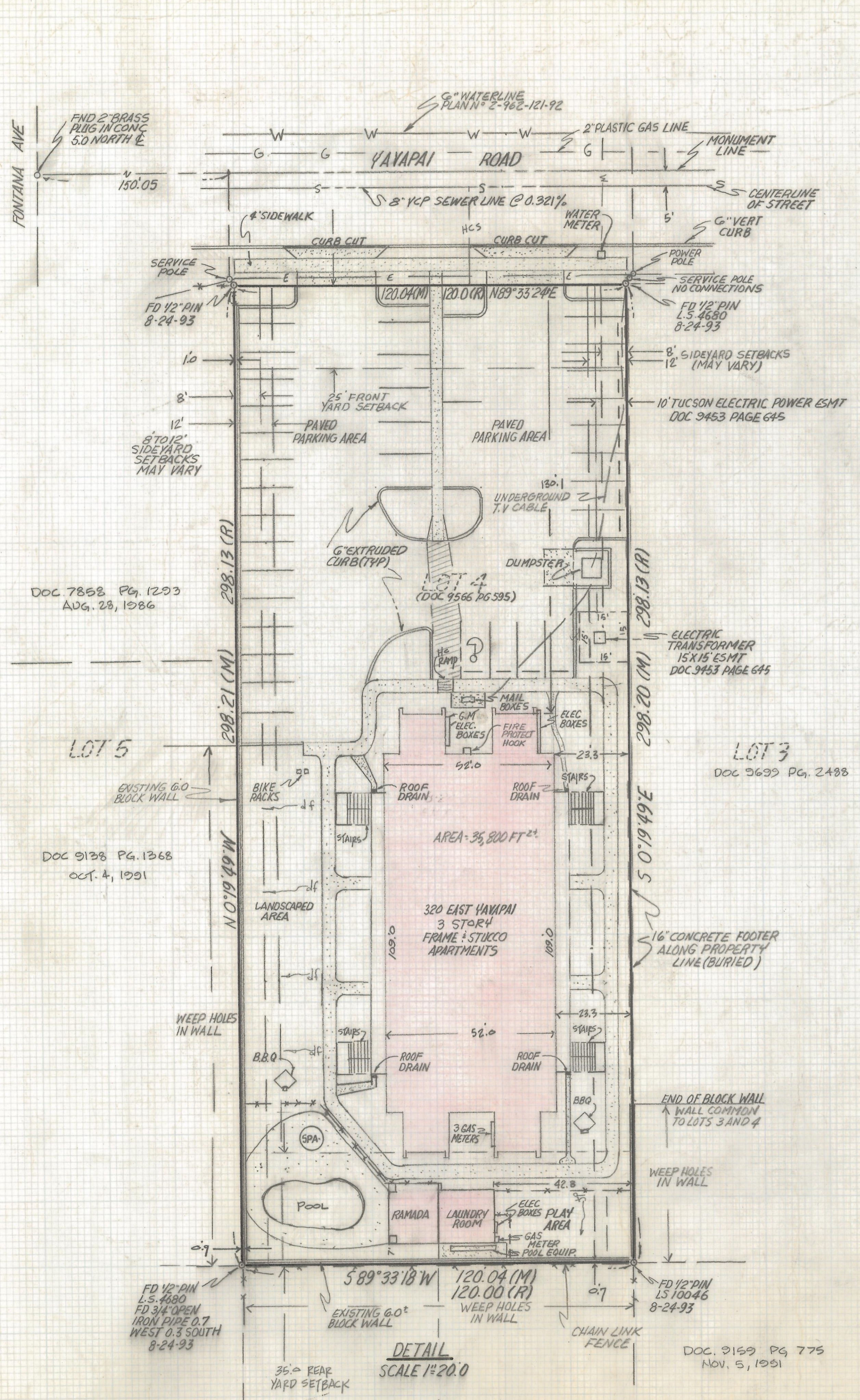


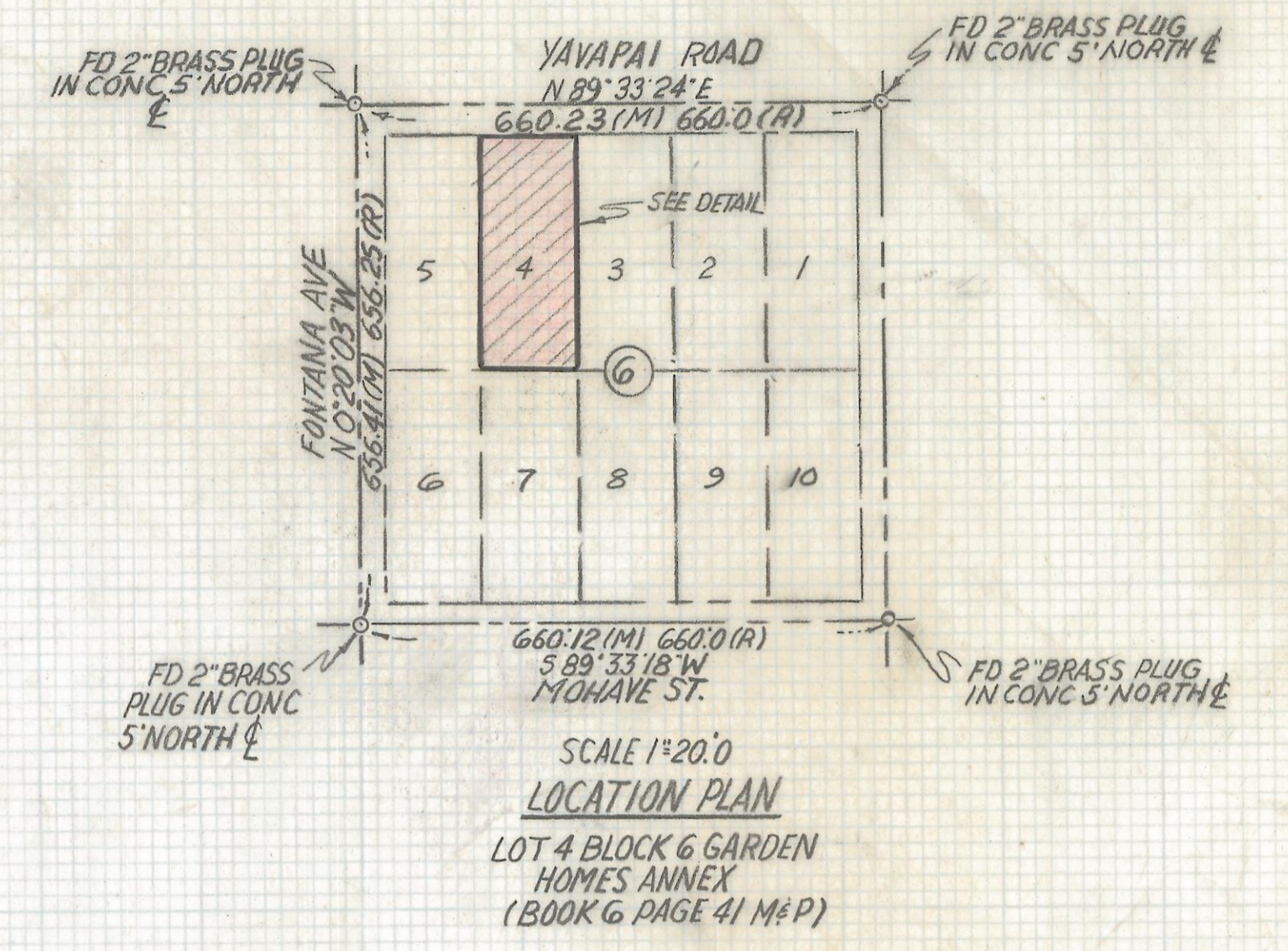
