

# ALTA/NSPS LAND TITLE SURVEY

## LEGAL DESCRIPTION

THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE ISSUED BY METRO TITLE AGENCY OF ARIZONA, DATED NOVEMBER 4, 2016 AT 07:45 AM, ORDER NUMBER:122160

### PARCEL 1

THAT PART OF LOTS 3 AND 4 IN BLOCK 256 OF THE SUBDIVISION OF MILITARY PLAZA, AS ADOPTED BY THE MAYOR AND COUNCIL OF THE CITY OF TUCSON ON DECEMBER 4, 1899, ACCORDING TO BOOK 1 OF MAPS, PAGE 24, RECORDS OF PIMA COUNTY, ARIZONA, BEING A SUBDIVISION OF A PORTION OF THE AREA ENTITLED "OCCUPIED BY THE MILITARY" SHOWN ON THE MAP OF THE CITY OF TUCSON, RECORDED IN BOOK 3 OF MAPS, PAGE 70, RECORDS OF SAID COUNTY, DESCRIBED AS FOLLOWS:

**BEGINNING** AT A POINT ON THE NORTH LINE OF SAID LOT 3, WHICH IS 5 FEET EAST OF THE NORTHWEST CORNER THEREOF;

THENCE SOUTH, PARALLEL WITH THE WEST LINE OF SAID LOT, 98 FEET TO THE SOUTH LINE OF SAID LOT;

THENCE WEST, ALONG THE SOUTH LINE OF SAID LOTS 3 AND 4, 40 FEET TO THE EAST LINE OF THE PROPERTY DESCRIBED IN DOCKET 6147, PAGE 242;

THENCE NORTH, ALONG THE EAST LINE OF SAID PROPERTY, 35 FEET TO THE NORTHEAST CORNER THEREOF;

THENCE WEST, ALONG THE NORTH LINE OF SAID PROPERTY, 5 FEET TO THE EAST LINE OF THE PROPERTY DESCRIBED IN DOCKET 7309, PAGE 553;

THENCE NORTH, ALONG THE EAST LINE OF SAID PROPERTY, 63 FEET TO THE NORTH LINE OF SAID LOT 4;

THENCE EAST, ALONG THE NORTH LINE OF SAID LOTS 4 AND 3, 45 FEET TO THE POINT OF BEGINNING;

**EXCEPT THEREFROM** THAT PART OF SAID LOT 3 DESCRIBED IN THE DEEDS RECORDED IN DOCKET 50, PAGE 2 AND IN DOCKET 4093, PAGE 325, DESCRIBED AS FOLLOWS:

**BEGINNING** AT A POINT ON THE NORTH LINE OF SAID LOT 3 WHICH IS 70 FEET WEST OF THE NORTHEAST CORNER THEREOF;

THENCE WEST, ALONG SAID NORTH LINE, 0.26 FEET TO THE OUTSIDE FACE OF THE NORTHEAST CORNER OF A STORE BUILDING;

THENCE SOUTH, ALONG THE OUTSIDE OF THE EAST WALL OF SAID BUILDING, 98 FEET, MORE OR LESS, TO A POINT ON THE SOUTH LINE OF SAID LOT 3 WHICH IS 70.16 FEET WEST OF THE SOUTHEAST CORNER THEREOF;

THENCE EAST, ALONG SAID SOUTH LINE, 0.16 FEET;

THENCE NORTH, PARALLEL TO THE EAST LINE OF SAID LOT, 98 FEET TO THE POINT OF BEGINNING.

### PARCEL 2

THE EAST 70 FEET OF LOT 3 IN BLOCK 256 OF THE CITY OF TUCSON, PIMA COUNTY, ARIZONA, ACCORDING TO THE PLAT OF RECORD SHOWING THE SUBDIVISION OF "MILITARY PLAZA" RECORDED IN THE OFFICE OF THE PIMA COUNTY RECORDER, IN BOOK 1 OF MAPS, PAGE 24, AND IN BOOK 3 OF MAPS, PAGE 70.

