



SUBDIVISION MAJOR PLAT AMENDMENT APPLICATION

APPLICANT

Name JAMES F. KEELEY
 Mailing Address 1441 E 2420 S. CIRCLE
ST GEORGE UT 84790

 Contact Person _____
 Phone _____ Fax _____
 Email jfkeeley@gmail.com

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.

PROPERTY INFORMATION

Assessor's Parcel # 106-27-043-046 + 057
 Township 10N Range 24E Section 04
 Subdivision Name Cedar Ridge
 Unit # 2 Lot # 43-46 + 57
Physical Address/Location _____

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

James F. Keeley Date 6-10-23

Signature of Property Owner (if not the applicant)

_____ Date _____

MAJOR PLAT AMENDMENT REQUEST

Combine lots into 1, including
right of way abandoned by
Resolution Recorded as Reception
2023-3640

OFFICE USE ONLY

Received By [Signature] Date 6/15/23
 Receipt # 3109 Fee \$350
 Subdivision Name Cedar Ridge Unit 2
 Related Subdivisions _____

COMMISSION ACTION

Approved with conditions Denied
 Chairman _____ Date _____

BOARD ACTION

Approved with conditions Denied
 Supervisor _____ Date _____

Bk 2 P 34

CEDAR RIDGE

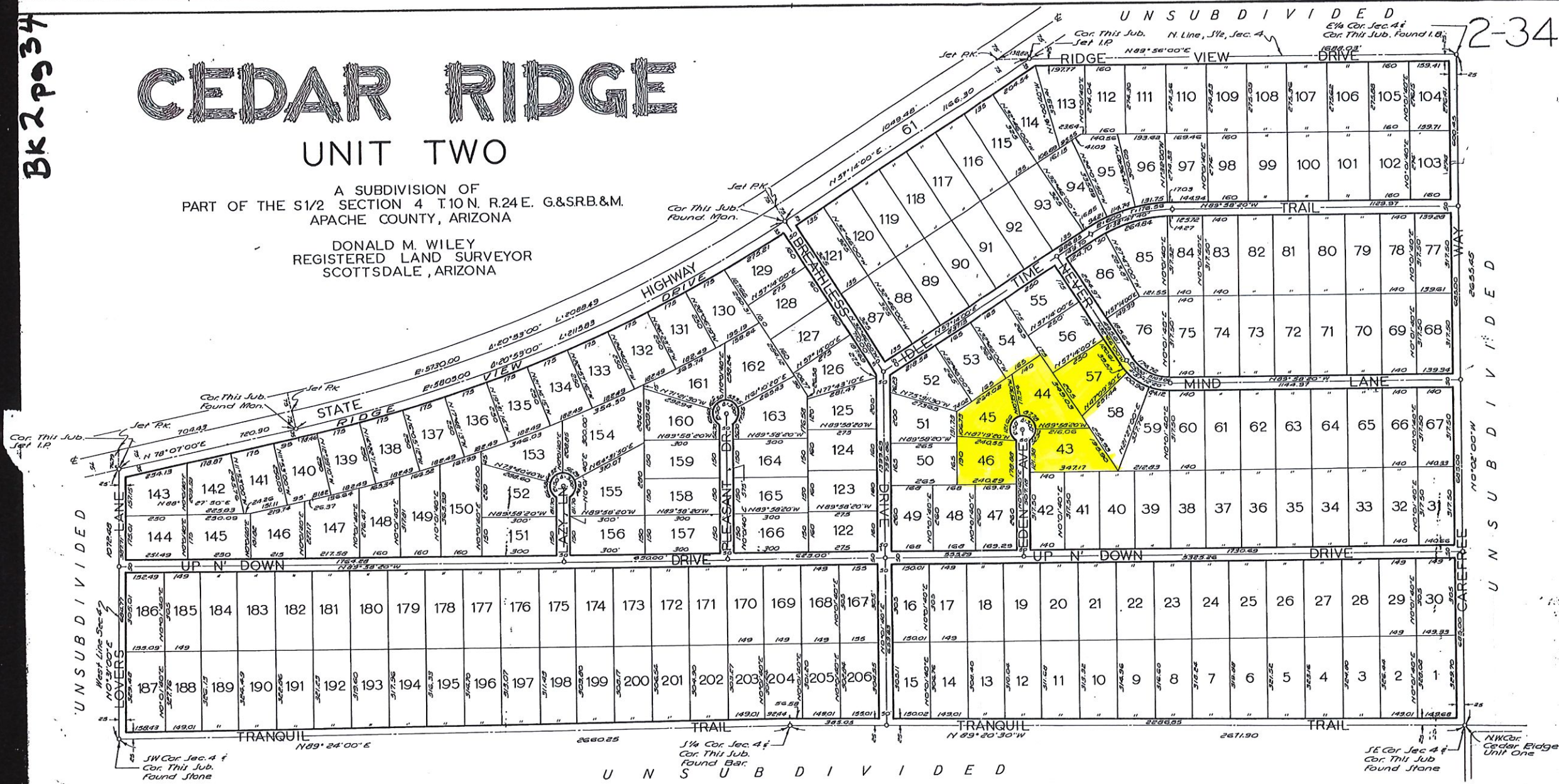
UNIT TWO

A SUBDIVISION OF
PART OF THE S1/2 SECTION 4 T10N. R24E. G.&SRB.&M.
APACHE COUNTY, ARIZONA

DONALD M. WILEY
REGISTERED LAND SURVEYOR
SCOTTSDALE, ARIZONA

UNSUBDIVIDED

72-34



DEDICATION

State of Arizona }
County of Apache } S.S.

Know All Men By These Presents:
That the Lawyers Title of Phoenix, an Arizona Corporation, as Trustee, has hereby subdivided under the name of CEDAR RIDGE UNIT TWO, part of the S1/2 Section 4, T10N. R24E, G.&SRB.&M., Apache County, Arizona as shown plotted hereon and hereby publishes this plat as and for the plat of said CEDAR RIDGE UNIT TWO and hereby declares that said plat sets forth the location and gives the dimensions and measurements of the lots and streets constituting same and that each lot and each street shall be known by the number or name given to each respectively on said plat and hereby dedicated to the public for use as such, the streets as shown on said plat and included in above described premises.

