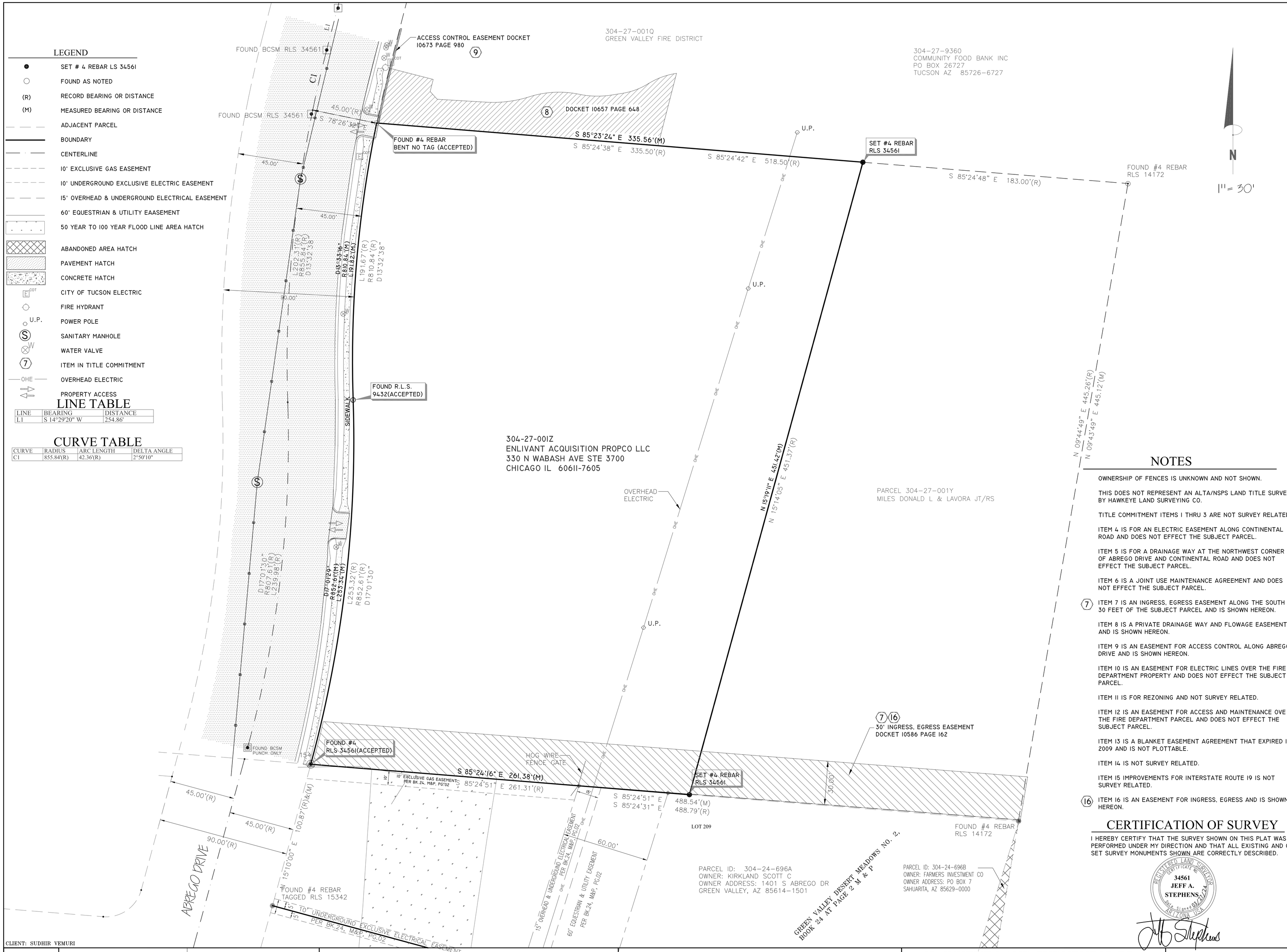


LEGEND

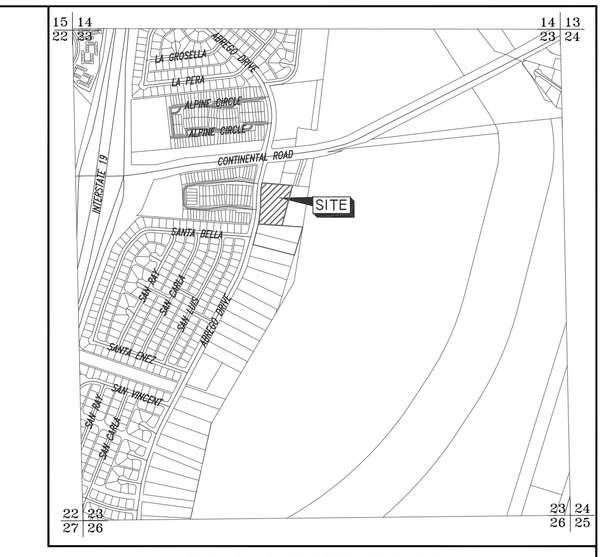
- SET # 4 REBAR LS 34561
- FOUND AS NOTED
- (R) RECORD BEARING OR DISTANCE
- (M) MEASURED BEARING OR DISTANCE
- ADJACENT PARCEL
- BOUNDARY
- CENTERLINE
- 10' EXCLUSIVE GAS EASEMENT
- 10' UNDERGROUND EXCLUSIVE ELECTRIC EASEMENT
- 15' OVERHEAD & UNDERGROUND ELECTRICAL EASEMENT
- 60' EQUESTRIAN & UTILITY EAASEMENT
- 50 YEAR TO 100 YEAR FLOOD LINE AREA HATCH
- ABANDONED AREA HATCH
- PAVEMENT HATCH
- CONCRETE HATCH
- CITY OF TUCSON ELECTRIC
- FIRE HYDRANT
- U.P. POWER POLE
- SANITARY MANHOLE
- WATER VALVE
- 7 ITEM IN TITLE COMMITMENT
- OHE OVERHEAD ELECTRIC
- PROPERTY ACCESS

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 14°29'20" W	254.86'

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE
C1	855.84'(R)	42.36'(R)	2°50'10"



LOCATION MAP

SECTION 23, T.18S., R.13E. G&SRM

PARCEL DESCRIPTION

A PORTION OF THE SAN IGNACIO DE LA CANOA LAND GRANT, PIMA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTERLINE INTERSECTION OF ABREGO DRIVE AND CONTINENTAL ROAD ACCORDING TO THE PLAT OF GREEN VALLEY DESERT MEADOWS TOWNHOUSES LOTS 1 THRU 81, RECORDED IN BOOK 27 OF MAPS AND PLATS AT PAGE 91, RECORDS OF PIMA COUNTY, ARIZONA;

THENCE SOUTH 14 DEGREES 23 MINUTES 38 SECONDS WEST ALONG THE CENTERLINE OF SAID ABREGO DRINVE A DISTANCE OF 254.86 FEET TO A POINT OF CURVATURE OF A TANGENT CURVE, CONCAVE EASTERLY;

THENCE SOUTHERLY, ALONG SAID CENTERLINE, ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 855.84 FEET AND A CENTRAL ANGLE OF 02 DEGREES 50 MINUTES 10 SECONDS, FOR AN ARC DISTANCE OF 42.36 FEET, TO A POINT OF INTERSECTION WITH A LINE RADIAL TO SAID CURVE;

THENCE SOUTH 78 DEGREES 26 MINUTES 32 SECONDS EAST 45.00 FEET ALONG SAID RADIAL LINE, TO A POINT ON A NON-TANGENT CURVE, CONCAVE EASTERLY, SAID POINT BEING ON THE EASTERLY RIGHT OF WAY LINE OF SAID ABREGO DRIVE AND THE POINT OF BEGINNING;

