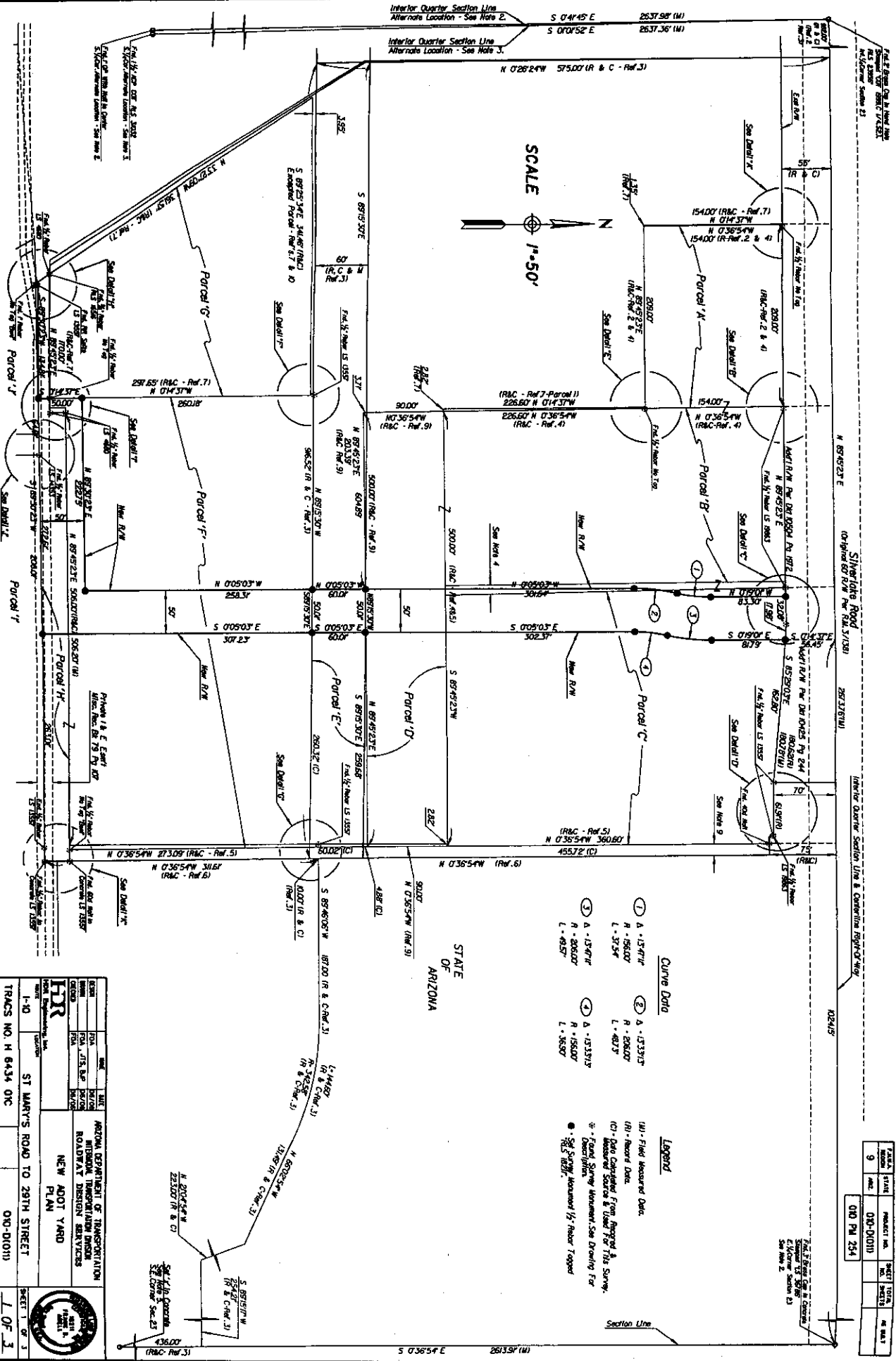


SURVEY NO.	PREPARED PLANS	REVISIONS	LOCATION	DATE	SURVEY NO.	PREPARED PLANS	REVISIONS	LOCATION	DATE
------------	----------------	-----------	----------	------	------------	----------------	-----------	----------	------