In Witness Whereof: The Lawyers Title of Phoenix, as Trustee, has hereunto caused its corporate name to be signed and its corporate seal to be affixed and the same to be attested by the signatures of David K. Stehr, its Vice President and James P. Roberts, its Assistant Secretary thereunto duly authorized.

LAWYERS TITLE OF PHOENIX
By: David K. Stehr VICE PRESIDENT Attest: James P. Roberts ASSISTANT SECRETARY

CERTIFICATION

This is to certify that the subdivision of the premises described and plotted hereon was made under my direction during the month of July, 1962.
Donald M. Wiley
DONALD M. WILEY - REGISTERED LAND SURVEYOR
CERTIFICATE NO. 4039

ACKNOWLEDGMENT

State of Arizona }
County of Apache } S.S.

On this the 21st day of August, 1962, before me, the undersigned, personally appeared David K. Stehr, and James P. Roberts, who acknowledged themselves to be Vice President and Assistant Secretary of Lawyers Title of Phoenix, a corporation, and acknowledged that they, as such officers, respectively, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation, as Trustee, by themselves as such officers respectively.

In Witness Whereof: I hereunto set my hand and official seal.
My Commission Expires: 3/23/64 Date Arthur R. Morris Notary Public

APPROVAL

Approved by the Board of Supervisors of Apache County
this 17th day of August, 1962.
By: Wallace (Bob) ... Chairman Attest: ... Clerk

NOTE: All lots are a minimum of 43,560 sq (Acre).

SCALE 1" = 200'

JOB 1222





The combination of Lots 43 thru 46 & 57 of Cedar Ridge, Unit 2 as shown on the Plat recorded in Book 2 of Town Site Maps Page 34, Apache County Records, being located in Section 4, Township 10 North, Range 24 East, Gila & Salt River Meridian, Apache County, Arizona, and being more particularly described as follows:

LEGAL DESCRIPTION
 BEGINS AT the Southeast corner of said Lot 46;

THENCE North 89°28'22" West, along the South side of said Lot 46, being the base of the description, a distance of 240.20 feet to the Southwest corner of said Lot 46;

THENCE North 0°1'40" East, along the West side of said Lot 45 and continuing along the West side of said Lot 45, a distance of 198.75 feet to the Westery corner of said Lot 45;

