



SUBDIVISION MAJOR PLAT AMENDMENT APPLICATION

APPLICANT

Name John I. Georgiu
 Mailing Address 98 31st Ave
Milton, WA. 98354

Contact Person John Georgiu
 Phone (253) 222-7500 Fax _____
 Email Jgeorgiu@gmail.com

PROPERTY INFORMATION

Assessor's Parcel # 106-25-004A
 Township _ Range _ Section _ See Exhibit A attached
 Subdivision Name Hidden Paradise
 Unit # _____ Lot # 106-25-004A
Physical Address/Location _____
60 County Rd. 8405, Vernon, AZ. 85940

Number of Lots Proposed 4 Lots
 Total Site Acreage 5.06 Acres
 Existing Access and Utility Easements
Actual access from CR 8405 plus a 380' x 30' Access
and Utility Easement for future use.

MAJOR PLAT AMENDMENT REQUEST

SEE ATTACHED

OFFICE USE ONLY	
Received By <u>[Signature]</u>	Date <u>11/22/22</u>
Receipt # <u>2675</u>	Fee <u>350</u>
Subdivision Name <u>Hidden Paradise</u>	
Related Subdivisions _____	

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

[Signature] Date 11/10/2022

Signature of Property Owner (if not the applicant)

 Date _____

COMMISSION ACTION

- Approved with conditions Denied

Chairman _____ Date _____

BOARD ACTION

- Approved with conditions Denied

Supervisor _____ Date _____

Shanna Pearce

From: John Georgiu
Sent: Thursday, November 24, 2022 8:55 PM
To: Shanna Pearce <spearse@co.apache.az.us>
Subject: RE: [EXTERNAL]John Georgiu Major Plat Info

This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I trust this email

Report as malicious

Hi Shanna,

As I told you verbally, I am a resident of Washington State, living close to Seattle.

I am 61 years old and still work as an inspector for Boeing Co. My wife is a cake decorator for a local Safeway store.

In the next couple of years, I am planning to retire and move to Arizona.

One of my main reasons to buy this property is to retire at this location.

The purpose for the amendment request and the subdivision has more than one reason.

Reason number one is to be able to drill for a well and provide permanent water for the property.

Most of the residents in this area have only tanks to hold water because the cost is very high for a well (this property is located in top of the hill) and can reach even over \$60,000 per well.

By subdividing and providing water for 4 lots the cost is more feasible and all the expenses to improve the access road and the property will be divided between four lots.

I also want to improve the property with light clearing in the bottom of the trees and proper fencing and gate.

Any time when major the cost splits between more owners becomes more feasible and the improvement can go much farther.

Another reason is to bring part of my family to leave close to me.

If unexpected things can change my plans and I cannot build something right away, I have 4 children and I like them to own this four lots for the future and they may be able to leave all together in this area.

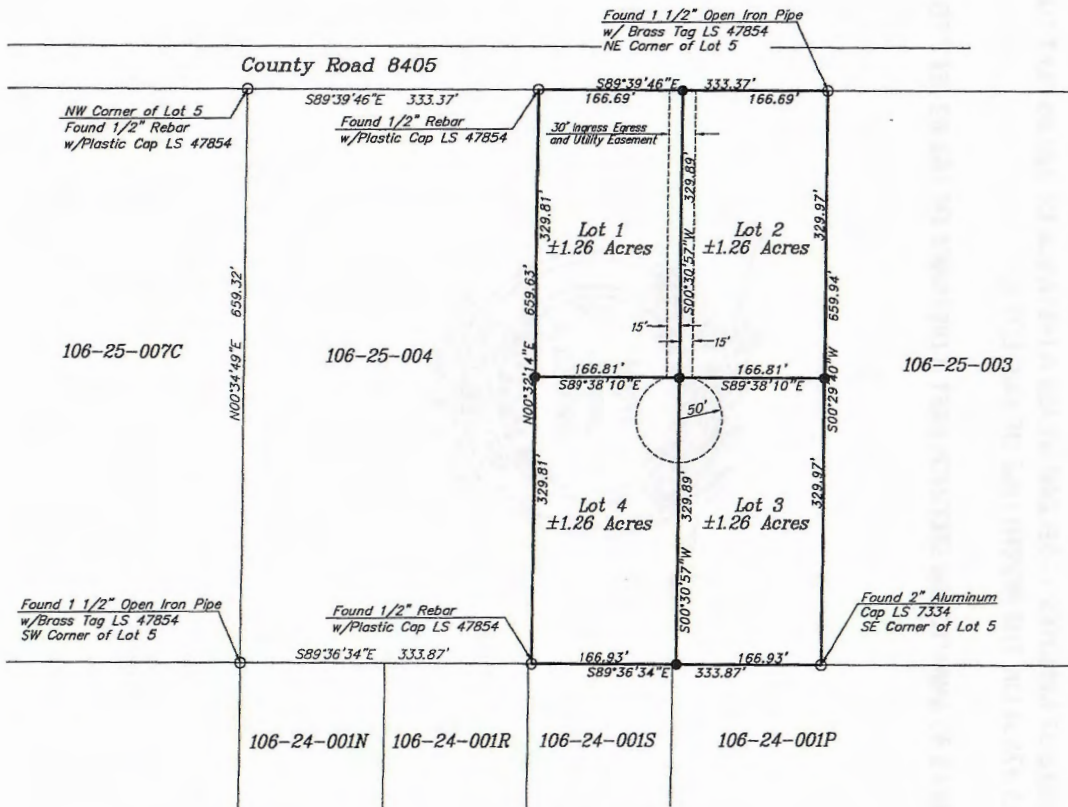
Thanks again for all your support and please keep me informed about the meeting date in special if you change the dates.