THENCE SOUTHERLY, ALONG SAID EASTERLY RIGH OF WAY LINE, ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 810.84 FEET AND A CENTRAL ANGLE OF 13 DEGREES 32 MINUTES 38 SECONDS, FOR AN ARC DISTANCE OF 191.67 FEET, TO A POINT OF REVERSE CURVATURE WITH A CURVE, CONCAVE WESTERLY;

THENCE SOUTHERLY, ALONG SAID EASTERLY RIGHT OF WAY LINE, ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 852.61 FEET AND A CENTRAL ANGLE OF 17 DEGREES 01 MINUTES 30 SECONDS, FOR AN ARC DISTANCE OF 253.32 FEET, TO A POINT OF INTERSECTION WITH A NON-TANGENT LINE, SAID POINT BEING ON THE NORTHERLY LINE OF GREEN VALLEY DESERT MEADOWS NO. 2, ACCORDING TO THE PLAT RECORDED IN BOOK 24 OF MAPS AND PLATS AT PAGE 2, RECORDS OF PIMA COUNTY, ARIZONA;

THENCE SOUTH 85 DEGREES 30 MINUTES 33 SECONDS EAST ALONG SAID NORTHERLY LINE A DISTANCE OC 488.40 FEET;

THENCE NORTH 09 DEGREES 39 MINUTES 07 SECONDS EAST 445.26 FEET;

THENCE NORTH 85 DEGREES 30 MINUTES 33 SECONDS WEST 518.50 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PROPERTY;

A PORTION OF THE SAN IGNACIO DE LA CANOA LAND GRANT, SECTION 23 TOWNSHIP 18 SOUTH, RANGE 13 EAST, PIMA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST PROPERTY CORNER AS RECORDED IN DOCKET 9703 AT PAGE 1045;

THENCE ALONG THE SOUTH PROPERTY LINE OF SAID PARCEL NORTH 85 DEGREES 30 MINUTES 33 SECONDS WEST, A DISTANCE OF 227.09 FEET; THENCE NORTH 15 DEGREES 14 MINUTES 05 SECONDS EAST, A DISTANCE OF 451.37 FEET TO A POINT ON THE NORTH PROPERTY LINE OF SAID PARCEL;

THENCE ALONG SAID NORTH PROPERTY LINE SOUTH 85 DEGREES 30 MINUTES 33 SECONDS EAST, A DISTANCE OF 183.00 FEET TO THE NORTHEAST PROPERTY CORNER AS RECORDED IN SAID DOCKET 9703 AT PAGE 1045;

THENCE ALONG THE EAST PROPERTY LINE OF SAID PARCEL SOUTH 09 DEGREES 39 MINUTES 07 SECONDS WEST, A DISTANCE OF 445.26 FEET TO THE POINT OF BEGINNING.