### PARCEL 3

THAT CERTAIN STRIP OR PARCEL OF LAND IN LOT 3, BLOCK 256 OF THE CITY OF TUCSON, PIMA COUNTY, ARIZONA, ACCORDING TO THE PLAT OF RECORD SHOWING THE SUBDIVISION OF "MILITARY PLAZA" RECORDED IN THE OFFICE OF THE PIMA COUNTY RECORDER, IN BOOK 1 OF MAPS, PAGE 24, AND IN BOOK 3 OF MAPS, PAGE 70, DESCRIBED AS FOLLOWS:

**BEGINNING** AT A POINT ON THE NORTH BOUNDARY OF SAID LOT 3, DISTANCE 70 FEET WEST OF THE NORTHEAST CORNER OF SAID LOT 3;

THENCE WEST ALONG THE NORTH BOUNDARY OF SAID LOT 3, A DISTANCE OF 0.26 FEET TO A POINT AT THE OUTSIDE NORTHEAST CORNER OF THE EAST BRICK WALL OF A STORE BUILDING;

THENCE SOUTH ALONG THE OUTSIDE OF THE EAST WALL OF SAID STORE BUILDING TO A POINT ON THE SOUTH BOUNDARY OF SAID LOT 3, DISTANCE 70.16 FEET FROM THE SOUTHEAST CORNER OF SAID LOT 3;

THENCE EAST ALONG THE SOUTH BOUNDARY OF SAID LOT 3, A DISTANCE OF 0.16 FOOT;

THENCE NORTH AND PARALLEL WITH THE EAST BOUNDARY OF SAID LOT 3, A DISTANCE OF 98 FEET TO THE TRUE POINT OF BEGINNING.

