ALTA/NSPS LAND TITLE SURVEY

A PORTION OF SECTION 23,
TOWNSHIP 15 SOUTH, RANGE 15 EAST, G.&S.R.M., PIMA COUNTY, ARIZONA

SCHEDULE B DOCUMENTS:

1. PROPERTY TAXES, WHICH ARE A LIEN NOT YET DUE AND PAYABLE, INCLUDING ANY ASSESSMENTS COLLECTED WITH TAXES TO BE LEVIED FOR THE YEAR 2020. TAX NOTE: YEAR: 2020 TAX PARCEL NO: 141–01–0130 TOTAL TAX: EXEMPT

☆ 2. ALL MATTERS AS SET FORTH ON THE ROAD MAP RECORDED IN BOOK 7 OF ROAD MAPS, PAGE 76.

3. ALL MATTERS AS SET FORTH ON THE SURVEY RECORDED IN BOOK 30 OF SURVEYS, PAGE 80.

4. ALL MATTERS AS SET FORTH ON THE SURVEY RECORDED IN BOOK 33 OF SURVEYS, PAGE 35.

5. ALL MATTERS AS SET FORTH ON THE SURVEY RECORDED IN BOOK 66 OF SURVEYS, PAGE 27.

6. ALL MATTERS AS SET FORTH ON THE SURVEY RECORDED IN BOOK 76 OF SURVEYS, PAGE 24.

7. ALL MATTERS AS SET FORTH ON THE SURVEY RECORDED IN DOCKET 12346, PAGE 13.

8. ALL MATTERS AS SET FORTH ON THE SURVEY RECORDED IN RECORDING NO. 20160220617.

9. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED: CERTIFICATE OF PURCHASE NO. 5399
RECORDING DATE: DECEMBER 16, 1929
RECORDING NO: BOOK 38 OF MISCELLANEOUS RECORDS, PAGE 370
(NO EVIDENCE AGREEMENT WAS COMPLETED OR PATENT ISSUED)

☆ 10. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED: RESOLUTION AND ORDER UNDER PROCEEDINGS NO. 913
PURPOSE: ESTABLISHMENT OF HOUGHTON ROAD
RECORDING DATE: AUGUST 08, 1956
RECORDING NO: DOCKET 1019, PAGE 371

☆ 11. INDEFINITE RIGHT OF WAY NO. 09–1550 DATED 11–16–1956 TO THE PIMA COUNTY BOARD OF SUPERVISORS FOR HIGHWAY; NAME CHANGED TO THE CITY OF TUCSON ON 11–1–1996.

☆ 12. INDEFINITE RIGHT OF WAY NO. 09–3261 DATED 3–20–1963 TO THE PIMA COUNTY BOARD OF SUPERVISORS FOR HIGHWAY; ASSIGNED TO THE CITY OF TUCSON ON 12–6–1985; AMENDED 6–17–1991.

13. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED: ORDINANCE NO. 3976 AUTHORIZING THE LEASING OF CITY PROPERTY AND GRANTING OF GRAZING LEASE RIGHTS OF THE CITY IN COCHISE COUNTY, ARIZONA, IN EXCHANGE FOR ASSIGNMENT OF GRAZING LEASE IN PIMA COUNTY.
RECORDING DATE: JANUARY 31, 1973
RECORDING NO: DOCKET 4432, PAGE 616
THEREAFTER, AGREEMENT RECORDED IN DOCKET 4432, PAGE 672.
(NOT PLOTTABLE; TRANSFERS GRAZING RIGHTS TO CITY OF TUCSON; NO EVIDENCE OF LIVESTOCK OR GRAZING OBSERVED)

14. A LEASE WITH CERTAIN TERMS, COVENANTS, CONDITIONS AND PROVISIONS SET FORTH THEREIN.
DATED: NOVEMBER 17, 1977
LESSOR: STATE OF ARIZONA
LESSEE: THE ANSCHUTZ CORPORATION, A KANSAS CORPORATION
RECORDING DATE: MAY 25, 1978
RECORDING NO: DOCKET 5784, PAGE 1476
(EXPIRED OIL/GAS LEASE; DOES NOT AFFECT SURVEY)

☆ 15. 50 YEAR RIGHT OF WAY NO. 14–94187 DATED 12–14–1987 TO THE MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY, A COLORADO CORPORATION FOR AN UNDERGROUND COMMUNICATION LINE; NAME CHANGED TO U. S. WEST COMMUNICATIONS, INC., A COLORADO CORPORATION ON 3–5–1991; AMENDED 4–20–1994.

16. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED: RESOLUTION AND ORDER NO. 1987–220, PROCEEDING NO. 2668
PURPOSE: ESTABLISHMENT OF VALENCIA ROAD
RECORDING DATE: DECEMBER 30, 1987
RECORDING NO: DOCKET 8192, PAGE 1635
(DOES NOT AFFECT SURVEY)

17. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED: 50 YEAR RIGHT OF WAY NO. 14–98029
PURPOSE: FOOTPATH AND PAD FOR ALERT EQUIPMENT
RECORDING DATE: AUGUST 29, 1990
RECORDING NO: DOCKET 8862, PAGE 739
(INDETERMINATE LOCATION; CONSULT WITH FLOOD CONTROL DISTRICT TO DETERMINE EXCT LOCATION)

☆ 18. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED: RIGHT OF WAY NO. 16–113691
PURPOSE: PUBLIC ROAD AND UNDERGROUND UTILITIES
RECORDING DATE: MAY 04, 2012
RECORDING NO: 20121250601

☆ 19. RIGHT OF WAY NO. 18–107287 DATED 10–10–2012 TO TUCSON ELECTRIC POWER COMPANY FOR AN OVERHEAD 14KV ELECTRIC DISTRIBUTION LINE; TO EXPIRE 10–9–2022.
THEREAFTER NOTICE ABOUT PROPOSED RELOCATION OF EXISTING POLES DATED JULY 17, 2020

☆ 20. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED: RIGHT OF WAY NO. 16–116880
PURPOSE: NON MOTORIZED MULTI–USE TRAIL
RECORDING DATE: FEBRUARY 11, 2019
RECORDING NO: 20190420052

21. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED: WAIVER OF CLAIMS FOR DIMINUTION IN VALUE OF PROPERTY
RECORDING DATE: DECEMBER 13, 2019
RECORDING NO: 20193470450
(DOES NOT AFFECT SURVEY)

22. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED: ORDINANCE NO. 11712 – AMENDING ZONING DISTRICT BOUNDARIES
RECORDING DATE: DECEMBER 13, 2019
RECORDING NO: 20193470451
(DOES NOT AFFECT SURVEY)

23. ALL MATTERS AS SET FORTH ON THE SURVEY RECORDED IN RECORDING NO. 20160220617. *(DUPLICATE OF #8)*

TABLE A ITEMS:

1. ALL CORNER MONUMENTS WERE FOUND OR SET AS NOTED.

2. THIS PARCEL CURRENTLY HAS NO ADDRESS ASSIGNED BY THE LOCAL JURISDICTION.

3. FLOOD ZONE CLASSIFICATION: THIS PARCEL FALLS WITHIN ZONE X AND A, AS DETERMINED BY FEMA FIRM PANEL 04019C2925L, DATED JUNE 16, 2011. ZONE X INCLUDES AREAS WHERE THE FLOOD HAZARD HAS NOT BEEN MAPPED BY FEMA BUT MAY HAVE BEEN MAPPED BY A LOCAL JURISDICTION; THEREFORE, ZONE X DOES NOT NECESSARILY MEAN THERE ARE NO FLOOD HAZARDS. INTERESTED PARTIES SHOULD CONTACT THE PIMA COUNTY REGIONAL FLOOD CONTROL DISTRICT AND THE CITY OF TUCSON FOR MORE INFORMATION REGARDING LOCAL FLOOD PLAIN MAPPING.

4. GROSS LAND AREA IS 184.5329 ACRES OF LAND, MORE OR LESS.

5. TOPOGRAPHIC MAPPING PREPARED BY EPS GROUP, INC. BY PHOTOGRAMMETRIC METHODS FROM AERIAL PHOTOGRAPHY FLOWN IN SEPT. 2018. BASIS OF ELEVATION IS NAVD88.

8. NO SUBSTANTIAL FEATURES WERE OBSERVED IN THE PROCESS OF THE SURVEY. THE REMNANTS OF AN OLD DIRT TRAIL RUNS ACROSS THE PARCEL. EVIDENCE OF CURRENT USE OF THE TRAIL WAS OBSERVED. SEE SHEET 3 FOR DETAILS.

11. OBSERVED SURFACE EVIDENCE OF UTILITIES ARE SHOWN ON THE SURVEY. UTILITY PLANS WERE REQUESTED THROUGH A DESIGN TICKET SUBMITTED TO THE AZ811 SYSTEM. SOME UTILITIES DID NOT RESPOND OR SEND PLANS. NO INVESTIGATION OF UNDERGROUND UTILITIES WAS PERFORMED. INTERESTED PARTIES ARE ADVISED THAT EXCAVATION AND/OR A PRIVATE UTILITY LOCATE REQUEST MAY BE NECESSARY.

