

# **DISCLAIMER:**

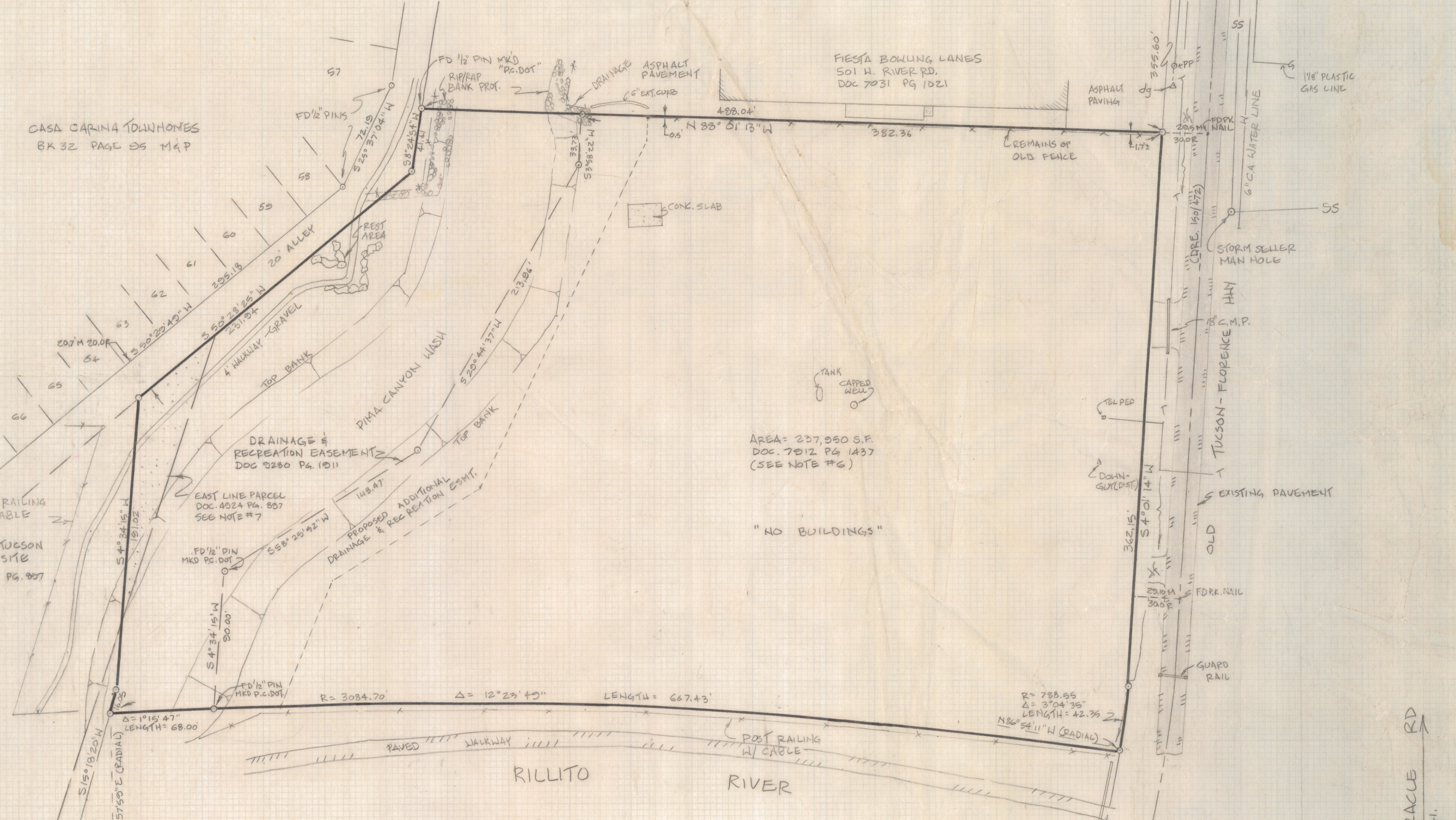
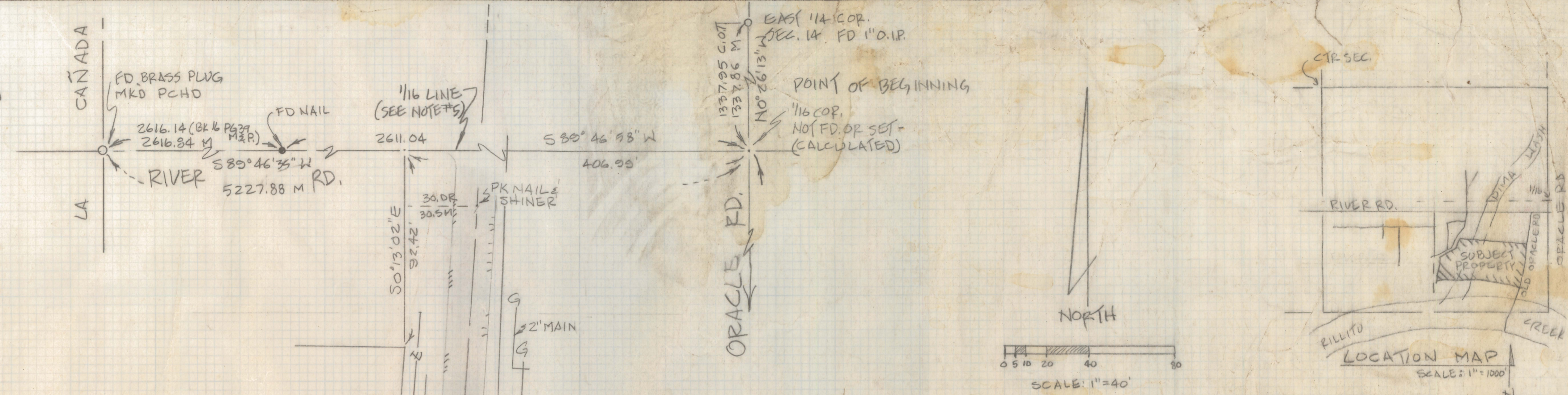
**This unrecorded Record of Survey was donated to the City of Tucson. The City of Tucson provides this data for your personal use "as is." Additionally, the City of Tucson provides this information with the understanding that it is not guaranteed to be accurate, correct or complete and conclusions drawn from such information are the responsibility of the user.**

