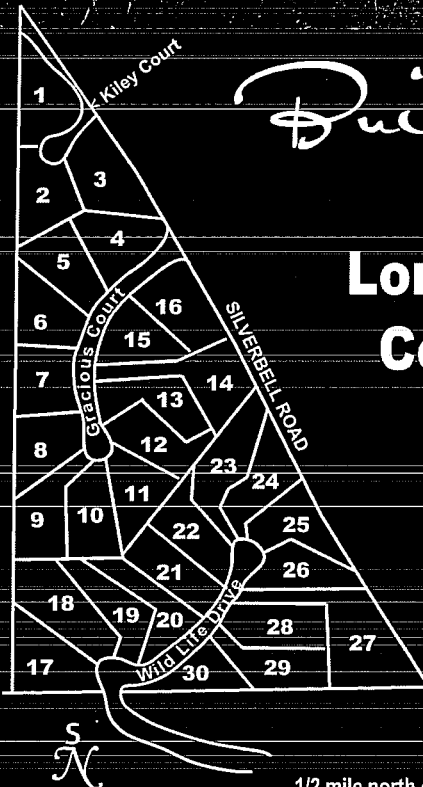


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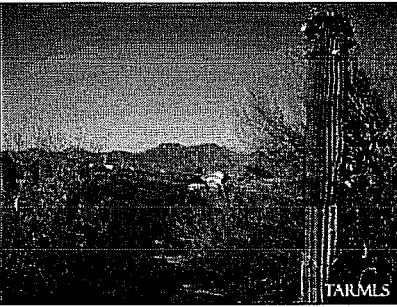
Google's #1 Website for Tucson Land



1/2 mile north of
Camino Del Cerro

CAMINO DEL CERRO

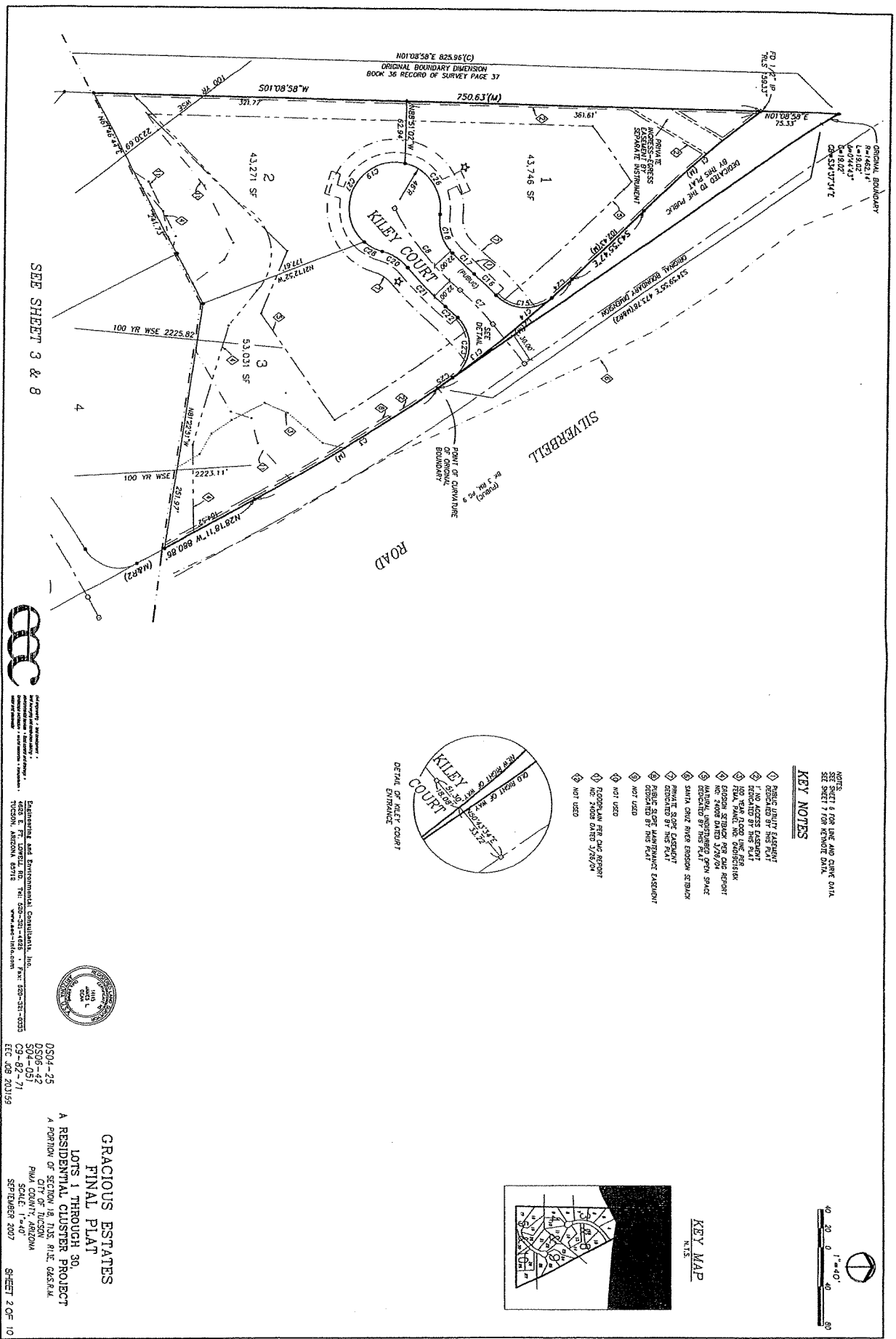
AGENT DETAIL REPORT - Not For Distribution - Internal Use Only

