

DISCLAIMER:

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

PARCEL 1:
That portion of Sections 5 and 8, Township 12 South of Range 14 East, Gila and Salt River Base and Meridian, Pima County, Arizona, described as follows:
COMMENCING at the Northwest corner of Section 8; thence South 0°04'09" West along the West line of said Section 8 as shown in Docket Book 7224 at Page 1387 in the records of the Pima County Recorder, Pima County, Arizona, 640.50 feet to a point on the Eastern right-of-way of U.S. Highway 89;
thence North 54°28'54" East along said right-of-way line, 986.28 feet to the POINT OF BEGINNING;
thence Northeasterly along a curve concave to the Northwest with a radius of 9919.72 feet and a central angle of 12°31'55", an arc distance of 857.34 feet;
thence South 48°05'17" East, a distance of 925.00 feet;
thence South 48°09'18" West, a distance of 859.40 feet;
thence North 47°24'56" West, a distance of 325.00 feet to the Point of Beginning.

PARCEL 2:
An Easement for ingress and egress over that portion of the Southwest quarter of Section 5 and the Northwest quarter of Section 8, Township 12 South, Range 14 East, Gila and Salt River Base and Meridian, Pima County, Arizona, described as follows:
COMMENCING at the Southwest corner of said Section 5; thence South 89°53'21" East along the South line of said Section 5 a distance of 850.09 feet to a point of intersection with a curve of radius 3919.72 feet, from said point a radial line bears North 37°10'15" West to the center, said curve being the Eastern right-of-way line of U.S. 89 Highway;
thence Northeasterly 747.15 feet along the arc of said right-of-way curve through a central angle of 10°55'17" to the POINT OF BEGINNING;
thence continue 60.00 feet along the arc of said right-of-way curve through a central angle of 00°52'37" to a point of intersection with a line;
thence South 48°05'32" East a distance of 827.26 feet to a point on the North line of said Section 8;
thence continue South 48°05'32" East a distance of 130.82;
thence South 27°36'18" West a distance of 61.92 feet to the most Easterly corner of Parcel No. 1;
thence North 48°05'32" West 219.23 feet to a point on the South line of said Section 5;
thence continue North 48°05'32" West a distance of 759.89 feet to the POINT OF BEGINNING.

GENERAL NOTES

- Indicates found nail and tag mkd P.E. 9651 or as noted.
- Indicates set 1/2" pin mkd RLS 25405 unless noted
- M - Measured
- R - Map or deed record
- * Basis of bearings South 0° 04' 09" West, the West line of Section 8, Township 12 South, Range 14 East per Docket 7224 Page 1387.
- There may be underground utilities in the area, before digging call Blue Stake for exact location.
- This survey is based on Order No. 10011095-NA dated April 6, 1999 by Fidelity National Title Agency Inc.
- See survey by Dooley Jones and Associates, Inc. Job No. 80-010-32 dated January 12, 1984.
- See survey by Robert F. Mellen R.L.S. (retired) Job No. 94-189 dated January 23, 1995.
- See survey by Everett Trueblood Land Surveying Job No. 97-138 dated December 5, 1997.
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- The 1" lead capped pipe was used by Rams Canyon Subdivision, Book 48 Page 87 Maps and Plats, this created an overlap onto subject's property. This survey accepted the 1 1/2" open iron pipe as the South Quarter corner of Section 5 and fits existing occupation. The North line shown on this survey has now been accepted as the true North property line. Further information on this matter can be found on Special Note shown on Everett Trueblood Land Surveying Job No. 97-138 dated December 5, 1997.

U.S. HIGHWAY 89 (ORACLE ROAD)

PARCEL 1 A
AREA-436,155 SF
10.012 AC

AREA-654,987
15.036 ACRES

PARCEL 6-B1
Area-131,934
3.029 ACRES

PARCEL 6-A1
Area-131,901
3.028 ACRES

PARCEL 5
DOC 7224 PG 1392
CANYON B

No	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD LENGTH	TANGENT
1	3,919.72	12 31' 55"	857.34	855.63	430.38
2	964.00	23 57' 08"	402.99	400.06	204.48
3	336.00	23 42' 28"	139.03	138.04	70.52
4	264.00	27 31' 17"	128.81	125.59	64.65
5	264.00	17 25' 46"	80.31	80.00	40.47
6	598.00	47 23' 02"	494.55	480.58	262.40
7	3,919.72	6 31' 36"	446.50	446.26	223.49
8	3,919.72	6 00' 19"	410.84	410.65	205.60

Legend

- DG Down guy
- PP Power pole
- SMH Sewer manhole
- OHE Overhead electric
- T.E.P. Tucson Electric Power
- AC Acres
- LC Lead capped

CERTIFICATION

To: Big Horn Commerce Center, L.L.C., an Arizona Limited Liability Company, and Fidelity National Title Insurance Company.
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, ACSM and NSPS in 1997 and (ii) 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: 6-11-99



Signed: _____ Seal: _____
Registration No. 25405

DATE	REVISION
EVERETT M. TRUEBLOOD LAND SURVEYING 2300 West Ian Place Tucson, AZ 85741 (520) 888-2549	
Drawn By: EMT	Checked By: EMT
Job No. 99-108	Date: June 7, 1999
Scale: 1" = 100'	Sheet 1 of 1

Revised Parcels 6-A1 and 6-B1 5-29-01

Z-2021-0130-002