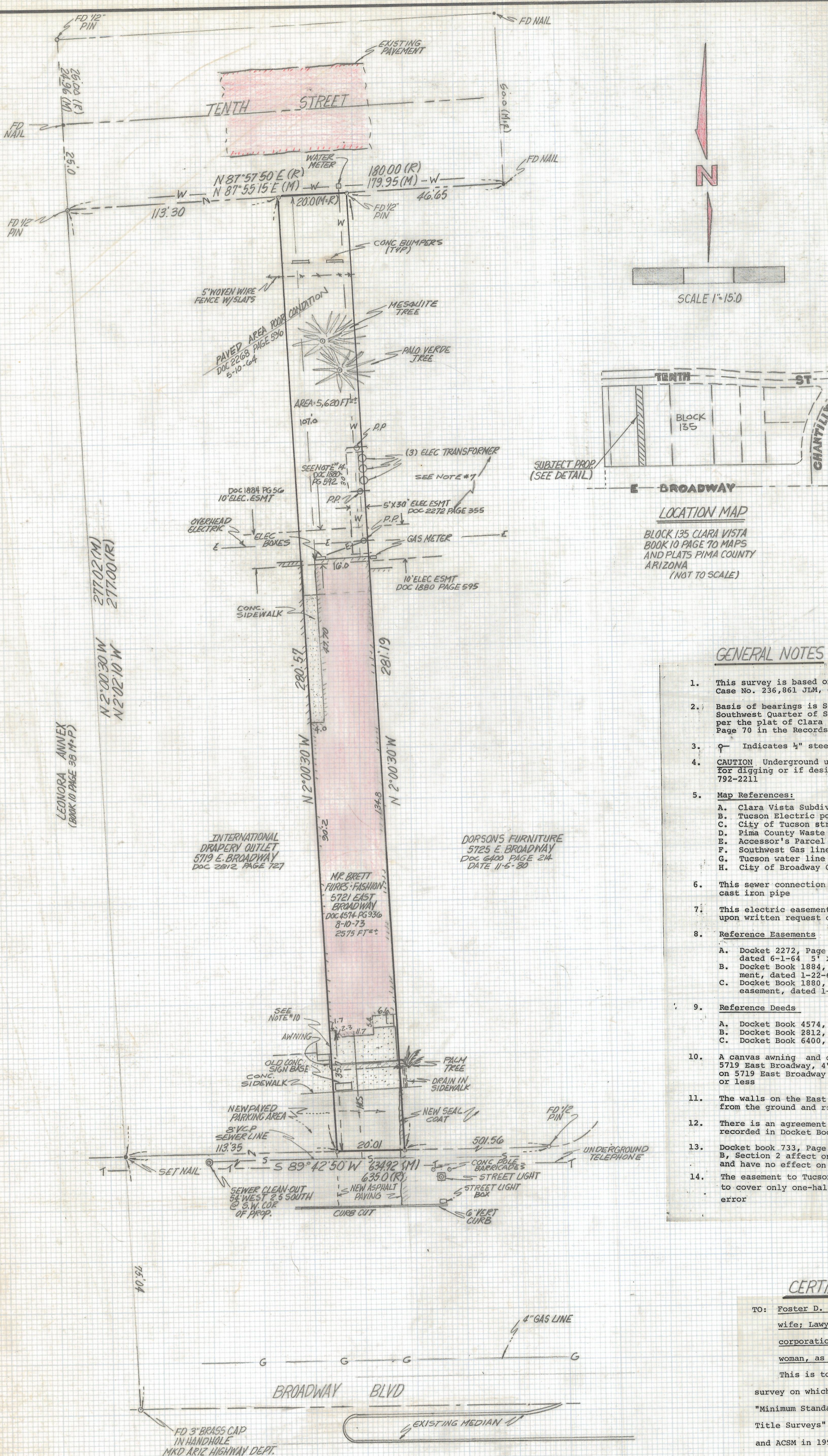


DISCLAIMER:

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.