NOTES

OWNERSHIP OF FENCES IS UNKNOWN AND NOT SHOWN.

THIS DOES NOT REPRESENT AN ALTA/NSPS LAND TITLE SURVEY BY HAWKEYE LAND SURVEYING CO.

TITLE COMMITMENT ITEMS 1 THRU 3 ARE NOT SURVEY RELATED.

ITEM 4 IS FOR AN ELECTRIC EASEMENT ALONG CONTINENTAL ROAD AND DOES NOT EFFECT THE SUBJECT PARCEL.

ITEM 5 IS FOR A DRAINAGE WAY AT THE NORTHWEST CORNER OF ABREGO DRIVE AND CONTINENTAL ROAD AND DOES NOT EFFECT THE SUBJECT PARCEL.

ITEM 6 IS A JOINT USE MAINTENANCE AGREEMENT AND DOES NOT EFFECT THE SUBJECT PARCEL.

7 ITEM 7 IS AN INGRESS, EGRESS EASEMENT ALONG THE SOUTH 30 FEET OF THE SUBJECT PARCEL AND IS SHOWN HEREON.

ITEM 8 IS A PRIVATE DRAINAGE WAY AND FLOWAGE EASEMENT AND IS SHOWN HEREON.

ITEM 9 IS AN EASEMENT FOR ACCESS CONTROL ALONG ABREGO DRIVE AND IS SHOWN HEREON.

ITEM 10 IS AN EASEMENT FOR ELECTRIC LINES OVER THE FIRE DEPARTMENT PROPERTY AND DOES NOT EFFECT THE SUBJECT PARCEL.

ITEM 11 IS FOR REZONING AND NOT SURVEY RELATED.

ITEM 12 IS AN EASEMENT FOR ACCESS AND MAINTENANCE OVE THE FIRE DEPARTMENT PARCEL AND DOES NOT EFFECT THE SUBJECT PARCEL.

ITEM 13 IS A BLANKET EASEMENT AGREEMENT THAT EXPIRED IN 2009 AND IS NOT PLOTTABLE.

ITEM 14 IS NOT SURVEY RELATED.

ITEM 15 IMPROVEMENTS FOR INTERSTATE ROUTE 19 IS NOT SURVEY RELATED.

16 ITEM 16 IS AN EASEMENT FOR INGRESS, EGRESS AND IS SHOWN HEREON.

CERTIFICATION OF SURVEY

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

REGISTERED LAND SURVEYOR CERTIFICATE NO. 34561 JEFF A. STEPHENS Date Signed 03/27/24 ARIZONA U.S.A.

BASIS OF BEARING

A FOUND #4 REBAR AT THE NORTHEAST CORNER OF LOT 209 AND A FOUND #5 REBAR AT THE SOUTHEAST CORNER OF LOT 207, SAID BEARING BEING NORTH 09° 46' 34" EAST 456.52'(M)

REFERENCES

SEQUENCE # 20161410852
SEQUENCE # 20221890594
SUBDIVISION PLAT BOOK 24 PAGE 2
ASSESSORS RECORD MAP
COMMITMENT NUMBER FP20230784 ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY.
COMMITMENT DATE: JANUARY 30, 2024

CLIENT: SUDHIR VEMURI

DRAWN BY: T.M.S.	APPROVED BY: J.A.S.	REVISIONS	30 0 15 30 60 120
DATE: 03/27/2024	PROJ. NO. 24046		1" = 30'
DWG. NO.:22046ROS.DWG	PLOT DATE: 03/27/2024		
SURVEY: H.S. J.M.	© COPYRIGHT HAWKEYE LAND SURVEYING INC. 2024		

HAWKEYE LAND SURVEYING CO.
JEFF A. STEPHENS, RLS 6269 E 2ND ST. TUCSON
AZ. 85711 (520) 296-6173
E-MAIL HAWKEYE@HAWKEYESURVEY.COM

RECORD OF SURVEY
A BOUNDARY SURVEY OF A PORTION OF THE SAN IGNACIO DE LA CANOA LAND GRANT, PIMA COUNTY, ARIZONA, SECTION 23 TOWNSHIP 18 SOUTH, RANGE 13 EAST OF THE GILA AND SALT RIVER MERIDIAN, PIMA COUNTY, ARIZONA.

SHT. NO. 1 OF 1