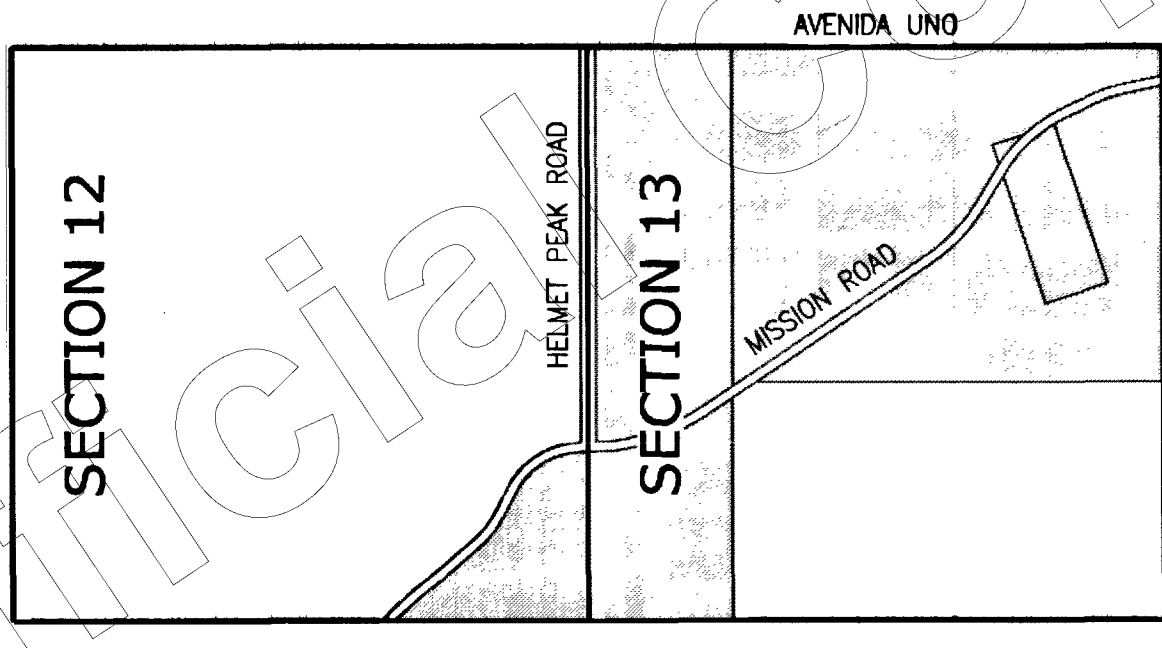
