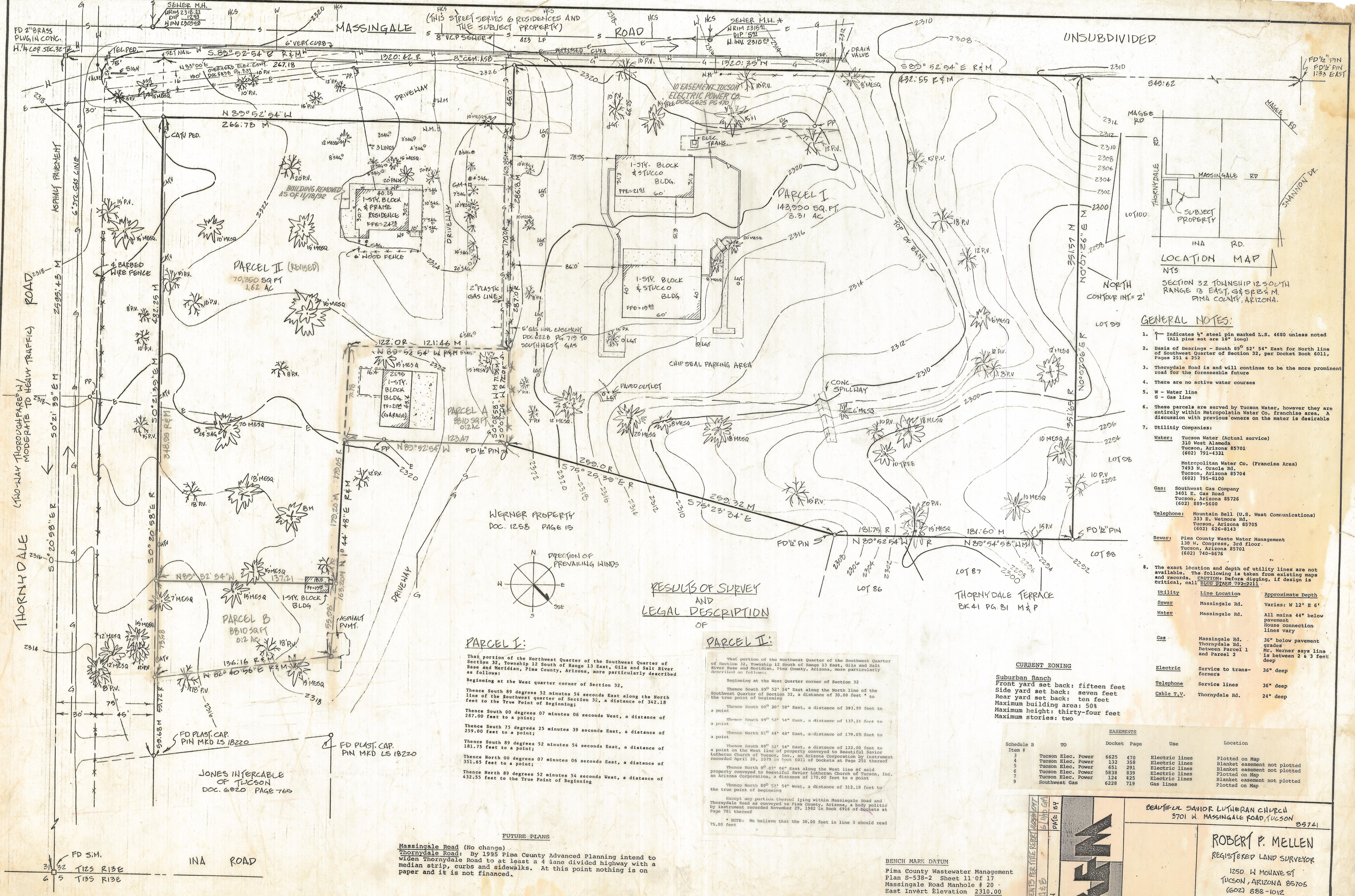


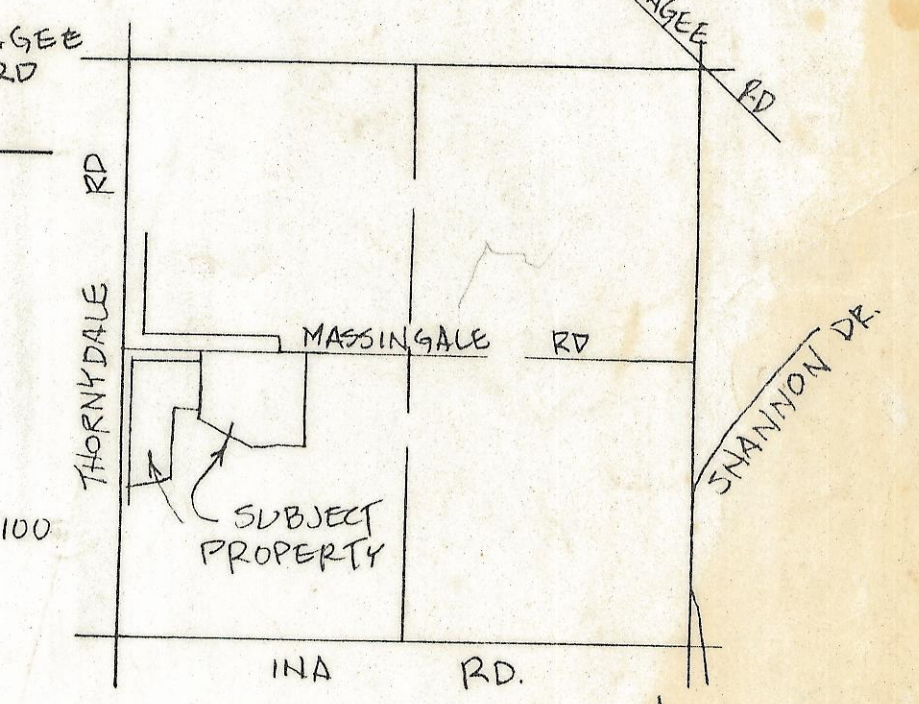
# **DISCLAIMER:**

**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.**



MASSINGALE ROAD  
(THIS STREET SERVES 6 RESIDENCES AND THE SUBJECT PROPERTY)

UNSUBDIVIDED



SECTION 32 TOWNSHIP 12 SOUTH  
RANGE 13 EAST, S&S E&S M.  
PIMA COUNTY, ARIZONA.