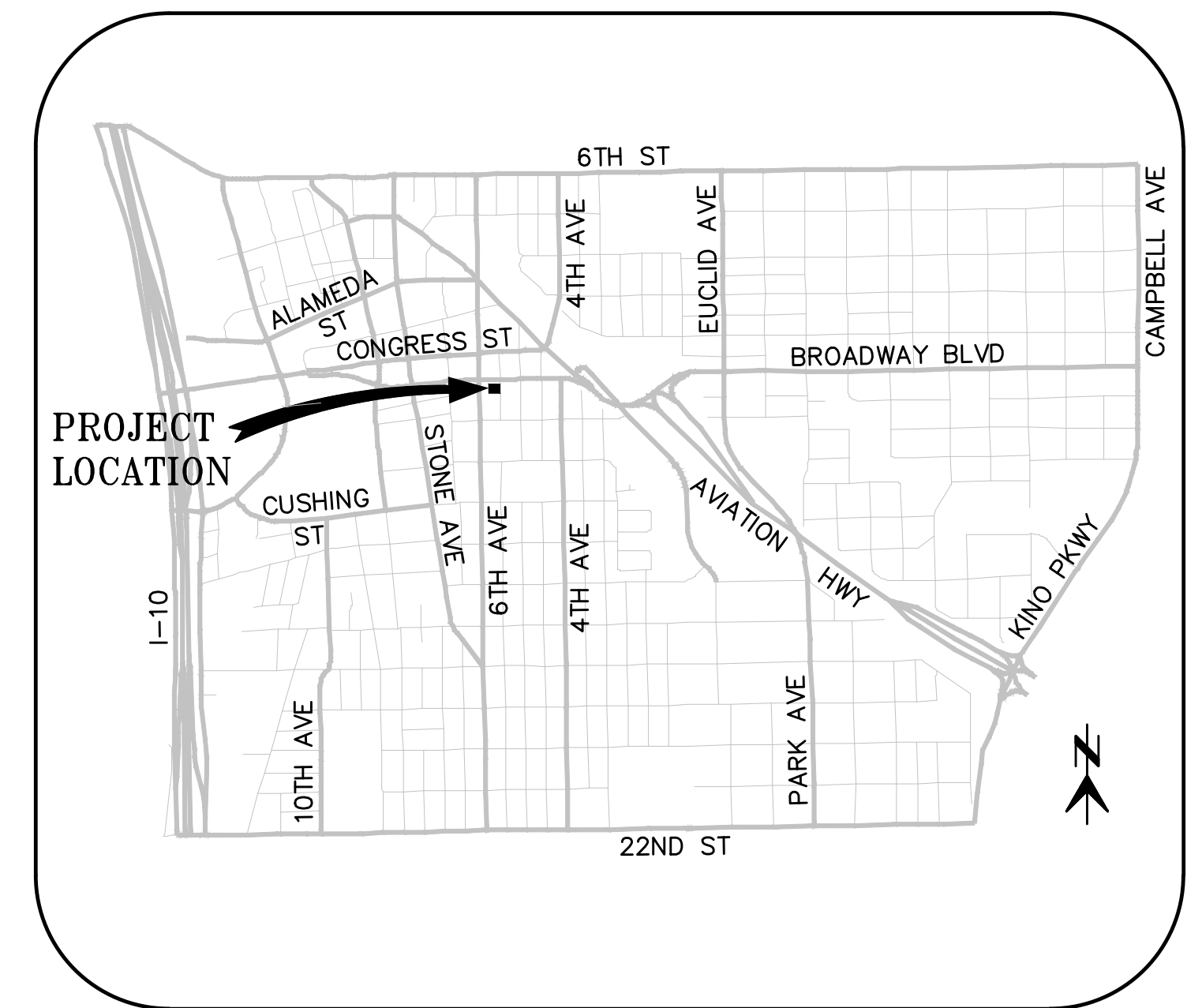
## SCHEDULE B/II EXCEPTIONS

THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE ISSUED BY METRO TITLE AGENCY OF ARIZONA, DATED NOVEMBER 4, 2016 AT 07:45 AM, ORDER NUMBER:122160