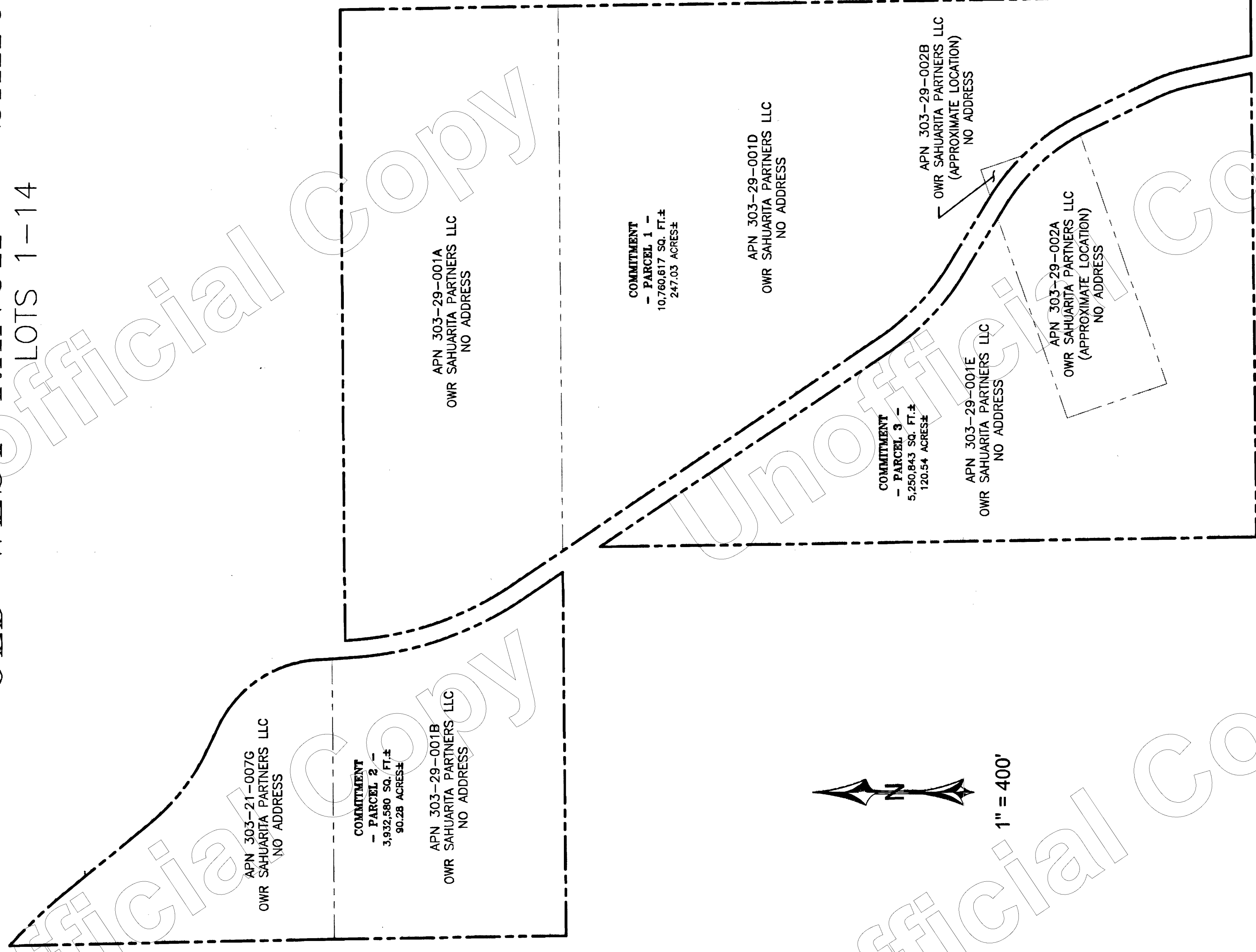