GENERAL NOTES:

- ↑ Indicates 1/2" steel pin marked L.S. 4680 unless noted (All pins set are 18" long)
- Basis of Bearings - South 89° 52' 54" East for North line of Southwest Quarter of Section 32, per Docket Book 6011, Pages 251 & 252
- Thornydale Road is and will continue to be the more prominent road for the foreseeable future
- There are no active water courses
- W - Water line  
G - Gas line
- These parcels are served by Tucson Water, however they are entirely within Metropolitan Water Co. franchise area. A discussion with previous owners on the matter is desirable
- Utility Companies:
  - Water: Tucson Water (Actual service)  
310 West Alameda  
Tucson, Arizona 85701  
(602) 791-4321
  - Metropolitan Water Co. (Franchise Area)  
7493 N. Oracle Rd.  
Tucson, Arizona 85704  
(602) 795-8100
  - Gas: Southwest Gas Company  
3401 E. Cas Road  
Tucson, Arizona 85726  
(602) 889-5600
  - Telephone: Mountain Bell (U.S. West Communications)  
333 E. Wetmore Rd.  
Tucson, Arizona 85705  
(602) 626-8143
  - Sewer: Pima County Waste Water Management  
130 W. Congress, 3rd floor.  
Tucson, Arizona 85701  
(602) 740-8676
- The exact location and depth of utility lines are not available. The following is taken from existing maps and records. CAUTION: Before digging, if design is critical, call BLUE STAKE 792-2211

Utility	Line location	Approximate Depth
Sewer	Massingale Rd.	Varies: W 12' E 6'
Water	Massingale Rd.	All mains 44" below pavement House connection lines vary
Gas	Massingale Rd. Thornydale Rd. between Parcel 1 and Parcel 2	36" below pavement grades Mr. Werner says line is between 2 & 3 feet deep
Electric	Service to transformers	36" deep
Telephone	Service lines	36" deep
Cable T.V.	Thornydale Rd.	24" deep

CURRENT ZONING

Suburban Ranch  
Front yard set back: fifteen feet  
Side yard set back: seven feet  
Rear yard set back: ten feet  
Maximum building area: 50%  
Maximum height: thirty-four feet  
Maximum stories: two

Schedule B Item #	TO	EASEMENTS		Use	Location
		Docket	Page		
4	Tucson Elec. Power	6625	470	Electric lines	Plotted on Map
5	Tucson Elec. Power	132	353	Electric lines	Blanket easement not plotted
6	Tucson Elec. Power	651	291	Electric lines	Blanket easement not plotted
7	Tucson Elec. Power	5838	839	Electric lines	Plotted on Map
8	Tucson Elec. Power	124	425	Electric lines	Blanket easement not plotted
9	Southwest Gas	6228	719	Gas lines	Plotted on Map

RESULTS OF SURVEY AND LEGAL DESCRIPTION OF

PARCEL I:

That portion of the Northwest Quarter of the Southwest Quarter of Section 32, Township 12 South of Range 13 East, Gila and Salt River Base and Meridian, Pima County, Arizona, more particularly described as follows:  
Beginning at the West quarter corner of Section 32,  
Thence South 89 degrees 52 minutes 54 seconds East along the North line of the Southwest quarter of Section 32, a distance of 342.18 feet to the True Point of Beginning;  
Thence South 00 degrees 07 minutes 06 seconds West, a distance of 287.00 feet to a point;  
Thence South 75 degrees 25 minutes 39 seconds East, a distance of 259.00 feet to a point;  
Thence South 89 degrees 52 minutes 54 seconds East, a distance of 181.75 feet to a point;  
Thence North 00 degrees 07 minutes 06 seconds East, a distance of 351.65 feet to a point;  
Thence North 89 degrees 52 minutes 54 seconds West, a distance of 432.55 feet to the True Point of Beginning

PARCEL II:

That portion of the Northwest Quarter of the Southwest Quarter of Section 32, Township 12 South of Range 13 East, Gila and Salt River Base and Meridian, Pima County, Arizona, more particularly described as follows:  
Beginning at the West Quarter corner of Section 32  
Thence South 89° 52' 54" East along the North line of the Southwest Quarter of Section 32, a distance of 30.00 feet \* to the true point of beginning  
Thence South 00° 07' 06" East, a distance of 393.99 feet to a point  
Thence South 89° 52' 54" East, a distance of 137.21 feet to a point  
Thence North 01° 44' 48" East, a distance of 179.05 feet to a point  
Thence South 89° 52' 54" East, a distance of 122.00 feet to a point on the West line of property conveyed to Beautiful Savior Lutheran Church of Tucson, Inc., an Arizona Corporation by instrument recorded April 20, 1979 in Book 6011 of Records at Page 251 thereof  
Thence North 00° 07' 06" East along the West line of said property conveyed to Beautiful Savior Lutheran Church of Tucson, Inc. an Arizona Corporation, a distance of 170.00 feet to a point  
Thence North 89° 52' 54" West, a distance of 312.18 feet to the true point of beginning  
\* NOTE: We believe that the 30.00 feet in line 3 should read 75.00 feet

FUTURE PLANS

Massingale Road (No change)  
Thornydale Road: By 1985 Pima County Advanced Planning intend to widen Thornydale Road to at least a 4 lane divided highway with a median strip, curbs and sidewalks. At this point nothing is on paper and it is not financed.

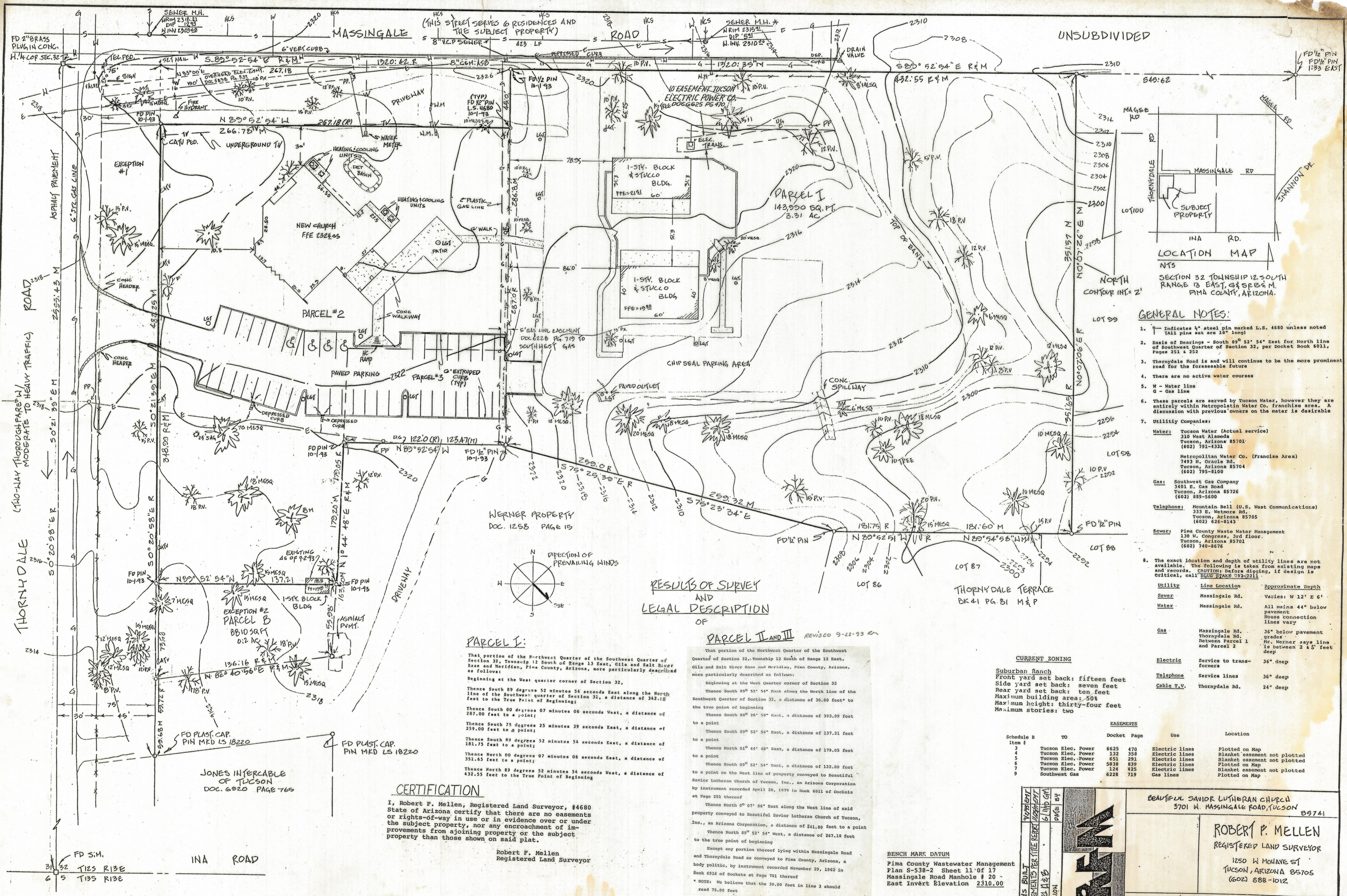
BENCH MARK DATUM  
Pima County Wastewater Management  
Plan S-538-2 Sheet 11 of 17  
Massingale Road Manhole # 20 -  
East Invert Elevation 2310.00