MLS#: 21201740	Land-Lot / Residential	Status: Active	List Price: 69,000
	Area: West	Marketing Range: 69,000 - : 109,000	
	Municipality/Zoning: Tucson - C1	TRS: 13 / 13 / 18	
	County: Pima	Lot Acres: 0.96	
	Year/Taxes: 2009 / 771	Lot Dimensions: Irregular	
	HOA Fee Amt P/Month: 45	Lot SF/Source: 41,687 / Surveyor	
	HOA Frequency:	Tax Code: 101-21-1370	
	School District: Flowing Wells	Assessments: 0.00	
	Elementary School: Laguna	Fire Prot Incl Taxes: Yes	
	Middle School: Flowing Wells	Master Plan Name: Tucson General Plan	
	High School: Flowing Wells	Pima County GIS Pima County Assessor	
Terms: Cash; Conventional			
Subdivision: Gracious Estates (1-30)			
Community: None		Cross Block: 5000 - N	
Address: 5140 N Gracious Court Tucson, AZ 85745			
Directions: Silverbell/ Camino Del Cerro N. to 1st 2 roads on west side of street. 3rd entrance, Camino Del Cerro W. to Wildlife Dr., N. to lots.			
Legal Description: Gracious Estates Lot 13 (AKA Montana Vista)			
Distance to Phone: Avail	Electric: Tucson Electric	Well: None	Location of Sign: Street
Distance to Sewer: None	Fence: None	Water: City Water	Loan Information: Cash Avlbl Financing: 69,000
Distance to Water: Avail	Gas: SWG	Sewer: Septic Required	Documents:
Distance to Electric: Avail		Topography: Combo	Environmental Discl: Unknown
Distance to Gas: Avail			
Utilities Lot Line: Electric; Gas; Telephone; Water			
Miscellaneous: Cable Available: Yes Deed Restrictions: Yes Dividable Lot: No Gated Community: No Hillside Dev Zone: Yes Horse Facilities: No			
Horses Allowed: No Legal Access: Yes Lgi/Phys Access Same: Yes Mobile Home Allowed: No On Golf Course: No Package Available: Yes Paved Street: Yes Physical Access: Yes Release Available: No Road Maintenance: City Scenic Rte/Gateway: No Sewer Capacity Avlbl: No Staked/Flagged: Yes Subdivided Lots: Yes Subordination Consid: No Survey Available: Yes Water Available: Yes			
Terms: Cash; Conventional		Loan Information: Cash Avlbl Financing: 69,000	
Sold Info:		Financial Status: REO: No; Short Sale: No	
Remarks: Seller will accept or counter offers between \$69,000. and \$109,000. Tucson Mountain Area's most affordable 1 acre custom lots are now available. Excellent long-term lot loans & construction loans.Call for details.Convenient location minutes off I-10.City & mountain views from each homesite.Choose a high ridge-top site,a gently rolling slope or an easy,flat-site-we have them all.Build when your ready w/your bldr.But don't miss out on these prices.			
Short Sale: No	REO: No	Variable Commission: No	Coop Fee: 3% DOM: 118
Agent-Only Remarks: Call LA for copies of subdivision documents before submitting an offer. Escrow with Stewart Title, Darlene Snyder, 544-0109.			
Showing Instructions: Go Show			
Agency Info	Primary	Mobile	Fax
LO: Long Realty Company 16706	520-299-2201		520-529-1548
LA: Rick Sack 3695	520-918-5477	520-906-2801	rick@BuyTucsonLots.com
Listing Date: 01/18/2012	Status Change Date: 01/18/2012		Sold Date:

Information is deemed to be reliable, but is not guaranteed. © 2012 MLS and FBS.

Prepared by Rick Sack on Tuesday, May 15, 2012 11:23 AM

The information on this sheet has been made available by the MLS and may not be the listing of the provider.



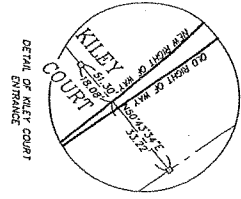
SHEE SHEET 3 & 8



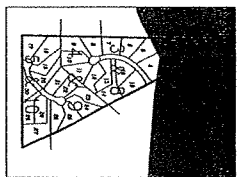
CEC
 Engineering & Development, Inc.
 1000 North Central Expressway, Suite 100
 Tucson, Arizona 85712
 Phone: (520) 381-0333
 Fax: (520) 381-0335
 www.cec-inc.com

0504-25
 0506-42
 0508-03
 0509-71
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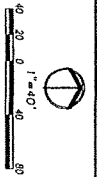
GRACIOUS ESTATES
 FINAL PLAT
 LOTS 1 THROUGH 30
 A PORTION OF SECTION 18, T12S, R12E, Q2SW, P14
 COUNTY, ARIZONA
 SCALE: 1"=40'
 SEPTEMBER 2007



- NOTES: SHEET 1 FOR LOTS AND DRIVE DATA
 SHEET 7 FOR DRIVE DATA
- KEY NOTES**
- ◇ PUBLIC UTILITY EASEMENT
 - ◇ DEDICATED BY THIS PLAT
 - ◇ NO ACCESS EASEMENT
 - ◇ 100 YEAR FLOOD LINE PER FEMA, PANEL NO. 0400501818K
 - ◇ ZONING SETBACK PER ONE REPORT
 - ◇ MATERIAL UNDESIGNED OPEN SPACE DEDICATED BY THIS PLAT
 - ◇ SANTA CRUZ RIVER EROSION SETBACK
 - ◇ FINAL T.S.O.P. EASEMENT
 - ◇ PUBLIC UTILITY EASEMENT
 - ◇ DEDICATED BY THIS PLAT
 - ◇ NOT USED
 - ◇ NOT USED
 - ◇ NOT USED
 - ◇ NOT USED