15. ORTHOPHOTO PREPARED BY EPS GROUP.

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF PIMA, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:

A PORTION OF SECTION 23, TOWNSHIP 15 SOUTH, RANGE 15 EAST, GILA AND SALT RIVER MERIDIAN, PIMA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 23, SAID POINT BEING A 2–INCH BRASS CAP SURVEY MONUMENT, AS SHOWN ON THE RECORD OF SURVEY RECORDED IN SEQUENCE NO. 2020440158, RECORDS OF PIMA COUNTY, ARIZONA, FROM WHICH THE NORTH ONE–QUARTER CORNER OF SAID SECTION 23, SAID POINT BEING A 2–INCH ALUMINUM CAP STAMPED "RLS 22234", BEARS NORTH 89 DEGREES 57 MINUTES 17 SECONDS EAST, A DISTANCE OF 2645.88 FEET;
THENCE UPON THE WEST LINE OF SECTION 23 SOUTH 00 DEGREES 15 MINUTES 05 SECONDS EAST, A DISTANCE OF 74.95 FEET TO THE SOUTHERN RIGHT–OF–WAY LINE OF VALENCIA ROAD, AS SHOWN IN ROAD PROCEEDINGS NO. 1354, RECORDS OF PIMA COUNTY, ARIZONA, AND IN THE ARIZONA STATE LAND LEASE FILE NO. 09–03261, TO THE POINT OF BEGINNING;
THENCE UPON SAID RIGHT–OF–LINE NORTH 89 DEGREES 59 MINUTES 21 SECONDS EAST, A DISTANCE OF 2208.66 FEET;
THENCE SOUTH 00 DEGREES 10 MINUTES 18 SECONDS WEST, A DISTANCE OF 55.23 FEET, TO A POINT OF CURVATURE OF A TANGENT CURVE, CONCAVE TO THE EAST;
THENCE UPON SAID CURVE TO THE LEFT, HAVING A RADIUS OF 628.00 FEET, WITH A CENTRAL ANGLE OF 34 DEGREES 26 MINUTES 22 SECONDS, FOR AN ARC LENGTH OF 377.48 FEET TO A POINT OF REVERSE CURVATURE;
THENCE UPON SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 3372.00 FEET, WITH A CENTRAL ANGLE OF 18 DEGREES 02 MINUTES 02 SECONDS, FOR AN ARC LENGTH OF 1061.33 FEET TO A POINT OF REVERSE CURVATURE;
THENCE UPON SAID CURVE TO THE LEFT, HAVING A RADIUS OF 1128.00 FEET, WITH A CENTRAL ANGLE OF 43 DEGREES 03 MINUTES 23 SECONDS, FOR AN ARC LENGTH OF 847.67 FEET TO A NON–TANGENT LINE;
THENCE SOUTH 06 DEGREES 30 MINUTES 21 SECONDS WEST, A DISTANCE OF 301.04 FEET TO A POINT OF CURVATURE OF A NON–TANGENT CURVE, A RADIAL LINE OF SAID CURVE THROUGH SAID POINT HAVING A BEARING OF SOUTH 25 DEGREES 40 MINUTES 50 SECONDS WEST;
THENCE UPON A CURVE TO THE LEFT, HAVING A RADIUS OF 1408.00 FEET, WITH A CENTRAL ANGLE OF 25 DEGREES 55 MINUTES 11 SECONDS, FOR AN ARC LENGTH OF 636.96 FEET TO A TANGENT LINE;
THENCE NORTH 89 DEGREES 45 MINUTES 39 SECONDS EAST, A DISTANCE OF 87.86 FEET;
THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 42.00 FEET;
THENCE NORTH 89 DEGREES 45 MINUTES 39 SECONDS EAST, A DISTANCE OF 1257.12 FEET TO THE WESTERN RIGHT–OF–WAY LINE OF HOUGHTON ROAD AS SHOWN ON BOOK 7, PAGE 76 OF ROAD MAPS, RECORDS OF PIMA COUNTY, ARIZONA, AND AMENDED IN SEQUENCE NO. 20121250601;
THENCE UPON SAID RIGHT–OF–WAY LINE SOUTH 00 DEGREES 14 MINUTES 21 SECONDS EAST, A DISTANCE OF 100.00 FEET;
THENCE SOUTH 89 DEGREES 45 MINUTES 39 SECONDS WEST, A DISTANCE OF 1257.54 FEET;
THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 81.00 FEET TO A POINT OF CURVATURE OF A NON–TANGENT CURVE, A RADIAL LINE OF SAID CURVE THROUGH SAID POINT HAVING A BEARING OF NORTH 37 DEGREES 21 MINUTES 10 SECONDS EAST;
THENCE UPON SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 652.00 FEET, WITH A CENTRAL ANGLE OF 22 DEGREES 24 MINUTES 46 SECONDS, FOR AN ARC LENGTH OF 255.05 FEET TO A POINT OF REVERSE CURVATURE;
THENCE UPON SAID CURVE TO THE LEFT, HAVING A RADIUS OF 848.00 FEET, WITH A CENTRAL ANGLE OF 37 DEGREES 38 MINUTES 57 SECONDS, FOR AN ARC LENGTH OF 557.22 FEET TO A POINT OF REVERSE CURVATURE;
THENCE UPON SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 1204.00', WITH A CENTRAL ANGLE OF 19 DEGREES 23 MINUTES 09 SECONDS, FOR AN ARC LENGTH OF 407.37 FEET TO A POINT OF REVERSE CURVATURE;
THENCE UPON SAID CURVE TO THE LEFT, HAVING A RADIUS OF 448.00', WITH A CENTRAL ANGLE OF 41 DEGREES 10 MINUTES 47 SECONDS, FOR AN ARC LENGTH OF 321.99 FEET TO A TANGENT LINE;
THENCE SOUTH 89 DEGREES 40 MINUTES 39 SECONDS EAST, A DISTANCE OF 41.46 FEET TO THE SAID WESTERN RIGHT–OF–WAY LINE OF HOUGHTON ROAD;
THENCE UPON SAID RIGHT–OF–WAY LINE SOUTH 00 DEGREES 14 MINUTES 03 SECONDS EAST, A DISTANCE OF 324.20 FEET TO THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHEAST ONE–QUARTER OF SAID SECTION 23, ALSO BEING THE NORTH LINE OF THE SUBDIVISIONS SUNRISE MEADOWS AT RITA RANCH, AS RECORDED IN BOOK 49 OF MAPS AND PLATS AT PAGE 33, AND HORIZONS AT RITA RANCH, AS RECORDED IN BOOK 48 OF MAPS AND PLATS AT PAGE 11, RECORDS OF PIMA COUNTY, ARIZONA;
THENCE UPON SAID SOUTH LINE NORTH 89 DEGREES 40 MINUTES 23 SECONDS WEST, A DISTANCE OF 2546.21 FEET TO THE WEST LINE OF SAID NORTH HALF AND THE EAST LINE OF THE SUBDIVISION RANCHO ANTIGUA II, AS RECORDED IN BOOK 44 OF MAPS AND PLATS AT PAGE 85, RECORDS OF PIMA COUNTY, ARIZONA;
THENCE UPON SAID WEST LINE NORTH 00 DEGREES 14 MINUTES 23 SECONDS WEST, A DISTANCE OF 1307.15 FEET TO THE CENTER QUARTER CORNER OF SECTION 23, SAID POINT BEING A 5/8–INCH REBAR;
THENCE UPON THE SOUTH LINE OF THE EAST HALF OF THE NORTHWEST ONE–QUARTER OF SAID SECTION 23 SOUTH 89 DEGREES 56 MINUTES 20 SECONDS WEST, A DISTANCE OF 1321.32 FEET TO THE WEST LINE OF SAID EAST HALF OF THE NORTHWEST ONE–QUARTER, ALSO BEING THE EAST LINE OF THE SUBDIVISION RANCHO ANTIGUA, AS RECORDED IN BOOK 40 OF MAPS AND PLATS AT PAGE 46, RECORDS OF PIMA COUNTY, ARIZONA;
THENCE UPON SAID WEST LINE NORTH 00 DEGREES 16 MINUTES 26 SECONDS WEST, A DISTANCE OF 1317.83 FEET TO THE NORTHEAST CORNER OF SAID SUBDIVISION AND THE SOUTH LINE OF THE NORTHWEST ONE–QUARTER OF THE NORTHWEST ONE–QUARTER OF SAID SECTION 23, AND THE NORTH LINE OF SAID RANCHO ANTIGUA SUBDIVISION;
THENCE UPON SAID SOUTH LINE SOUTH 89 DEGREES 57 MINUTES 55 SECONDS WEST, A DISTANCE OF 1322.40 FEET TO THE WEST LINE OF SAID SECTION 23;
THENCE UPON SAID WEST LINE NORTH 00 DEGREES 17 MINUTES 19 SECONDS WEST, A DISTANCE OF 1243.47 FEET TO THE POINT OF BEGINNING.

