

# **DISCLAIMER:**

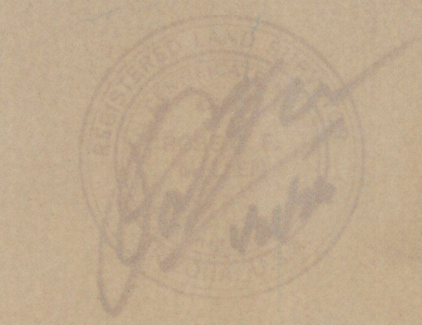
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SCALE 1" = 100'

**LEGEND**

- SET OF STEEL PIN
- EXISTING ELEV.
- EXISTING ELEV. IN CURB/GUTTER
- EXISTING ELEV. AT TOP OF CURB
- MAN HOLE
- PROPERTY LINE
- FLOW LINE
- OVERHEAD ELECTRIC
- 12" V.C.F. (SEWER)
- HOUSE CONNECTION SEWER
- EUCALYPTUS TREE
- MOSQUITO TRAP



**GENERAL NOTES**

1. GOVERNMENT OFFICIALS CONCERNED:
  - BUILDING INSPECTION WILLIS R. LUCAS, CHIEF INSPECTOR - 77-4144
  - TRAFFIC ENGINEER CHARLES WILE - 77-4259
  - STREET & SIDEWALK INSPECTION (CITY ENGINEERING) RICHARD LINDENBOTH - 77-4254
2. GRADING REQUIREMENTS:
  - CITY OF TUCSON REQUIRES 4" PER FOOT RISE FROM TOP OF EXISTING CURB TO PROPERTY LINE.
3. ELECTRIC SERVICE:
  - TUCSON GAS & ELECTRIC CO. 110/220 V. OR 30' 40/220 V. IS AVAILABLE.
4. NATURAL GAS SERVICE IS CURRENTLY NOT AVAILABLE FOR A NEW SERVICE. IT IS BELIEVED THAT THIS IS DUE TO PRESENT SERVICE COMMITMENT POLICY.
5. BENCH MARK - (ACROSS ON CURB EAST SIDE OF SOUTH 6TH AVE. OPPOSITE SOUTH 6TH STREET) THIS MARK IS TO BE USED AS A POINT OF REFERENCE FOR ANY FUTURE DEVELOPMENT EXCEPT PLUMBING REQUIREMENTS.
6. SIDEWALK REQUIREMENTS:
  - SIDEWALK ON 6TH AVE WILL MOST LIKELY BE REQUIRED AT 2' PER FOOT RISE OR NOT REQUIRED TO BE REQUIRED THROUGHOUT THE LOT AS TO BE DETERMINED BY ANY FUTURE DEVELOPMENT EXCEPT PLUMBING REQUIREMENTS.
7. DRAINAGE REQUIREMENTS:
  - A DRAINAGE DESIGN SUITABLE TO THE CITY OF TUCSON MUST BE SUBMITTED TO THE ENGINEER OF PUBLIC WORKS. THEY HAVE SUGGESTED DRAINAGE OVER PROPERTY OVER TWO CURBS ON 6TH AVE.
8. THERE HAS BEEN APPROXIMATELY SIX FEET OF ELEVATION OR FEEL DEPT. DISTANCE FROM THROUGHOUT THIS PROPERTY.
9. CITY OF TUCSON SEWER PLANS TO 10' D.E. INDICATE ALL BUILDING FOUNDATIONS ON THIS PROPERTY THROUGH 10' LONGER VISIBLE THESE FOUNDATIONS THAT STILL EXIST.
10. A RECORD OF PUBLIC RECORDS FOR BUILDINGS APPLICABLE TO THIS PROPERTY WAS NOT MADE IN CONNECTION WITH THIS SURVEY.
11. RECONSTRUCTION OF THIS PROPERTY:
  - CURB CUTS / PAVED DRIVEWAYS WILL BE REQUIRED. ALL EXISTING CURB CUTS FOR NEW FACILITY. EXISTING CURB CUTS MUST BE REPAIRED OR RECONSTRUCTED AND MUST BE APPROVED BY TRAFFIC ENGINEER. ANY RECONSTRUCTION OF PUBLIC IMPROVEMENTS MUST BE PAID FOR BY OWNER OF NEW FACILITY.
12. THERE HAS BEEN NO ADDRESS ASSIGNED TO THIS PROPERTY AT THIS TIME.
13. THERE IS A 10' EASEMENT OVER THE SOUTH 6TH STREET LOT 5-13.

