

LEGEND

- ☐ DENOTES A 2-INCH DIAMETER BRASS DISK IN CONCRETE AND FLUSH WITH ASPHALT PAVEMENT (UNLESS NOTED OTHERWISE)
- DENOTES A NUMBER 5 REBAR (NO TAG) (PRESUMED TO BE AN ORIGINAL MONUMENT PER BOOK 14 PAGE 38 OF MAPS & PLATS)
- △ DENOTES A NUMBER 4 REBAR AFFIXED WITH A TAG MARKED L5 4680
- DENOTES A FOUND NUMBER 4 REBAR (NO TAG)
- DENOTES A SET NUMBER 5 REBAR AFFIXED WITH A 2-INCH DIAMETER ALUMINUM CAP MARKED T5*4M L5 29881 (UNLESS NOTED OTHERWISE)
- SFNF DENOTES SEARCHED FOR NOTHING FOUND
- BOLLARD
- GAS METER
- HCS STAMP ON CURB
- SEWER MANHOLE
- UTILITY POLE
- UTILITY POLE WITH TRANSFORMER
- WATER METER
- ELEC METER
- COVERED PARKING AWNING
- ONE-STORY DWELLING
- CENTERLINE PUBLIC RIGHT OF WAY
- SUBJECT PARCEL LINE
- EDGE OF PUBLIC RIGHT OF WAY
- EXISTING LOT LINES
- ORIGINAL LOT LINES
- OVERHEAD UTILITY LINE
- BLUESTAKE GAS
- SANITARY SEWER
- CONCRETE SURFACE

WATER & SEWER SERVICE LOCATIONS ARE APPROXIMATE AND BASED ON BEST AVAILABLE EVIDENCE

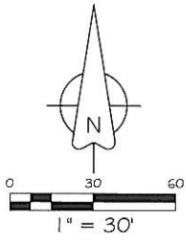
OWNERS: SERGIO & MARIA PERALTA
 PROJECT ADDRESS: 1215 & 1217 E. KENTUCKY STREET
 PROJECT DESCRIPTION: MINOR LAND DIVISION
 ZONING: R-2 SECTION: 3 TOWNSHIP: 14S RANGE: 14E
 OVERLAY ZONES:

LOT COVERAGE CALCULATIONS	
PARCEL 1 (1215 E. KENTUCKY STREET) EXISTING DWELLING: 697 S.F. ADDITIONS: NA ACCESSORY STRUCTURES: NA GARAGE/CARPORT: 200 S.F. TOTAL UNDER ROOF: 897 S.F. DRIVEWAY/VEHICULAR USE AREA: 284 S.F. TOTAL LOT COVERAGE: 1,181 S.F. LOT AREA: 3,288 S.F. TOTAL LOT COVERAGE / LOT AREA: 36%	PARCEL 2 (1217 E. KENTUCKY STREET) EXISTING DWELLING: 963 S.F. ADDITIONS: NA ACCESSORY STRUCTURES: 87 S.F. GARAGE/CARPORT: 200 S.F. TOTAL UNDER ROOF: 1,250 S.F. DRIVEWAY/VEHICULAR USE AREA: 145 S.F. TOTAL LOT COVERAGE: 1,395 S.F. LOT AREA: 3,968 S.F. TOTAL LOT COVERAGE / LOT AREA: 35%
BUILDING ELEVATIONS EXTERIOR WALL HEIGHT NORTH SIDE: 11' (PARAPET) EXTERIOR WALL HEIGHT SOUTH SIDE: 11' (PARAPET) EXTERIOR WALL HEIGHT WEST SIDE: 8' EXTERIOR WALL HEIGHT EAST SIDE: 8' LOT AREA IN ACRES: 0.0755	BUILDING ELEVATIONS EXTERIOR WALL HEIGHT NORTH SIDE: 11' (PARAPET) EXTERIOR WALL HEIGHT SOUTH SIDE: 8.5' EXTERIOR WALL HEIGHT WEST SIDE: 8' EXTERIOR WALL HEIGHT EAST SIDE: 8' LOT AREA IN ACRES: 0.0911