NOTES:

1. THIS SURVEY IS BASED UPON THE CONDITION OF TITLE REPORT ISSUED BY FIDELITY NATIONAL TITLE AGENCY, INC, TITLE NO. 51011166, DATED SEPT. 23, 2020.

2. ALL BEARINGS/DISTANCES ARE DERIVED FROM FIELD MEASUREMENTS UNLESS OTHERWISE NOTED. THE RECORD BEARINGS SHOWN HEREIN ARE TAKEN FROM EXISTING PUBLIC RECORDS AND WILL NOT MATCH THE MEASURED BEARINGS DUE TO THE DIFFERENCES IN THE DATUM AND PROJECTION USED TO COMPLETE THIS SURVEY.

3. ALL PUBLIC RECORDS REFERENCED BY THIS SURVEY ARE RECORDED IN THE OFFICE OF THE PIMA COUNTY RECORDER, PIMA COUNTY, ARIZONA UNLESS OTHERWISE NOTED.

4. THE SUM OF COMPONENT DISTANCES MAY NOT EQUAL THE OVERALL DISTANCE SHOWN DUE TO ROUNDING.

5. THE USE OF THE WORD "CERTIFY" OR "CERTIFICATION" BY A LICENSED LAND SURVEYOR IN THE PRACTICE OF LAND SURVEYING OR THE PREPARATION OF MAPS, PLATS, REPORTS, DESCRIPTIONS OR OTHER SURVEYING DOCUMENTS ONLY CONSTITUTES AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THOSE FACTS OR FINDINGS WHICH ARE THE SUBJECT OF THE CERTIFICATIONS AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE EITHER EXPRESSED OR IMPLIED.

6. ACCORDING TO ARIZONA STATUTES IT IS UNLAWFUL TO KNOWINGLY DISTURB OR DESTROY A SURVEY MONUMENT THAT BEARS THE REGISTRATION NUMBER OF A LAND SURVEYOR OR AN AGENCY'S NAME.

7. NO INVESTIGATION OF UNDERGROUND UTILITIES WAS INCLUDED IN THIS SURVEY.

8. EXISTING UTILITY EASEMENTS THAT DO NOT DESCRIBE DEFINITIVE LOCATIONS AND WIDTHS (SO CALLED "BLANKET EASEMENTS") ARE CONSIDERED TO HAVE PRESCRIPTIVE RIGHTS LIMITED TO THE ACTUAL AREA OF USAGE AS CAN BE DETERMINED BY PHYSICAL EVIDENCE OF THE EXISTING FACILITIES AND LINES.

REFERENCES

ASSESSOR'S MAPS
SECTION 22 & 23, T–15–S, R–15–E

DEEDS
BOOK 38, PAGE 370
DOCKET 8458, PAGE 1659
DOCKET 8848, PAGE 1109
DOCKET 8862, PAGE 739
DOCKET 10741, PAGE 1603
DOCKET 10741, PAGE 1609
DOCKET 10762, PAGE 1194
SEQ. NO. 20141060081
SEQ. NO. 20161450090
SEQ. NO. 20193470450

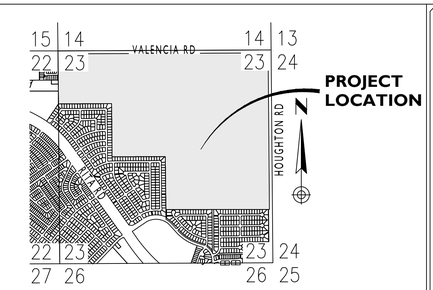
RECORDS OF SURVEY
BOOK 30, PAGE 80
BOOK 42, PAGE 23
BOOK 64, PAGE 100
BOOK 66, PAGE 27
BOOK 76, PAGE 24
SEQ. 20202440158

ROAD MAPS
BOOK 7, PAGE 76 PROCEEDINGS NO. 913
PROCEEDINGS NO. 1354

ARIZONA STATE LAND DEPARTMENT
RIGHT–OF–WAY LEASE NO. 9–01550
RIGHT–OF–WAY LEASE NO. 14–094187
RIGHT–OF–WAY LEASE NO. 14–098029
RIGHT–OF–WAY LEASE NO. 16– 116880
RIGHT–OF–WAY LEASE NO. 16– 113691
RIGHT–OF–WAY LEASE NO. 18– 107287