GENERAL NOTES

- This survey is based on a title report, Lawyers Title Insurance Corp. Case No. 236,861 JLM, dated April 21 1993 and amended April 28, 1993
- Basis of bearings is South 89° 42' 50" West for the South line of the Southwest Quarter of Section 12, Township 14 South of Range 14 East, per the plat of Clara Vista Subdivision Book 10 of Maps and Plats, Page 70 in the Records of the Pima County Recorder.
- ⊙ Indicates 1/2" steel pin 18" long marked L.S. 4680 unless noted
- CAUTION** Underground utilities are located from existing maps. Before digging or if design is critical, call Blue Stake for location 792-2211
- Map References:**
 - Clara Vista Subdivision, Book 10, Page 70 of Maps and Plats
 - Tucson Electric pole and line map, SW 1/4, 12-14-14
 - City of Tucson street widening plan #I-848, Sheet 4 of 12
 - Pima County Waste Water Management Plan G-63-8, Sheet 3 of 10
 - Accessor's Parcel Map 127-12
 - Southwest Gas line map, Section 12-14-14
 - Tucson water line map, SW 1/4, 12-14-14
 - City of Broadway Corridor Study Plan R-89-05, Sheet 44 of 77
- This sewer connection was installed March 1964 and is 3" x 4" cast iron pipe
- This electric easement provides for relocation of electric facilities upon written request of owner. Copy enclosed
- Reference Easements**
 - Docket 2272, Page 355 to Tucson Electric. Transformer structure dated 6-1-64 5' x 30'
 - Docket Book 1884, Page 56, Tucson Electric. 10' electric easement, dated 1-22-62
 - Docket Book 1880, Page 595, Tucson Electric. 10' electric easement, dated 1-15-62
- Reference Deeds**
 - Docket Book 4574, Page 936, Subject property dated 8-10-73
 - Docket Book 2812, Page 727, property to the West
 - Docket Book 6400, Page 214, property to the East
- A canvas awning and decorative facing in this area encroaches onto 5719 East Broadway, 4" more or less and the decorative face board on 5719 East Broadway encroaches onto subject property 1" x 8" more or less
- The walls on the East & West side of subject property were checked from the ground and roof line and appear plumb and straight
- There is an agreement regarding the rear parking lot dated 5-10-64 recorded in Docket Book 2268, pages 696-598. Copies enclosed
- Docket book 733, Page 185 and book 1400, Page 95 mentioned in Schedule B, Section 2 affect only Lots 1 thru 134 of Clara Vista Subdivision and have no effect on Lot 135
- The easement to Tucson Elec. Power Docket Book 1880, Page 592 appears to cover only one-half of subject property, but may be a typographical error

CERTIFICATION

TO: Foster D. Kivel and Carol Ann Kivel, husband and wife; Lawyers Title of Arizona, Inc., An Arizona corporation and Fay Brett Schneider, a married woman, as her sole and separate property

This is to certify that this map or plat and the survey on which it is based were made in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys" jointly established and adopted by ALTA and ACSM in 1992 and includes items 1, 2, 4, 7 & 10 of Table A thereof and pursuant to the Accuracy Standards (as adopted by ALTA/ACSM and in effect on the date of this certification) of an urban survey.

Date: _____
(signed) _____ (seal)
Registration No. 4680

RESULTS OF ALTA/ACSM SURVEY (URBAN) AND LEGAL DESCRIPTION

OF THE EAST 20 FEET OF THE WEST 133.3 FEET OF LOT 135 OF CLARA VISTA, A SUBDIVISION OF PIMA COUNTY, ARIZONA, ACCORDING TO THE MAP OR PLAT THEREOF OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PIMA COUNTY, ARIZONA, IN BOOK 10 OF MAPS AND PLATS AT PAGE 70 THEREOF.

Z-2017-2A2

NOTE: 14 & TYPED REVISIONS 5-2-93 DATE

RFM	ROBERT F. MELLEN	DATE: 8-26-93
	REGISTERED LAND SURVEYOR 1290 W. MONAHE ST. TUCSON, ARIZONA (602) 888-1012 SCALE: 1"=5'	DR BY: LMT CKB: RFM JOB No. 93-09 SHEET 1 OF 1