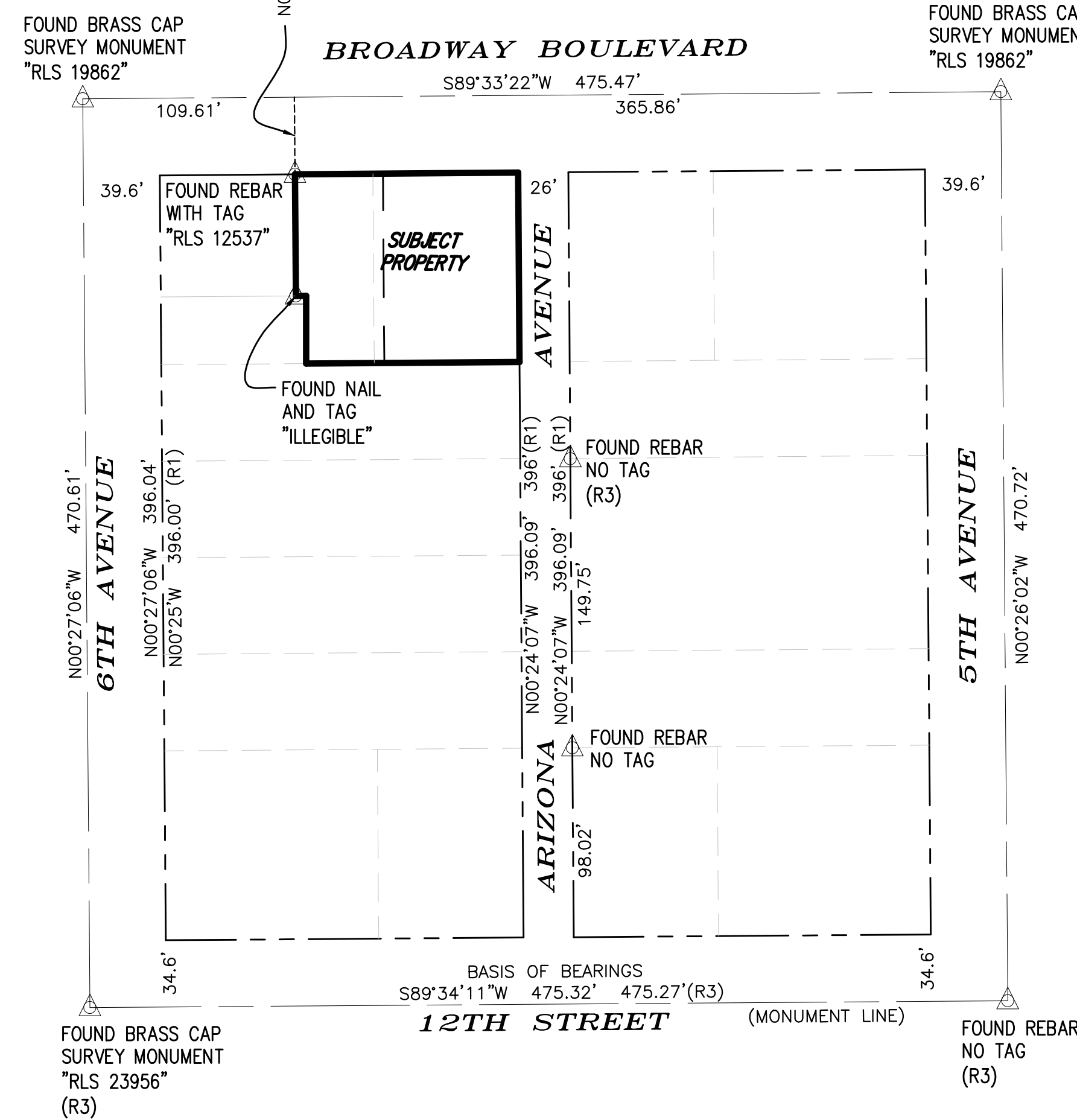
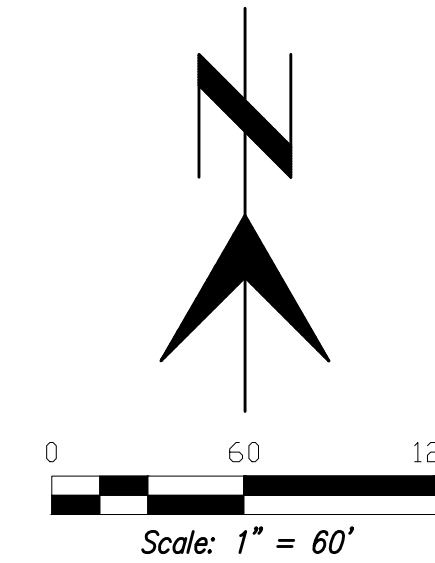
10. EASEMENTS, RESTRICTIONS, RESERVATIONS AND CONDITIONS AS SET FORTH ON THE RECORDED PLAT(S) OF SAID SUBDIVISION.
11. RESERVATIONS OR EXCEPTIONS IN PATENTS OR IN ACTS AUTHORIZING THE ISSUANCE THEREOF.
12. WATER RIGHT, CLAIMS OR TITLE TO WATER, AND AGREEMENTS, COVENANTS, CONDITIONS OR RIGHTS INCIDENT THERETO, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS. THIS EXCEPTION IS NOT LIMITED BY REASON OF THE DISCLOSURE OF ANY MATTER RELATING TO WATER RIGHTS AS MAY BE SET FORTH ELSEWHERE IN SCHEDULE B.
13. TERMS, CONDITIONS, RESTRICTIONS, EASEMENTS, LIABILITIES AND/OR OBLIGATIONS AS SET FORTH IN RIGHT OF WAY EASEMENT RECORDED IN DOCKET 8914 AT PAGE 1703.
14. THE EFFECT OF RESOLUTION NO. 17998 BY THE MAYOR AND COUNCIL OF THE CITY OF TUCSON RECORDED IN DOCKET 10787 PAGE 1386. CONCERNING: TUCSON COMMUNITY CABLE CORPORATION
15. THE EFFECT OF RESOLUTION NO. 17958 BY THE MAYOR AND COUNCIL OF THE CITY OF TUCSON RECORDED IN DOCKET 10787 PAGE 2294. CONCERNING: RELATING TO REAL PROPERTY; AUTHORIZING AND APPROVING THE ACQUISITION OF CERTAIN PARCELS OF REAL PROPERTY FROM THE ARIZONA BOARD OF REGENTS ACTING ON BEHALF OF THE UNIVERSITY OF ARIZONA.
16. THE EFFECT OF RESOLUTION NO. 21150 BY THE MAYOR AND COUNCIL OF THE CITY OF TUCSON RECORDED IN DOCKET 13439 PAGE 3101. CONCERNING: RELATING TO OUTSIDE AGENCY ACTIVITIES; AUTHORIZING AND APPROVING THE AMENDED AND RESTATED MASTER OPERATING AGREEMENT AND LEASE AGREEMENT FOR 124 E. BROADWAY WITH TUCSON COMMUNITY CABLE CORPORATION (TCCC) DBA ACCESS TUCSON; AND DECLARING AND EMERGENCY.
17. WAIVER OF ALL PRESENT AND FUTURE CLAIMS AGAINST THE CITY OF TUCSON FOR DRAINAGE OF FLOWAGE OF WATER AND DEBRIS IN, ON, OVER AND ACROSS ANY PORTION OF SAID PROPERTY AND IMPROVEMENTS AS SET FORTH IN INSTRUMENT RECORDED IN DOCKET 7193 PAGE 984
18. RIGHTS OF PARTIES IN POSSESSION. NOTE: THIS EXCEPTION WILL BE AMENDED OR DELETED UPON THE SUBMISSION OF THE CORRESPONDING DOCUMENTS REQUIRED IN SCHEDULE B, PAGE 1.