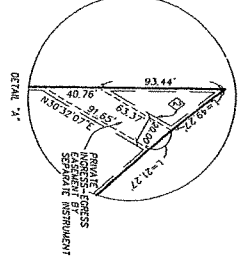
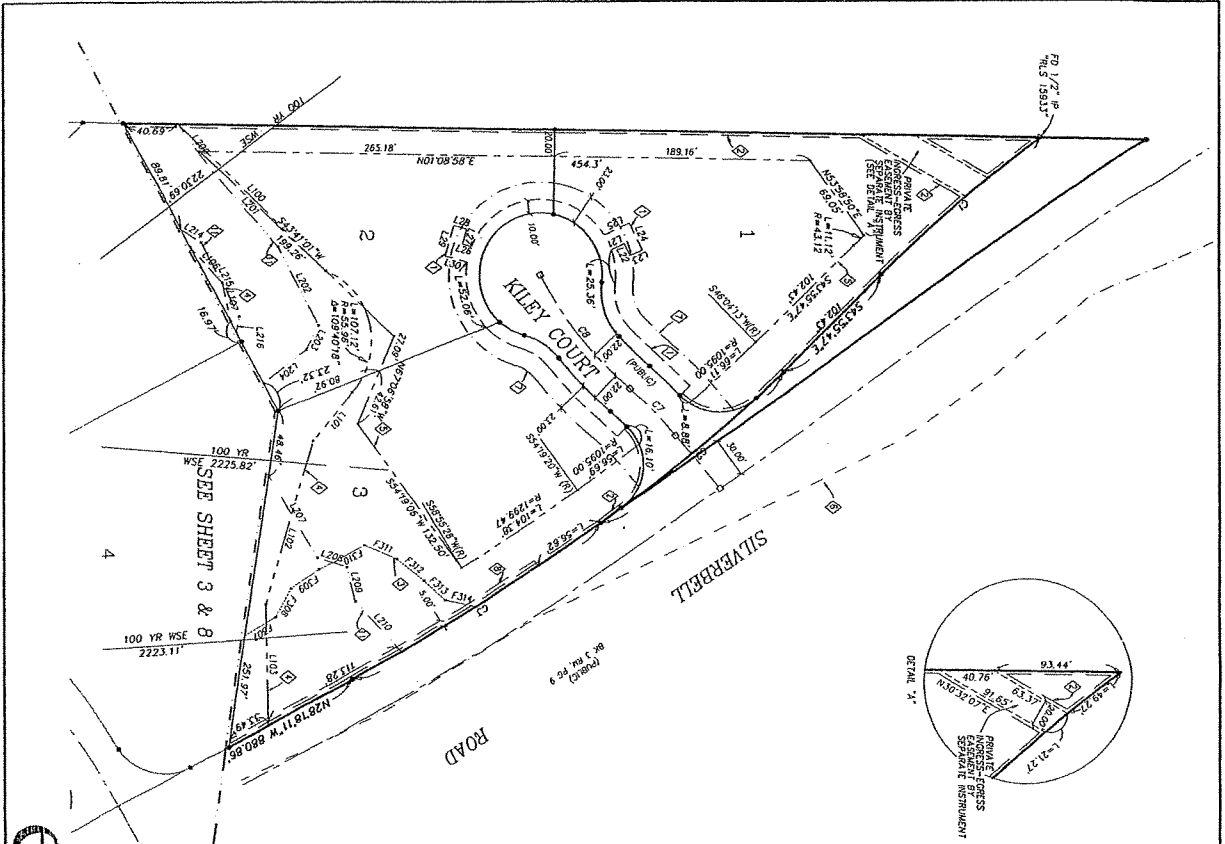


KEY MAP
 N.T.S.



