



APACHE COUNTY — Planning and Zoning Department
 P.O. Box 238 • St. Johns, AZ 85936 • Phone: (928) 337-7527 • Fax: (928) 337-7633

SUBDIVISION MAJOR PLAT AMENDMENT APPLICATION

APPLICANT

Name Allison Seno
 Mailing Address _____
7828 N Box Camp Place
Tucson, AZ 85743
 Contact Person Jerry Dodd
 Phone 480-909-9475 Fax _____
 Email jerry@mvl saz.com

PROPERTY INFORMATION

Assessor's Parcel # 106-64-044
 Township 10N Range 25E Section 17
 Subdivision Name Winchester Trails
 Unit # 11 Amended Lot # 44
Physical Address/Location _____
50 Winchester Boulevard
Vernon, AZ 85940
 Number of Lots Proposed 2
 Total Site Acreage 2.51
 Existing Access and Utility Easements _____
Access from Winchester Blvd
10'x30' utility easement at SE corner of lot

MAJOR PLAT AMENDMENT REQUEST

Split Lot 44 into 2 lots

SUBMITTAL CHECKLIST

- Major Plat Amendment application.
- A non-refundable processing fee of \$350.00.
- Proof of ownership.
- An amended plat map that has been prepared and signed by a Registered Land Surveyor, titled "AMENDED PLAT OF (Subdivision Name)" indicating original & revised lot lines, legal access to all lots, all easements, and roadways, and a certification block for Planning and Zoning and the Board of Supervisors signature.
- ADOT permit granting ingress / egress assess
- Site plan showing all structures and setbacks
- A list of names & addresses of ALL property owners within 300 feet of subject property.
- All required items need to be submitted to Planning and Zoning at least 30 days prior to the next scheduled meeting.

CERTIFICATION & SIGNATURE

Submittal of this application constitutes consent of the applicant in granting the Planning and Zoning Department access to the subject property during the course of project review. No further consent or notice shall be required.

I hereby certify that the information in this application is correct and agree to abide by the regulations of this jurisdiction.

Signature of Applicant

Allison Seno Date 2-13-2026

Signature of Property Owner (if not the applicant)

_____ Date _____

OFFICE USE ONLY 2026-06	
Received By <u>[Signature]</u>	Date <u>2/24/26</u>
Receipt # <u>19-788336494</u>	Fee <u>\$350</u>
Subdivision Name <u>Winchester Trails Ranches Unit 11</u>	
Related Subdivisions _____	

COMMISSION ACTION		
<input type="checkbox"/> Approved	<input type="checkbox"/> with conditions	<input type="checkbox"/> Denied
Chairman _____	Date _____	
BOARD ACTION		
<input type="checkbox"/> Approved	<input type="checkbox"/> with conditions	<input type="checkbox"/> Denied
Supervisor _____	Date _____	
December 1, 2021		

**SECOND AMENDED PLAT OF WINCHESTER TRAILS RANCHES UNIT II AMENDED
LOT 44 WINCHESTER TRAILS RANCHES UNIT II AMENDED RECORDED IN BOOK 7 OF PLATS, PAGE 44**

A PORTION OF THE EAST HALF OF SECTION 17, TOWNSHIP 10 NORTH, RANGE 25 EAST
OF THE GILA AND SALT RIVER BASE AND MERIDIAN, APACHE COUNTY, ARIZONA.



LINE	DIRECTION	LENGTH
L1	S41°27'01"W	40.00'
L2	S53°38'49"W	40.05'
L3	S01°18'58"W	40.00'

CURVE	DELTA	RADIUS	LENGTH	CHORD
C1(M)	19°59'03"	794.87	202.35'	N38°27'42"W 201.07'
C1(R)	19°59'14"	784.87	202.37'	---
C2	37°49'24"	724.87	478.52'	N40°39'51"W 459.85'

LEGEND

- FOUND MONUMENT AS NOTED
 - FOUND 1/2" REBAR AS NOTED
 - SET 1/2" REBAR WITH PURPLE PLASTIC CAP MARKED "D000 LS 52139"
 - CALCULATED POSITION, NOTHING FOUND OR SET
 - R/W RIGHT OF WAY
 - (M) MEASURED
 - (R) RECORD
-
- BOUNDARY LINE
- - - ADJACENT BOUNDARY LINE
--- EXISTING EASEMENT

REFERENCES

1. WINCHESTER TRAILS RANCHES UNIT I AMENDED RECORDED IN BOOK 7, PAGE 44, APACHE COUNTY RECORDER.
2. WARRANTY DEED RECORDED IN FEE NO. 2005-000170, APACHE COUNTY RECORDER.
3. RECORD OF SURVEY RECORDED IN FEE NO. 2006-13202, APACHE COUNTY RECORDER.
4. RECORD OF SURVEY RECORDED IN FEE NO. 2021-005185, APACHE COUNTY RECORDER.

