

RECORD OF SURVEY

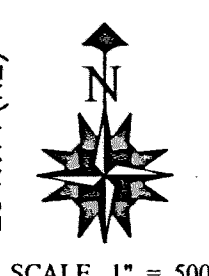
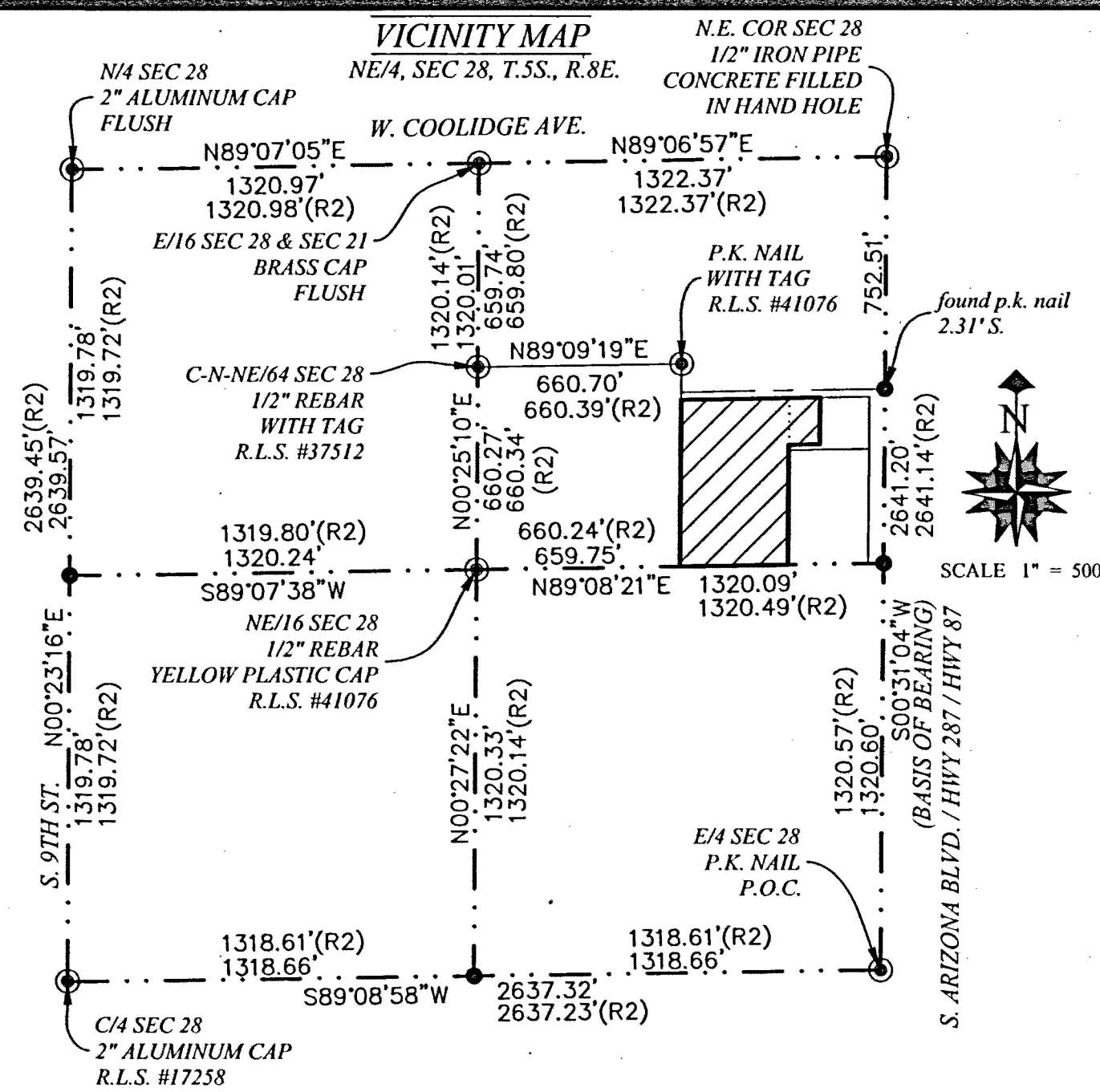
LOT COMBINATION

PARENT PARCEL: APN 204-11-041C & 204-11-042

A PORTION OF THE EAST HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 5
SOUTH, RANGE 8 EAST OF THE GILA AND SALT RIVER MERIDIAN, CITY OF COOLIDGE, PINAL COUNTY, ARIZONA

LOT COMBO INFORMATION

APN 204-11-041C and -042
4.712 Acres
205,247± Sq. Ft.



P.K. NAIL
WITH TAG
R.L.S. #41076

2" ALUMINUM CAP
R.L.S. #49864

N.E. COR. SEC. 28
1/2" IRON PIPE
CONCRETE FILLED
IN HAND HOLE

found p.k. nail
2.31' S.

