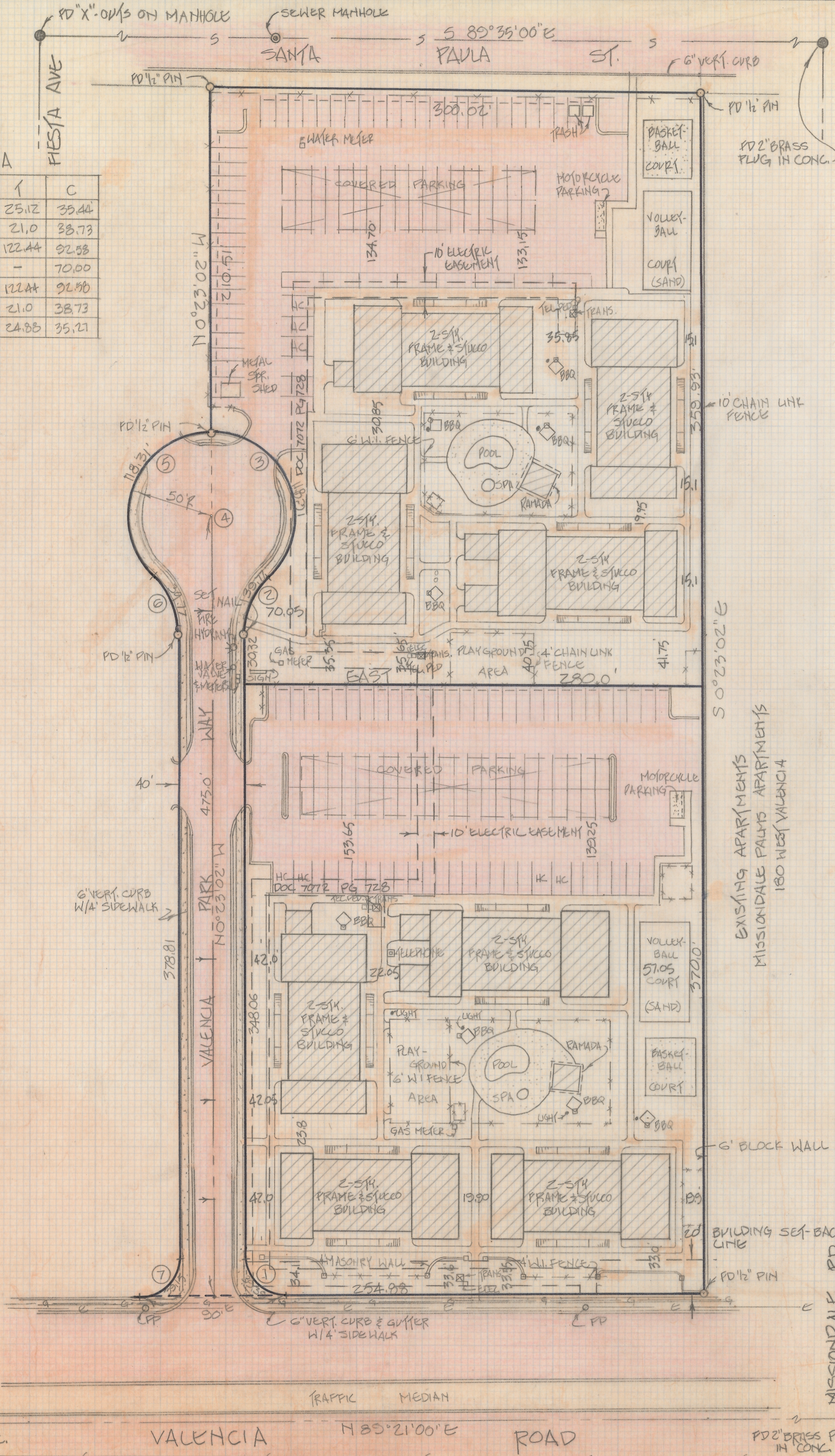


# **DISCLAIMER:**

**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.**

NO	DELTA	R	L	T	C
1	20° 15' 58"	25	39.39	25.12	39.44
2	45° 34' 23"	50	39.77	21.0	38.73
3	135° 24' 23"	50	118.31	122.44	92.58
4	271° 08' 46"	50	236.62	-	70.00
5	135° 34' 23"	50	118.31	122.44	92.58
6	45° 34' 23"	50	39.77	21.0	38.73
7	80° 44' 02"	25	39.15	24.88	35.21

