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**RESULTS OF SURVEY
LEGAL AND
DESCRIPTION
OF**

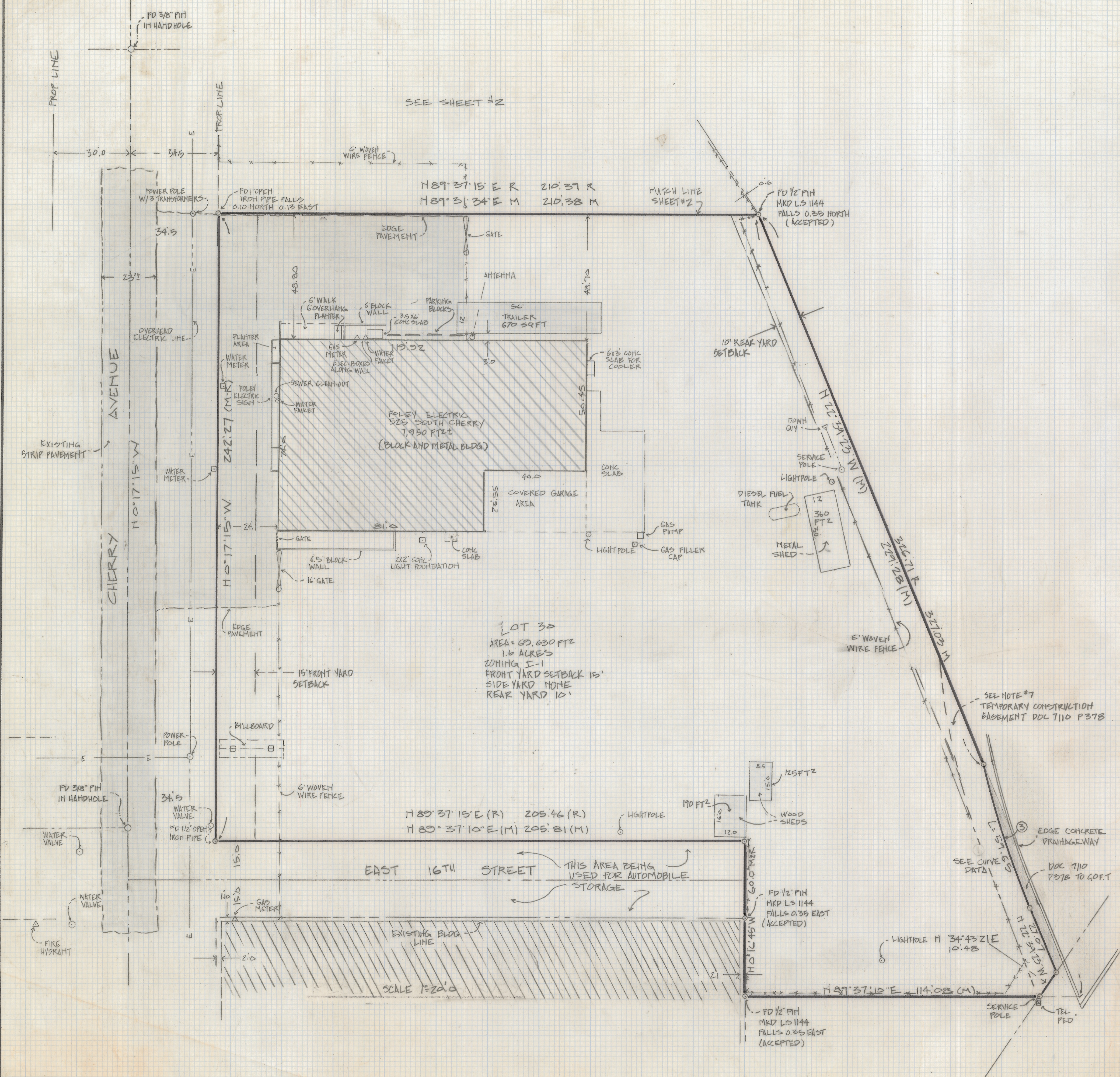
PARCEL I
LOT 30 OF CHERRY-CAMPBELL REDEVELOPMENT SUBDIVISION, ACCORDING TO MAP RECORDED
IN BOOK 11 OF MAPS AT PAGE 27, PIMA COUNTY, ARIZONA:

