

BRIDGE ROAD

ALTA/NSPS LAND TITLE SURVEY

LAND DIVISION

THE NORTHERLY EXCLUDED AREA OF TUBAC TERRACE, A SUBDIVISION RECORDED AT PAGE 38 OF BOOK 2 OF MAPS AND PLATS AND ACCORDING TO SPECIAL WARRANTY DEED RECORDED AT PAGE 594 OF BOOK 11300.

A PORTION OF THAT FORMERLY PUBLIC ROADWAY KNOWN AS CALLE VALENZUELA ACCORDING TO SAID SUBDIVISION AS ANNEXED PER DUT CLAIM SAID RECORDED AS RECEIPT, NO. 2007-12708 AND

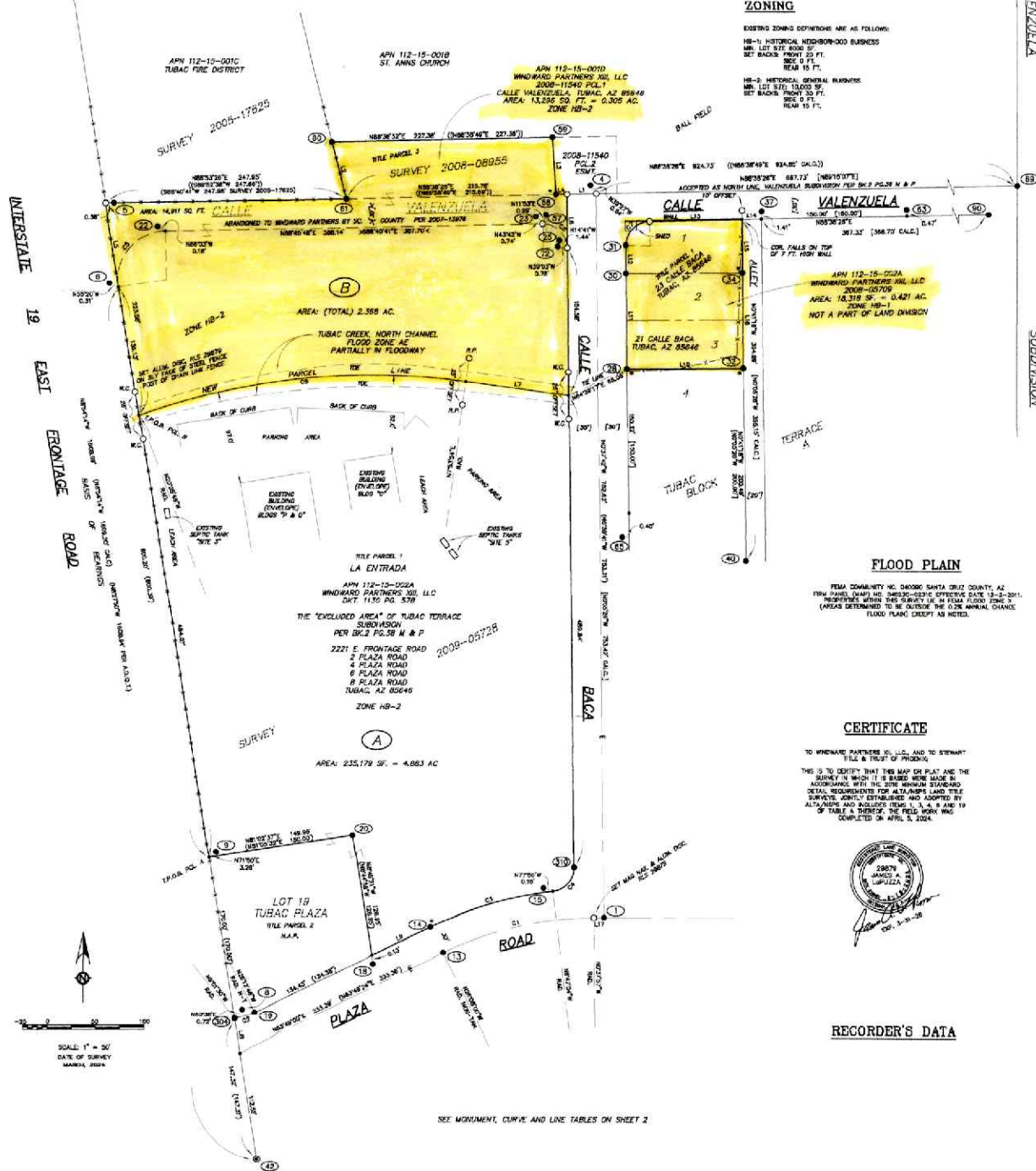
THAT PORTION OF LAND DESCRIBED AS PARCELS 1 IN WARRANTY DEED RECORDED AS RECEIPT, NO. 2008-11540 IN THE OFFICE OF THE RECORDER, SANTA CRUZ COUNTY, ARIZONA.