Have a wonderful Thanksgiving!

Respectfully,

John Georgiu

AMENDED PLAT OF HIDDEN PARADISE SUBDIVISION
 The East 1/2 of Lot 5 of Hidden Paradise Subdivision Recorded as Book 1 of Plats, Page 35
 Located Within the Northeast Quarter of Section 4, Township 10 North, Range 24 East of the
 Gila and Salt River Meridian, Apache County, Arizona
 APN #106-25-004A



NOTES:

1. The Basis of Bearing was Established by GPS Observations Based on Geodetic North.
2. The Owner did not Provide a Title Report for this Survey. Easements, Right of Way's, etc., Which Could Exist May Not be Shown.
3. The Owners of this Property at the Time of this Survey are: John and Adriana Georgiu
4. It is the Owner's Responsibility to Comply with all State, County and Local Regulations and Guidelines.

REFERENCES

1. Final Plat of Hidden Paradise Recorded as Book 1 of Plats, Page 35

SURVEYOR'S CERTIFICATION:

I Herby Certify that this Map and the Survey on Which it is Based was Performed in the Field Under my Direct Supervision; And the Information Contained Hereon is True and Correct to the Best of my Knowledge and Belief.

Dan R. Brooks
 Dan R. Brooks AZ. L.S. No. 47854

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:

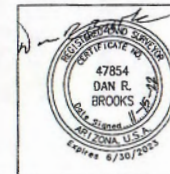
Chairman of the Board of Supervisors _____

Attested to: _____

GRAPHIC SCALE



- LEGEND:**
- Found Monument as Shown
 - Found Rebar w/Plastic Cap LS 47854
 - Boundary Line This Survey
 - XXX-XX-XXX Assessor Parcel Number
 - (R) Record Information per Reference 1



DAN BROOKS

P.O. Box 3669
 SHOW LOW, ARIZONA 85902
 PH. (928) 358-2471
 E-MAIL: danbrooks.surveying@yahoo.com

RECORD OF SURVEY

**NE 1/4 Section 4
 T10N, R24E**

DRN: sgb	DATE: 11/2022	JOB NO.	SHEET
CHD: DRB	DATE: 11/2022	1273	1 OF 1

LEGAL DESCRIPTION
PARCEL 1

A PORTION OF LOT 5 OF HIDDEN PARADISE AS RECORDED IN BOOK 1 OF PLATS, PAGE 35, AND LOCATED WITHIN THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 10 NORTH, RANGE 24 EAST OF THE GILA AND SALT RIVER MERIDIAN, APACHE COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 1 1/2" OPEN IRON PIPE W/BRASS TAG LS 47854, MONUMENTING THE NORTHEAST CORNER OF SAID LOT 5;