EXCEPT A PORTION OF LOT 30 DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 30;
THENCE NORTH 23 DEG. 09 MIN. 09 SEC. WEST, ALONG THE EAST LINE OF SAID LOT
30, A DISTANCE OF 14.51 FEET;
THENCE SOUTH 34 DEG. 15 MIN. 09 SEC. WEST, 16.41 FEET TO THE SOUTH LINE OF
SAID LOT 30;
THENCE NORTH 89 DEG. 08 MIN. 58 SEC. EAST, ALONG SAID SOUTH LINE, 14.95
FEET TO THE POINT OF BEGINNING;

FURTHER EXCEPTING THE FOLLOWING DESCRIBED PARCEL:
BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT;
THENCE NORTH 23 DEG. 09 MIN. 09 SEC. WEST, ALONG THE EASTERLY LINE OF SAID
LOT, 14.51 FEET TO THE TRUE POINT OF BEGINNING;
THENCE SOUTH 34 DEG. 15 MIN. 09 SEC. WEST, 5.93 FEET TO A POINT ON A LINE
PARALLEL WITH AND 5.00 FEET WESTERLY OF SAID EASTERLY LINE;
THENCE NORTH 23 DEG. 09 MIN. 09 SEC. WEST, ALONG SAID PARALLEL LINE, 27.07
FEET TO A POINT OF CURVATURE;
THENCE NORTHWESTERLY, ALONG THE ARC OF A CIRCULAR CURVE TO THE RIGHT,
HAVING A RADIUS OF 355.00 FEET AND AN INTERIOR ANGLE OF 09 DEG. 37 MIN. 40
SEC., AN ARC DISTANCE OF 59.65 FEET TO ITS INTERSECTION WITH SAID EASTERLY LINE
OF LOT 30;
THENCE SOUTH 23 DEG. 09 MIN. 09 SEC. EAST, ALONG SAID EASTERLY LINE, 83.24
FEET TO THE TRUE POINT OF BEGINNING.

PARCEL II:
LOT 31 OF CHERRY-CAMPBELL REDEVELOPMENT SUBDIVISION, ACCORDING TO MAP RECORDED
IN BOOK 11 OF MAPS AT PAGE 27, PIMA COUNTY, ARIZONA:

EXCEPT A PORTION OF LOT 31 DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 31;
THENCE NORTH 00 DEG. 44 MIN. 44 SEC. WEST, ALONG THE WEST LINE OF SAID LOT
31, A DISTANCE OF 152.69 FEET TO THE POINT OF BEGINNING AT A POINT OF CURVATURE
OF A TANGENT CURVE CONCAVE TO THE SOUTHWEST;
THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, TO THE RIGHT, HAVING A
RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 101 DEG. 29 MIN. 39 SEC. FOR AN ARC
DISTANCE OF 44.29 FEET TO A POINT OF COMPOUND CURVATURE OF A TANGENT CURVE
CONCAVE TO THE SOUTHWEST;
THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, TO THE RIGHT, HAVING A
RADIUS OF 223.00 FEET AND A CENTRAL ANGLE OF 25 DEG. 37 MIN. 25 SEC. FOR AN ARC
DISTANCE OF 99.73 FEET TO THE NON-TANGENT EAST LINE OF SAID LOT 31;
THENCE NORTH 34 DEG. 19 MIN. 22 SEC. WEST, ALONG THE SAID EAST LINE, 72.49
FEET TO THE NORTH LINE OF SAID LOT 31;
THENCE SOUTH 89 DEG. 08 MIN. 58 SEC. WEST, ALONG THE SAID NORTH LINE,
80.02 FEET TO THE WEST LINE OF SAID LOT 31;
THENCE SOUTH 00 DEG. 44 MIN. 44 SEC. EAST, ALONG THE SAID WEST LINE, 44.04
FEET TO THE POINT OF BEGINNING.



