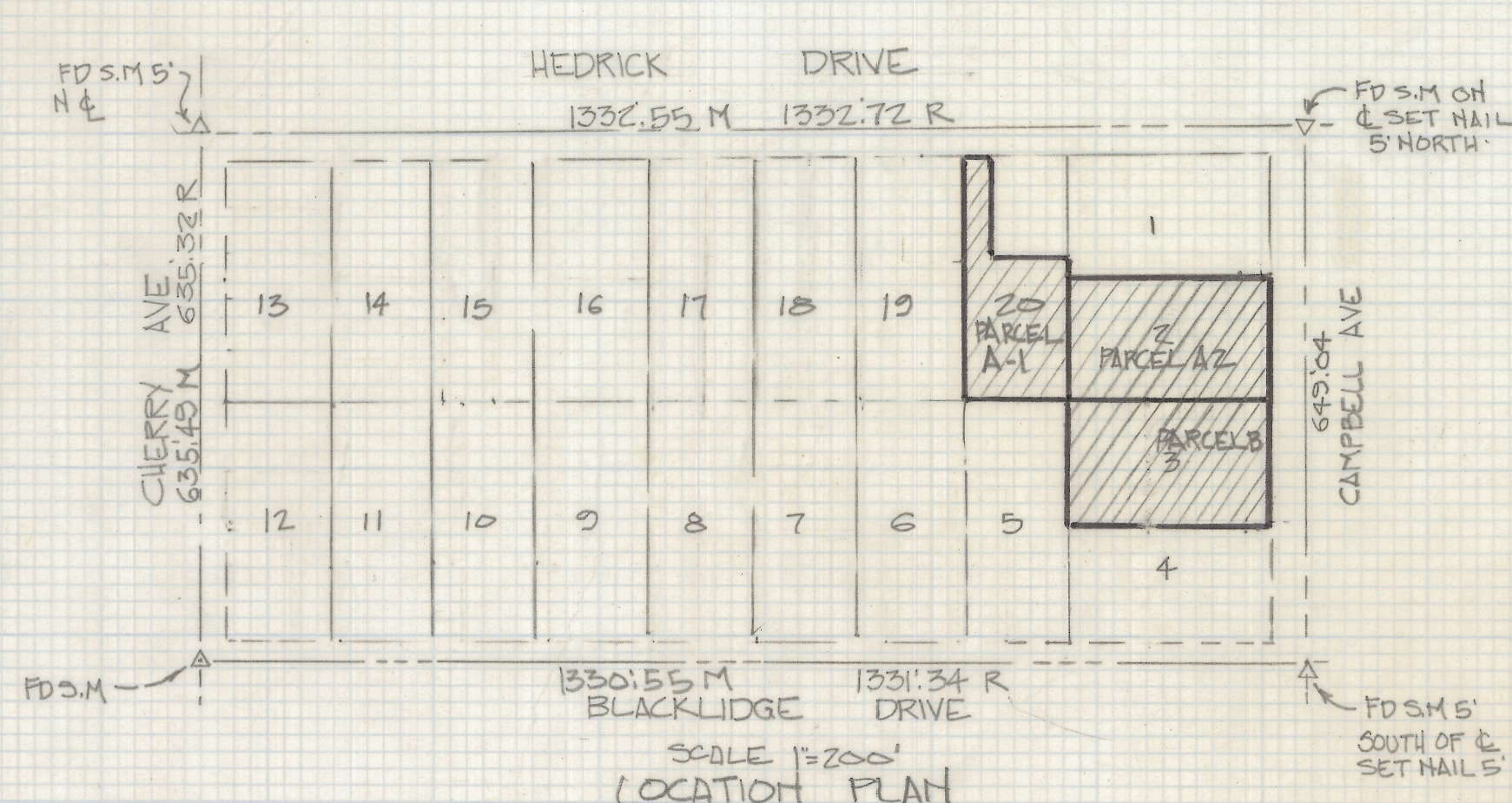