THENCE North 5°14'00" East, along the Northeastery side of said Lot 45 and continuing along the Northeastery side of said Lot 44, a distance of 404.02 feet to the Northeast corner of said Lot 44;

THENCE South 32°46'00" East, along the Northeastery side of said Lot 44, a distance of 85.00 feet to the Westery corner of said Lot 57;

THENCE North 5°14'00" East, along the Northeastery side of said Lot 57, a distance of 150.00 feet to the Northeast corner of said Lot 57;

THENCE South 32°46'00" East, along the Northeastery side of said Lot 57, a distance of 120.81 feet to the beginning of a curve concave southerly, said curve has a radius of 224.80 feet, a chord bearing of South 37°46'06" East and a chord length of 39.48 feet;

THENCE Southeasterly along said curve, through a central angle of 10°04'16", an arc distance of 59.53 feet to the Eastern corner of said Lot 57;

THENCE South 47°58'30" West, along the Southerly side of said Lot 57, a distance of 257.44 feet to a point on the Northeastery side of said Lot 44; (CONTD)

FIRST AMENDED PLAT OF CEDAR RIDGE UNIT 2 SHOWING THE COMBINATION OF LOTS 43-46 & 57 OF CEDAR RIDGE UNIT 2 AS PLATTED IN BOOK 2 OF PLATS, PAGE 34, APACHE COUNTY RECORDS, LOCATED IN SECTION 4, TOWNSHIP 10 NORTH, RANGE 24 EAST, GILA & SALT RIVER MERIDIAN, APACHE COUNTY, ARIZONA



LEGEND

ORIGINAL SUBDIVISION CORNER AS PLATTED (IN 2 T.M. PG 34)

LOT LINE BEING ESTABLISHED

** BASIS OF BEARING IS THE LAST LINE OF SECTION 4 AS SHOWN ON THE PLAT RECORDED IN BOOK 2 T.M. PG 34, ACR.

- NOTES**
1. RESOURCES FOR THIS SURVEY INCLUDE:
 - WARRANTY DEED, 2021-3835, ACR
 - WARRANTY DEED, 2021-7056, ACR
 - PLAT, BK 2 T.M. PG 34, ACR
 2. NOT ALL EASEMENTS OF RECORD ARE SHOWN HEREON.
 3. THIS SURVEY MAP WAS COMPILED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT.
 4. THE ORIGINAL PLATTED PLAT OF ANY WAS ABANDONED BY RESOLUTION & RECORDED AS RESOLUTION 2023-101640 AND IS NOW AS SHOWN HEREON.

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 _____ 2023

BY: _____

CHAIRMAN OF THE BOARD OF SUPERVISORS _____

ATTESTED TO: _____



J. MARBLES LAND SURVEYING, LLC
"ridiculus apicibus supereminet"
 P. O. Box 2039 • St. Johns, Arizona 85936 • Cell: (928) 245.7040 • jmarbles2013@gmail.com
 Soil Investigation & Standard Septic Systems • FEMA Flood Plain Certifications • Boundary & Land Division
 Ratings: Topographic & ALTA Surveys • Aerial Control & Site Control Surveys • GIS Services • Bathymetric Surveys

MAJOR PLAT AMENDMENT

THE COMBINATION OF LOTS 43-46 & 57 OF CEDAR RIDGE UNIT 2, BK 2 OF PLATS, PG 34, APACHE COUNTY RECORDS, LOCATED IN SEC. 4, T10N, R24E, GRSRM, APACHE COUNTY, ARIZONA

PLATTING CREATED BY THE REQUEST OF: **FIM EBBERTY**

DATE: 08/15/2023
 DRAWN DATE: 08/15/2023
 CHECKED DATE: 08/15/2023

FILE: **2023MPA10N24E04KEELEY.dwg** SHEET NO. **1 OF 1**

DRAWN BY: **SAW** CHECKED BY: **SAW**

CERTIFICATION

THIS IS TO CERTIFY THAT THE INFORMATION HEREON IS ACCURATE AND CORRECT FROM RECORDS, INSTRUMENTS, AND FIELD AND COMPILED TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DATE PUBL. P.L.S. 2023

When recorded mail to:

Apache County Engineering

2023-003640

Page 1 of 8

OFFICIAL RECORDS OF APACHE COUNTY

LARRY NOBLE, RECORDER

06-06-2023 03:29 PM Recording Fee \$0.00

Resolution

Caption

Cover Sheet

DO NOT REMOVE

This is part of an official document.