VACANT  
PORTION OF LOT 472  
FIESTA PARK

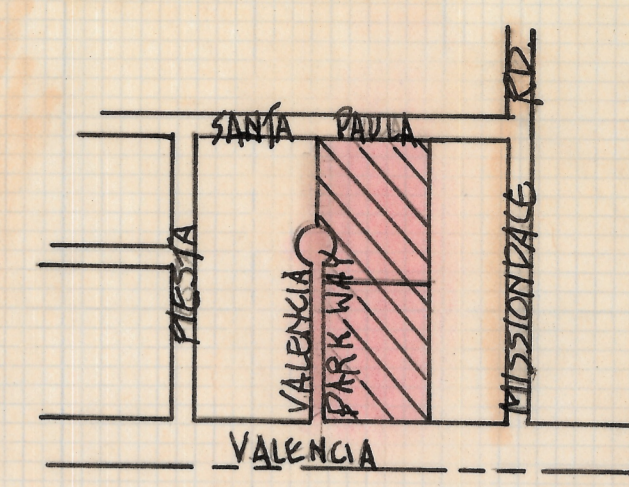


RESULTS OF SURVEY AND  
LEGAL DESCRIPTION OF

**PARCEL I: SOUTH PORTION**  
All that portion of Lot 472 of FIESTA PARK, according to map recorded in Book 15 of Maps at Page 100, Pima County, Arizona; more particularly described as follows:  
BEGINNING at the Southwest corner of the East 200 feet of said Lot 472;  
Thence South 89°21'00" West, along the North right of way line of Valencia Road, as said road existed June 12, 1984, a distance of 254.88 feet to a point of curve;  
Thence around a curve concave to the Northeast with a central angle of 90°15'58" and a radius of 25.00 feet, a distance of 39.39 feet to a point of tangency;  
Thence North 00°23'02" West, parallel to the West line of the East 200 feet of said Lot 472, a distance of 348.06 feet to a point;  
Thence East 280.00 feet (more or less) to a point on the West line of the East 200 feet of said Lot 472;  
Thence South 00°23'02" East, along the West line of the East 200 feet of Lot 472, a distance of 370.00 feet to the TRUE POINT OF BEGINNING.

**PARCEL II: NORTH PORTION**  
All that portion of Lot 472 of FIESTA PARK, according to map recorded in Book 15 of Maps at Page 100, Pima County, Arizona; more particularly described as follows:  
BEGINNING at the Southwest corner of the East 200 feet of said Lot 472;  
Thence South 89°21'00" West, along the North right of way line of Valencia Road, as said road existed September 13, 1984, a distance of 254.88 feet to a point of curve;  
Thence around a curve concave to the Northeast with a central angle of 90°15'58" and a radius of 25.00 feet, a distance of 39.39 feet to a point of tangency;  
Thence North 00°23'02" West, parallel to the West line of the East 200 feet of said Lot 472, a distance of 348.06 feet to a point, being the TRUE POINT OF BEGINNING, of the parcel herein described;  
Thence continue North 00°23'02" West, a distance of 30.32 feet to a point of curve;  
Thence around a curve concave to the Southeast with a central angle of 45°34'23" and a radius of 50.00 feet, a distance of 39.77 feet to a point of reverse curve;  
Thence around a curve concave to the Southwest with a central angle of 135°24'23" and a radius of 50.00 feet, a distance of 118.31 feet to a point;  
Thence North 00°23'02" West, parallel to the West line of the East 200 feet of said Lot 472, a distance of 210.51 feet to the South right of way line of Santa Paula Street, as said street existed September 13, 1984;  
Thence South 89°21'00" East, along the South right of way line of said Santa Paula Street, a distance of 200.00 feet to a point in the Northwest corner of the East 200 feet of said Lot 472;  
Thence South 00°23'02" East, along the West line of the East 200 feet of Lot 472, a distance of 359.33 feet to a point which is 370.00 feet Northwesterly from the Southwest corner of the East 200 feet of said Lot 472;  
Thence West 280.00 feet (more or less) to the TRUE POINT OF BEGINNING.