<b>STATE OF ARIZONA</b> DEPARTMENT OF TRANSPORTATION ARIZONA DEPARTMENT OF TRANSPORTATION DIVISION OF HIGHWAYS ROADWAY DESIGN SERVICES NEW ADOT YARD PLAN ST MARY'S ROAD TO 28TH STREET DD-D1011 SHEET 1 OF 3	
TRACS NO. H 6434 OKC I-40 1-40 1-40	CURVE DATA (1) Δ - 154°41' R - 156.00' L - 37.94' (2) Δ - 133°15' R - 208.00' L - 40.27' (3) Δ - 134°41' R - 208.00' L - 40.27' (4) Δ - 133°15' R - 156.00' L - 37.94' (5) Δ - 134°41' R - 208.00' L - 40.27' (6) Δ - 133°15' R - 156.00' L - 37.94'

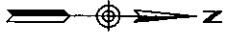
TABLE	DATE	PROJECT NO.	SHEET	TOTAL	NO. SHEETS	DATE
9		000-01011				
010 PM 254						





NOTES:  
 \*A Final 1/2 Rector PLS 98837 Is 0.89 S x 0.07 E. of Rector d Right-of-Way Corner.  
 \*B Final 1/2 Rector PLS 135571 Is 0.53 S x 0.27 E. of Rector d Right-of-Way Corner.

SCALE 1"=20'



PLAT	STATE	RECORD NO.	DATE	BY
9	ARIZ.	000-00010		

DDI PM 254

ST MARY'S ROAD TO 29TH STREET  
 TRACS NO. H 6434 DIC 000-010111

2 OF 3

ARIZONA DEPARTMENT OF TRANSPORTATION  
 METRODIA TRANSPORTATION DESIGN SERVICES  
 ROADWAY DESIGN SERVICES  
 NEW ADOT YARD  
 DETAIL 5

F:\187\012151\09489\SURVEY\9489\MCDOT\187AD01\187AD01\_3.dgn

SURV. NO.	FIELD PLANS	REVISIONS	LOCATION	DATE	SURV. NO.	FIELD PLANS	REVISIONS	LOCATION	DATE
-----------	-------------	-----------	----------	------	-----------	-------------	-----------	----------	------

REFERENCES

- Ref. 1 Jones & Assoc. Survey No. C88008 - Feb 1988 (Shows Acquisition S.M. & E. 1/4 Cor. Sec. 23 Not Accepted, But Possibly Used by Other Surveys - See Ref. 14). See Also R/S Book 27, Page 8 & R/S Book 5, Page 60.
- Ref. 2 Book of Deeds, 236 Page 259 (Original Vesting Instrument, Parcels A & B).
- Ref. 3 C.O.T. Dealingway, Deed 4372, Page 788 (Current Vesting Instrument, Deed 5801, Page 701).
- Ref. 4 Deed 12122, Page 7732 (Current Vesting Instrument, Parcels A & B).
- Ref. 5 Deed 11826, Page 2273 (Current Vesting Instrument, Parcel C).
- Ref. 6 Condominium Proceedings, Deed 12141, Page 3578.
- Ref. 7 Deed 12689, Page 4692.
- Ref. 8 Record of Survey, Book 33, Page 56 (Applies to Parcels A, B, C, D & F).
- Ref. 9 Deed 11903, Page 3746 (Exempted Parcel).
- Ref. 10 Deed 8567, Page 202 (Current Vesting Instrument, Parcel G).
- Ref. 11 Wellen Survey 1st Parcel west of Parcel 'G', C.O.T. Misc. Surveys, Book 00, Page 492.
- Ref. 12 C.O.T. Plans R-1105, R-7106 (Depicting Julian Wash & El Puente Lane).
- Ref. 13 Private Progress-Egress Easement (Known locally as El Puente Lane) (100th yards from 1st from Parcel and 2 to 18' from Pks. 2 and 3) Misc. Records, Book 79, Page 625.
- Ref. 14 Luenwill Survey recorded of Deed 12122, Page 7727.