SHEET INDEX

1	CS–01	COVER SHEET
2	SH–02	PLAN SHEET
3	SH–03	TOPOGRAPHY & AERIAL



LOCATION MAP
3" = 1 MILE

LOCATED IN THE NE ¼, NW ¼, & SE ¼
OF SECTION 23, T15S, R15E,
G&SRM, PIMA COUNTY, ARIZONA

LEGEND

SYMBOLS

○	FOUND MONUMENT AS NOTED
●	SET ½" REBAR W/ ALUMINUM CAP STAMPED "RLS49459"
□	CALCULATED POINT
☆	SCHEDULE B ITEM SHOWN ON SURVEY

LINETYPES

— — —	EXISTING RIGHT–OF–WAY
—— PL ——	BOUNDARY LINE
— — —	SECTION LINE
— — — —	EASEMENT LINE

ABBREVIATIONS:

4R	1/2" REBAR
5R	5/8" REBAR
ACP	ALUMINUM CAP
APN	ASSESSOR PARCEL NUMBER
ASLD	ARIZONA STATE LAND DEPARTMENT
BC	BRASS CAP
BCSM	BRASS CAP SURVEY MONUMENT
BK.	BOOK
CONC.	CONCRETE
DK.	DOCKET
ESMT	EASEMENT
FND	FOUND
LS	LAND SURVEYOR
LC	LEAD CAP
MP(M&P)	MAP & PLAT
PG.	PAGE
RLS	REGISTERED LAND SURVEYOR
RM	ROAD MAP
RS	RECORD OF SURVEY
ROW	RIGHT–OF–WAY
SM	SURVEY MONUMENT
SMSSM	SEWER MANHOLE SURVEY MARKER

BASIS OF BEARING:

THE BASIS OF BEARINGS IS THE NORTH LINE OF THE NORTHWEST ONE–QUARTER OF SECTION 23, TOWNSHIP 15 SOUTH, RANGE 15 EAST, GILA AND SALT RIVER MERIDIAN, PIMA COUNTY, ARIZONA, FROM A 2" BRASS CAP SURVEY MONUMENT IN A HAND WELL AT THE NORTHWEST CORNER OF SAID SECTION 23, TO THE NORTH QUARTER CORNER OF SAID SECTION, SAID POINT BEING A 1 1/2" ALUMINUM CAP STAMPED "¼ C S14 S23 RLS 22234", SAID BEARING BEING N 89° 59' 17" EAST.

OWNER:

STATE OF ARIZONA

CERTIFICATION:

TO THE PULTE HOME COMPANY, LLC, ARIZONA STATE LAND DEPT., AND FIDELITY NATIONAL TITLE CO.:
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 8, 11, & 15 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON NOVEMBER 25, 2018.

DATE OF PLAT OR MAP: OCTOBER 21, 2020

I HEREBY CERTIFY THAT THE BOUNDARY SURVEY SHOWN ON THIS PLAT WAS PERFORMED UNDER MY DIRECTION AND THAT ALL EXISTING AND/OR PROPOSED MONUMENTS AND MARKERS ARE CORRECTLY DESCRIBED.

Patrick McGarrity — 10/21/2020
PATRICK McGARRITY — DATE
RLS 49459

EPS GROUP
8710 N. Thornydale Rd, Suite 140
Tucson, AZ 85742
T:520.408.1400 | F:520.408.1403
www.epsgroupinc.com

A PORTION SECTION 23
T15S R15E, G&SRM, PIMA COUNTY AZ
ALTA/NSPS LAND TITLE SURVEY

Revisions:

Call at least two full working days before you begin excavation
ARIZONA 811
Dial 8-1-1 or 1-800-STAKE-IT (782-5348)
In Maricopa County: (602)263-1100

Designer: PM
Drawn by: CL

REGISTERED LAND SURVEYOR
CERTIFICATE NO. 49459
PATRICK McGARRITY
Date Signed 10/21/20
ARIZONA U.S.A.