SEE SHEET #2

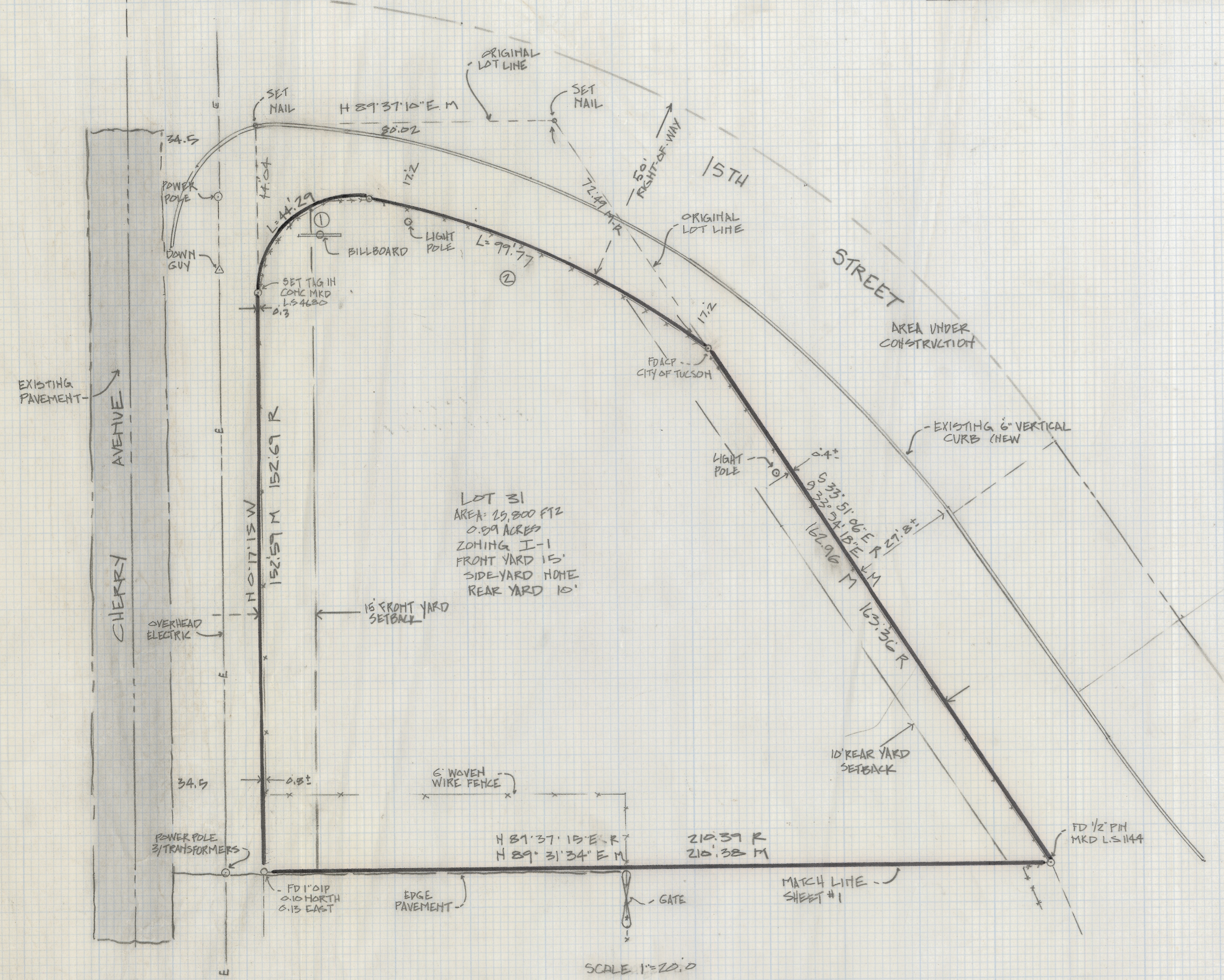
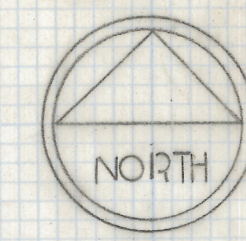
MATCH LINE SHEET #2