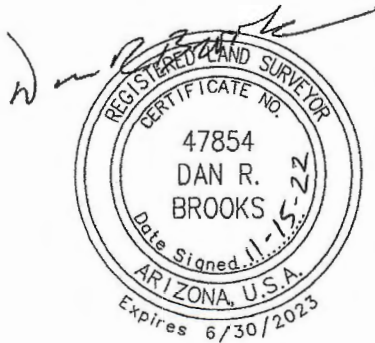
THENCE ALONG THE NORTH LINE OF SAID LOT 5, NORTH 89 DEGREES 39 MINUTES 46 SECONDS WEST A DISTANCE OF 166.69 FEET TO A 1/2" REBAR W/PLASTIC CAP LS 47854 AND THE POINT OF BEGINNING;

THENCE SOUTH 00 DEGREES 30 MINUTES 57 SECONDS WEST A DISTANCE OF 329.89 FEET TO A 1/2" REBAR W/PLASTIC CAP LS 47854;

THENCE NORTH 89 DEGREES 38 MINUTES 10 SECONDS WEST A DISTANCE OF 166.81 FEET TO A 1/2" REBAR W/PLASTIC CAP LS 47854;

THENCE NORTH 00 DEGREES 32 MINUTES 14 SECONDS EAST A DISTANCE OF 329.81 FEET TO A 1/2" REBAR W/PLASTIC CAP LS 47854 ON THE NORTH LINE OF SAID LOT 5;

THENCE SOUTH 89 DEGREES 39 MINUTES 46 SECONDS EAST A DISTANCE OF 166.69 FEET TO THE POINT OF BEGINNING.



LEGAL DESCRIPTION
PARCEL 2

A PORTION OF LOT 5 OF HIDDEN PARADISE AS RECORDED IN BOOK 1 OF PLATS, PAGE 35, AND LOCATED WITHIN THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 10 NORTH, RANGE 24 EAST OF THE GILA AND SALT RIVER MERIDIAN, APACHE COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

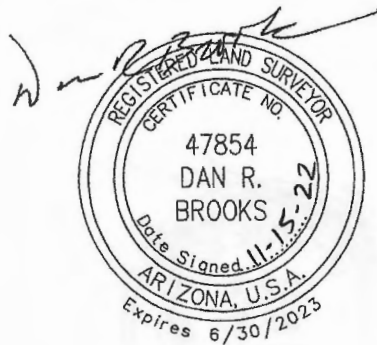
BEGINNING AT A 1 1/2" OPEN IRON PIPE W/BRASS TAG LS 47854, MONUMENTING THE NORTHEAST CORNER OF SAID LOT 5;

THENCE ALONG THE EAST LINE OF SAID LOT 5, SOUTH 00 DEGREES 29 MINUTES 40 SECONDS WEST A DISTANCE OF 329.97 FEET TO A 1/2" REBAR W/PLASTIC CAP LS 47854;

THENCE NORTH 89 DEGREES 38 MINUTES 10 SECONDS WEST A DISTANCE OF 166.81 FEET TO A 1/2" REBAR W/PLASTIC CAP LS 47854;

THENCE NORTH 00 DEGREES 30 MINUTES 57 SECONDS EAST A DISTANCE OF 329.89 FEET TO A 1/2" REBAR W/PLASTIC CAP LS 47854 ON THE NORTH LINE OF SAID LOT 5;

THENCE SOUTH 89 DEGREES 39 MINUTES 46 SECONDS EAST A DISTANCE OF 166.69 FEET TO THE POINT OF BEGINNING.



LEGAL DESCRIPTION
PARCEL 3

A PORTION OF LOT 5 OF HIDDEN PARADISE AS RECORDED IN BOOK 1 OF PLATS, PAGE 35, AND LOCATED WITHIN THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 10 NORTH, RANGE 24 EAST OF THE GILA AND SALT RIVER MERIDIAN, APACHE COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 1 1/2" OPEN IRON PIPE W/BRASS TAG LS 47854, MONUMENTING THE NORTHEAST CORNER OF SAID LOT 5;