**BOARD OF SUPERVISORS
OF APACHE COUNTY**

JOE SHIRLEY, JR.
MEMBER OF THE BOARD
DISTRICT I
P.O. Box 1952, Chinle, AZ 86503

ALTON JOE SHEPHERD
CHAIRMAN OF THE BOARD
DISTRICT II
P.O. Box 994, Ganado, AZ 86503

NELSON DAVIS
VICE CHAIRMAN OF THE BOARD
DISTRICT III
P.O. Box 428, St. Johns, AZ 85936

P.O. BOX 428
ST. JOHNS, ARIZONA 85936

TELEPHONE: (928) 337-7503
FACSIMILE: (928) 337-2003

RYAN N. PATTERSON
MANAGER-CLERK
ST. JOHNS, AZ 85936

**RESOLUTION OF THE BOARD OF SUPERVISORS
ABANDONMENT OF A PORTION OF EDEN AVENUE WITHIN CEDAR RIDGE UNIT II
RESOLUTION NO: 2023- 13**

WHEREAS a request has been made by James Keeley that the Apache County Board of Supervisors abandon a portion of, Eden Avenue lying adjacent to lots #43 thru #46 Public Easement in Section 4, Township 10 North, Range 24 East, of Cedar Ridge U2 Apache County, Arizona as it is recorded in the records of Apache County Land Surveys Book 2, Page 34, and

WHEREAS said Roadway or County Road lying adjacent to Eden Avenue lying adjacent to lots #43 thru #46 is a public easement, for the use of the public; and

WHEREAS said portion of road is surrounded by lots #43 through lot #46 said lots are owned by one owner; being: James Keeley; and


WHEREAS it appears that such roadway is not necessary for public use as a roadway,

BE IT FURTHER RESOLVED THAT Apache County hereby abandons the roadway and extinguishes the easement without compensation from the owners per ARS 28-7208 and 7214; reserving unto the same any easement for utility purposes.

NOW THEREFORE BE IT RESOLVED The Board of Supervisors of Apache County, Arizona that the portion of roadway known as County Road Eden Avenue lying adjacent to lots #43 thru #46 to as described in **Exhibit "A"** is hereby abandoned and extinguished for roadway purposes in accordance with the legal description in **Exhibit "A"**, all the right, title, claim and interest of the County of Apache and the public therein is hereby conveyed to the owner of the abutting land. Said Portion of Eden Avenue, more accurately described in exhibit A

Passed and adopted by the Apache County Board of Supervisors this 6th day of June 2023.


Alton Joe Shepherd
Chairman, of the Board

ATTEST:

Ryan N. Patterson
Clerk of the Board

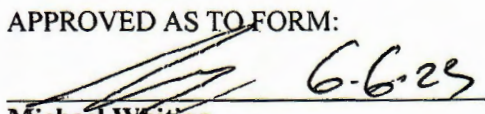
APPROVED AS TO FORM:

Michael Whiting
County Attorney

EXHIBIT "A"

ABANDONMENT

That portion of Eden Avenue lying adjacent to Lots 43 thru 46 of Cedar Ridge, Unit 2, as shown on the plat recorded in Book 2 of Town Site Maps, Page 34, Apache County Records, being located in Section 4, Township 10 North, Range 24 East, Gila & Salt River Meridian, Apache County, Arizona, said portion being more particularly described as follows:

Commencing at the Southeast corner of said Lot 46;

THENCE North $0^{\circ}01'40''$ East, along the East side of said Lot 46, being the basis of this description, a distance of 144.10 feet to the POINT OF BEGINNING;