**PARCEL III: ROAD WAY**  
That portion of Lot 472 of FIESTA PARK, according to map recorded in Book 15 of Maps at Page 100, Pima County, Arizona, more particularly described as follows:  
BEGINNING at the Southwest corner of the East 200 feet of said Lot 472;  
Thence South 89°21'00" West, along the South line of Lot 472, a distance of 254.88 feet to a point of curve, said point being the TRUE POINT OF BEGINNING, of the parcel herein described;  
Thence around a curve concave to the Northeast with a central angle of 90°15'58" and a radius of 25.00 feet, a distance of 39.39 feet to a point of tangency;  
Thence North 00°23'02" West, parallel to the West line of the East 200 feet of Lot 472, a distance of 378.38 feet to a point of curve;  
Thence around a curve concave to the Southeast with a central angle of 45°34'23" and a radius of 50.00 feet, a distance of 39.77 feet to a point of reverse curve;  
Thence around a curve concave to the South with a central angle of 271°08'46" and a radius of 50.00 feet, a distance of 236.62 feet to a point of reverse curve;  
Thence around a curve concave to the Southwest with a central angle of 45°34'23" and a radius of 50.00 feet, a distance of 39.77 feet to a point of tangency;  
Thence South 00°23'02" East, parallel to the West line of the East 200 feet of said Lot 472, a distance of 378.81 feet to a point of curve;  
Thence around a curve concave to the Northwest with a central angle of 89°44'02" and a radius of 25.00 feet, a distance of 39.15 feet to a point of cusp on the Northerly right of way of Valencia Road;  
Thence North 89°21'00" East, along the Northerly right of way of Valencia Road, 50.00 feet to the TRUE POINT OF BEGINNING.



LOCATION MAP  
1" = 500'

CERTIFICATION:

"On the basis of my knowledge, information and belief, I certify to Equitec Savings Bank and Transamerica Title Insurance Company that as a result of a survey made on the ground to the normal standard of care of Professional Land Surveyors practicing in the State of Arizona, I find that this map of survey correctly shows the location of all buildings situated on the above premises and that except as shown, there are no visible easements or rights-of-way across said premises or any other easements or rights-of-way of which the undersigned has been advised, no party walls, no encroachments on adjoining premises, streets or alleys by any of said buildings, structures or other improvements and no encroachments on said premises by buildings, structures or other improvements situated on adjoining premises."

Robert F. Mellen  
Registered Land Surveyor  
#4680 State of Arizona  
1250 W. Mohave St.  
Tucson, Arizona 85705  
(602) 888-1012

GENERAL NOTES:

- Basis of bearings North 89° 21' 00" East for Valencia Road as shown on Plat of Fiesta Park, Book 15, Page 100
- Lot 472 of Fiesta Park was a portion of other subdivisions (See Book 14, Page 57; Book 14, Page 89 and Book 15, Page 17 of Maps and Plats) Certain streets and alleys in these subdivisions were vacated by ordinance #2231 by the Tucson City Council
- Valencia Parkway was built to City of Tucson Standards (See Plan I-83-04) We have no record that this street was dedicated to the City
- ⊙ indicates 1/2" pin set, marked L.S. 4680 unless noted
- See Jobs #77-78, #81-124, #82-82 and #85-45
- Existing zoning:  
R-1 Parking on Santa Paula  
B-1-B2A Apartment site  
Building set back 20 feet front, side - none, Back 25 feet
- This parcel is not within 100 year flood zone. Letter written to City on March 10, 1986 for written assurances

SCALE: 1" = 40'

Z-7018-136

ROBERT F. MELLEN  
REGISTERED LAND SURVEYOR  
TUCSON, ARIZONA  
JOB 86-28