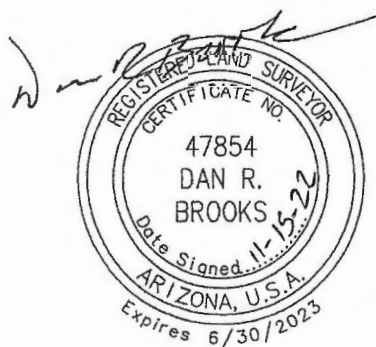
THENCE ALONG THE EAST LINE OF SAID LOT 5, SOUTH 00 DEGREES 29 MINUTES 40 SECONDS WEST A DISTANCE OF 329.97 FEET TO A 1/2" REBAR W/PLASTIC CAP LS 47854 AND THE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID EAST LINE, SOUTH 00 DEGREES 29 MINUTES 40 SECONDS WEST A DISTANCE OF 329.97 FEET TO A 2" ALUMINUM CAP LS 7334, MONUMENTING THE SOUTHEAST CORNER OF SAID LOT 5;

THENCE ALONG THE SOUTH LINE OF SAID LOT 5, NORTH 89 DEGREES 36 MINUTES 34 SECONDS WEST A DISTANCE OF 166.93 FEET TO A 1/2" REBAR W/PLASTIC CAP LS 47854;

THENCE NORTH 00 DEGREES 30 MINUTES 57 SECONDS EAST A DISTANCE OF 329.89 FEET TO A 1/2" REBAR W/PLASTIC CAP LS 47854;

THENCE SOUTH 89 DEGREES 38 MINUTES 10 SECONDS EAST A DISTANCE OF 166.81 FEET TO THE POINT OF BEGINNING.



LEGAL DESCRIPTION
PARCEL 4

A PORTION OF LOT 5 OF HIDDEN PARADISE AS RECORDED IN BOOK 1 OF PLATS, PAGE 35, AND LOCATED WITHIN THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 10 NORTH, RANGE 24 EAST OF THE GILA AND SALT RIVER MERIDIAN, APACHE COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 1 1/2" OPEN IRON PIPE W/BRASS TAG LS 47854, MONUMENTING THE NORTHEAST CORNER OF SAID LOT 5;

THENCE ALONG THE EAST LINE OF SAID LOT 5, SOUTH 00 DEGREES 29 MINUTES 40 SECONDS WEST A DISTANCE OF 329.97 FEET TO A 1/2" REBAR W/PLASTIC CAP LS 47854 AND THE POINT OF BEGINNING;

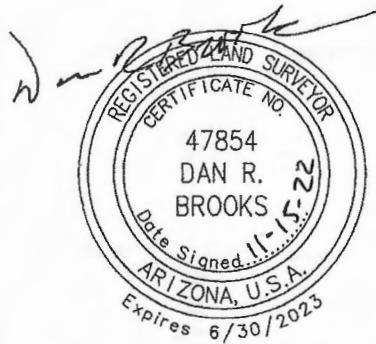
THENCE NORTH 89 DEGREES 38 MINUTES 10 SECONDS WEST A DISTANCE OF 166.81 FEET TO A 1/2" REBAR W/PLASTIC CAP LS 47854 AND THE POINT OF BEGINNING;

THENCE SOUTH 00 DEGREES 30 MINUTES 57 SECONDS WEST A DISTANCE OF 329.89 FEET TO A 1/2" REBAR W/PLASTIC CAP LS 47854 ON THE SOUTH LINE OF SAID LOT 5;