# RECORD OF SURVEY OLD WEST RANCH - SAHUARITA LOTS 1-14



LOCATION MAP 3"=1 MILE  
SECTION 12 & SECTION 13  
T.17S., R.12E., G.&S.R.M.,  
PIMA COUNTY, ARIZONA

**COMMITMENT  
PARCELS 1-3**  
ADDRESSES AND PARCEL NUMBERS  
THIS SHEET  
- TOTAL AREA -  
19,944,040 SQ. FT. ±  
457.85 ACRES ±

**BASIS OF BEARINGS**  
A STRAIGHT LINE BETWEEN TWO FOUND  
PIMA COUNTY OPUS CONTROL POINTS:  
17512E\_323 & 17512E\_P25  
(ARIZONA STATE PLANE, CENTRAL)  
LINE BEARING IS N 25°38'28" W,  
7755.40' (GRID), 7756.73' (GROUND)

**ACCESS**  
SUBJECT PARCELS HAVE ACCESS TO  
MISSION ROAD, BK 1 PG 21, RM  
HELMET PEAK ROAD, BK 8 PG 97, RM  
& AVENIDA UNO, BK 13 PG 33, M&P



1" = 400'

**CURVE TABLE**

CURVE	RADIUS	LENGTH	DELTA ANGLE
C1	2814.79'	436.14'	8°52'58"
C2	1195.92'	520.94'	24°57'28"
C3	666.20'	706.70'	60°46'44"
C4	1959.86'	1024.55'	29°57'08"
C5	1482.40'	644.09'	24°53'40"
C6	1147.53'	660.05'	32°57'24"
C7	857.49'	207.58'	13°52'12"
C8	957.49'	231.79'	13°52'12"
C9	1247.53'	717.57'	32°57'22"
C10	1382.40'	600.64'	24°53'40"
C11	1859.86'	972.27'	29°57'08"
C12	1959.86'	342.46'	10°00'42"
C13	1859.86'	682.08'	19°56'26"
C14	1482.40'	145.00'	5°36'16"
C15	1482.40'	499.09'	19°17'24"
C16	1247.53'	679.94'	31°13'41"
C17	1247.53'	37.64'	1°43'43"
C18	1859.86'	59.53'	1°50'02"

**CURVE TABLE (R)**

CURVE	RADIUS	LENGTH	DELTA ANGLE
C1	2814.79'	436.15'	8°52'58"
C2	1195.92'	520.94'	24°57'28"
C3	666.20'	706.70'	60°46'44"
C4	1959.86'	1024.55'	29°57'08"
C5	1482.40'	644.07'	24°53'38"
C6	1147.53'	660.05'	32°57'22"
C7	857.49'	207.58'	13°52'12"
C8	957.49'	231.79'	13°52'12"
C9	1247.53'	717.57'	32°57'22"
C10	1382.40'	600.62'	24°53'38"
C11	1859.86'	972.27'	29°57'08"

**LINE TABLE**

LINE	BEARING	DISTANCE
L1	N 39°08'21" W	630.70'
L2	S 64°05'49" E	162.19'
L3	S 03°19'05" E	87.39'
L4	N 03°58'57" W	119.84'
L5	S 33°56'05" E	284.23'
L6	N 33°56'05" W	256.77'
L7	N 58°49'45" W	434.74'
L8	N 25°52'21" W	430.76'
L9	S 12°00'09" E	352.13'
L10	S 89°30'21" W	102.05'
L11	S 89°30'21" W	343.55'
L12	S 12°00'09" E	372.49'
L13	N 25°52'21" W	430.76'
L14	N 58°49'45" W	434.74'
L15	N 03°58'57" W	40.48'
L16	N 00°52'45" W	75.00'
L17	N 02°23'22" W	69.07'
L18	N 03°19'05" W	54.10'
L19	S 03°19'05" E	33.29'
L20	S 89°42'35" W	280.83'
L21	N 44°42'30" E	480.82'
L22	N 89°42'35" E	340.00'
L23	S 45°17'30" E	240.41'
L24	N 89°42'35" E	187.44'
L25	N 59°04'00" E	389.00'
L26	N 25°52'21" W	150.00'
L27	N 25°52'21" W	280.76'
L28	N 61°10'48" E	87.39'
L29	S 59°48'50" W	237.00'
L30	S 89°42'35" W	100.00'
L31	N 00°17'25" W	25.00'
L32	N 42°49'53" E	99.08'
L33	N 84°11'01" E	25.00'

**LINE TABLE (R)**

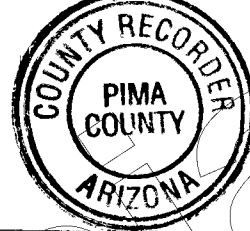
LINE	BEARING	DISTANCE
L1	S 38°34'14" E	630.70'
L2	S 63°31'42" E	162.19'
L3	S 02°44'58" E	87.39'
L4	S 03°24'50" E	119.84'
L5	S 33°21'58" E	284.19'
L6	N 33°21'58" W	256.76'
L7	S 58°15'38" E	434.74'
L8	S 25°18'14" E	430.76'
L9	S 11°26'02" E	352.14'
L10	N 89°55'36" W	343.54'
L11	N 11°26'02" W	372.50'
L12	N 25°18'14" W	430.76'
L13	N 58°15'38" W	434.74'
L14	N 03°24'50" W	40.50'