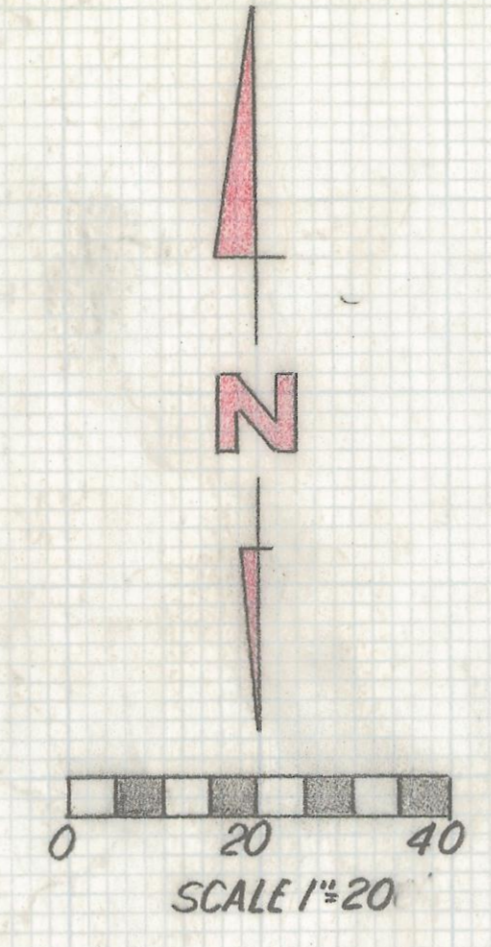
# **DISCLAIMER:**