REFERENCE MAPS

MAPS & PLATS BK 9 PG 55  
 BK 16 PG 29  
 BK 21 PG 26  
 BK 32 PG 95  
 BK 35 PG 13  
 BK 38 PG 36  
 BK 29 PG 92  
 CITY OF TUCSON FIELD BOOK 1662  
 ROAD MAPS BK 9 PG 42  
 BK 9 PG 50  
 RIGHT-OF-WAY PLANS - RIVER ROAD 89051-01-51 (RH4)

LEGEND

ACP ALUMINUM CAPPED PIPE OR PIN  
 G GAS LINE  
 W WATER LINE  
 E ELECTRIC LINE  
 T TELEPHONE LINE  
 SS STORM SEWER  
 df DIRECTION OF FLOW  
 dg DOWN GUY  
 C.M.P. CORRUGATED METAL PIPE  
 COT CITY OF TUCSON  
 M MEASURED  
 F RECORD  
 P.C.DOT. PIMA COUNTY DEPT. OF TRANS.  
 O.I.P. OPEN IRON PIPE



RESULTS OF ALTA/ACSM SURVEY (URBAN) AND LEGAL DESCRIPTION

That portion of Section 14 Township 13 South, Range 13 East, Gila and Salt River Basins and Meridian Pima County Arizona, described as follows:  
 Commencing at the northeast corner of the southeast quarter of the southeast quarter of said Section 14;  
 Thence S 89° 46' 58" W along the north line of said southeast quarter of the southeast quarter a distance of 406.99 feet;  
 Thence S 0° 13' 02" E a distance of 92.12 feet to a point on the westerly right-of-way of the Old Tucson - Florence Highway;  
 Thence S 4° 01' 14" W along the westerly right-of-way of the Old Tucson - Florence Highway a distance of 355.60 feet to the southeast corner of the parcel described in Docket 7031 page 1021 - 1022 and the true point of beginning;  
 Thence N 88° 01' 13" W along the south line of said parcel described in Docket 7031 page 1021 - 1022 a distance of 488.04 feet;  
 Thence S 8° 24' 54" W 41.41 feet;  
 Thence S 50° 28' 25" W 21.94 feet;  
 Thence S 4° 34' 15" W 191.02 feet;  
 Thence S 15° 18' 20" W 16.05 feet to a point on the arc of a nontangent curve with a radius line having a bearing of S 3° 57' 59" E;  
 Thence easterly along the arc of said curve to the right having a radius of 3084.70 feet and a central angle of 12° 23' 49" an arc distance of 667.43 feet to a point on a curve on the westerly right-of-way of the Old Tucson - Florence Highway radial line of said point having a bearing of N 86° 54' 11" W;  
 Thence northerly along the westerly right-of-way of Old Tucson - Florence Highway, along the arc of said curve to the left having a radius of 788.55 feet and a central angle of 3° 04' 35" an arc distance of 42.34 feet to a point of tangent;  
 Thence N 4° 01' 14" E along the westerly right-of-way of Old Tucson - Florence Highway a distance of 362.15 feet to the true point of beginning.  
 Parcel contains 237,950 square feet.