CURVE TABLE

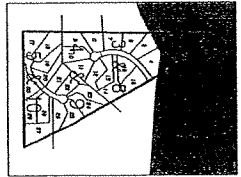
CURVE	LENGTH	RAIUS	DELTA	CORRO	CH. BEARING
C1	146.87	125.00	72.01	156.87	S40°24'14"E
C2	178.56	115.00	83.53	178.19	N29°27'31"W
C3	218.68	105.00	93.14	218.68	N30°30'03"W
C4	262.92	95.00	101.12	262.92	N31°30'03"W
C5	311.48	85.00	108.12	311.48	N32°30'03"W
C6	364.54	75.00	114.12	364.54	N33°30'03"W
C7	422.10	65.00	119.12	422.10	N34°30'03"W
C8	484.26	55.00	123.12	484.26	N35°30'03"W
C9	551.02	45.00	126.12	551.02	N36°30'03"W
C10	622.38	35.00	128.12	622.38	N37°30'03"W
C11	700.34	25.00	129.12	700.34	N38°30'03"W
C12	784.90	15.00	129.12	784.90	N39°30'03"W
C13	876.06	5.00	128.12	876.06	N40°30'03"W
C14	973.82	0.00	125.12	973.82	N41°30'03"W
C15	1078.18	0.00	120.12	1078.18	N42°30'03"W
C16	1189.14	0.00	113.12	1189.14	N43°30'03"W
C17	1306.70	0.00	104.12	1306.70	N44°30'03"W
C18	1430.86	0.00	93.12	1430.86	N45°30'03"W
C19	1561.62	0.00	80.12	1561.62	N46°30'03"W
C20	1700.00	0.00	65.12	1700.00	N47°30'03"W
C21	1847.00	0.00	48.12	1847.00	N48°30'03"W
C22	2003.70	0.00	29.12	2003.70	N49°30'03"W
C23	2171.10	0.00	8.12	2171.10	N50°30'03"W
C24	2349.20	0.00	0.00	2349.20	N51°30'03"W
C25	2538.00	0.00	0.00	2538.00	N52°30'03"W
C26	2737.50	0.00	0.00	2737.50	N53°30'03"W
C27	2947.70	0.00	0.00	2947.70	N54°30'03"W
C28	3168.60	0.00	0.00	3168.60	N55°30'03"W
C29	3400.20	0.00	0.00	3400.20	N56°30'03"W
C30	3652.50	0.00	0.00	3652.50	N57°30'03"W
C31	3925.50	0.00	0.00	3925.50	N58°30'03"W
C32	4219.20	0.00	0.00	4219.20	N59°30'03"W
C33	4533.60	0.00	0.00	4533.60	N60°30'03"W
C34	4868.70	0.00	0.00	4868.70	N61°30'03"W
C35	5224.50	0.00	0.00	5224.50	N62°30'03"W
C36	5601.00	0.00	0.00	5601.00	N63°30'03"W
C37	6008.20	0.00	0.00	6008.20	N64°30'03"W
C38	6446.10	0.00	0.00	6446.10	N65°30'03"W
C39	6914.80	0.00	0.00	6914.80	N66°30'03"W
C40	7414.30	0.00	0.00	7414.30	N67°30'03"W
C41	7944.60	0.00	0.00	7944.60	N68°30'03"W
C42	8505.70	0.00	0.00	8505.70	N69°30'03"W
C43	9097.60	0.00	0.00	9097.60	N70°30'03"W
C44	9720.30	0.00	0.00	9720.30	N71°30'03"W
C45	10373.80	0.00	0.00	10373.80	N72°30'03"W
C46	11058.10	0.00	0.00	11058.10	N73°30'03"W
C47	11773.20	0.00	0.00	11773.20	N74°30'03"W
C48	12519.10	0.00	0.00	12519.10	N75°30'03"W
C49	13295.80	0.00	0.00	13295.80	N76°30'03"W
C50	14103.30	0.00	0.00	14103.30	N77°30'03"W
C51	14941.60	0.00	0.00	14941.60	N78°30'03"W
C52	15810.70	0.00	0.00	15810.70	N79°30'03"W
C53	16710.60	0.00	0.00	16710.60	N80°30'03"W
C54	17641.30	0.00	0.00	17641.30	N81°30'03"W
C55	18602.80	0.00	0.00	18602.80	N82°30'03"W
C56	19595.10	0.00	0.00	19595.10	N83°30'03"W
C57	20618.20	0.00	0.00	20618.20	N84°30'03"W
C58	21673.00	0.00	0.00	21673.00	N85°30'03"W
C59	22759.50	0.00	0.00	22759.50	N86°30'03"W
C60	23877.70	0.00	0.00	23877.70	N87°30'03"W
C61	25027.50	0.00	0.00	25027.50	N88°30'03"W
C62	26208.90	0.00	0.00	26208.90	N89°30'03"W
C63	27421.90	0.00	0.00	27421.90	N90°30'03"W
C64	28666.50	0.00	0.00	28666.50	N91°30'03"W
C65	29942.70	0.00	0.00	29942.70	N92°30'03"W
C66	31250.50	0.00	0.00	31250.50	N93°30'03"W
C67	32589.90	0.00	0.00	32589.90	N94°30'03"W
C68	33960.90	0.00	0.00	33960.90	N95°30'03"W
C69	35363.50	0.00	0.00	35363.50	N96°30'03"W
C70	36797.70	0.00	0.00	36797.70	N97°30'03"W
C71	38263.50	0.00	0.00	38263.50	N98°30'03"W
C72	39760.90	0.00	0.00	39760.90	N99°30'03"W
C73	41290.00	0.00	0.00	41290.00	N100°30'03"W
C74	42850.80	0.00	0.00	42850.80	N101°30'03"W
C75	44443.30	0.00	0.00	44443.30	N102°30'03"W
C76	46067.50	0.00	0.00	46067.50	N103°30'03"W
C77	47723.40	0.00	0.00	47723.40	N104°30'03"W
C78	49411.00	0.00	0.00	49411.00	N105°30'03"W
C79	51130.30	0.00	0.00	51130.30	N106°30'03"W
C80	52881.30	0.00	0.00	52881.30	N107°30'03"W
C81	54664.00	0.00	0.00	54664.00	N108°30'03"W
C82	56478.40	0.00	0.00	56478.40	N109°30'03"W
C83	58324.50	0.00	0.00	58324.50	N110°30'03"W
C84	60202.30	0.00	0.00	60202.30	N111°30'03"W
C85	62111.80	0.00	0.00	62111.80	N112°30'03"W
C86	64053.00	0.00	0.00	64053.00	N113°30'03"W
C87	66025.90	0.00	0.00	66025.90	N114°30'03"W
C88	68030.50	0.00	0.00	68030.50	N115°30'03"W
C89	70066.80	0.00	0.00	70066.80	N116°30'03"W