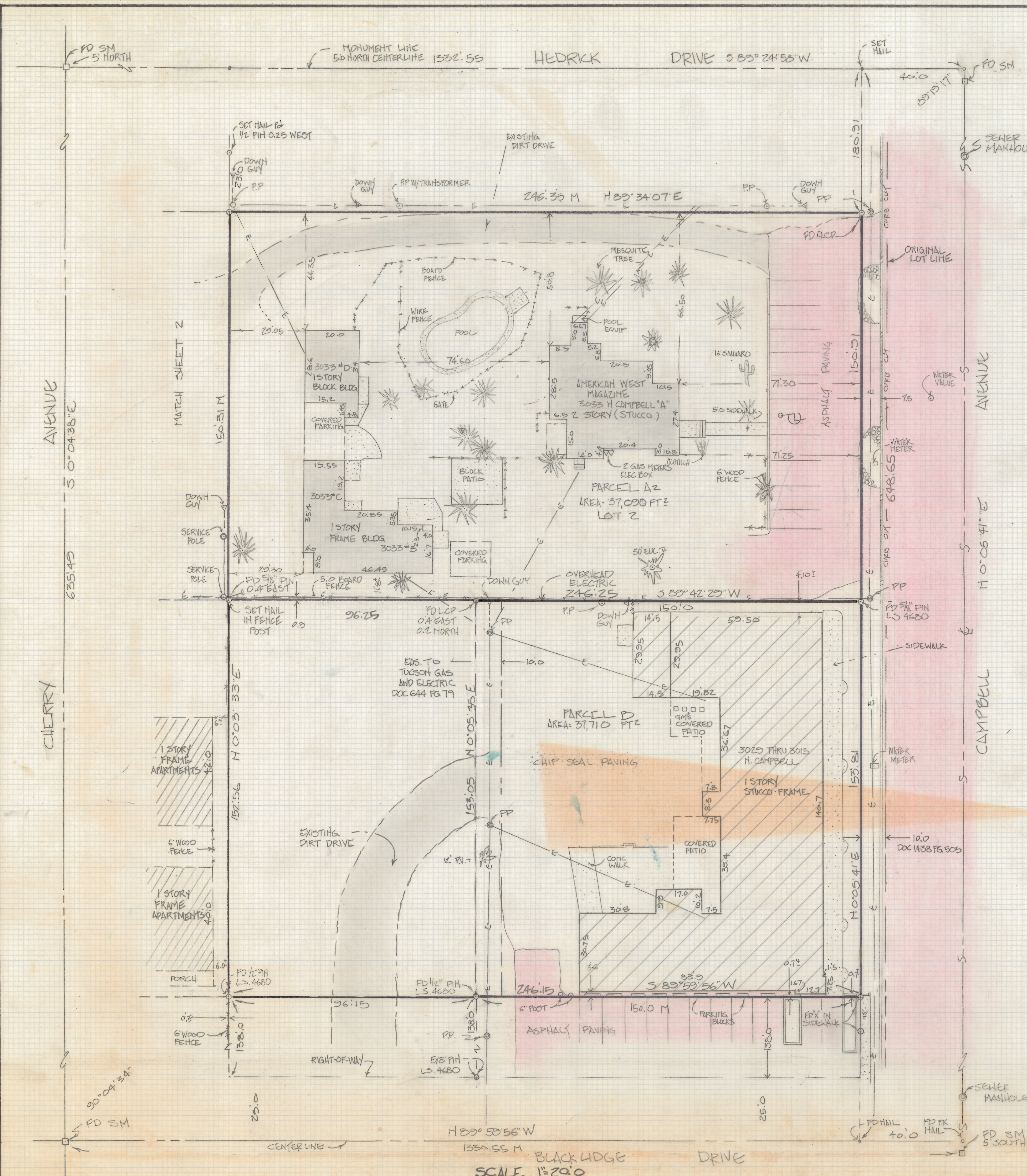