CERTIFICATION:

To: Stewart Title Trust of Tucson, an Arizona Corporation, and Stewart Title Guarantee Company, a Texas Corporation.  
 This is to certify that this map or plat and the survey on which it is based were made in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA and ACSM in 1992, includes Items 1, 2, 8 and 11 of Table A therein, and pursuant to the Accuracy Standards (as adopted by ALTA and ACSM and in effect on the date of this certification) of an "Urban" Survey.  
 Date: 3/13/95

GENERAL NOTES:

- This survey based on Preliminary Title Report by Stewart Title & Trust of Tucson, Escrow No. 9421-0149, Dated Dec. 7, 1994
- Basis of Beginning - S 89° 46' 58" W for the North line of the Southeast Quarter of the Southeast Quarter of Section 14, T13S R13E, per Docket 9280 Page 1914
- Indicates set 1/2" pin marked LS 25405 unless noted
- CAUTION - Underground utilities located from existing maps. Before digging, or if design is critical, call BLUE STAKE 792-2211
- This 1/16th line has been accepted by the City of Tucson and the Pima County Department of Transportation and is used by this survey.
- The Southeast corner of Section 14 has been in dispute for many years. The Northerly and Westerly property lines of the subject property described in Doc. 7031/1021 and Doc. 9280/1911 use the 1/16th corner at Oracle Road and River Road as a point of beginning and fits existing occupation. The corners found at the Southeast corner of Section 14 (the point of beginning in the original Deed Docket 7912 Page 1437) creates overlaps and gaps in relation to adjoining parcels. This Deed has been revised per Quit Claim Deed. See legal description above.
- There is an overlap of Deeds Docket 4924 Page 897 and Docket 9280 Page 1911.

- Schedule "B" Items:  
 1., 2., 66. are not survey matters.  
 3., 4., 65. are easements over subject property but are not plottable on this map
- Items included in Exhibit "B" in Docket 7912 at Page 1439 are not survey matters or are not plottable on this map. These include easements to Tucson Gas & Electric Company.
- This property is located in a locally identified and regulated flood and/or erosion hazard area and may be subject to local floodplain regulations which affect future uses of the property.