BEAUTIFUL SAVIOR LUTHERAN CHURCH  
3701 W. MASSINGALE ROAD, TUCSON 85741

ROBERT P. MELLE  
REGISTERED LAND SURVEYOR  
1250 W. MOHAVE ST  
TUCSON, ARIZONA 85705  
(602) 888-1012

DRAWN BY: GWM & ENT CK BY: RFM DATE: 9-7-89  
JOB NO: 89-84 SCALE: 1"=30' SHEET 1 OF 1

22018-123 1/5



- GENERAL NOTES:**
- ↑ indicates 4" steel pin marked L.S. 4680 unless noted (All pins set are 18" long)
  - Basis of Bearings - South 89° 52' 54" East for North line of Southwest Quarter of Section 32, per Docket Book 6011, Pages 251 & 252
  - Thornycroft Road is and will continue to be the more prominent road for the foreseeable future
  - There are no active water courses
  - W - Water line  
G - Gas line
  - These parcels are served by Tucson Water, however they are entirely within Metropolitan Water Co. franchise area. A discussion with previous owners on the matter is desirable
  - Utility Companies:  
**Water:** Tucson Water (Actual service)  
 310 West Alameda  
 Tucson, Arizona 85701  
 (602) 791-4331  
 Metropolitan Water Co. (Franchise Area)  
 7493 N. Oracle Rd.  
 Tucson, Arizona 85704  
 (602) 795-8100  
**Gas:** Southwest Gas Company  
 3401 E. Gas Road  
 Tucson, Arizona 85726  
 (602) 889-5600  
**Telephone:** Mountain Bell (U.S. West Communications)  
 333 E. Wetmore Rd.  
 Tucson, Arizona 85705  
 (602) 626-8143  
**Sewer:** Pima County Waste Water Management  
 130 W. Congress, 3rd Floor.  
 Tucson, Arizona 85701  
 (602) 740-8676

**RESULTS OF SURVEY AND LEGAL DESCRIPTION OF**

**PARCEL I:**

That portion of the Northwest Quarter of the Southwest Quarter of Section 32, Township 12 South of Range 13 East, Gila and Salt River Base and Meridian, Pima County, Arizona, more particularly described as follows:

Beginning at the West quarter corner of Section 32,  
 Thence South 89 degrees 52 minutes 54 seconds East, a distance of 342.18 feet to the True Point of Beginning;  
 Thence South 00 degrees 07 minutes 06 seconds West, a distance of 287.00 feet to a point;  
 Thence South 75 degrees 25 minutes 39 seconds East, a distance of 259.00 feet to a point;  
 Thence South 89 degrees 52 minutes 54 seconds East, a distance of 181.75 feet to a point;  
 Thence North 00 degrees 07 minutes 06 seconds East, a distance of 351.65 feet to a point;  
 Thence North 89 degrees 52 minutes 54 seconds West, a distance of 432.55 feet to the True Point of Beginning

**PARCEL II AND III** REVISED 9-22-93

That portion of the Northwest Quarter of the Southwest Quarter of Section 32, Township 12 South of Range 13 East, Gila and Salt River Base and Meridian, Pima County, Arizona, more particularly described as follows:

Beginning at the West quarter corner of Section 32  
 Thence South 89° 52' 54" East along the North line of the Southwest Quarter of Section 32, a distance of 30.00 feet\* to the true point of beginning  
 Thence South 00° 07' 06" East, a distance of 393.99 feet to a point  
 Thence South 89° 52' 54" East, a distance of 137.21 feet to a point  
 Thence North 01° 44' 48" East, a distance of 179.05 feet to a point  
 Thence South 89° 52' 54" East, a distance of 122.00 feet to a point on the West line of property conveyed to Beautiful Savior Lutheran Church of Tucson, Inc., an Arizona Corporation by instrument recorded April 28, 1979 in Book 6011 of Dockets at Page 251 thereof  
 Thence North 0° 07' 06" East along the West line of said property conveyed to Beautiful Savior Lutheran Church of Tucson, Inc., an Arizona Corporation, a distance of 241.80 feet to a point  
 Thence North 89° 52' 54" West, a distance of 267.18 feet to the true point of beginning

Except any portion thereof lying within Massingale Road and Thornycroft Road as conveyed to Pima County, Arizona, a body politic, by instrument recorded November 29, 1982 in Book 6916 of Dockets at Page 781 thereof

\* NOTE: We believe that the 30.00 feet in line 3 should read 75.00 feet

**CERTIFICATION**

I, Robert F. Mellen, Registered Land Surveyor, #4680 State of Arizona certify that there are no easements or rights-of-way in use or in evidence over or under the subject property, nor any encroachment or improvements from adjoining property or the subject property than those shown on said plat.

