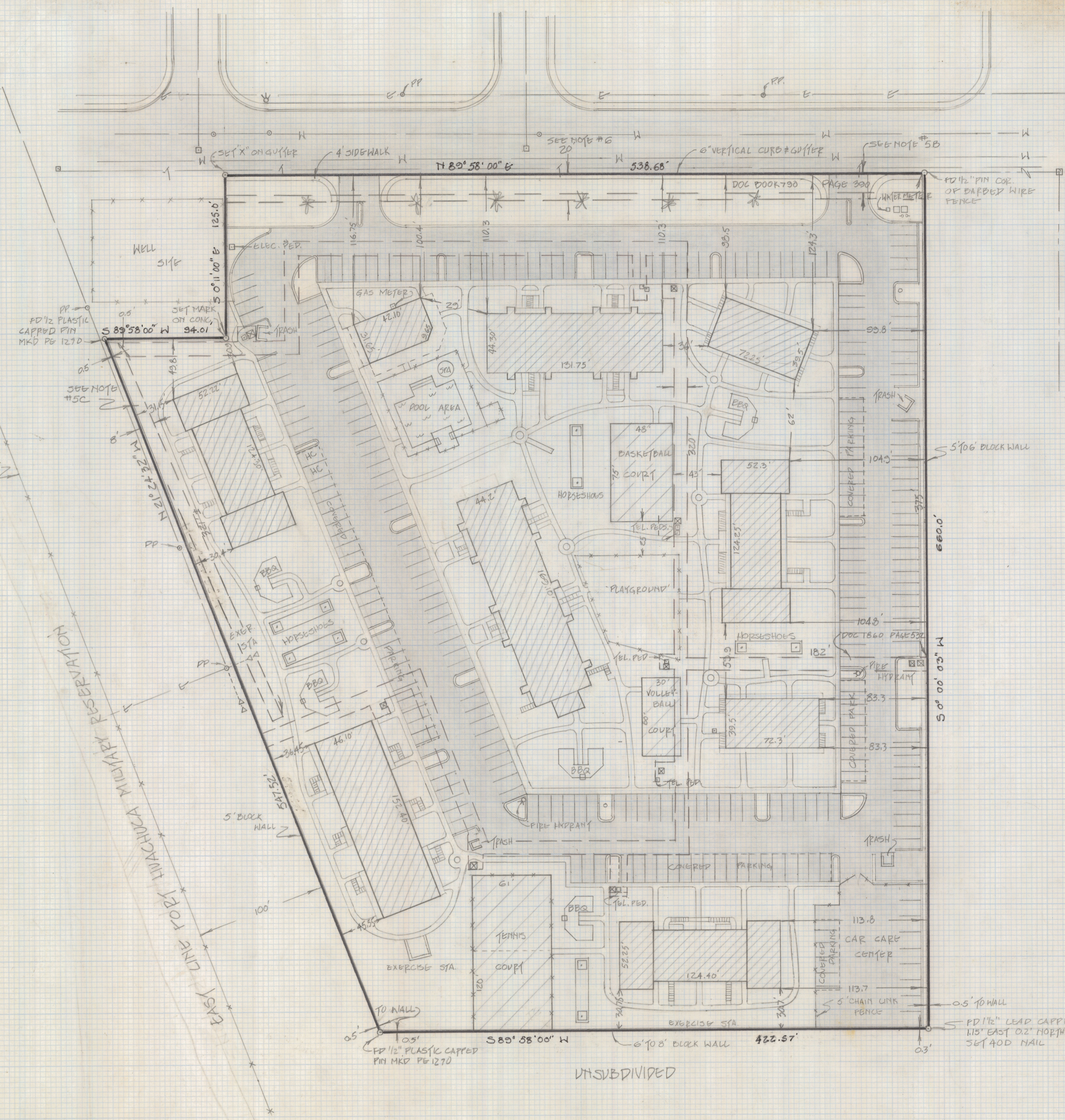


# **DISCLAIMER:**

**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.**



**LEGAL DESCRIPTION:**

That portion of Lot 1, Section 10, Township 22 South, Range 20 East of the Gila and Salt River Base and Meridian, Cochise County, Arizona, more particularly described as follows:

BEGINNING at the Northwest corner of Lot 1, of said Section 10 THENCE Easterly along the North line of said Section 10, a distance of 788.68 feet  
 THENCE Southerly along a line parallel with the East line of said Section 10, a distance of 660.00 feet  
 THENCE Westerly along a line parallel with the North line of said Section 10, a distance of 531.32 feet to a point on the East boundary of Fort Huachuca Military Reservation  
 THENCE Northwesterly along the East boundary of said Fort Huachuca Military Reservation to the TRUE POINT OF BEGINNING

EXCEPTING the Westerly 100.0 feet thereof for roadway EXCEPTING further the following described Parcels A and B

**PARCEL A**

That portion of Lot 1, Section 10, Township 22 South, Range 20 East of the Gila and Salt River Base and Meridian, Cochise County, Arizona, more particularly described as follows:

BEGINNING at the Northwest corner of Lot 1 of said Section 10 THENCE North 89° 58' East, a distance of 225.00 feet from the Northwest corner of said Lot 1  
 THENCE South 00° 11' East, 100.00 feet  
 THENCE South 89° 58' West to the Base Line fence of Fort Huachuca Military Reservation  
 THENCE Northwesterly along the East boundary of said Fort Huachuca Military Reservation to the POINT OF BEGINNING

**PARCEL B**

That portion of Lot 1, Section 10, Township 22 South, Range 20 East of the Gila and Salt River Base and Meridian, Cochise County Arizona, described as follows:

BEGINNING at the Northwest corner of Lot 1 of said Section 10 THENCE North 89° 58' East along the North line of said Lot 1, 225.00 feet to the TRUE POINT OF BEGINNING  
 THENCE continuing North 89° 58' East along said North line, a distance of 25.00 feet  
 THENCE South 00° 11' East, a distance of 125.00 feet  
 THENCE South 89° 58' West to a point on the East boundary of the Fort Huachuca Military Reservation  
 THENCE North 21° 24' West 25.95 feet along the East boundary of said Military Reservation to the Southwest corner of the property conveyed to Southwest Water Company in Docket 790, Page 389  
 THENCE North 89° 58' East along the South boundary of said property to the Southeast corner of said property  
 THENCE North 00° 11' West 100.00 feet along the East boundary of said property to the TRUE POINT OF BEGINNING

SCALE: 1" = 40'

**GENERAL NOTES:**

- Indicates 1/2 steel pin mkd. LS 4680 reset or found on 7-29-85
- Basis of bearings North 89° 58' 00" East for the North line of Lot 10 per Docket 1449, Page 38 in the Records of the Cochise County Recorder
- Indicates Electric transformer
- All buildings are two-story frame & stucco except the recreation building
- Eastments
  - (A) Book 54, Miscellaneous Records, Page 17, Feb. 8, 1911 Docket Book 119, Page 467, Feb. 16, 1955 to Mountain States Telephone & Telegraph over undisclosed portion Docket Book 790, Page 390, June 10, 1972 to Southwest Water Company, North 15 feet of Lot 1
  - (B) Docket Book 914, Page 210, Feb. 13, 1974 to El Paso Natural Gas Co.
  - (C) Docket Book 1860, Page 532, May 28, 1984 to Sulphur Springs Valley Elec. Co-op
- The Northerly 20.0 feet of the property has been deeded to the City of Sierra Vista & curbs have been constructed. We find the Title report does not mention this deed being recorded as of July 31, 1985

**CERTIFICATION:**

"On the basis of my knowledge, information and belief, I certify to Fidelity National Title Insurance Company and Garden Manor Associates, L.P. 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 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  
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