signed [Signature]  
 Registration No. 25401

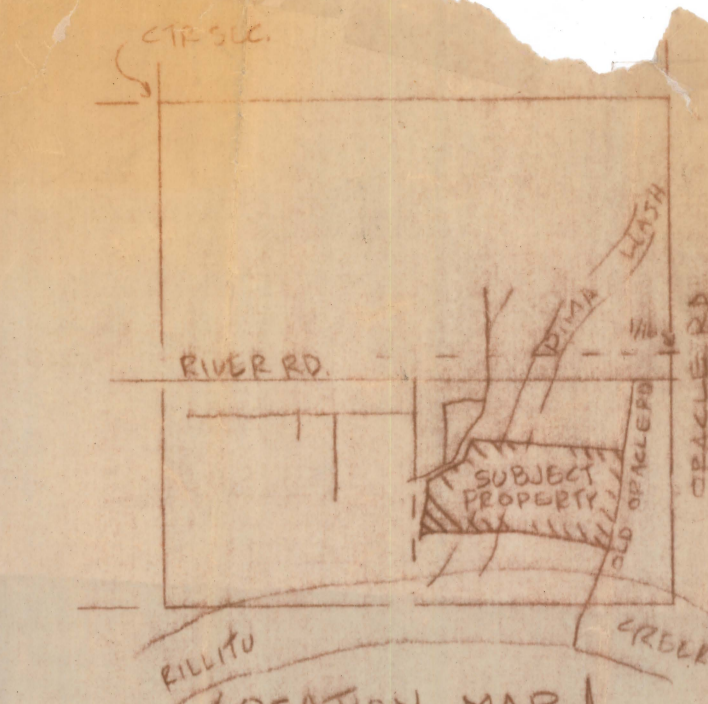
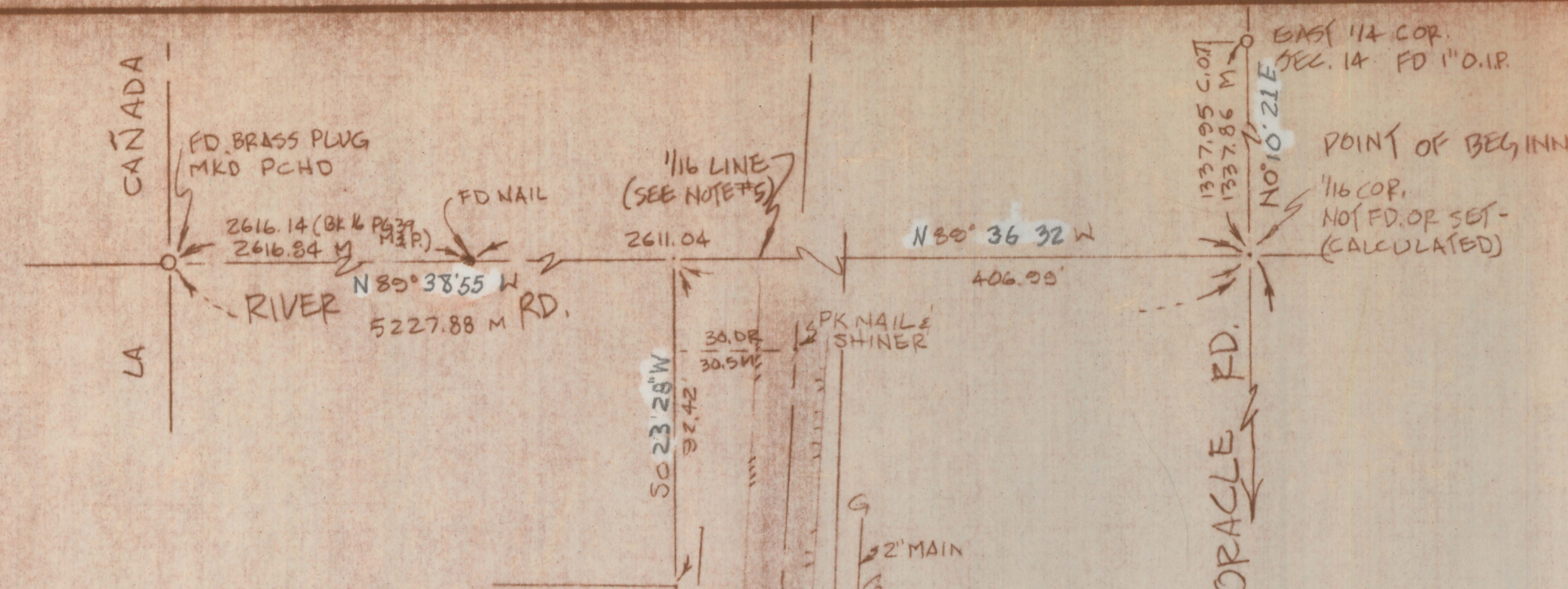
DATE	REVISIONS	ALTA/ACSM LAND TITLE SURVEY
		EVERETT M. TRUEBLOOD 2300 N. IAN TUCSON, ARIZONA 85741 (602) 888-2540 REGISTERED LAND SURVEYOR
		DRAWN BY: GWM CHECKED BY: EMT DATE: 3-13-95 JOB NO. 95-3 SCALE: 1"=40' SHT 1 OF 1

**REFERENCE MAPS**

MAPS & PLATS BK 9 PG 55  
 BK 16 PG 39  
 BK 21 PG 26  
 BK 32 PG 26  
 BK 35 PG 13  
 BK 58 PG 36  
 BK 29 PG 92  
 CITY OF TUCSON FIELD BOOK 1462  
 ROAD MAPS BK 9 PG 42  
 BK 5 PG 60  
 RIGHT-OF-WAY PLANS - RIVER ROAD 89051-01-51 (R14)

**LEGEND**

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 C.M.P. CORRUGATED METAL PIPE  
 COT CITY OF TUCSON  
 M MEASURED  
 R RECORDED  
 P.C.DOT. PIMA COUNTY DEPT. OF TRANS.  
 O.I.P. OPEN IRON PIPE