Job No.
18-442

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of 3

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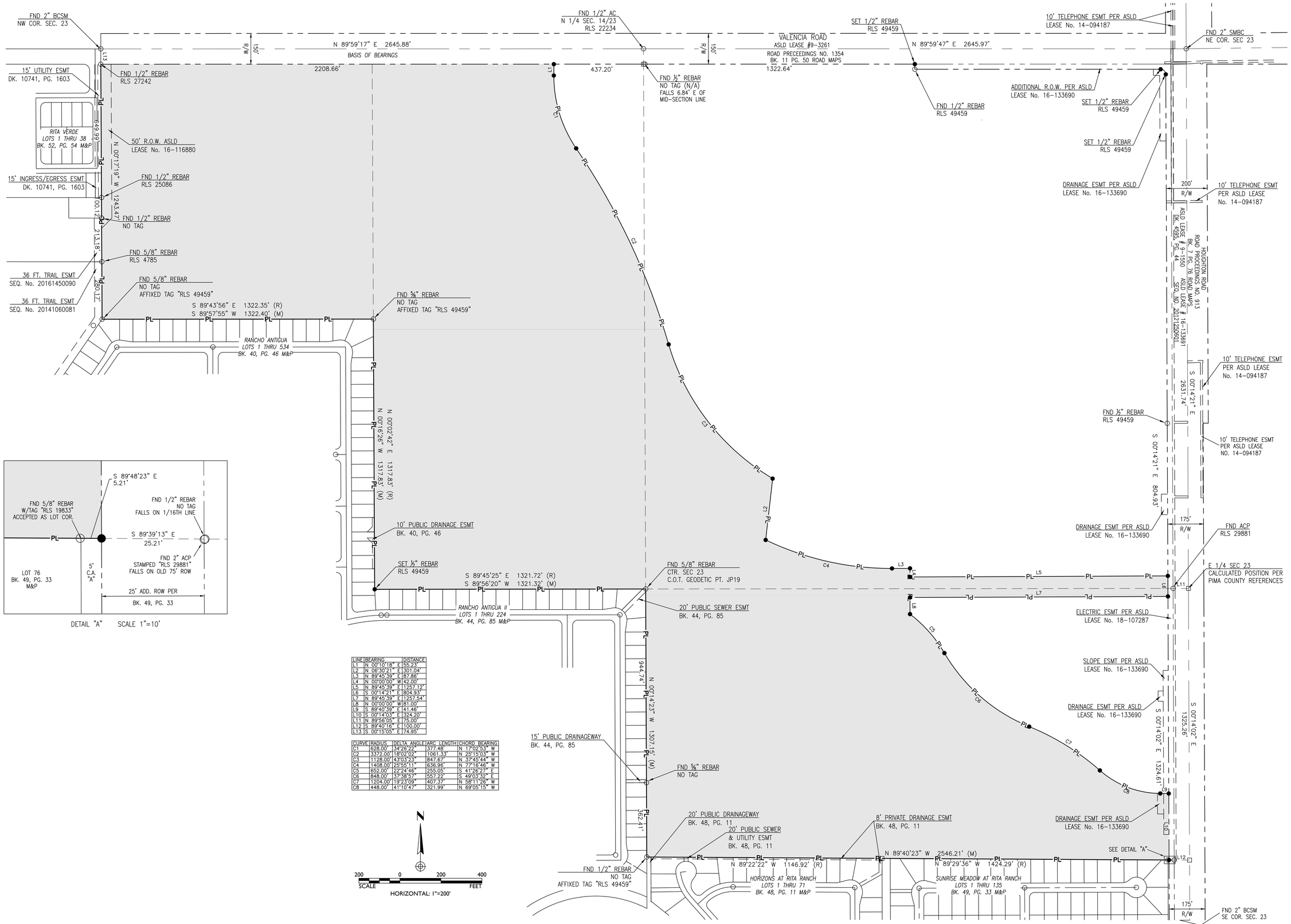

LINE	BEARING	DISTANCE
L1	N 00°10'18" E	55.23'
L2	N 06°30'21" E	301.04'
L3	N 89°45'39" E	87.86'
L4	N 00°00'00" W	42.00'
L5	N 89°45'39" E	1257.12'
L6	S 00°14'21" E	804.93'
L7	N 89°45'39" E	1257.54'
L8	N 00°00'00" W	81.00'
L9	S 89°40'39" E	41.46'
L10	S 00°14'03" E	324.20'
L11	N 89°56'05" E	75.00'
L12	S 89°40'16" E	100.00'
L13	S 00°15'05" E	74.95'

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING
C1	628.00'	34°26'22"	377.48'	N 17°02'53" W
C2	3372.00'	18°02'02"	1061.33'	N 25°15'03" W
C3	1128.00'	43°03'23"	847.67'	N 37°45'44" W
C4	1408.00'	25°55'11"	636.96'	N 77°16'46" W
C5	652.00'	22°24'46"	255.05'	S 41°26'27" E
C6	848.00'	37°38'57"	557.22'	S 49°03'32" E
C7	1204.00'	19°23'09"	407.37'	N 58°11'26" W
C8	448.00'	41°10'47"	321.99'	N 69°05'15" W

18-442

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EPS GROUP
8710 N. Thornydale Rd, Suite 140
Tucson, AZ 85742
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www.epsgroupinc.com