# **DISCLAIMER:**

**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.**



RESULTS OF SURVEY AND LEGAL DESCRIPTION

PARCEL "A"

Lots 2 and 20 of Block C, Hedrick Acreage Tract No. 3, Pima County, Arizona, as shown by map on file in Book 5 of Maps and Plats at Page 7, Pima County Records

Except the East 10 feet of Lot 2 and except that portion of Lot 20, described as follows:

Beginning at the Northeast corner of Lot 20

Thence Southerly along the Easterly line, a distance of 122.22 feet to a point 23.00 feet Northerly of the Southwest corner of Lot 1 in said Block C

Thence Westerly on a line parallel to and 23.00 feet North-erly of the South line of Lot 1 extended, a distance of 92.00 feet to a point 35.00 feet Easterly of the West line of Lot 20

Thence Northerly on a line, 35.00 feet from and parallel to the West line of Lot 20, a distance of 121.74 feet to a point on the North line of Lot 20

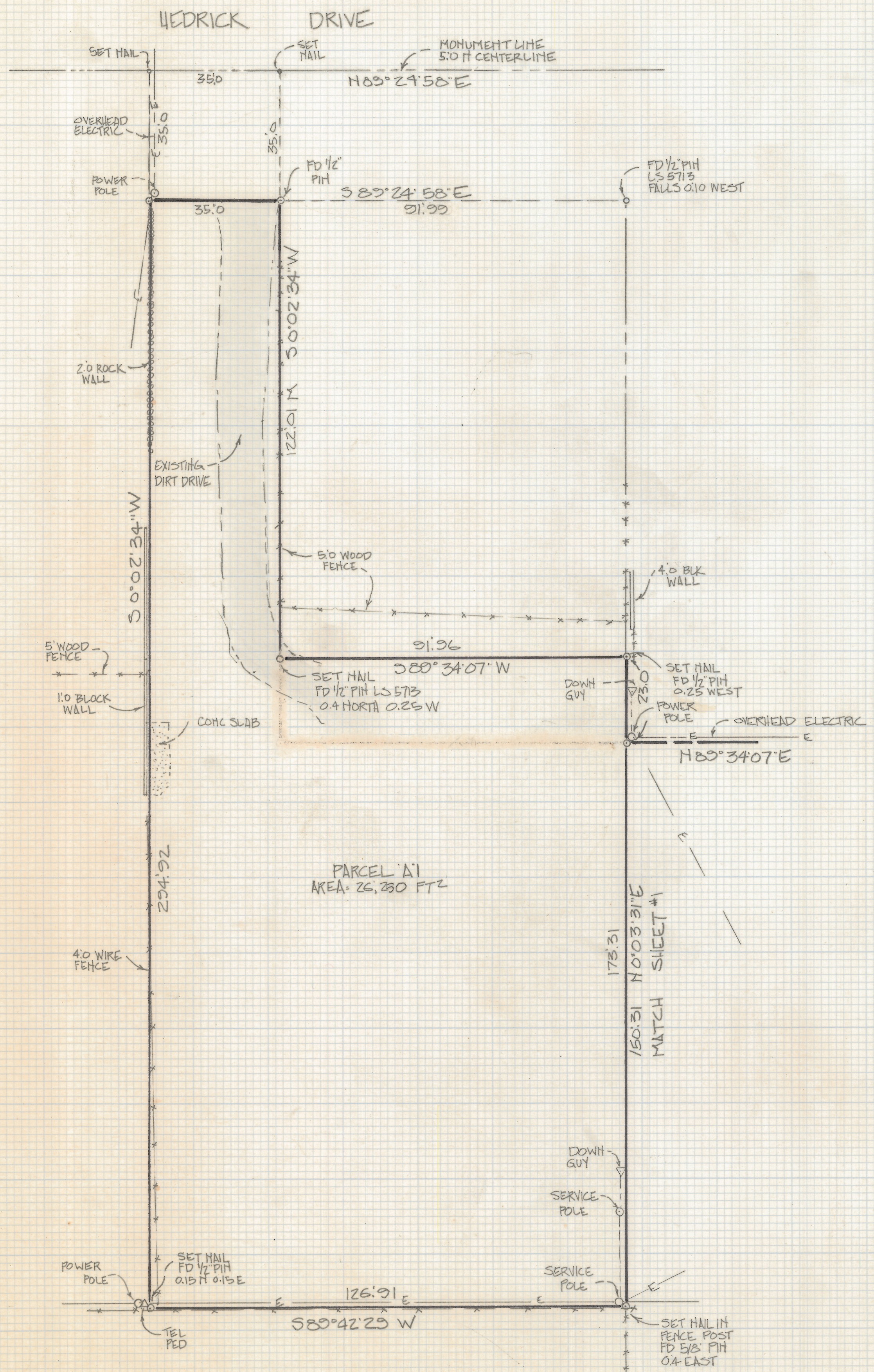
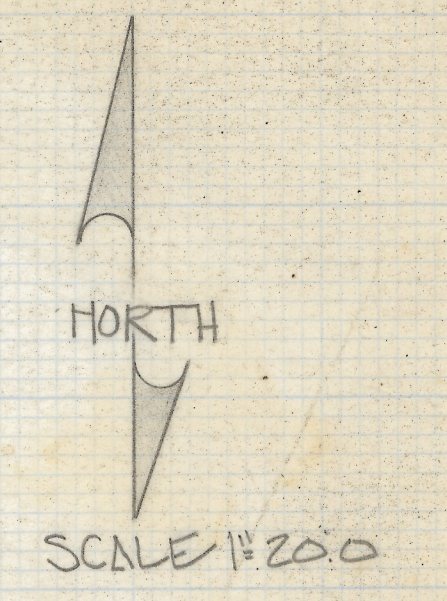
Thence Easterly along said North line, a distance of 92.03 feet to the point of beginning