**RESULTS OF ALTA/ACSM SURVEY (URBAN) AND LEGAL DESCRIPTION**

That portion of Section 14, Township 13 South, Range 13 East Gila and Salt River Base and Meridian Pima County Arizona, described as follows:  
 Commencing at the Northeast corner of the Southeast quarter of the Southeast quarter of said Section 14;  
 Thence North 89° 36' 32" West along the North line of said Southeast quarter of the Southeast quarter a distance of 406.99 feet;  
 Thence South 0° 23' 28" West a distance of 92.42 feet to point on the Westerly right-of-way of the Old Tucson - Florence Highway;  
 Thence South 4° 36' 44" West along the Westerly right-of-way of the Old Tucson - Florence Highway a distance of 355.60 feet to the Southeast corner of that parcel described in Docket 7031 page 1021 - 1022 and the true point of beginning;  
 Thence North 87° 25' 43" West along the South line of said parcel described in Docket 7031 Page 1021 - 1022 a distance of 488.04 feet;  
 Thence South 9° 00' 24" West 41.41 feet;  
 Thence South 51° 04' 05" West 231.94 feet;  
 Thence South 5° 09' 45" West 191.02 feet;  
 Thence South 15° 53' 50" West 16.05 feet to a point on the arc of a nontangent curve with a radial line having a bearing of South 3° 21' 01" East;  
 Thence Easterly along the arc of said curve to the right having a radius of 3084.70 feet and a central angle of 12° 20' 24" an arc distance of 664.36 feet to a point on a curve on the Westerly right-of-way of the Old Tucson - Florence Highway radial line of said point having a bearing of North 82° 18' 41" West;  
 Thence Northerly along the Westerly right-of-way of Old Tucson - Florence Highway, along the arc of said curve to the left having a radius of 788.55 feet and a central angle of 3° 04' 35" and arc distance of 42.34 feet to a point of tangent;  
 Thence North 4° 36' 44" East along the Westerly right-of-way of Old Tucson - Florence Highway a distance of 362.15 feet to the true point of beginning.  
 Parcel contains 237,960 square feet.

**CERTIFICATION:**

To: Stewart Title Trust of Tucson, an Arizona Corporation, and Stewart Title Guarantee Company, a Texas Corporation.

This is to certify that this map or plat and the survey on which it is based were made in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA and ACSM in 1992, includes Items 1, 2, 8 and 11 of Table A thereof, and pursuant to the Accuracy Standards (as adopted by ALTA and ACSM and in effect on the date of this certification) of an "Urban" Survey.

Date: 3/14/95

signed Everett M. Trueblood seal  
 Registration No. 25405

**GENERAL NOTES:**

- This survey based on Preliminary Title Report by Stewart Title & Trust of Tucson, Memo No. 2421-0149, Dated Dec. 7, 1994
- Basis of bearings North 0° 10' 21" East East line of the Southeast quarter of Section 14, Township 13 South, Range 13 East per survey by Johnson Brittain & Associates job no. 2827.01
- Indicates set 1/2 pin marked LS 25405 unless noted
- CAUTION - Underground utilities located from existing maps. Before digging, or if design is critical, call BLUE STAKE 792-2211
- This 1/16th line has been accepted by the City of Tucson and the Pima County Department of Transportation and is used by this survey.
- The Southeast corner of Section 14 has been in dispute for many years. The Northerly and Westerly property lines of the subject property described in Doc. 7031/1021 and Doc. 9280/1911 use the 1/16th corner at Oracle Road and River Road as a point of beginning and fits existing occupation. The corners found at the Southeast corner of Section 14 (the point of beginning in the original Dead Docket 7912 Page 1437) creates overlaps and gaps in relation to adjoining parcels. This Deed has been revised per Quit Claim Deed. See legal description above.
- There is an overlap of Deeds Docket 4924 Page 897 and Docket 9280 Page 1911.

- Schedule "B" Items:**
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  - 3., 4., 5. are easements over subject property but are not plottable on this map
  - Items included in Exhibit "B" in Docket 7912 at Page 1439 are not survey matters or are not plottable on this map. These include easements to Tucson Gas & Electric Company.
  - This property is located in a locally identified and regulated flood and/or erosion hazard area and may be subject to local floodplain regulations which affect future uses of the property.

SEC. COR (SEE NOTE #6) 14  
 SET NAIL 23 FROM P.C.U.D. TIES  
 13 FD 2 BRASS PLUG IN CONK MKD PE 6178 NOT ACCEPT.  
 24

ALTA/ACSM LAND TITLE SURVEY	
EVERETT M. TRUEBLOOD 2300 W. 14th TUCSON, ARIZONA 85741 (602) 888-2543 REGISTERED LAND SURVEYOR	
DRAWN BY: GJM	CHECKED BY: ENT
DATE: 3-15-95	DATE: 3-15-95
JOB NO. 95-3	SCALE: 1"=40'
SHEET 1 OF 1	

Z-2020-952-002