LOT 30
AREA: 69,630 FT2
1.6 ACRES
ZONING I-1
FRONT YARD SETBACK 15'
SIDE YARD NONE
REAR YARD 10'

EAST 16TH STREET
THIS AREA BEING USED FOR AUTOMOBILE STORAGE

SCALE 1"=20.0'

CURVE TABLE					
N°	RADIUS	DELTA	TANGENT	LENGTH	CHORD
1	26.0	101°29'39"	30.60	44.27	38.72
2	213.37	25°39'28"	50.73	99.77	98.94
3	335.00	9°37'42"	29.70	59.65	59.55
4	365.0	16°28'59"	92.87	105.0	104.64



REFERENCE

1. Preliminary Title report - Order# E-443094-03, Policy No. E-443094, Tigor Title Insurance Co.
2. Cherry-Campbell Redevelopment Subdivision - Book 11 of Maps and Plats at Page 27, Records of the Pima County Recorder
3. City of Tucson Plan R-82-01, Sheet 9 of 10
4. (A) Book 8 of Deeds, Page 146, dated January 9, 1883 (Homestead)
 (B) Docket Book 6979, Page 1133, Dated March 2, 1983
 (C) Docket Book 6990, Page 826, dated March 29, 1983
 (D) Docket Book 7327, Page 164, dated July 18, 1984
 (E) Docket Book 7371, Page 1092, dated September 19, 1984
 (F) Docket Book 7710, Page 377-378, dated January 28, 1986

GENERAL NOTES

1. Basis of Bearings - North 0° 17' 15" West for centerline of Cherry Ave. per Cherry-Campbell Redevelopment Subdivision Book 1, Page 27 of Maps and Plats
2. M - Measured distance, angle
3. R - Record Map or Deed, distance, angle or bearing
4. \odot Indicates a $\frac{1}{2}$ " Steel pin set marked L.S. 4680 unless noted
5. There are no encroachments of buildings either way across subject parcel
6. There is an encroachment of about 10' along the Easterly boundary of Lot 30 which is provided for as a temporary construction easement noted in Docket Book 7710, Pages 377-378
7. There are no defined parking spaces on subject property
8. No sidewalks adjacent to subject property

CERTIFICATION

This As-Built Survey is made for the benefit of Sun State Savings and Loan Association Tigor Title Insurance and Cherry Partners

I hereby certify that:

1. this Survey was made on the ground and correctly shows (i) the boundaries and areas of the subject property and the size location and type of buildings and improvements thereon and the distance therefrom to the nearest facing exterior property lines of the subject property; (ii) the location of all rights-of-way, easements and any other matters of record (or of which I have knowledge or have been advised, whether or not of record) affecting the subject property; (iii) the location of all parking areas on the subject property showing the number of parking spaces provided thereby; (iv) all abutting dedicated public streets providing access to the subject property together with the width and name thereof; and (v) all other significant items on the subject property;
2. except as shown on this Survey and as noted below, there are no (i) encroachments upon the subject property by improvements on adjacent property; (ii) encroachments on adjacent property, streets or alleys by any improvements on the subject property; (iii) party walls; or (iv) conflicts or protrusions; (NOTE ENCROACHMENTS IF ANY, IF NONE, SO STATE).
3. adequate ingress to and egress from the subject property is provided by CHERRY AVENUE the same being paved, dedicated public right(s)-of-way maintained by the City of Tucson;
4. all required building set back lines on the subject property are located as shown hereon; and
5. the subject property does not serve and is not served by any adjoining property for utilities, drainage, ingress and egress or any other purpose, except as may be shown on this Survey and as noted below.

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

Date

Z-2018-252 2/2
 ROBERT F. MELLEN
 REGISTERED LAND SURVEYOR
 TUCSON, ARIZONA
 TEL (602) 888-1012
 JOB# 86130