## REFERENCES

- (R1) BOOK 1, PAGE 24 OF MAPS & PLATS  
 (R2) BOOK 3, PAGE 70 OF MAPS & PLATS  
 (R3) BOOK 64, PAGE 51 OF MAPS & PLATS  
 (R4) BOOK 5, PAGE 70 OF RECORD OF SURVEYS  
 (R5) BOOK 7, PAGE 93 OF RECORD OF SURVEYS  
 (R6) BOOK 35, PAGE 58 OF RECORD OF SURVEYS  
 (R7) BOOK 47, PAGE 78 OF RECORD OF SURVEYS  
 (R8) BOOK 48, PAGE 70 OF RECORD OF SURVEYS  
 (R9) BOOK 76, PAGE 70 OF RECORD OF SURVEYS  
 (R10) BOOK 77, PAGE 40 OF RECORD OF SURVEYS  
 (R11) BOOK 85, PAGE 15 OF RECORD OF SURVEYS  
 (R12) BOOK 85, PAGE 85 OF RECORD OF SURVEYS



VICINITY MAP  
NOT TO SCALE



## NOTES:

1. THE TOTAL AREA FOR THE SUBJECT PROPERTY IS 0.256 ACRES (11,141 SQUARE FEET).
2. THE CERTIFYING SURVEYOR LOCATED ONLY THOSE ABOVE GROUND UTILITIES WHICH WERE ABLE TO BE DETERMINED BY OBSERVED EVIDENCE.
3. ALL BEARINGS AND DISTANCES SHOWN ON THIS PLAT ARE MEASURED UNLESS OTHERWISE NOTED.
4. THE BASIS OF BEARING IS SOUTH 89°34'11" WEST, BEING THE BEARING OF THE MONUMENT LINE OF 12TH STREET BETWEEN 6TH AVENUE AND 5TH AVENUE AS SHOWN IN BOOK 64 OF MAPS & PLATS, PAGE 51.

## CERTIFICATION OF SURVEY

TO: CITY OF TUCSON

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 INCLUDED ITEMS 1, 2, 3, 4, 7(a), 7(b), 8, 9, 10(a), 11 (above-ground utilities only), 13, 14, 15, AND 16 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON DECEMBER 8, 2016.

DATE OF PLAT OR MAP: DECEMBER 19, 2016.

LOUIS P. DEPRISCO  
REGISTERED LAND SURVEYOR  
RLS NUMBER 14172



# ALTA/NSPS LAND TITLE SURVEY

DEPARTMENT OF TRANSPORTATION/ENGINEERING DIVISION		1
LOT 3 AND PORTION OF LOT 4 OF "MILITARY PLAZA", BOOK 1, PAGE 24 OF MAPS AND PLATS, LYING WITHIN SECTION 13, T14S, R13E, G&SRM, CITY OF TUCSON, PIMA COUNTY, ARIZONA		OF 2
DRWN. BY	REF. SEE GENERAL SCALE: NTS	
DSGN. BY	NOTES	
CHKD. BY LP	2016	PLAN NO.

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