**NOTES**

- THIS MAP DOES NOT REPRESENT AN ALTA. SURVEY THIS MAP IS PURSUANT TO A COMMITMENT FOR TITLE INSURANCE ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT/ORDER NO. FP20240327, DATED APRIL 12, 2024. THE SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT RESEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS BEYOND THOSE LISTED IN SCHEDULE B, PART II OF SAID COMMITMENT.
- THE UTILITY LOCATIONS SHOWN ON THIS MAP ARE FROM FOUND GROUND LOCATIONS OF UTILITY APPURTENANCES. ALTHOUGH EVERY EFFORT WAS MADE BY THE SURVEYOR TO LOCATE AND SHOW ALL UTILITIES AFFECTING THE SUBJECT PARCEL, NO GUARANTEE CAN BE MADE REGARDING THE EXISTENCE OF HIDDEN OR UNDOCUMENTED UTILITIES.
- ALL DIMENSIONS SHOWN ON THIS MAP ARE MEASURED OR A CALCULATED DERIVATIVE THEREOF UNLESS STATED OTHERWISE.
- ZONING: PIMA COUNTY RH
- SHEET 2 OF THIS RECORD OF SURVEY DEPICTS THE PARCELIZATION OF THE SUBJECT PROPERTY INTO FOURTEEN (14) LOTS, EACH OF WHICH WILL SUBSEQUENTLY BE CREATED BY SEPARATE DEED. THESE FOURTEEN (14) LOTS ARE CREATED IN FULL ACCORDANCE WITH THE "LETTER OF CONCURRENCE MISSION ROAD PROPERTIES" DATED JUNE 11, 2024 AND CONCURRED UPON IN WRITING, BY THE PIMA COUNTY CHIEF ZONING INSPECTOR ON JUNE 12, 2024 (PIMA COUNTY RECORDER'S OFFICE SEQUENCE NO. 2024Z770151).
- FEMA FLOOD HAZARD ZONE: ZONE-X  
FLOOD INSURANCE RATE MAP: 04019C3450L  
JURISDICTION: UNINCORPORATED PIMA COUNTY

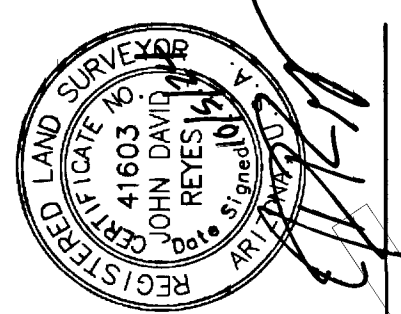
20242980615

10/24/2024 03:38:22 PM Page: 1 of 2  
Gabriella Cagares-Kelly, Recorder  
OFFICIAL RECORDS OF PIMA COUNTY, AZ



**CERTIFICATION OF SURVEY**

THIS SURVEY WAS PERFORMED UNDER MY DIRECTION AND ALL EXISTING AND/OR PROPOSED SURVEY MONUMENTS AND MARKERS SHOWN ARE CORRECTLY DESCRIBED. THIS PLAT WAS ALSO PREPARED UNDER MY DIRECTION. FIELD WORK COMPLETED: SEPTEMBER 1, 2024.



JOHN DAVID REYES  
REGISTRATION No. 41603

**RECORD OF SURVEY**

LAND DIVISION  
APN 303-21-007G, APN 303-29-001B, APN 303-29-001A  
APN 303-29-001D, APN 303-29-001E  
APN 303-29-002A, APN 303-29-002B  
WITHIN THE S.W. 1/4 OF SECTION 12 & SECTION 13  
T. 17 S., R. 12 E., GILA & SALT RIVER MERIDIAN, PIMA COUNTY, ARIZONA  
SCALE: 1"=400' APPROVE BY: JDR DRAWN BY: JDR  
DATE: 10-4-24 PH 520-307-6080  
JDR SURVEY, LLC 6712 E ROSEWOOD CIRCLE  
TUCSON, AZ 85710 REVISED:

SHEET 1: PARCEL DATA, NOTES, LINE AND CURVE TABLES,  
BASIS OF BEARINGS & CERTIFICATION  
SHEET 2: BOUNDARY AND EASEMENT DATA,  
SITE DETAILS AND LEGEND

SEQ. 20242980615-1

20242980615-1