LEGEND

- Found monument as noted
- Set 5/8" Rebar with 2" Aluminum Cap R.L.S. #49864 or noted otherwise
- Calculated point / not set
- Section line
- Centerline
- Easement line
- Old parcel line
- Edge of pavement
- Fence line
- Wall line
- Overhead utility line
- Utility pole
- Electrical meter
- Telecommunications pedestal
- Gas marker
- Sewer manhole
- Clean out
- Water meter
- Storm drain manhole
- Monitor manhole
- P.C.R. = Pinal County Recorders
- T.5S. = Township 5 South
- R.8E. = Range 8 East
- SEC = Section
- COR = Corner
- P.O.B. = Point of Beginning
- P.O.C. = Point of Commencement
- W.C. = Witness Corner
- APN = Assessor Parcel Number
- (R) = Research document distance
- R/W = Right of Way
- R.L.S. = Registered Land Surveyor
- L.S. = Land Surveyor
- FEMA = Federal Emergency Management Agency
- Concrete area

RESEARCH INFORMATION

- Un-recorded Survey Map, dated 7/27/84.....R1
(Arthur T. Poor, Jr., L.S. #3042)
- P.C.R., Book 12 of Surveys, Page 179.....R2
(Taylor S. Hansen, R.L.S. #37512)
- Abandonment Resolution No: 97-36.....R3
(City of Coolidge)
- P.C.R., Book 6 of Maps, Page 17A.....R4
(Palo Verde Tract)
- P.C.R., Book 4 of Maps, Page 32.....R5
(Allen Addition to Coolidge)
- P.C.R., Record of Survey, Fee No: 2018-007725
(Jeremy R. Dalmacio, R.L.S. #49864)
- P.C.R., Record of Survey, Fee No: 2020-075354
(Jeremy R. Dalmacio, R.L.S. #49864)
- P.C.R., Warranty Deed, Fee No: 2024-091135
- P.C.R., Warranty Deed, Fee No: 2024-091134

SURVEYOR'S NOTES

- This survey was done without the benefit of a title report. Therefore, there may exist other easements of record not shown on this survey.
- The "Owner of Record" information is from Pinal County Assessor's website, this information may be out of date.
- All distances shown that are not of Record (R), are either measured or calculated depending on the symbol at either end of the line segment being dimensioned. If either end shows a calculated position symbol (●), then dimensions to that position are calculated distances.
- The Set 5/8" Rebar with 2" Aluminum Cap stamped R.L.S. #49864 and the Found 1/2" Iron Pipe with tag stamped R.L.S. #3042 shown on R4 appear to have been disturbed during the wall construction.
- The purpose of this easement was not declared in Docket 852, Page 192.

OWNER OF RECORD

Pima Property #54, LLC
(Mailing Address)
JEREMY R. DALMACIO
P.O. Box 1645
Coolidge, AZ 85128
APN 204-11-041C
(Property Address)
700 S. Arizona Blvd.
Coolidge, AZ 85128
APN 204-11-042
(Property Address)
531 W. Segoe Ave.
Coolidge, AZ 85128

SURVEY CERTIFICATE

THIS IS TO CERTIFY THAT THE SURVEY AND/OR SUBDIVISION OF THE PREMISES DESCRIBED AND PLATTED HEREIN WERE MADE UNDER MY DIRECTION DURING THE MONTH OF JANUARY OF 2025; THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN; THAT MONUMENTS SHOWN ACTUALLY EXIST OR WILL BE SET AS SHOWN; THAT THEIR POSITIONS ARE CORRECTLY SHOWN; AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.



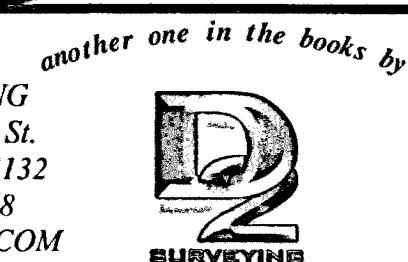
This Lot Combination
Is Approved for Recording
Date: 2/25/2025

By *James Meyer*
City of Coolidge Development Services

SITE INFORMATION

FEMA Flood Zone: "X" (Area determined to be outside the 1% and 0.2% annual chance floodplain).
FEMA Flood Panel: 04021C1225E (Effective Date: 12/3/2007)
City of Coolidge Zone Area: "C-3" (General Service)

D2 SURVEYING
24468 N. Corn St.
Florence, AZ 85132
(480) 221-1368
D2SURVEYING.COM



PIMA PROPERTY #54 LLC

LOT COMBINATION

Date: January 2025	County: Pinal	City: Coolidge
Field work: SJH SML	Csys: Gmd AZ Cntrl	Project: 24-B358
Drafter: DRD	Review: JRD	Sheet: 1 of 1