Robert F. Mellen  
Registered Land Surveyor

**CURRENT ZONING**

Suburban Ranch  
 Front yard set back: fifteen feet  
 Side yard set back: seven feet  
 Rear yard set back: ten feet  
 Maximum building area: 50%  
 Maximum height: thirty-four feet  
 Maximum stories: two

Schedule B Item #	TO	Docket Page	Use	Location	
3	Tucson Elec. Power	6625	470	Electric lines	Plotted on Map
4	Tucson Elec. Power	132	358	Electric lines	Blanket easement not plotted
5	Tucson Elec. Power	651	291	Electric lines	Blanket easement not plotted
6	Tucson Elec. Power	5839	839	Electric lines	Plotted on Map
7	Tucson Elec. Power	124	425	Electric lines	Blanket easement not plotted
9	Southwest Gas	6228	719	Gas lines	Plotted on Map

**BEAUTIFUL SAVIOR LUTHERAN CHURCH**  
 3701 W. MASSINGALE ROAD, TUCSON AZ 85741

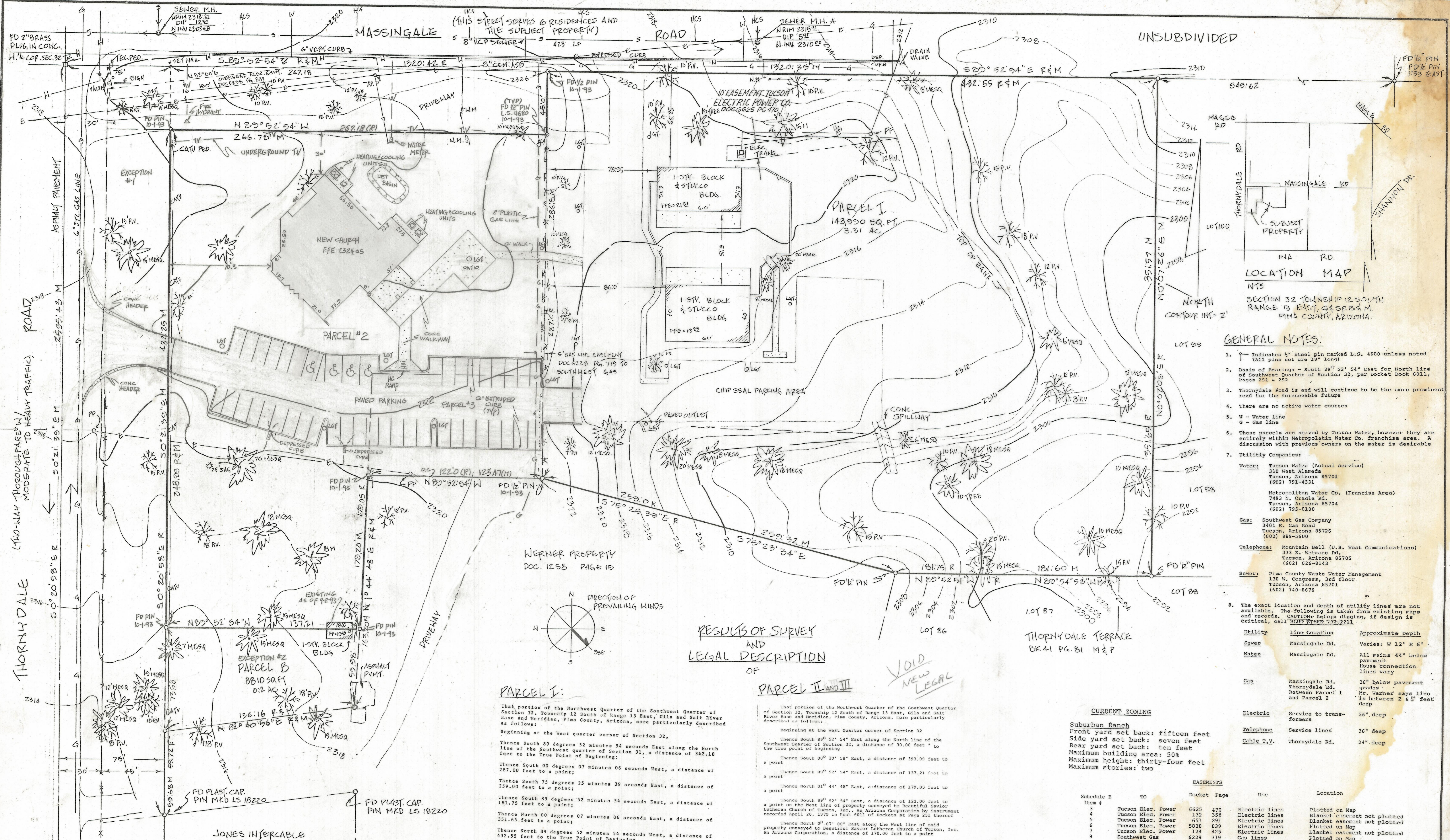
**ROBERT P. MELLEN**  
 REGISTERED LAND SURVEYOR  
 1250 W. MOHAVE ST  
 TUCSON, ARIZONA 85705  
 (602) 888-1012

DRAWN BY: GUM & EMT CK BY: RFM DATE: 9-7-89  
 JOB NO: 89-84 SCALE: 1"=30' SHEET 1 OF 1

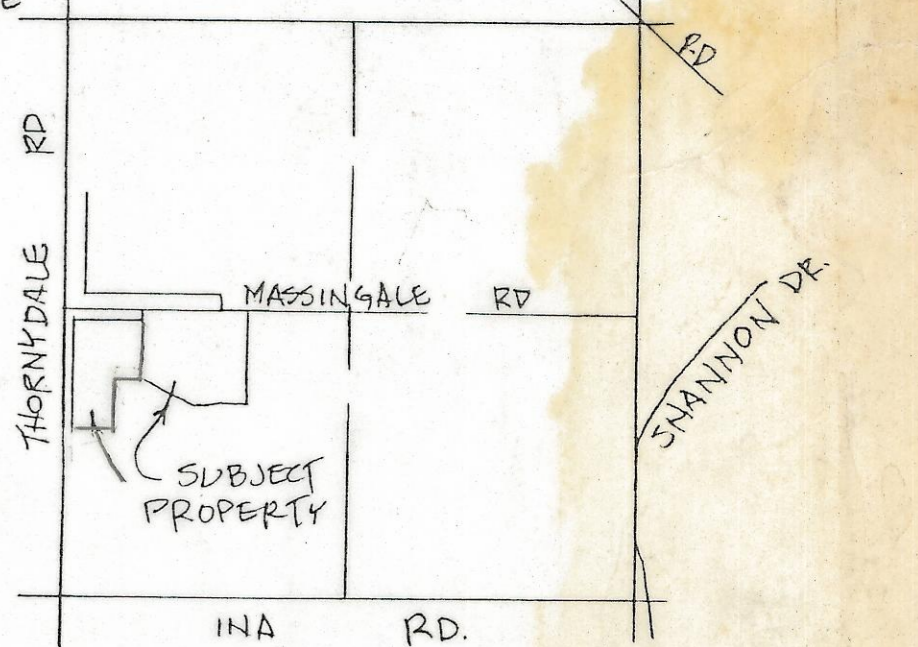


**BENCH MARK DATUM**  
 Pima County Wastewater Management  
 Plan S-538-2 Sheet 11 of 17  
 Massingale Road Manhole # 20 -  
 East Invert Elevation 2310.00

Z-2018-123 3/5



UNSUBDIVIDED



LOCATION MAP  
NTS  
SECTION 32 TOWNSHIP 12 SOUTH  
RANGE 13 EAST, S&E 1/4 M.  
PIMA COUNTY, ARIZONA.

