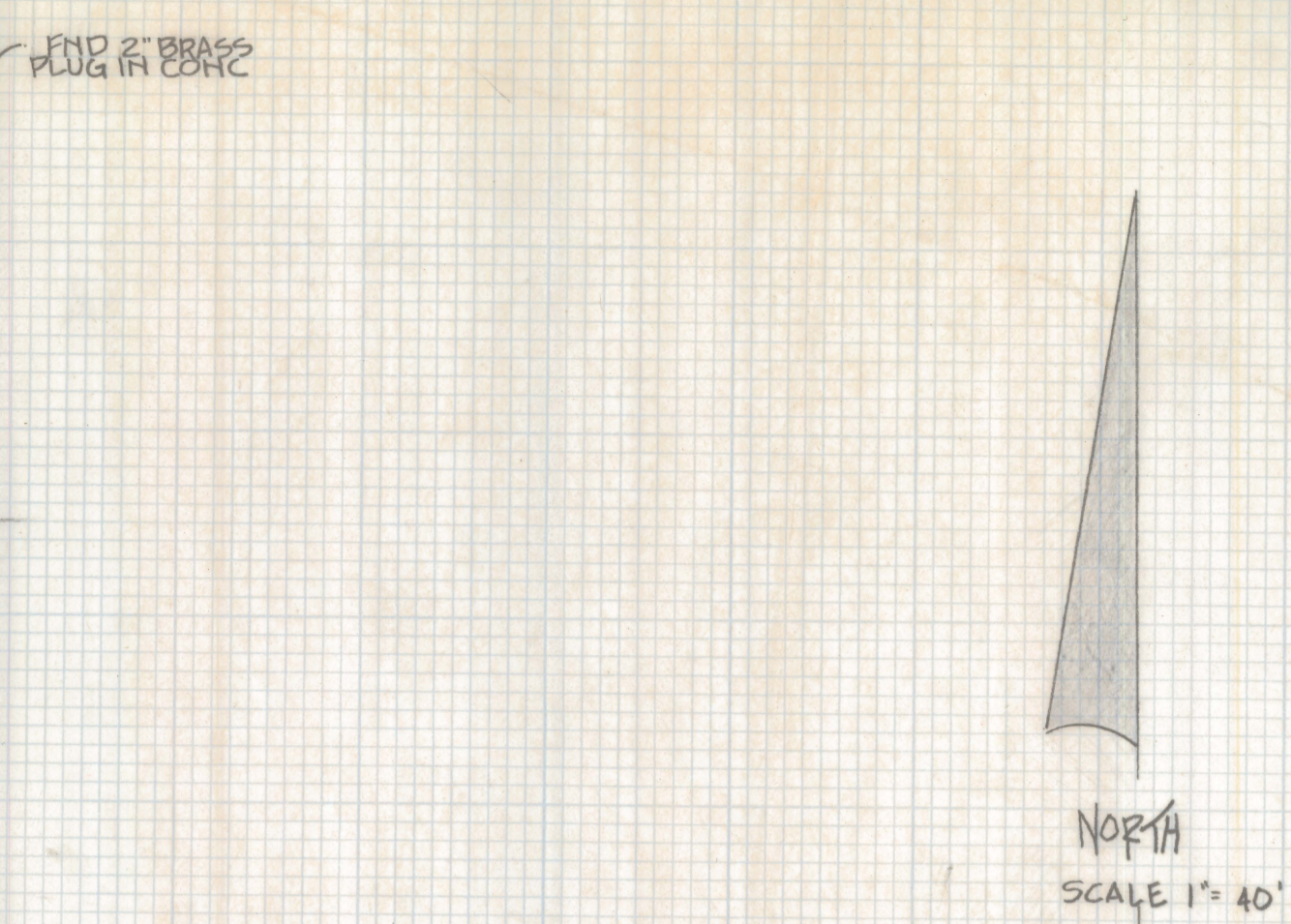
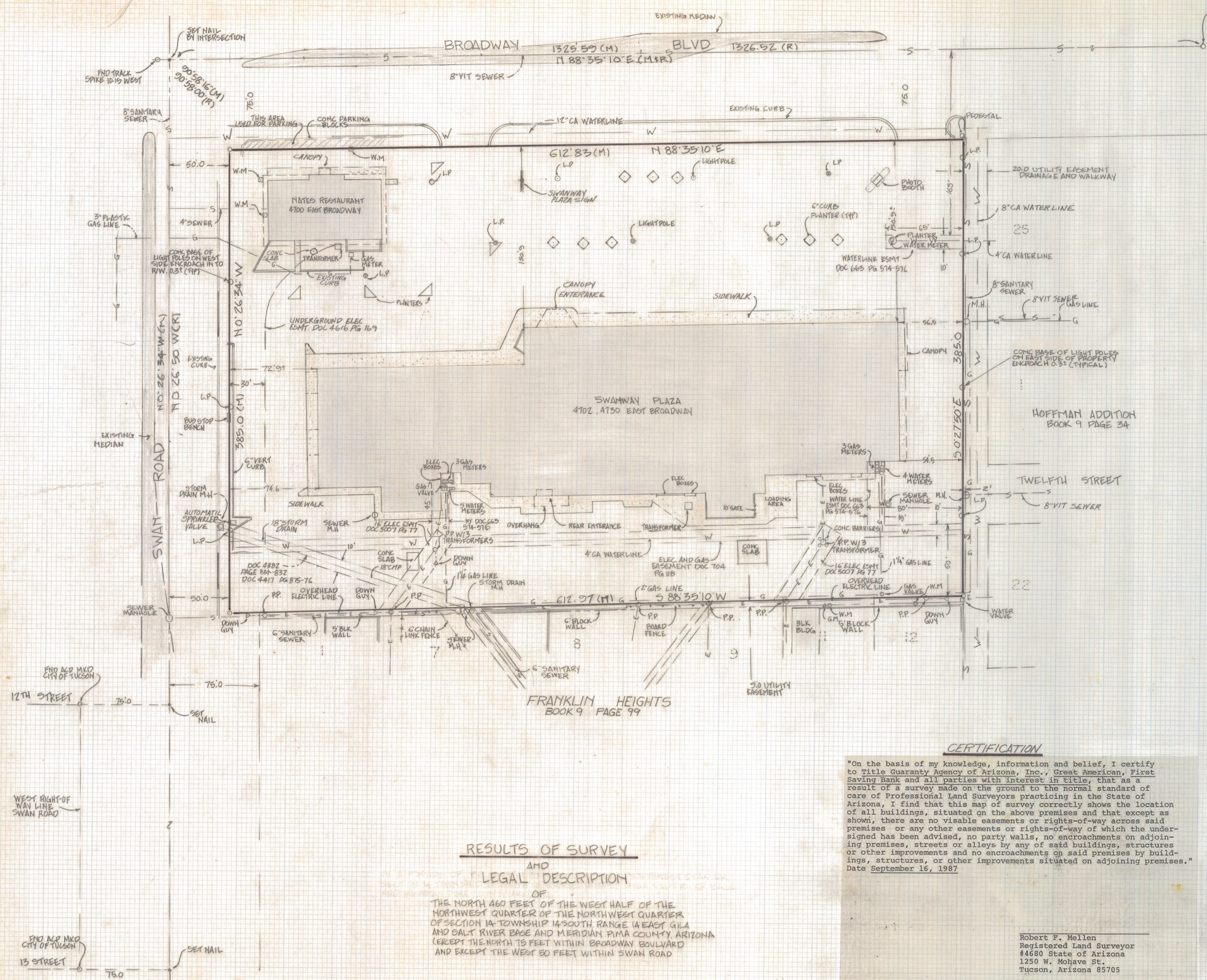