NOTES

1. THE BASIS OF BEARINGS WAS ESTABLISHED BY USING GPS OBSERVATIONS BASED ON CELESTIAL NORTH.
2. BEARINGS MAY DIFFER FROM PRIOR SURVEYS DUE TO THE USE OF THE ARIZONA STATE PLANE COORDINATE SYSTEM.
3. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT. THERE MAY BE EASEMENTS OR OTHER MATTERS OF RECORD AFFECTING THE PROPERTY THAT ARE NOT SHOWN HEREON AND ARE UNKNOWN TO THE SURVEYOR.
4. THE OWNERS OF THE PROPERTY AT THE TIME OF THE SURVEY ARE MICHAEL A. SENO AND ALLISON E. SENO.

APACHE COUNTY APPROVAL

APPROVED AND RECOMMENDED BY THE APACHE COUNTY PLANNING AND ZONING COMMISSION

CHAIRMAN, PLANNING AND ZONING _____ DATE _____

APPROVED AND ACCEPTED BY THE APACHE COUNTY BOARD OF SUPERVISORS OF APACHE COUNTY THIS _____ DAY OF _____, 20____ BY:

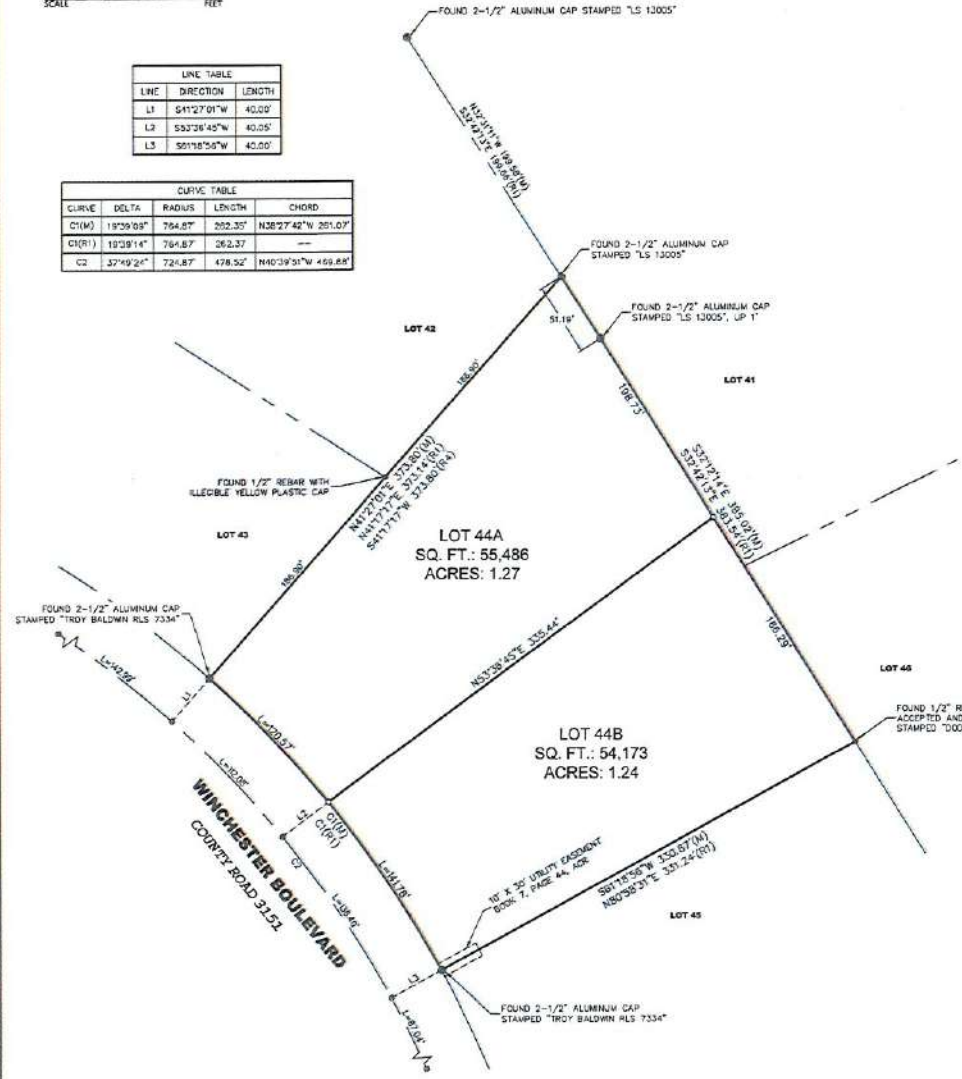
CHAIRMAN OF THE BOARD OF SUPERVISORS _____

ATTESTED TO _____

CERTIFICATION

THIS IS TO CERTIFY THAT THIS MAP CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION DURING THE MONTH OF JANUARY, 2025, AND THAT THE SURVEY IS CORRECT AND ACCURATE TO THE BEST OF MY KNOWLEDGE.

JERRY L. DODD, JR. *James J. Dodd, Jr.* RLS NO. 52139



**RECORD OF SURVEY
LOT 44 WINCHESTER TRAILS RANCHES II AMENDED
VERNON, ARIZONA**



DRAWING NAME:	25-006 REPLAT
JOB NO.:	26-006
DRAWN BY:	JLD
CHECKED BY:	JLD
DATE:	2/19/2026
SCALE:	1"=40'
SHEET:	1 OF 1