C90	72134.80	0.00	0.00	72134.80	N117°30'03"W
C91	74234.50	0.00	0.00	74234.50	N118°30'03"W
C92	76365.90	0.00	0.00	76365.90	N119°30'03"W
C93	78529.00	0.00	0.00	78529.00	N120°30'03"W
C94	80723.80	0.00	0.00	80723.80	N121°30'03"W
C95	82950.30	0.00	0.00	82950.30	N122°30'03"W
C96	85208.50	0.00	0.00	85208.50	N123°30'03"W
C97	87498.40	0.00	0.00	87498.40	N124°30'03"W
C98	89820.00	0.00	0.00	89820.00	N125°30'03"W
C99	92173.30	0.00	0.00	92173.30	N126°30'03"W
C100	94558.30	0.00	0.00	94558.30	N127°30'03"W
C101	96975.00	0.00	0.00	96975.00	N128°30'03"W
C102	99423.30	0.00	0.00	99423.30	N129°30'03"W
C103	101903.20	0.00	0.00	101903.20	N130°30'03"W
C104	104414.70	0.00	0.00	104414.70	N131°30'03"W
C105	106957.80	0.00	0.00	106957.80	N132°30'03"W
C106	109532.50	0.00	0.00	109532.50	N133°30'03"W
C107	112138.80	0.00	0.00	112138.80	N134°30'03"W
C108	114776.70	0.00	0.00	114776.70	N135°30'03"W
C109	117446.20	0.00	0.00	117446.20	N136°30'03"W
C110	120147.30	0.00	0.00	120147.30	N137°30'03"W
C111	122880.00	0.00	0.00	122880.00	N138°30'03"W
C112	125644.30	0.00	0.00	125644.30	N139°30'03"W
C113	128440.20	0.00	0.00	128440.20	N140°30'03"W
C114	131267.70	0.00	0.00	131267.70	N141°30'03"W
C115	134126.80	0.00	0.00	134126.80	N142°30'03"W
C116	137017.50	0.00	0.00	137017.50	N143°30'03"W
C117	139939.80	0.00	0.00	139939.80	N144°30'03"W
C118	142893.70	0.00	0.00	142893.70	N145°30'03"W
C119	145879.20	0.00	0.00	145879.20	N146°30'03"W
C120	148896.30	0.00	0.00	148896.30	N147°30'03"W
C121	151935.00	0.00	0.00	151935.00	N148°30'03"W
C122	154995.30	0.00	0.00	154995.30	N149°30'03"W
C123	158077.20	0.00	0.00	158077.20	N150°30'03"W
C124	161180.70	0.00	0.00	161180.70	N151°30'03"W
C125	164305.80	0.00	0.00	164305.80	N152°30'03"W
C126	167452.50	0.00	0.00	167452.50	N153°30'03"W
C127	170620.80	0.00	0.00	170620.80	N154°30'03"W
C128	173810.70	0.00	0.00	173810.70	N155°30'03"W
C129	177022.20	0.00	0.00	177022.20	N156°30'03"W
C130	180255.30	0.00	0.00	180255.30	N157°30'03"W
C131	183510.00	0.00	0.00	183510.00	N158°30'03"W
C132	186786.30	0.00	0.00	186786.30	N159°30'03"W
C133	190084.20	0.00	0.00	190084.20	N160°30'03"W
C134	193403.70	0.00	0.00	193403.70	N161°30'03"W
C135	196744.80	0.00	0.00	196744.80	N162°30'03"W
C136	200107.50	0.00	0.00	200107.50	N163°30'03"W
C137	203491.80	0.00	0.00	203491.80	N164°30'03"W
C138	206897.70	0.00	0.00	206897.70	N165°30'03"W
C139	210325.20	0.00	0.00	210325.20	N166°30'03"W
C140	213774.30	0.00	0.00	213774.30	N167°30'03"W
C141	217245.00	0.00	0.00	217245.00	N168°30'03"W
C142	220737.30	0.00	0.00	220737.30	N169°30'03"W
C143	224251.20	0.00	0.00	224251.20	N170°30'03"W
C144	227786.70	0.00	0.00	227786.70	N171°30'03"W
C145	231343.80	0.00	0.00	231343.80	N172°30'03"W
C146	234922.50	0.00	0.00	234922.50	N173°30'03"W
C147	238522.80	0.00	0.00	238522.80	N174°30'03"W
C148	242144.70	0.00	0.00	242144.70	N175°30'03"W
C149	245788.20	0.00	0.00	245788.20	N176°30'03"W
C150	249453.30	0.00	0.00	249453.30	N177°30'03"W
C151	253140.00	0.00	0.00	253140.00	N178°30'03"W
C152	256848.30	0.00	0.00	256848.30	N179°30'03"W
C153	260578.20	0.00	0.00	260578.20	N180°30'03"W
C154	264329.70	0.00	0.00	264329.70	N181°30'03"W
C155	268102.80	0.00	0.00	268102.80	N182°30'03"W
C156	271897.50	0.00	0.00	271897.50	N183°30'03"W
C157	275713.80	0.00	0.00	275713.80	N184°30'03"W
C158	279551.70	0.00	0.00	279551.70	N185°30'03"W
C159	283411.20	0.00	0.00	283411.20	N186°30'03"W
C160	287292.30	0.00	0.00	287292.30	N187°30'03"W
C161	291195.00	0.00	0.00	291195.00	N188°30'03"W
C162	295119.30	0.00	0.00	295119.30	N189°30'03"W
C163	299065.20	0.00	0.00	299065.20	N190°30'03"W
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C165	307021.80	0.00	0.00	307021.80	N192°30'03"W
C166	311032.50	0.00	0.00	311032.50	N193°30'03"W
C167	315064.80	0.00	0.00	315064.80	N194°30'03"W
C168	319118.70	0.00	0.00	319118.70	N195°30'03"W
C169	323194.20	0.00	0.00	323194.20	N196°30'03"W
C170	327291.30	0.00	0.00	327291.30	N197°30'03"W
C171	331410.00	0.00	0.00	331410.00	N198°30'03"W
C172	335550.30	0.0			