GENERAL NOTES:

- ↑ Indicates 1/4" steel pin marked L.S. 4680 unless noted (All pins set are 10" long)
- Basis of Bearings - South 89° 52' 54" East for North line of Southwest Quarter of Section 32, per Docket Book 6011, Page 251 & 252
- Thornydale Road is and will continue to be the more prominent road for the foreseeable future
- There are no active water courses
- W - Water line  
G - Gas line
- These parcels are served by Tucson Water, however they are entirely within Metropolitan Water Co. franchise area. A discussion with previous owners on the matter is desirable
- Utility Companies:  
Water: Tucson Water (Actual service) 310 West Alameda Tucson, Arizona 85701 (602) 791-4321  
Metropolitan Water Co. (Franchise Area) 7493 N. Oracle Rd. Tucson, Arizona 85704 (602) 795-8100  
Gas: Southwest Gas Company 3401 E. Gas Road Tucson, Arizona 85726 (602) 889-5600  
Telephone: Mountain Bell (U.S. West Communications) 333 E. Wetmore Rd. Tucson, Arizona 85705 (602) 626-8143  
Sewer: Pima County Waste Water Management 130 W. Congress, 3rd floor. Tucson, Arizona 85701 (602) 740-8676
- The exact location and depth of utility lines are not available. The following is taken from existing maps and records. CAUTION: Before digging, if design is critical, call BEFORE DANCE 793-2211

Utility	Line Location	Approximate Depth
Sewer	Massingale Rd.	Varies: W 12' E 6'
Water	Massingale Rd.	All mains 44" below pavement House connection lines vary
Gas	Massingale Rd. Thornydale Rd. Between Parcel 1 and Parcel 2	36" below pavement grade Mr. Werner says line is between 2 & 5' feet deep
Electric	Service to transformers	36" deep
Telephone	Service lines	36" deep
Cable T.V.	Thornydale Rd.	24" deep

RESULTS OF SURVEY AND LEGAL DESCRIPTION OF

PARCEL I:

That portion of the Northwest Quarter of the Southwest Quarter of Section 32, Township 12 South of Range 13 East, Gila and Salt River Base and Meridian, Pima County, Arizona, more particularly described as follows:  
Beginning at the West quarter corner of Section 32,  
Thence South 89 degrees 52 minutes 54 seconds East along the North line of the Southwest quarter of Section 32, a distance of 342.18 feet to the True Point of Beginning;  
Thence South 00 degrees 07 minutes 06 seconds West, a distance of 287.00 feet to a point;  
Thence South 75 degrees 25 minutes 39 seconds East, a distance of 259.00 feet to a point;  
Thence South 89 degrees 52 minutes 54 seconds East, a distance of 181.75 feet to a point;  
Thence North 00 degrees 07 minutes 06 seconds East, a distance of 351.65 feet to a point;  
Thence North 89 degrees 52 minutes 54 seconds West, a distance of 432.55 feet to the True Point of Beginning

PARCEL II AND III

That portion of the Northwest Quarter of the Southwest Quarter of Section 32, Township 12 South of Range 13 East, Gila and Salt River Base and Meridian, Pima County, Arizona, more particularly described as follows:  
Beginning at the West quarter corner of Section 32  
Thence South 89° 52' 54" East along the North line of the Southwest Quarter of Section 32, a distance of 30.00 feet \* to the true point of beginning  
Thence South 00° 20' 58" East, a distance of 393.99 feet to a point  
Thence South 89° 52' 54" East, a distance of 137.21 feet to a point  
Thence North 01° 44' 48" East, a distance of 179.05 feet to a point  
Thence South 89° 52' 54" East, a distance of 122.00 feet to a point on the West line of property conveyed to Beautiful Savior Lutheran Church of Tucson, Inc., an Arizona Corporation by instrument recorded April 20, 1979 in Book 6013 of Dockets at Page 251 thereof  
Thence North 0° 07' 06" East along the West line of said property conveyed to Beautiful Savior Lutheran Church of Tucson, Inc. an Arizona Corporation, a distance of 170.00 feet to a point  
Thence North 89° 52' 54" West, a distance of 312.18 feet to the true point of beginning  
Except any portion thereof lying within Massingale Road and Thornydale Road as conveyed to Pima County, Arizona, a body politic by instrument recorded November 29, 1982 in Book 6916 of Dockets at Page 781 thereof  
\* NOTE: We believe that the 30.00 feet in line 3 should read 75.00 feet

CERTIFICATION

I, Robert F. Mellen, Registered Land Surveyor, #4680 State of Arizona certify that there are no easements or rights-of-way in use or in evidence over or under the subject property, nor any encroachment of improvements from adjoining property or the subject property than those shown on said plat.

Robert F. Mellen  
Registered Land Surveyor

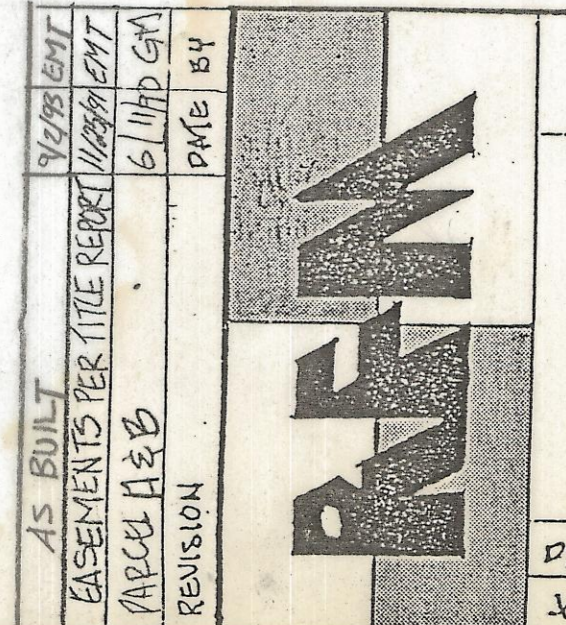
VOID NEW LEGAL

CURRENT ZONING

Suburban Ranch  
Front yard set back: fifteen feet  
Side yard set back: seven feet  
Rear yard set back: ten feet  
Maximum building area: 50%  
Maximum height: thirty-four feet  
Maximum stories: two

Schedule B Item #	To	Docket Page	Use	Location
3	Tucson Elec. Power	6625 470	Electric lines	Plotted on Map
4	Tucson Elec. Power	132 358	Electric lines	Blanket easement not plotted
5	Tucson Elec. Power	651 291	Electric lines	Blanket easement not plotted
6	Tucson Elec. Power	5638 839	Electric lines	Plotted on Map
7	Tucson Elec. Power	124 425	Electric lines	Blanket easement not plotted
9	Southwest Gas	6228 719	Gas lines	Plotted on Map

BENCH MARK DATUM  
Pima County Wastewater Management  
Plan S-538-2 Sheet 11 of 17  
Massingale Road Manhole # 20  
East Invert Elevation 2310.00