SURVEY NOTES

- THIS SURVEY WAS PERFORMED AT THE REQUEST OF MARIA PERALTA FOR THE PURPOSES OF DIVIDING THE EXISTING PROPERTY INTO 2 PROPERTIES.
- THIS SURVEY WAS PERFORMED DURING NOVEMBER & DECEMBER 2017 USING A *ALTUS AP53G* GPS IN CONJUNCTION WITH A *ARCHER2* FIELD COMPUTER, UTILIZING *CARLSON SURVCE* SOFTWARE (v.04.5).
- THE BASIS OF BEARING IS *N 00°26'57" W* UPON THE CENTERLINE OF KENTUCKY STREET, BETWEEN THE MONUMENTS AS SHOWN AND DESCRIBED.
- DISTANCES HEREON ARE COMPUTED BETWEEN THE SURVEYED POSITIONS OF THE MONUMENTS AS SHOWN AND DESCRIBED (UNLESS NOTED OTHERWISE).
- THE VERDE PARK SUBDIVISION PLAT CONTAINS DIMENSIONS THAT ARE ILLEGIBLE. DIMENSIONS DENOTED WITH (R) ARE PER SAID PLAT.
- DIMENSIONS DENOTED WITH (r) ARE PER THE WARRANTY DEED FILED UNDER SEQUENCE NUMBER 20152940153, RECORDS OF THE PIMA COUNTY RECORDER.
- DIMENSIONS DENOTED WITH (r1) ARE PER THE BENEFICIARY DEED FILED UNDER SEQUENCE NUMBER 20141990533, RECORDS OF THE PIMA COUNTY RECORDER.
- THE NORTH & SOUTH PROPERTY LINES OF PARCEL 1 ARE PLACED ON THE CENTERLINE OF THE COMMON WALLS. SAID COMMON WALLS ARE THE BEST AVAILABLE EVIDENCE OF THE PROPERTY LINES.
- THE SOUTH PROPERTY LINE OF PARCEL 2 IS PLACED ON THE CENTERLINE OF A 4-INCH WIDE BLOCK WALL. SAID WALL IS THE BEST AVAILABLE EVIDENCE OF THE PROPERTY LINE.
- THE WEST PROPERTY LINE IS 25 FEET EAST OF AND PARALLEL WITH THE CENTERLINE OF KENTUCKY STREET.
- THE EAST PROPERTY LINE IS PLACED TO FIT THE FOUND REBAR SURVEY MONUMENTS AS SHOWN. SAID REBAR ARE THE BEST AVAILABLE EVIDENCE OF THE PROPERTY LINE.
- DOCUMENTS REFERENCED AS A PART OF THIS SURVEY ARE AS FOLLOWS:
 VARIOUS RECORDED DEEDS AS NOTED HEREIN
 BOOK 14 PAGE 38 OF MAPS & PLATS; DATED 1959 - RECORDS OF THE PIMA COUNTY RECORDER

THE VESTING DEED FOR ASSESSOR PARCEL 132-18-089A IS FILED UNDER SEQUENCE NUMBER 20152940153 AND DESCRIBES PARCELS 1 & 2 AS SHOWN



CURVE TABLE

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD LENGTH	CHORD BEARING
C1	150.00'	217.40'	216.89° (R)	83°02'21"	198.86'
C2	175.00'	27.01'	26.83° (r)	8°50'39"	26.99'
C3	175.00'	28.92'	28.44° (r)	9°28'03"	28.88'
C4	25.00'	39.12'	38.94° (R)	89°40'02"	35.25'

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 30°57'24" W	24.91' 25' (R)
L2	S 47°01'35" W	24.96' 25' (R)
L3	S 89°33'03" W	25.08' 25' (R)
L4	S 89°33'03" W	25.08' 25' (R)
L5	S 89°33'03" W	49.70' 49.67' (R)

1215 & 1217 E. KENTUCKY STREET
 (MINOR LAND DIVISION)

FUCSON SURVEYING & MAPPING LLC
 P.O. Box 4100 Tucson, AZ 85711 520-882-9592
 samclain@fucsonsurveying.com



RESULTS OF SURVEY
 A PORTION OF LOT 84 OF VERDE PARK
 BOOK 14 OF MAPS & PLATS AT PAGE 38 THEREIN
 A PORTION OF THE SOUTHWEST ONE-QUARTER
 SECTION 31, TOWNSHIP 14 SOUTH, RANGE 14 EAST
 GILA & SALT RIVER MERIDIAN, PIMA COUNTY, ARIZONA

THIS RESULTS OF SURVEY DRAWING AND THE SURVEY ON WHICH IT IS BASED WERE CONDUCTED UNDER MY DIRECT SUPERVISION.