**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 based on Title Report by Chicago Title Insurance Company, Escrow Title No. 501961, dated April 18, 1994, 7:30 am
  - Basis of Bearings** - South 89° 33' 15" West per the South line of Garden Homes Annex subdivision per Book 5, Page 41 in the Records of the Pima County Recorder
  - ⊙ Indicates set 1/2" steel pin marked L.S. 4680 unless noted
  - CAUTION** - Underground utilities located from existing maps. Before digging of if design is critical, call BLUE STAKE for location -792-2211
  - There is no observable evidence of cemeteries on this property
  - This survey is partially based on a survey Job #91-155 and #93-44 on subject property completed during December 1991 and March 1993
  - Current zoning is R-3 (see map)
  - There is no evidence of easements over or under this property during the survey of December 1991 or the review of said survey on March 3, 1993 and August 1993 or the field inspection on May 2, 1994
- SPECIAL EXCEPTIONS:**
- Items A, B, C, D, H, I, J, L, M, N & O are not survey items
  - Item E is shown on map of survey
  - Item F is a general easement and can not be defined
  - Item X is noted and shown on map of survey



**RESULTS OF ATLA ACSM SURVEY (URBAN) AND LEGAL DESCRIPTION**

LOT 4 BLOCK 6 OF GARDEN HOMES, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PIMA COUNTY, ARIZONA RECORDED IN BOOK 6 OF MAPS PAGE 41.

**LEGEND:**

- M Measured distance or bearings
- R Map or deed record distance or bearings
- G Gas line - Southwest Gas Corp.
- W Water line - Tucson Water
- S Sanitary sewer - Pima County Waste Water Management
- HCS Existing house connection sewer
- GM Gas meter

**SURVEYORS CERTIFICATION:**

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:

- 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.
- The survey was made on the ground during September, 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.
- Except as shown on the survey, there are no visible easements or rights of way.
- 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.
- The location of each easement, right-of-way, servitude, and other matter affecting the subject property listed in the title insurance commitment #501961 dated April 18, 1994, issued by Chicago 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.
- The subject property has access to and from a duly detached and accepted public street or highway.
- Except as shown on the survey, the subject property does not serve any adjoining property for drainage, utilities, or ingress or egress.

- The record description of the subject property forms a mathematically closed figure. (No bearings on legal description, however, survey forms a closed figure).
  - 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.
  - The property is zoned as R-3. Its use as an apartment complex is a permitted use under such zoning.
  - Description of the Survey:  
Date: May 2, 1994  
Property: Fontana Gardens Apartments  
Survey #: 93-127  
Address (including zip code): 320 E. Yavapai Road  
Tucson, AZ 85705
- 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, No. 4680 Arizona

Z-2017-274

RFM	ROBERT F. MELLEN	DATE: 8-24-93
	REGISTERED LAND SURVEYOR	DRAWN: E.M. CKEY/REM
	1250 W. MOHAVE ST. TUCSON, ARIZONA	JOB NO. 93-127
	(602) 888-1012 SCALE: 1"=20'	SHEET 1 OF 1