GENERAL NOTES

1. See Sheet 2 for Details.
2. Ref. 1 indicates an alternate location of 323' E. x 029' N. for the East 1/4 Cor. Sec. 23.
3. For References See This Sheet - 1871.
4. Alternate location for this property line is due to the difference between Ref. 2 vs. Ref.'s 4 and 5. See Deed 'C'.
5. The SE Corner Sec 23 was Destroyed During the H-07-19 T.I. Construction HDR Road this Corner According to Survey Data Obtained Prior to Construction.
6. This Monument Appears to Have Been Set from the Alternate location of the East 1/4 Cor. Sec. 23 (See Ref. 1)
7. Found Sewer/1/2 Rods: R/S 13557' Per Ref. 8. This Survey Disagrees with Many of Those Monuments. See Details A, B, F, & G.
8. When Defined by Original Deed (Ref. 2) a 7.5 Foot Hilus is Created with Parcel 'C'.
9. This 1/2 Strip of Unknown Ownership is Created by a Gap in the Deeds (Ref. 5 VS Ref. 6).

SURVEYORS STATEMENT

This Survey was Conducted to Define New A.D.O.T. Right of Way Across Various Parcels South of Silverdale Road, While Enclosing This Survey, it Became Apparent that the City - Owned Julian Wash had Been Incorrectly Defined by Previous Surveys. It was Imperative to Correctly Define This Parcel as all the Other Attached Parcels Were Under its Same Ownership - Grand Flancon Living Trust.

While Researching the Various Vesting Instruments, it Became Obvious that Numerous Conflicts and Discrepancies Exist when Compared to Adjacent Deeds, as well as to Found Monumentation.

The Purpose of this Survey is not to Resolve These Conflicts, but to Illustrate Them. This Survey Does Define the City Owned Julian Wash Dealingway, (Per Assessor's 1181-0101) which the New A.D.O.T. Right-of-Way Crosses, by Relying Largely on Deed 4359, Page 560, Deed 4372, Page 788 and Deed 5801, Page 701. These Instruments are Supported by City of Tucson Plans R-7106 and R-1105. This Survey also Defines the North Line of State of Arizona Parcel PC Assessor's 1181-0104 (Parcel F - This Survey Upon which this New Right-of-Way Crosses).

As of the Date of this Survey (187-0206), the New Right-of-Way of H-07-19 Interchange Had Not Been Monumented. In Considering the Units of A.D.O.T. Right-of-Way, HDR Ruled Satisfy on the Vesting Instruments (Ref. 6).

Parcel	File or Tax ID No.	Recording Info	Owner	Gravel Area	Area Req'd	Net Remainder
A	118-1-008A	DM 12122 Pg. 7732	Grand Flancon Living Trust	74 AC.	0 AC.	74 AC.
B	118-1-007A	DM 12122 Pg. 7732	Grand Flancon Living Trust	202 AC.	0 AC.	202 AC.
C	118-1-008A	DM 11826 Pg. 2273	Grand Flancon Living Trust	259 AC.	0.41 AC.	228 AC.
D	118-1-015K	DM 12122 Pg. 7727	Grand Flancon Living Trust	103 AC.	0.00 AC.	033 AC.
E	118-1-010	DM 5801 Pg. 710	CITY OF TUCSON	252 AC.	0.07 AC.	255 AC.
F	118-1-015E	DM 12689 Pg. 4692	Grand Flancon Living Trust	259 AC.	0.42 AC.	257 AC.
G	118-1-015F	DM 8567 Pg. 202-205	Paradise Distributing Company	159 AC.	0 AC.	159 AC.
H	118-1-016D	DM 12689 Pg. 4692	Grand Flancon Living Trust	44 AC.	0.18 AC.	026 AC.
I	118-1-016A		STATE OF ARIZONA	7.41 AC.	0 AC.	7.41 AC.
Total Tracts						118 AC.

Note: Area Taken From Grand Flancon Living Trust.

TRACT NO.	9	PROJECT NO.	010-D-0111	SHEET NO.	823	TOTAL SHEETS	823
DATE							
010-PH 254							

SCALE	1" = 40'	DATE	8/8/06	ARIZONA DEPARTMENT OF TRANSPORTATION
BY	HR	DATE	8/8/06	INTEGRAL DESIGN SERVICES
CHECKED	HR	DATE	8/8/06	ROADWAY DESIGN SERVICES
NEW A.D.O.T. YARD GENERAL NOTES				
ST. MARY'S ROAD TO 29TH STREET				
TRACTS NO. H 6434 OIC 010-D-0111				
SHEET 3 OF 3				