**RESULTS OF SURVEY OF**

THAT PORTION OF LOT 5 OF SOUTHWEST SUBDIVISION AS RECORDED IN BOOK 7 OF MAPS AND PLATS AT PAGE 18 IN THE OFFICE OF THE PIMA COUNTY RECORDER, PIMA COUNTY, ARIZONA AND THAT PORTION OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 19 SOUTH OF RANGE 13 EAST, 51A AND SALT RIVER RISE AND MERIDIAN DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID 25E; THENCE NORTH 01° 25' 30" WEST 138.0 FEET TO THE NORTH CORNER OF THE VETERANS HOSPITAL; THENCE SOUTH 87° 40' 01" WEST ALONG THE NORTH LINE OF THE VETERANS HOSPITAL 215.0 FEET TO THE SOUTHERLY PROJECTION OF SAID LOT 5; THENCE NORTH 0° 24' 31" WEST 31.20 FEET TO THE POINT OF BEGINNING; EXCEPT THE WEST 15 FEET FOR WIDENING SOUTH 6TH AVE.

ROBERT W. MILLER  
REGISTERED SURVEYOR  
TUCSON, ARIZONA

GENERAL NOTES

1. GOVERNMENT OFFICIALS CONCERNED:  
 BUILDING INSPECTION  
 WILLIS R. LUCAS, CHIEF INSPECTOR - 791-4544  
 TRAFFIC ENGINEER  
 CHARLES MELE - 792-4254  
 STREET & SIDEWALK INSPECTION (CITY ENGINEERING)  
 RICHARD LINDENMUTH - 791-4254
2. GRADING REQUIREMENTS:  
 CITY OF TUCSON REQUIRES 1" PER FOOT RISE FROM TOP OF EXISTING CURB TO PROPERTY LINE
3. ELECTRIC SERVICE:  
 TUCSON GAS & ELECTRIC CO.  
 115/230 V-1Ø OR 3Ø F  
 115/208 V-3Ø AVAILABLE
4. NATURAL GAS SERVICE IS CURRENTLY NOT AVAILABLE FOR A NEW COMMERCIAL FACILITY AT THIS SITE DUE TO PRESENT SERVICE CURTAILMENT POLICY
5. BENCH MARK - + (CROSS) ON CURB, EAST SIDE OF SOUTH SIXTH AVE. OPPOSITE SOUTH WEST CORNER OF THIS PARCEL. ELEV. 2444.18, PER CITY DAPUR PLAN NO. G-44-40
6. SIDEWALK REQUIREMENTS:  
 SIDEWALK ON 6TH AVE WILL MOST LIKELY BE REQUIRED. IF THE OWNER IS NOT REQUIRED TO BUILD SIDEWALK IMMEDIATELY HE WILL BE REQUIRED TO PARTICIPATE IN ANY FUTURE IMPROVEMENT DISTRICT TO BUILD SIDEWALKS
7. DRAINAGE REQUIREMENTS:  
 A DRAINAGE DESIGN SUITABLE TO THE CITY OF TUCSON MUST BE SUBMITTED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT. THEY HAVE SUGGESTED DRAINING THIS PROPERTY OVER THE CURBS ON 6TH AVE.
8. THERE HAS BEEN APPROXIMATELY SIX TO EIGHT INCHES OF FILL DIRT DISTRIBUTED THROUGHOUT THIS PROPERTY
9. CITY OF TUCSON SEWER PLANS NO. G-43-40 INDICATE OLD BUILDING FOUNDATIONS ON THIS PROPERTY, ALTHOUGH NO LONGER VISIBLE THESE FOUNDATIONS MAY STILL EXIST
10. A RESEARCH OF PUBLIC RECORDS FOR EASEMENTS AFFECTING THIS PROPERTY WAS NOT MADE IN CONNECTION WITH THIS SURVEY.
11. RELOCATION OF IMPROVEMENTS:  
 CURB CUTS & PAVED DRIVEWAYS WILL BE REQUIRED UNLESS EXISTING CAN BE USED FOR NEW FACILITY. UNUSABLE CURB CUTS MUST BE FILLED IN. DRIVEWAYS AND CURB CUTS MUST BE APPROVED BY TRAFFIC ENGINEER. ANY RELOCATION OF PUBLIC IMPROVEMENTS MUST BE PAID FOR BY OWNER OF NEW FACILITY
12. THERE HAS BEEN NO ADDRESS ASSIGNED TO THIS PROPERTY AT THIS TIME
13. THERE IS A 10' SEWER EASEMENT OVER THE SOUTH 10' - DOCKET 1281 B-43



