

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. ° Indicates found 1/2" pin mkd RLS 4680 9/23/98 unless noted
2. M - Measured
3. R - Map or deed record
4. * Basis of bearings North 0° 19' 04" East centerline of La Canada Drive as shown on the plat of Colonia De Los Alamos Book 26 Page 9 of Maps and Plats.
5. ☒ Indicates electric transformer.
6. There are underground utilities in this area. Before digging call Blue Stake at (520) 745-2211.
7. There is sewer, water, electric, telephone and CATV serving all buildings.
8. This survey is based on Order No. 60001242-LS-B amendment by Fidelity National Title Agency.
9. Flood zone designation is zone X. This was determined by Pima County Flood Plain Management on 8/27/98. Zone X has been identified as an area of moderate or minimal hazard. Flood insurance is not required in this zone.
10. There is a one foot no access easement shown on the east, south and west side of this property, but does not effect the existing private driveways off of Via Alamos Drive. This was taken from the development plan CO 12-83-52 and not verified.
11. There are electric transformers and a gas meter on this property. No easements were provided or found.
12. See survey by Robert F. Mellen R.L.S. retired, job # 85-93.
13. Striped parking: 3 marked handicapped parking, 208 regular parking, total 211 parking spaces, 160 required.
14. There are overhead wires overhanging onto this property, approximately 2.0 feet on the east side.
15. Buildings 100, 300, 400, 500, 600, 700 = 33,216 square feet
 Building 200 = 7,316 square feet
 Building 800 = 6,480 square feet
 Rec/office/laundry bldg = 1405 square feet
 Height of buildings 100 through 800 = 20 feet
 Height of rec/office/laundry building = 12 feet
16. Docket 8416 Page 2112 and Docket 8424 Page 1345 provide for installation, operation and maintenance of cable television system. This document is entitled "Multiple Dwelling Unit Right of Entry Easement Agreement" and is unplottable.
17. Docket 4724 Page 842 provides for ingress/egress for the purpose of maintaining a drainage outlet and is unplottable.
18. All items concerning surveying matters shown in the schedule "B" items are shown or mentioned in this survey.
19. This property is in compliance with all setback, height, bulk and parking restrictions. Maximum height allowance for buildings is 34 feet. All buildings on this property are 20 feet or lower.
20. Exception numbers 6-8 of Schedule B of the Title Commitment are unplottable.

SPECIAL NOTES

A boundary survey of this property was completed on September 23, 1998. All property corners were found or set.

This property was originally surveyed by Robert Mellen R.L.S. (job # 85-93). At that time I was employed by Mr. Mellen and was materially involved in the location of all improvements shown on this property. At this time, I find no significant changes to this survey.

Revised 9-28-98

DATE		REVISIONS	
EVERETT M. TRUEBLOOD LAND SURVEYING 2300 West Ian Place Tucson, AZ 85741 (520) 888-2549			
Drawn By: EMT	Checked By: EMT	Date: September 25, 1998	
Job No. 98-161	Scale: 1" = 30'	Sheet 2 of 2	

Z-2021-0076