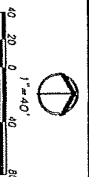
NOTES:
 SEE SHEET 8 FOR LOTS AND CURVE DATA.
 SEE SHEET 9 FOR SUBMITTAL, RIGHT OF WAY,
 AND LOT INFORMATION.

KEY NOTES

- ◆ PUBLIC UTILITY EASEMENT
- ◆ RECORDS BY HAS PLAN
- ◆ DEDICATED BY THIS PLAN
- ◆ DEDICATED BY THIS PLAN
- ◆ 100 YEAR FLOOD LINE AREA
- ◆ GROUND SETBACK PER OUR REPORT
- ◆ NO. 2008 DATED 3/28/04
- ◆ NATURAL UNIMPROVED OPEN SPACE
- ◆ SHALVA CURB RIVER EROSION SETBACK
- ◆ PRIVATE USE OF EASEMENT
- ◆ PRIVATE USE OF EASEMENT
- ◆ PUBLIC UTILITY EASEMENT
- ◆ PUBLIC UTILITY EASEMENT
- ◆ NOT USED
- ◆ NOT USED
- ◆ FLOODPLAIN PER OUR REPORT
- ◆ NO. 2008 DATED 3/28/04
- ◆ NOT USED



KEY MAP
 N.T.S.



AS TO CERTIFICATION
 ON SHEET 1 ONLY



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DS04-25
 DS06-42
 504-051
 C9-82-71
 EEC JOB 201159

**GRACIOUS ESTATES
 FINAL PLAT**
 LOTS 1 THROUGH 30
 A RESIDENTIAL CLUSTER PROJECT
 A PORTION OF SECTION 18, T15S, R1E, G&S1M
 PIMA COUNTY, ARIZONA
 SCALE: AS SHOWN
 SEPTEMBER 2007

LOT STAKING LOCATION MAP (#S CORRESPOND TO STAKES)