PARCEL "B"

Lot 3 and Lot 4 of Block C, Hedrick Acreage Tract No. 3, Pima County, Arizona as shown by Map on file in Book 5 of Maps and Plats at Page 7, Pima County Records

Except the East 10 feet of Lot 3 and 4

And except that portion of Lot 4 lying Southerly of the South 138 feet thereof



**REFERENCE**

- Hedrick Acreage Tract No. 3 Subdivision Plat recorded in Book 5 of Maps and Plats at Page 7
- Job #78-74, 79-85 and 85-28
- Accessor's Parcel Map 113-07, Sheet 3 of 8
- Docket Book 1438, Page 505 East 10.0 feet for Campbell Avenue
- Docket Book 5798, Page 993, 6-15-78 Part of Lot 3 & 4, Blk. "C" (Deed)
- Docket 6699, Page 47 - 1-18-82 Part of Lot 2 and Lot 20
- Book 71 of Miscellaneous Records, Page 499, Easement to Mountain States Telephone (SW corner of Lot 2)
- Book 71 of Miscellaneous Records, Page 500, Easement to Mountain States Telephone, Undefined area affects Lot 20 and Lot 3
- Docket Book 644, Page 79, Easement to Tucson Gas & Electric, Part of Lots 3 & 4
- City of Tucson Street Plan I-62-11, Sheet 3 of 9
- City of Tucson General File #463
- Docket 6050 Page 1279 part of Lot 3

**AREA**

Parcel A-1	26,250 square feet
Parcel A-2	37,090 square feet
Parcel B	37,710 square feet
<b>Total</b>	<b>101,050 square feet</b>
Acreage	2.32 acres ±

**GENERAL NOTES**

- Indicates 1/2" steel pin marked L.S. 4680 set unless noted
- R - Map or Deed Record distance or angle
- M - Measured distance or angle
- Basis of bearing - North 0° 05' 41" East for centerline of Campbell Avenue, per City of Tucson Monument Study dated November 1971

**CERTIFICATION**

"On the basis of my knowledge, information and belief, I certify to Indigo Company and Ticor Title Insurance Company of California 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."

Date: \_\_\_\_\_

Robert F. Mellen  
Registered Land Surveyor  
#4680 State of Arizona  
1250 W. Mohave St.  
Tucson, Arizona 85705