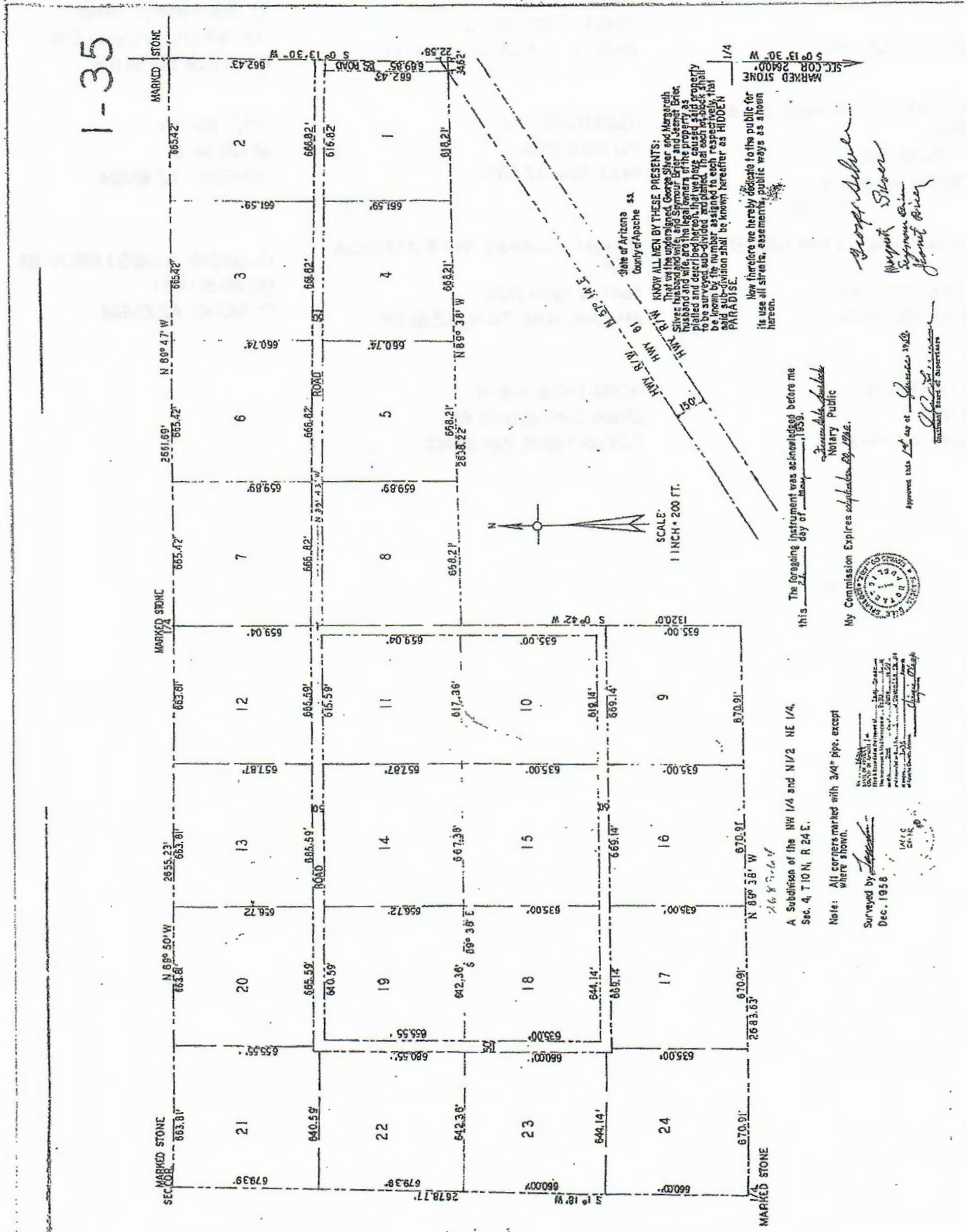
THENCE ALONG SAID SOUTH LINE, NORTH 89 DEGREES 36 MINUTES 34 SECONDS WEST A DISTANCE OF 166.93 FEET TO A 1/2" REBAR W/PLASTIC CAP LS 47854;

THENCE NORTH 00 DEGREES 32 MINUTES 14 SECONDS EAST A DISTANCE OF 329.81 FEET TO A 1/2" REBAR W/PLASTIC CAP LS 47854;

THENCE SOUTH 89 DEGREES 38 MINUTES 10 SECONDS EAST A DISTANCE OF 166.81 FEET TO THE POINT OF BEGINNING.



This map/plat is being furnished as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.



KNOW ALL MEN BY THESE PRESENTS: That I, the undersigned George Fisher and Margaret Fisher, my husband and wife, and the legal owners of the property as detailed and described herein, that we have caused said property to be surveyed, subdivided and platted, that each plat block shall be known by the number assigned to each respective block, that said subdivision shall be known hereafter as HIDDEN PARADISE.

Now therefore we hereby dedicate to the public for its use all streets, easements, public ways as shown hereon.

State of Arizona
County of Apache

The foregoing instrument was acknowledged before me this 24 day of January, 1958.

Notary Public
George Fisher

George Fisher
Margaret Fisher
Signatures

Approved this 24 day of January 1958.
Notary Public
Secretary State of Superior



Surveyed by *George Fisher*
Dec. 1958

Note: All corners marked with 3/4" pipe, except where shown.