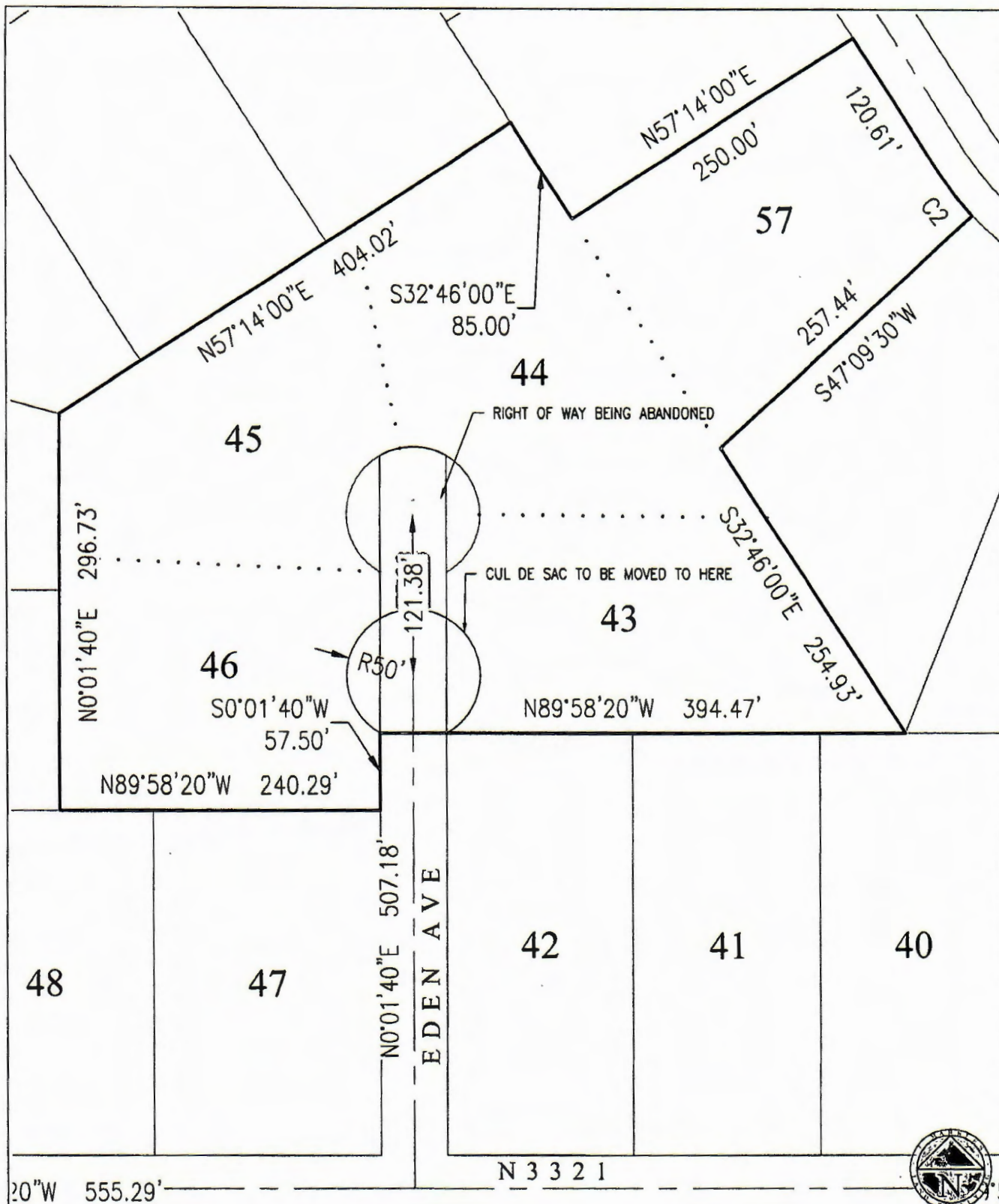
THENCE North $0^{\circ}01'40''$ East, a distance of 121.38 feet to the beginning of a non-tangent curve concave southerly, said curve has a radius of 50.00 feet, to which a radial line bears South $29^{\circ}55'35''$ west;

THENCE easterly along said curve through a central angle of $60^{\circ}00'00''$ an arc distance of 52.36 feet;

THENCE South $0^{\circ}01'40''$ West a distance of 121.38 feet to the beginning of a non-tangent curve concave southerly, said curve has a radius of 50.00 feet, to which a radial line bears North $30^{\circ}01'40''$ East;

THENCE westerly along said curve through a central angle of $60^{\circ}00'00''$ an arc distance of 52.36 feet to the POINT OF BEGINNING.


Said parcel contains 0.14 acres, more or less. Said parcel is subject to existing easements, rights of way and restrictions of record.



