

DISCLAIMER:

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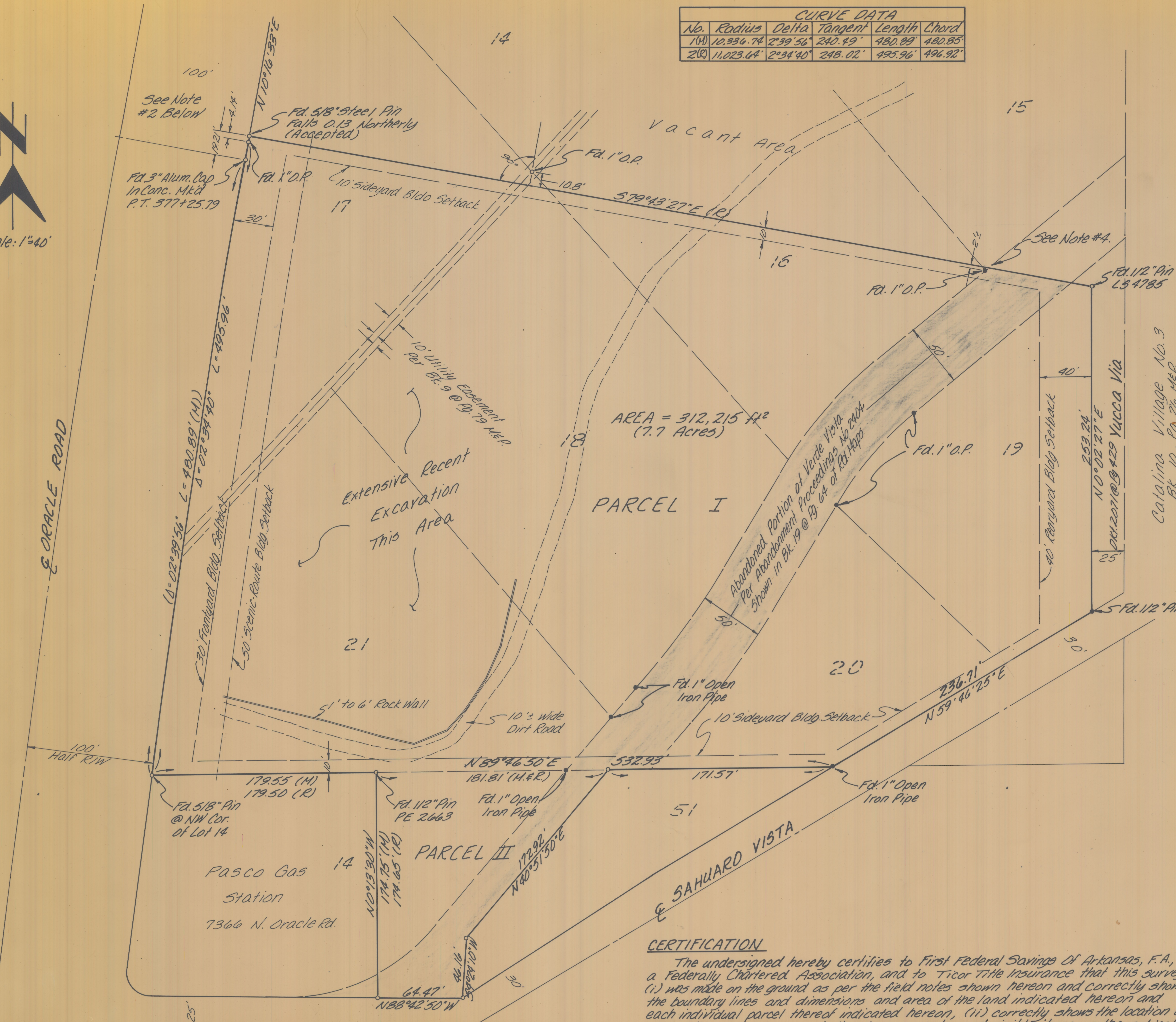


Scale: 1"=40'

No.	Radius	Delta	Tangent	Length	Chord
1(M)	10,330.74'	2°39'56"	240.49'	480.89'	480.85'
2(R)	11,023.64'	2°34'40"	248.02'	495.96'	496.92'

(notes continued)

- Lot 15 encroaches onto this legal description.
- Indicates a 1/2" Steel Pin Marked LS 4680 was set unless otherwise noted
- (R) Map or Deed Record
(M) Measured
- Setbacks shown are for existing zoning: CR-1.