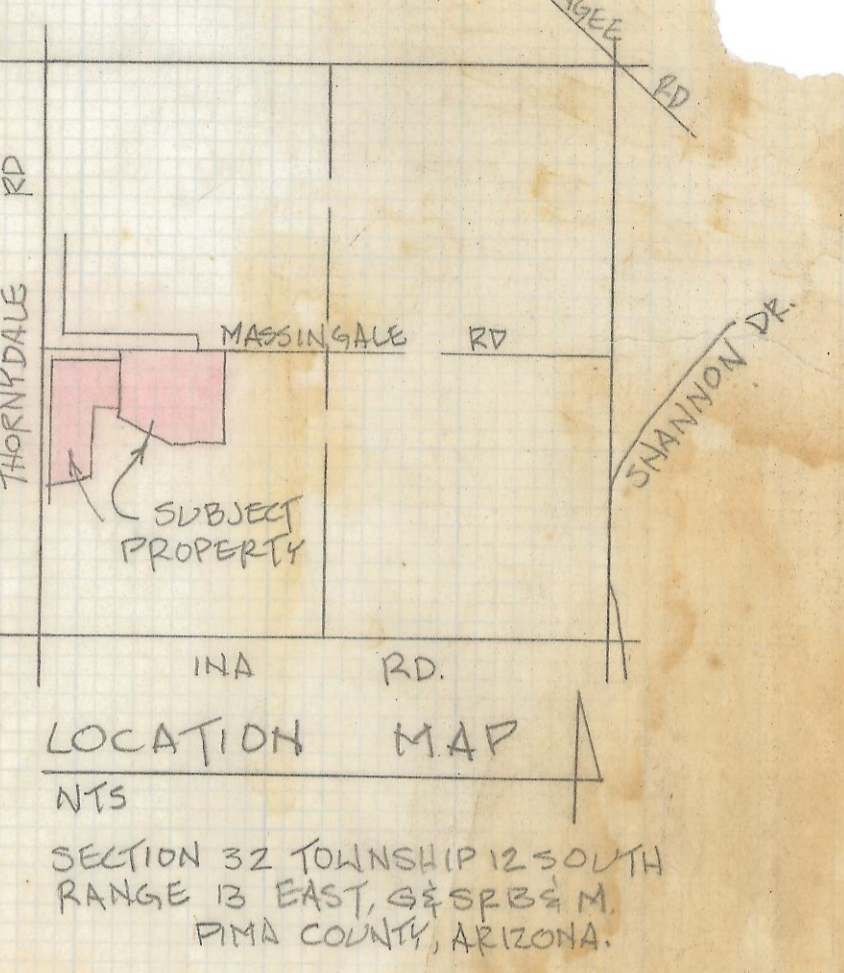
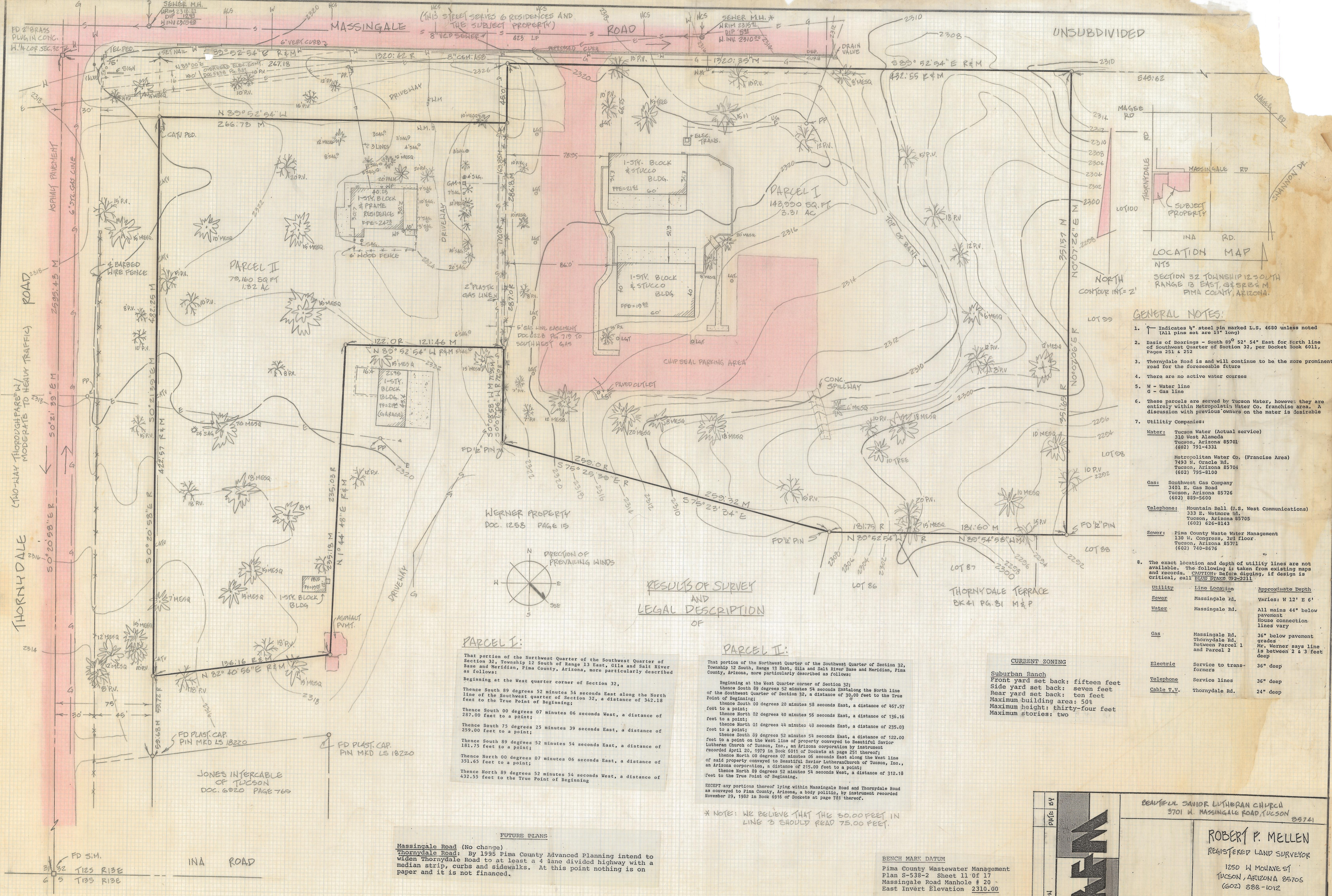