20"W 555.29'

N 3 3 2 1

THIS DOCUMENT IS FOR INFORMATION ONLY AND IS NOT MEANT TO BE RECORDED SCALE: 1"=100'

| | | | | |
|---|---|---|--|--------------------|
|  | J. MARBLES LAND SURVEYING, LLC | EXHIBIT | RECORD CREATED BY THE MEASURER OF: JIM KEELEY | |
| | "ridiculum aspiciens superuisorem" | RIGHT OF WAY ABANDONMENT | DATE: _____ | |
| | P. O. Box 2039 · St. Johns, Arizona 85936 · Cell: (928) 245.7040 · jmarbles2013@gmail.com | CEDAR RIDGE UNIT 2 | PREPARED BY: _____ | DESCRIPTION: _____ |
| | Soil Investigation for Standard Septic Systems · FEMA Flood Plain Certifications · Boundary & Legal Division Surveys · Topographical & ALTA Surveys · Aerial Control & Site Control Surveys · GIS Services · Bathymetric Surveys | LOTS 43 · 46 & 57 SRC. 4, T10N, R24E | FILE: 2023MPA10N24E04KEELEY.dwg | SHEET NO: _____ |
| | | DRAWN BY: SAW | REVIEWED BY: SAW | |

1 of 1

WHITE MOUNTAIN PUBLISHING LLC.
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ORDER CONFIRMATION (CONTINUED)

Salesperson: LEGALS

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Acct #: 8831

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Status: New WHOLD WHOI

The Apache County Planning and
Zoning Commission

will hold a meeting on Thursday August 3, 2023, at 1:00 p.m. in the Board of Supervisors Room, located in the Apache County Annex at 75 W. Cleveland, St. Johns, Arizona, at which the Commission will hold a public hearing to consider and possibly approve the following items:

PUBLIC HEARING, consideration, and possible recommendation for approval of the First Amended Plat of the Cedar Ridge Unit 2 Subdivision. Allowing James Keeley to combine five (5) contiguous lots, including a portion of Eden Avenue abandoned by Resolution, recorded as Reception #2023-003640, creating one (1) +/- 5.46-acre lot. The subdivision is located in Vernon, AZ. A.P.N. 106-27-043, 106-27-044, 106-27-045, 106-27-046 and 106-27-057. Section: 4, Township: 10N, Range: 24E

*Pursuant to the Americans with Disabilities Act, the Apache County Planning & Zoning endeavors to ensure the accessibility of its meetings to all persons with disabilities. If you need an accommodation for a meeting, please contact Shanna at (928) 337-7526, TDD (928)-337-4402 at least 48 hours prior to the meeting (not including weekends or holidays) so that an accommodation can be arranged. One or more members of the Commission may participate telephonically or through video communication.

*These items are available on the county Web site at www.co.apache.az.us at least 24 hours prior to the scheduled meeting. Those wishing to comment on any of these items may do so in writing, by e-mail, or in person. Mail comments to Apache County Community Development, P.O. Box 238, St. Johns, AZ 85836, or e-mail planning@co.apache.az.us.

***If you plan to attend the public meeting, please call (928) 337-7526 the day of the meeting to ensure that the meeting has not been cancelled or postponed.

Published in the White Mountain Independent: #175137, F, July 14, 2023

NOTICE

THE APACHE COUNTY
PLANNING & ZONING COMMISSION
WILL HOLD A PUBLIC MEETING

75 W. Cleveland Street,
County Annex Board of Supervisors Room

Thursday, August 3, 2023

AT 1:00 a.m. (MST)

FOR THE PURPOSE OF

Major Plat Amendment

(Apache County Subdivision Ordinance Section 10.B)

First Amended Plat of the Cedar Ridge, unit 1 Subdivision

Allowing James Keeley to combine five (5) of his lots

including a portion of Eden Ave, abandoned by Resolution

#2023-3640.

FOR THE PROPERTY DESCRIBED AS FOLLOWS:

Parcel/Reference Number: 106-27-043 – 046 & 057

Location/Legal Description: Township: 10N, Range: 24E, Section: 4

All interested persons are encouraged to attend the public meeting.

HEARING



NOTICE

HEARING



NOTICE

HEARING

A yellow rectangular sign is mounted on a wooden post in a rocky, open landscape. The sign has the word "NOTICE" at the top and "HEARING" at the bottom. The ground is covered in small rocks and sparse green vegetation. In the background, there are green trees and distant mountains under a blue sky with scattered white clouds.

NOTICE

HEARING



NOTICE
HEARING



NOTICE

HEARING