# **DISCLAIMER:**

**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.**



**GENERAL NOTES**

1.  $\Delta$  Indicates 4" pin marked L.S. 4680 set unless otherwise noted
2. (R) Map or Deed record
3. (M) Measured
4. Safeco Title Insurance Policy from Title Guaranty Agency of Arizona, Inc. #129075 SM
5. Basis of Bearings, North 88° 35' 10" East for North line of Franklin Heights Subdivision per Book 9 of Maps and Plats at Page 99
6. All underground utilities taken from existing maps. If location of line is critical, call Blue Stake 792-2221
7. Plan Reference:
  - A. I-584 Pima County Waste Water 6" sanitary sewer Southwest corner of property, Sheet 3 of 4
  - B. City of Tucson Water Map, NW 1/4 14-14-14
  - C. 18" Storm drain Southwest corner of property, Plan I-69-19, 10A of 44, City of Tucson
  - D. Plan G-182, 8" sanitary sewer on East side of property, Pima County Waste Water
  - E. Hoffman Addition, Book 9, Page 34 and Franklin Heights Subdivision, Book 9, Page 99 of Maps & Plats (Pima County Recorder)
  - F. Intersection of Swan Road and Broadway Blvd., Plan I-69-19, Sheet 9, City of Tucson
  - G. Broadway medians, Plan I-624, Sheet 9 of 18, City of Tucson
8. Documents furnished by Title Guaranty
  - A. Deed of Real Estate (DRE) Book 124, Page 367 U.S. Government Standard Reservations & Conditions Easement)
  - B. Docket Book 658, Page 274-277 (Electric & Gas Easement)
  - C. Docket Book 663, Page 574-576 (Water line Easement)
  - D. Docket Book 683, Page 572 (Sewer Connection Easement)
  - E. Docket Book 704, Page 118-123 (Electric & Gas Easement)
  - F. Docket Book 4382, Page 831-832 (Drainageway easement City of Tucson)
  - G. Docket Book 4417, Page 875-876 (Drainageway easement City of Tucson)
  - H. Docket Book 4616, Page 169-172 (Electric Easement on item #13 of Title Report)
9. Comments
  - A. Yes Concrete bases of light poles encroach 0.3 ± into City property
  - B. No. One light pole is over 10' drainageway which crosses the Southwest corner of Property. An 18" pipe carries the runoff 2 to 3 feet under parking and driveway area only.
  - C. Insignificant curb encroachment on West side, parking blocks & area used for parking at Northwest corner
  - D. Manhole found covered by concrete walk may be private and runs South to 6" sewer in Franklin Heights Subdivision. No record found
  - E. Vending machines rights are legal matter
  - F. Real Estate signs are legal matter, probably part of listing agreement
  - G. Mail boxes are legal matter
  - H. Electric riser is off property
  - I. Fire hydrant is on subject property and is a private hydrant under an agreement with Tucson Water Department

**CERTIFICATION**

"On the basis of my knowledge, information and belief, I certify to Title Guaranty Agency of Arizona, Inc., Great American, First Savings Bank and all parties with interest in title, 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 September 16, 1987

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

**RESULTS OF SURVEY**

**AND LEGAL DESCRIPTION**

OF THE NORTH 460 FEET OF THE WEST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 14 TOWNSHIP 14 SOUTH, RANGE 14 EAST GILA AND SALT RIVER BASE AND MERIDIAN PIMA COUNTY ARIZONA (EXCEPT THE NORTH 75 FEET WITHIN BROADWAY BOULEVARD AND EXCEPT THE WEST 50 FEET WITHIN SWAN ROAD

ROBERT F. MELLEN  
REGISTERED LAND SURVEYOR  
TUCSON, ARIZONA  
JOB# 87-128