BEAUTIFUL SAVIOR LUTHERAN CHURCH  
3701 W. MASSINGALE ROAD, TUCSON AZ 85741

ROBERT P. MELLEN  
REGISTERED LAND SURVEYOR  
1250 W. MOJAVE ST  
TUCSON, ARIZONA 85705  
(602) 888-1012

PREPARED BY: GJM/EHT CK BY: RFM DATE: 9-7-89  
JOB NO: 89-84 SCALE: 1"=30' SHEET 1 OF 1

2-208-123 3/5



- GENERAL NOTES:**
- Indicates 1/2" steel pin marked L.S. 4680 unless noted (All pins set are 1 1/2" long)
  - Basis of Bearings - South 89° 52' 54" East for North line of Southwest Quarter of Section 32, per Docket Book 6011, Pages 251 & 252
  - Thornydale Road is and will continue to be the more prominent road for the foreseeable future
  - There are no active water courses
  - W - Water line  
G - Gas line
  - These parcels are served by Tucson Water, however they are entirely within Metropolitan Water Co. franchise area. A discussion with previous owners on the water is desirable
  - Utility Companies:
    - Water:** Tucson Water (Actual service) 310 West Alameda Tucson, Arizona 85701 (602) 791-4331
    - Metropolitan Water Co. (Franchise Area) 7493 N. Oracle Rd. Tucson, Arizona 85704 (602) 795-8100
    - Gas:** Southwest Gas Company 3401 E. Gas Road Tucson, Arizona 85726 (602) 889-5600
    - Telephone:** Mountain Bell (U.S. West Communications) 333 E. Watson Rd. Tucson, Arizona 85705 (602) 626-8143
    - Sewer:** Pima County Waste Water Management 130 W. Congress, 3rd floor. Tucson, Arizona 85701 (602) 740-8676

**RESULTS OF SURVEY AND LEGAL DESCRIPTION OF**

**PARCEL I:**

That portion of the Northwest Quarter of the Southwest Quarter of Section 32, Township 12 South of Range 13 East, Gila and Salt River Base and Meridian, Pima County, Arizona, more particularly described as follows:

Beginning at the West quarter corner of Section 32,

Thence South 89 degrees 52 minutes 54 seconds East along the North line of the Southwest quarter of Section 32, a distance of 342.18 feet to the True Point of Beginning;

Thence South 00 degrees 07 minutes 06 seconds West, a distance of 287.00 feet to a point;

Thence South 75 degrees 25 minutes 39 seconds East, a distance of 259.00 feet to a point;

Thence South 89 degrees 52 minutes 54 seconds East, a distance of 181.75 feet to a point;

Thence North 00 degrees 07 minutes 06 seconds East, a distance of 391.65 feet to a point;

Thence North 89 degrees 52 minutes 54 seconds West, a distance of 432.55 feet to the True Point of Beginning.

**PARCEL II:**

That portion of the Northwest Quarter of the Southwest Quarter of Section 32, Township 12 South, Range 13 East, Gila and Salt River Base and Meridian, Pima County, Arizona, more particularly described as follows:

Beginning at the West Quarter corner of Section 32;

Thence South 89 degrees 52 minutes 54 seconds East along the North line of the Southwest Quarter of Section 32, a distance of 390.00 feet to the True Point of Beginning;

Thence South 00 degrees 20 minutes 58 seconds East, a distance of 467.57 feet to a point;

Thence North 82 degrees 40 minutes 56 seconds East, a distance of 136.16 feet to a point;

Thence North 01 degrees 44 minutes 48 seconds East, a distance of 136.16 feet to a point;

Thence North 01 degrees 44 minutes 48 seconds East, a distance of 235.03 feet to a point;

Thence South 89 degrees 52 minutes 54 seconds East, a distance of 122.00 feet to a point on the West line of property conveyed to Beautiful Savior Lutheran Church of Tucson, Inc., an Arizona corporation by instrument recorded April 20, 1979 in Book 6011 of Dockets at page 251 thereof;

Thence North 00 degrees 07 minutes 06 seconds East along the West line of said property conveyed to Beautiful Savior Lutheran Church of Tucson, Inc., an Arizona corporation, a distance of 215.00 feet to a point;

Thence North 89 degrees 52 minutes 54 seconds West, a distance of 312.18 feet to the True Point of Beginning.

**FUTURE PLANS**

Massingale Road (No change)

Thornydale Road: By 1995 Pima County Advanced Planning intend to widen Thornydale Road to at least a 4 lane divided highway with a median strip, curbs and sidewalks. At this point nothing is on paper and it is not financed.

**CURRENT ZONING**

Suburban Ranch

Front yard set back: fifteen feet

Side yard set back: seven feet

Rear yard set back: ten feet

Maximum building area: 50%

Maximum height: thirty-four feet

Maximum stories: two

BEAUTIFUL SAVIOR LUTHERAN CHURCH  
3701 W. MASSINGALE ROAD, TUCSON 85741

**ROBERT P. MELLE**  
REGISTERED LAND SURVEYOR

1250 W. MOHAVE ST  
TUCSON, ARIZONA 85705  
(602) 888-1012

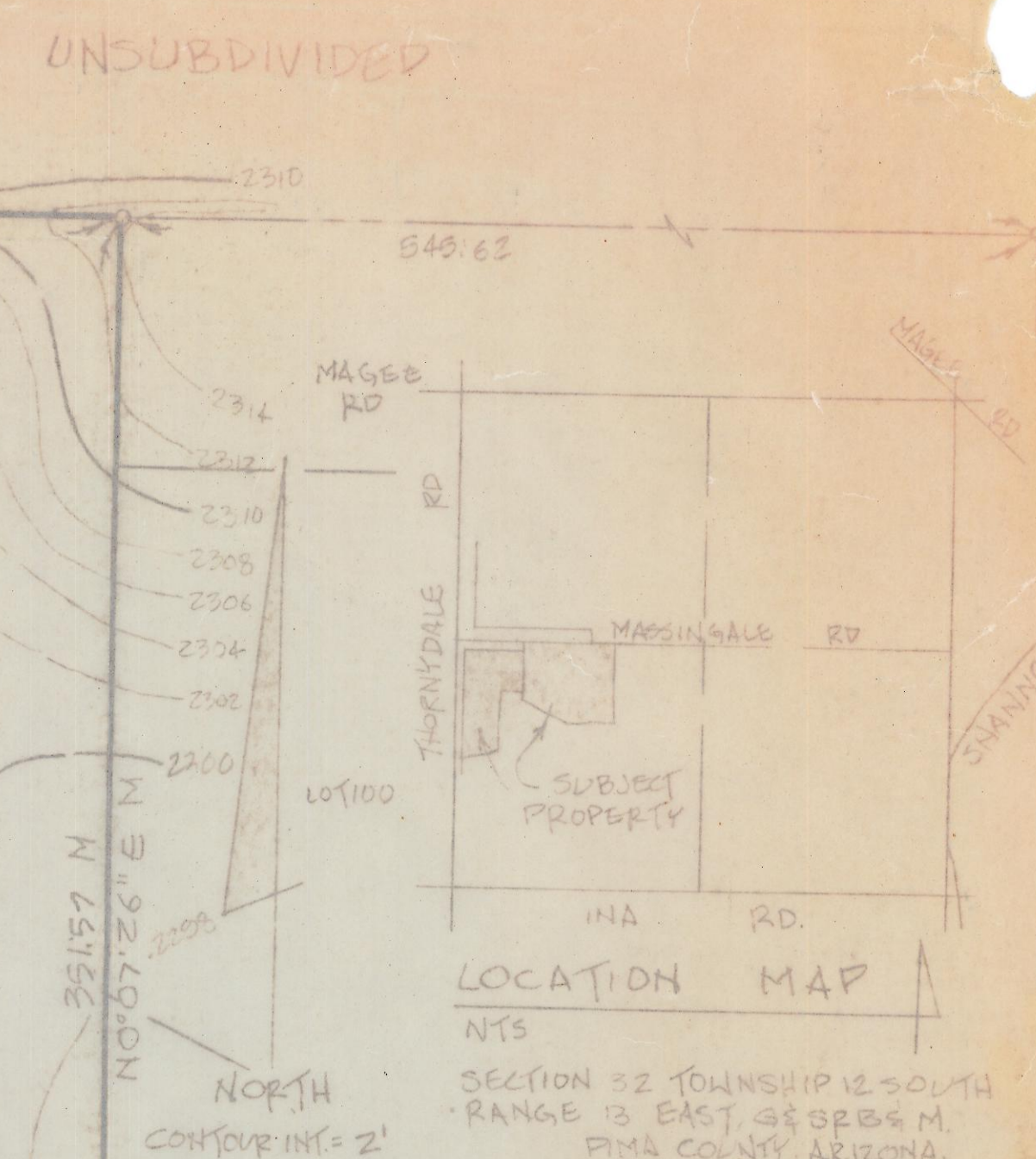
DRAWN BY: GUM ENT CR BY: RPM DATE: 9-7-99  
SHEET NO: 89-84 SCALE: 1"=30' SHEET 1 OF 1