AND ALSO SHOWING

LOTS 1, 2 AND 3 OF BLOCK A OF TUBAC TERRACE, A SUBDIVISION RECORDED AT PAGE 38 OF BOOK 2 OF MAPS AND PLATS AND ACCORDING TO GENERAL WARRANTY DEED RECORDED AS RECEIPT, NO. 2008-05708 IN THE OFFICE OF THE RECORDER, SANTA CRUZ COUNTY, ARIZONA.

SITUATED IN

SECTION 7, TOWNSHIP 27 SOUTH, RANGE 13 EAST, CLAY AND SALT RIVER MERIDIAN.



LEGEND

- FOUND MONUMENT - SEE TABLE A ON SHEET 2
- SET 1/2" x 18" REBAR, ALUM. DISC, RLS 20470
- ✱ CALCULATED POINT - NOTHING FOUND OR SET
- ✱ SET ALUM. DISC, RLS 20470 ON FOUND MONUMENT
- () DATA IN PARENTHESES IS RECORD INFO PER SURVEY 2008-05708 UNLESS OTHERWISE NOTED
- [] DATA IN BRACKETS IS RECORD INFO PER BK. 2 PG. 38 N & P
- > < DATA IN WIGGONS IS RECORD INFO PER 2007-13078
- (()) DATA IN DOUBLE PARENTHESES IS RECORD INFO PER SURVEY 2008-08855
- EXISTING FENCELINE

NOTES

- THIS SURVEY IS BASED ON PRELIMINARY MEMORANDUM REPORT FOR THE USE OF STEWART TITLE & TRUST OF PHOENIX, FILE NO. 2287202, SEARCH MADE MARCH 21, 2024.
- THE BASIS OF BEARINGS FOR THIS SURVEY IS A PORTION OF THE EXISTING RIGHT OF WAY LINE OF I-19 EAST FRONTAGE ROAD ACCORDING TO RECORD OF SURVEY 2008-05708, E.L. N.89°41'14" W.
- PARCELS CREATED BY THIS LAND DIVISION ARE ACCESSIBLE BY 2 WHEEL DRIVE PASSENGER MOTOR VEHICLE VIA THE PUBLIC ROADWAYS AS SHOWN.

ZONING

EXISTING ZONING DESIGNATIONS ARE AS FOLLOWS:

- HB-1: HISTORICAL NEIGHBORHOOD BUSINESS
MIN. LOT SIZE 8000 SF
SET BACKS: FRONT 25 FT.
SIDE 5 FT.
REAR 15 FT.
- HB-2: HISTORICAL GENERAL BUSINESS
MIN. LOT SIZE 10000 SF
SET BACKS: FRONT 30 FT.
SIDE 5 FT.
REAR 15 FT.

FLOOD PLAIN

FROM COMMUNITY NO. 040300 SANTA CRUZ COUNTY, AZ.
FROM PARCEL MAP NO. 040300-0001E EFFECTIVE DATE 12-2-2011.
RESPECTING WITHIN THE SURVEY IS A FLOOD PLAIN ZONE 3
(AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE
FLOOD PLAIN) EXCEPT AS NOTED.

CERTIFICATE

TO WHOMSOEVER THESE MAPS OR PLATS MAY COME, I, THE SURVEYOR, DO HEREBY CERTIFY THAT THE SAME WERE MADE IN ACCORDANCE WITH THE BEST MEASUREMENTS AND THE REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA/NSPS AND INCLUDES ITEMS 1, 3, 4, 8 AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON APRIL 5, 2024.



RECORDER'S DATA

SEE MONUMENT, CURVE AND LINE TABLES ON SHEET 2