STEPHEN W. McLain, RLS
 ARIZONA REGISTRATION No. 29881

EXPIRES 03/31/2020

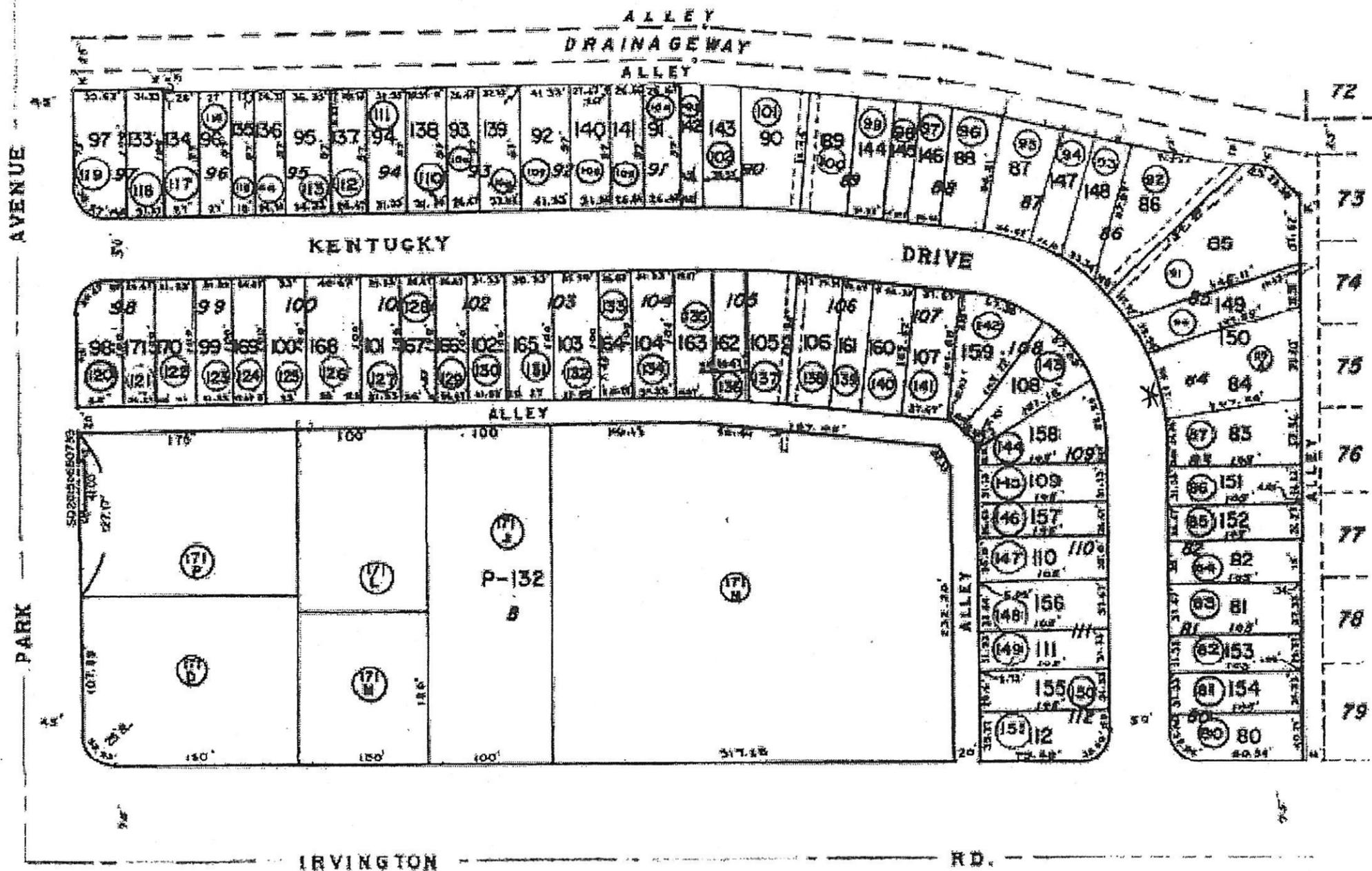
132-18
2/2

VERDE PARK

DETAIL No. 1

==== 15' UTILITY EASEMENT

|||| 5'x15' ANCHOR EASEMENT



SCALE 1"=60'

SEE BOOK 14, PAGE 38, M&P

2016-1

14038-01

EXAMINED