**BENCH MARK DATUM**

Pima County Wastewater Management  
Plan 8-538-2 Sheet 11 of 17  
Massingale Road Manhole # 20  
East Invert Elevation 2310.00

\* NOTE: WE BELIEVE THAT THE 30.00 FEET IN LINE 3 SHOULD READ 75.00 FEET.

Z-2018-123 4/5



- GENERAL NOTES**
- Indicates 4" steel pin marked L.S. 4688 unless noted (All pins set are 18" long)
  - Basis of Bearings - South 89° 52' 54" East for North line of Southwest Quarter of Section 32, per Deed Book 6011, Pages 251 & 252
  - Thornydale Road is and will continue to be the more prominent road for the foreseeable future
  - There are no active water courses
  - W - Water line  
G - Gas line
  - These parcels are served by Tucson Water, however they are entirely within Metropolitan Water Co. franchise area. A discussion with previous owners on the water is desirable
  - Utility Companies:  
 Water: Tucson Water (Actual service)  
 310 West Alameda  
 Tucson, Arizona 85702  
 (602) 793-4334  
 Metropolitan Water Co. (Franchise Area)  
 7493 N. Oracle Rd.  
 Tucson, Arizona 85704  
 (602) 795-8100  
 Gas: Southwest Gas Company  
 7401 E. Gas Road  
 Tucson, Arizona 85726  
 (602) 889-5600  
 Telephone: Mountain Bell (U.S. West Communications)  
 333 E. Wetmore Rd.  
 Tucson, Arizona 85705  
 (602) 634-9143  
 Sewer: Pima County Waste Water Management  
 130 W. Congress, 3rd floor  
 Tucson, Arizona 85701  
 (602) 740-8676
  - The exact location and depth of utility lines are not available. The following is taken from existing maps and records. CAUTION: Before digging, if design is critical, call **1-800-GRASS-799-2211**

**RESULTS OF SURVEY AND LEGAL DESCRIPTION OF**

**PARCEL I:**

That portion of the Northwest Quarter of the Southwest Quarter of Section 32, Township 12 South of Range 13 East, Gila and Salt River Base and Meridian, Pima County, Arizona, more particularly described as follows:

Beginning at the West quarter corner of Section 32;

Thence South 89 degrees 52 minutes 54 seconds East along the North line of the Southwest Quarter of Section 32, a distance of 342.18 feet to the True Point of Beginning;

Thence South 89 degrees 07 minutes 06 seconds West, a distance of 267.00 feet to a point;

Thence South 75 degrees 15 minutes 39 seconds East, a distance of 259.00 feet to a point;

Thence South 89 degrees 52 minutes 54 seconds East, a distance of 181.75 feet to a point;

Thence North 04 degrees 07 minutes 06 seconds East, a distance of 331.65 feet to a point;

Thence North 29 degrees 52 minutes 54 seconds West, a distance of 432.55 feet to the True Point of Beginning.

**PARCEL II:**

That portion of the Northwest Quarter of the Southwest Quarter of Section 32, Township 12 South, Range 13 East, Gila and Salt River Base and Meridian, Pima County, Arizona, more particularly described as follows:

Beginning at the West Quarter corner of Section 32;

Thence South 89 degrees 52 minutes 54 seconds East along the North line of the Southwest Quarter of Section 32, a distance of 350.00 feet to the True Point of Beginning;

Thence South 60 degrees 20 minutes 55 seconds East, a distance of 467.57 feet to a point;

Thence North 82 degrees 40 minutes 56 seconds East, a distance of 156.15 feet to a point;

Thence North 01 degree 14 minutes 43 seconds East, a distance of 235.03 feet to a point;

Thence South 89 degrees 52 minutes 54 seconds East, a distance of 122.00 feet to a point on the West line of property conveyed to Beautiful Savior Lutheran Church of Tucson, Inc., an Arizona corporation by instrument recorded April 20, 1979 in Book 6011 of Deeds at page 251 thereof;

Thence North 89 degrees 52 minutes 54 seconds East along the West line of said property conveyed to Beautiful Savior Lutheran Church of Tucson, Inc., an Arizona corporation, a distance of 215.00 feet to a point;

Thence North 89 degrees 52 minutes 54 seconds West, a distance of 312.18 feet to the True Point of Beginning.

EXCEPT any portions thereof lying within Massingale Road and Thornydale Road as conveyed to Pima County, Arizona, a body politic, by instrument recorded November 29, 1982 in Book 6915 of Deeds at page 781 thereof.

**CURRENT ZONING**

Suburban Ranch

Front yard set back: fifteen feet

Side yard set back: seven feet

Rear yard set back: ten feet

Maximum building area: 50%

Maximum height: thirty-four feet

Maximum stories: two

**FUTURE PLANS**

Massingale Road (No change)

Thornydale Road: By 1995 Pima County Advanced Planning intend to widen Thornydale Road to at least a 4 lane divided highway with a median strip, curbs and sidewalks. At this point nothing is on paper and it is not financed.

**BENCH MARK DATA**

Pima County Wastewater Management  
 Plan S-538-2 Sheet 11 OF 17  
 Massingale Road Manhole # 20  
 East Invert Elevation 2310.00

\* NOTE: WE BELIEVE THAT THE 30.00 FEET IN LINE 3 SHOULD READ 75.00 FEET.

DATE: 5/1	REVISION:	BEAUTIFUL SAVIOR LUTHERAN CHURCH 3701 W. MASSINGALE ROAD, TUCSON AZ 85741
		<b>ROBERT P. MELLEN</b> REGISTERED LAND SURVEYOR 1250 W. MOHAVE ST. TUCSON, ARIZONA 85705 (602) 888-1012
		PREPARED BY GMM & RMM CK BY RPM DATE: 9-7-88
		JOB NO. 88-84 SCALE: 1" = 300' SHEET 1 OF 1