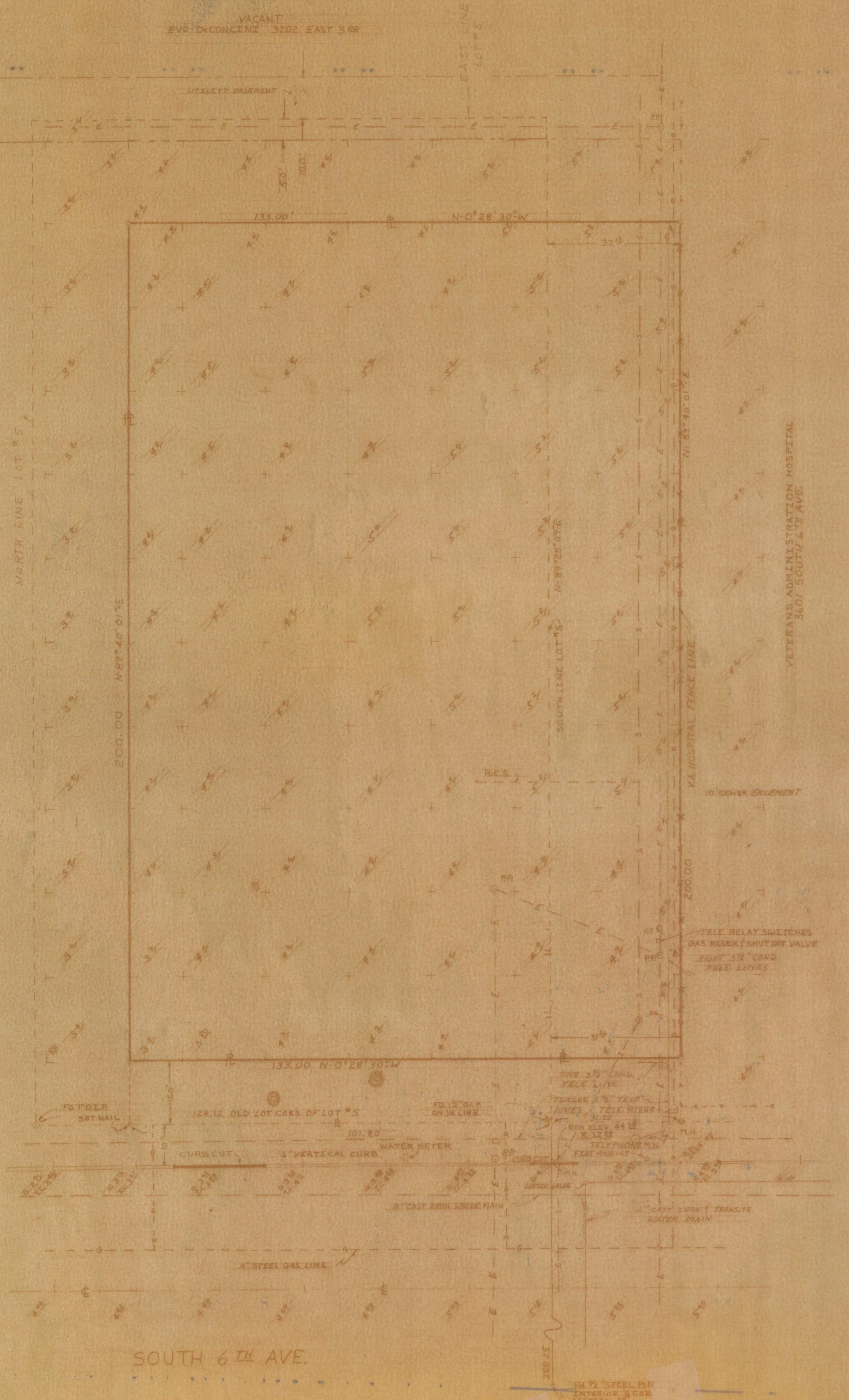
LEGEND

- SET 3/4" STEEL PIN MKD. L.S. 4680
- EXISTING ELEV.
- EXISTING ELEV. IN CURB GUTTER
- EXISTING ELEV. AT TOP OF CURB
- M.H. MAN HOLE
- PROPERTY LINE
- FLOW LINE
- OVERHEAD ELECTRIC
- 12" V.C.P. (SEWER)
- H.C.S. HOUSE CONNECTION SEWER
- EUCALYPTUS TREE
- MESQUITE TREE



RESULTS OF SURVEY OF

OF THAT PORTION OF LOT 5 OF SOUTHGATE SUBDIVISION AS RECORDED IN BOOK 7 OF MAPS AND PLATS AT PAGE 18 IN THE OFFICE OF THE PIMA COUNTY RECORDER, PIMA COUNTY, ARIZONA AND THAT PORTION OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 14 SOUTH OF RANGE 13, EAST 91A AND SALT RIVER BASIN AND MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 5, THENCE NORTH 0° 28' 30" WEST ALONG THE WEST LINE OF SAID LOT 5 101.80 FEET, THENCE NORTH 87° 40' 01" EAST 215.0 FEET, THENCE SOUTH 0° 28' 30" WEST 133.0 FEET TO THE NORTH LINE OF THE VETERANS HOSPITAL, THENCE SOUTH 87° 40' 01" WEST ALONG THE NORTH LINE OF THE VETERANS HOSPITAL 215.00 FEET TO THE SOUTHERLY PROJECTION OF SAID LOT 5, THENCE NORTH 0° 28' 30" WEST, 31.20 FEET TO THE POINT OF BEGINNING, EXCEPT THE WEST 15 FEET FOR WIDENING SOUTH 6TH AVE.



ROBERT F. MELLEN  
 REGISTERED LAND SURVEYOR  
 TUCSON, ARIZONA  
 JOB 76-1  
 JAN 1976