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T15S R15E, G&SRM, PIMA COUNTY AZ
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2
of 3

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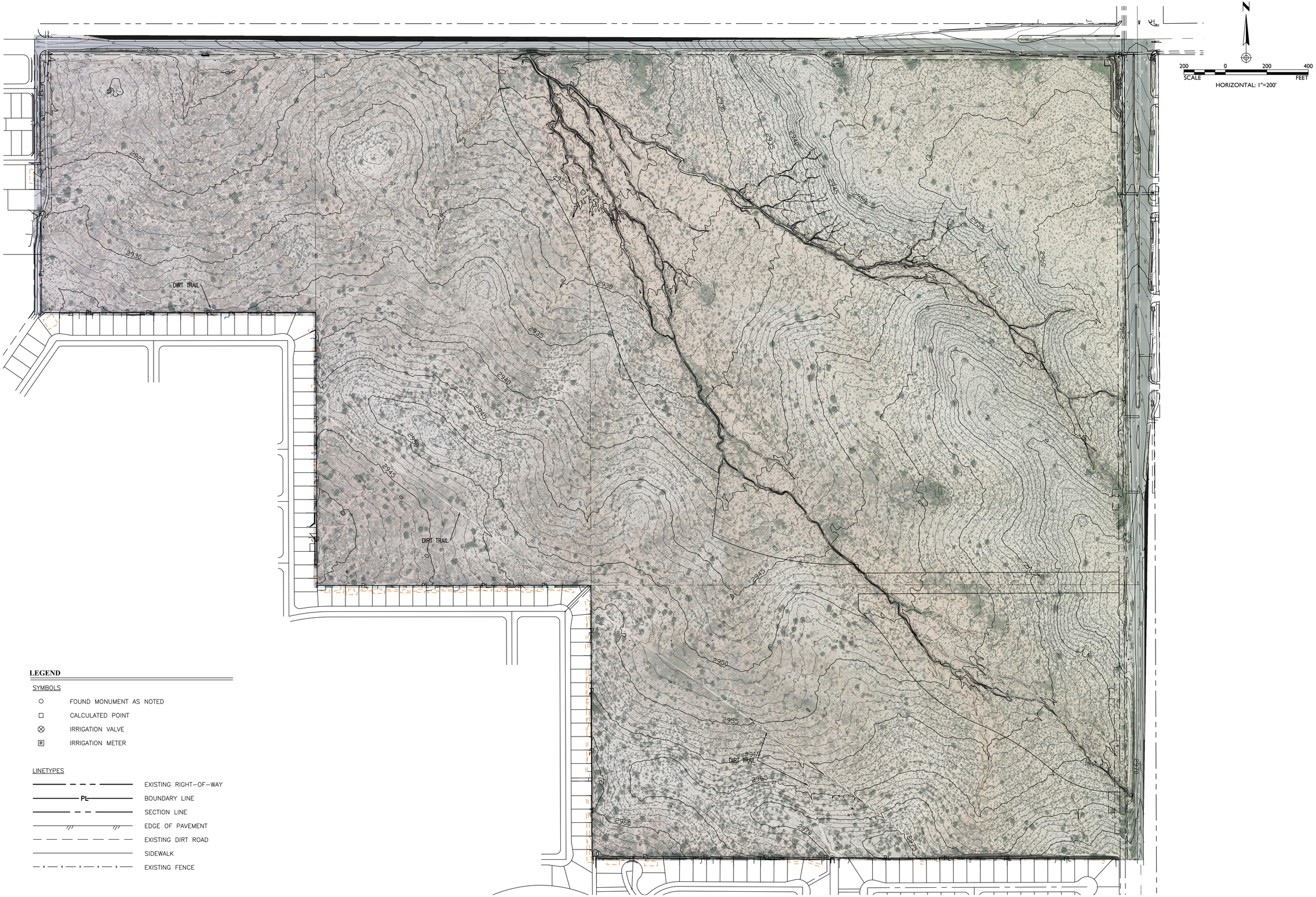

LEGEND

SYMBOLS

- ○ FOUND MONUMENT AS NOTED
- □ CALCULATED POINT
- ⊗ IRRIGATION VALVE
- [R] IRRIGATION METER

LINETYPES

- EXISTING RIGHT-OF-WAY
- PL — BOUNDARY LINE
- SECTION LINE
- EDGE OF PAVEMENT
- EXISTING DIRT ROAD
- SIDEWALK
- EXISTING FENCE

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SEPTEMBER 18, 2020
149459
PATRICK McGARRITY
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