GENERAL NOTES

- At the time of this survey, January 19, 1984, Tanner Construction Company was excavating on subject property and an unknown engineering company was staking for construction.
- The point of tangency established by the Arizona Highway Department and that established by the original surveyor do not agree by
- Curve data shown is based on field measurements for this survey and does not agree with Arizona Highway Department.

(notes continued @ top right of page.)

CERTIFICATION

The undersigned hereby certifies to First Federal Savings Of Arkansas, F.A., a Federally Chartered Association, and to Ticor Title Insurance that this survey (i) was made on the ground as per the field notes shown hereon and correctly shows the boundary lines and dimensions and area of the land indicated hereon and each individual parcel thereof indicated hereon, (ii) correctly shows the location of all buildings, structures, and other improvements, and visible items on the subject property, and (iii) correctly shows the location and dimensions of all alleys, streets, roads, rights-of-way, easements, and other matters of record of which the undersigned has been advised affecting the subject property according to the legal description in such easements and other matters (with instrument, book, and page number indicated); and except as listed below, there are no visible easements, rights-of-way, party walls, or conflicts, and there are no visible encroachments on adjoining premises, streets, or alleys by any of said buildings, structures, or other improvements, and there are no visible encroachments on the subject property by buildings, structures, or other improvements situated on adjoining premises; and the distance from the nearest

LEGAL DESCRIPTION

PARCEL I

Lots 20 and 21, and all of that portion of Lots 16, 17, 18 and 19 in Catalina Village Subdivision No. 2, according to the map or plat in Book 9 of Maps and Plats at Page 79 in the office of the recorder of Pima County, Arizona, lying South of a line described as follows, to-wit:
Beginning at the Southwest Corner of Lot 21 of said Catalina Village Subdivision No. 2, run thence Northwesterly along the Easterly Right of Way line of Oracle Road a distance of 500.00 feet to the True Point of Beginning;
Thence South 79°43'27" East to a point on the East boundary line of said Catalina Village Subdivision No. 2;
Except the East 25 feet of Lot 19 conveyed to Pima County, Arizona, by deed recorded in Docket Book 2071 at Page 429 thereof;

Together with that portion of Verde Vista Road, as abandoned and shown in Book 19 of Road Maps at Page 64, lying Northerly of the Easterly prolongation of the Southerly line of Lot 21 and the Westerly prolongation of the Southerly line of Lot 20 and lying south of a line described as follows:
Beginning at the Southwest corner of Lot 21 of said Catalina Village Subdivision No. 2;
Thence Northerly along the Easterly Right of Way line of Oracle Road a distance of 500.00 feet to the True Point of Beginning;
Thence South 79°43'27" East to a point on the East boundary line of said Catalina Village Subdivision No. 2.


PARCEL II

All of that portion of Lot 14 of Catalina Village Subdivision No. 1, a subdivision on record in the office of the County Recorder of Pima County, Arizona, in Book 9 of Maps and Plats at Page 75 thereof; and that portion of Verde Vista Road, as abandoned and shown in Book 19 of Road Maps at Page 64 thereof, more particularly described as follows:

Beginning at the Northwest Corner of said Lot 14;
Thence North 89°47'48" East along the North line of said Lot 14, a distance of 179.55 feet to a point, said point being the True Point of Beginning;
Thence North 89°41'48" East along the North line of said Lot 14 and the Easterly prolongation thereof, a distance of 181.81 feet to the center line of said abandoned Verde Vista.
Thence South 40°51'50" West (South 40°56'48" West recorded) along said center line, a distance of 172.92 feet to a point;
Thence South 4°25'28" West along said center line, a distance of 46.16 feet to a point on the Northerly Right-of-Way line of Sahuar Vista;
Thence North 88°41'32" West along said Northerly Right-of-way line, a distance of 64.87 feet to a point;
Thence North 0°12'12" West, a distance of 174.65 feet to a point, said point being the True Point of Beginning.

intersecting street and road is as shown hereon.

No encroachments

Signed: 
Robert F. Heiler, RLS
Az. Reg. # 4680
Date of Survey: 1/25/84



JOB # 84-11

Revisions	

Proj. No.	design	drafting	checked	approved	date

ALTA
Survey of A Portion of Catalina Village Subdivision # 1 & Catalina Village Subdivision # 2
Pima County, Arizona

P.O. Box No. 26850
Tucson, Arizona 85726
(602) 881-4309



Z-2018-404