



SUBDIVISION MAJOR PLAT AMENDMENT APPLICATION

APPLICANT

Name GARY McNAMARA
 Mailing Address HC 30 Box 56
Concho AZ. 85924
 Contact Person GARY McNAMARA
 Phone 541-806-7998 Fax _____
 Email AZ.MAC67@gmail.com

PROPERTY INFORMATION

Assessor's Parcel # 106-25-010A
 Township 10N Range 24E Section 4
 Subdivision Name Hidden Paradise
 Unit # _____ Lot # 14
 Physical Address/Location _____
38 C.R. 8405
VERNO AZ.
 Number of Lots Proposed 2
 Total Site Acreage 10 AC
 Existing Access and Utility Easements _____
DRIVE WAY

MAJOR PLAT AMENDMENT REQUEST

2 eq 2 AC. Request

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.
- 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 4-9-23

Signature of Property Owner (if not the applicant)

_____ Date _____

2023-17

OFFICE USE ONLY

Received By [Signature] Date 5/4/23
 Receipt # 1781 Fee 350
 Subdivision Name Hidden Paradise
 Related Subdivisions _____

COMMISSION ACTION

Approved with conditions Denied

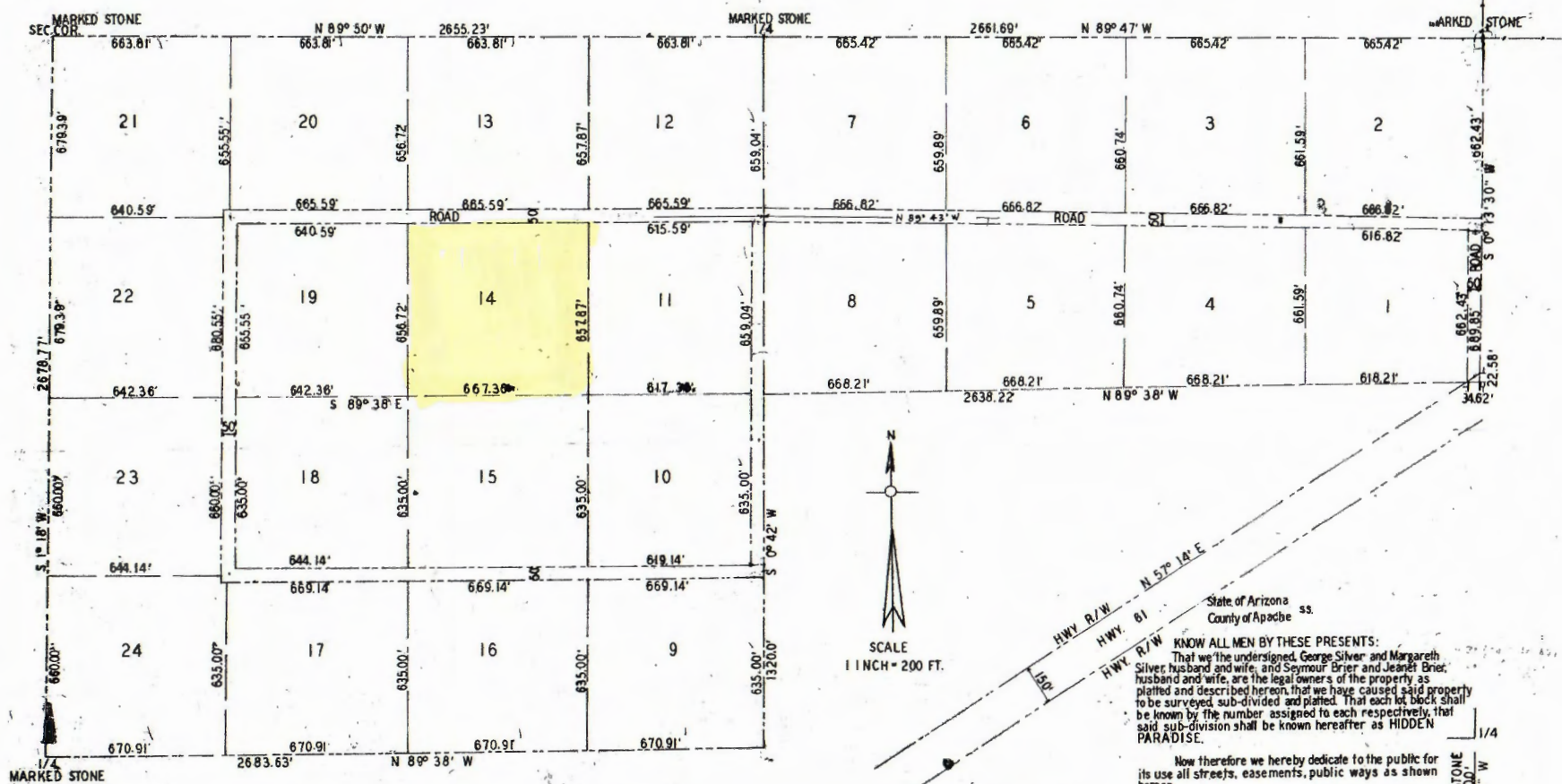
Chairman _____ Date _____

BOARD ACTION

Approved with conditions Denied

Supervisor _____ Date _____

October 13, 2021



A Subdivision of the NW 1/4 and NW/2 NE 1/4
 Sec. 4, T10N, R24E.

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

Surveyed by *[Signature]*
 Dec. 1958



The foregoing instrument was acknowledged before me
 this 21 day of May, 1959.

[Signature]
 Notary Public

My Commission Expires September 20, 1960



Approved this 1st day of June, 1959.

[Signature]
 Notary Public

State of Arizona ss.
 County of Apache

KNOW ALL MEN BY THESE PRESENTS:
 That we the undersigned, George Silver and Margaret
 Silver, husband and wife, and Seymour Brier and Janet Brier,
 husband and wife, are the legal owners of the property as
 platted and described hereon, that we have caused said property
 to be surveyed, sub-divided and platted. That each lot block shall
 be known by the number assigned to each respectively, that
 said sub-division 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.

[Signatures]
 George Silver
 Margaret Silver
 Seymour Brier
 Janet Brier

MARKED STONE
 SEC. COR. 2640.0' W
 S 0° 13' 30" W

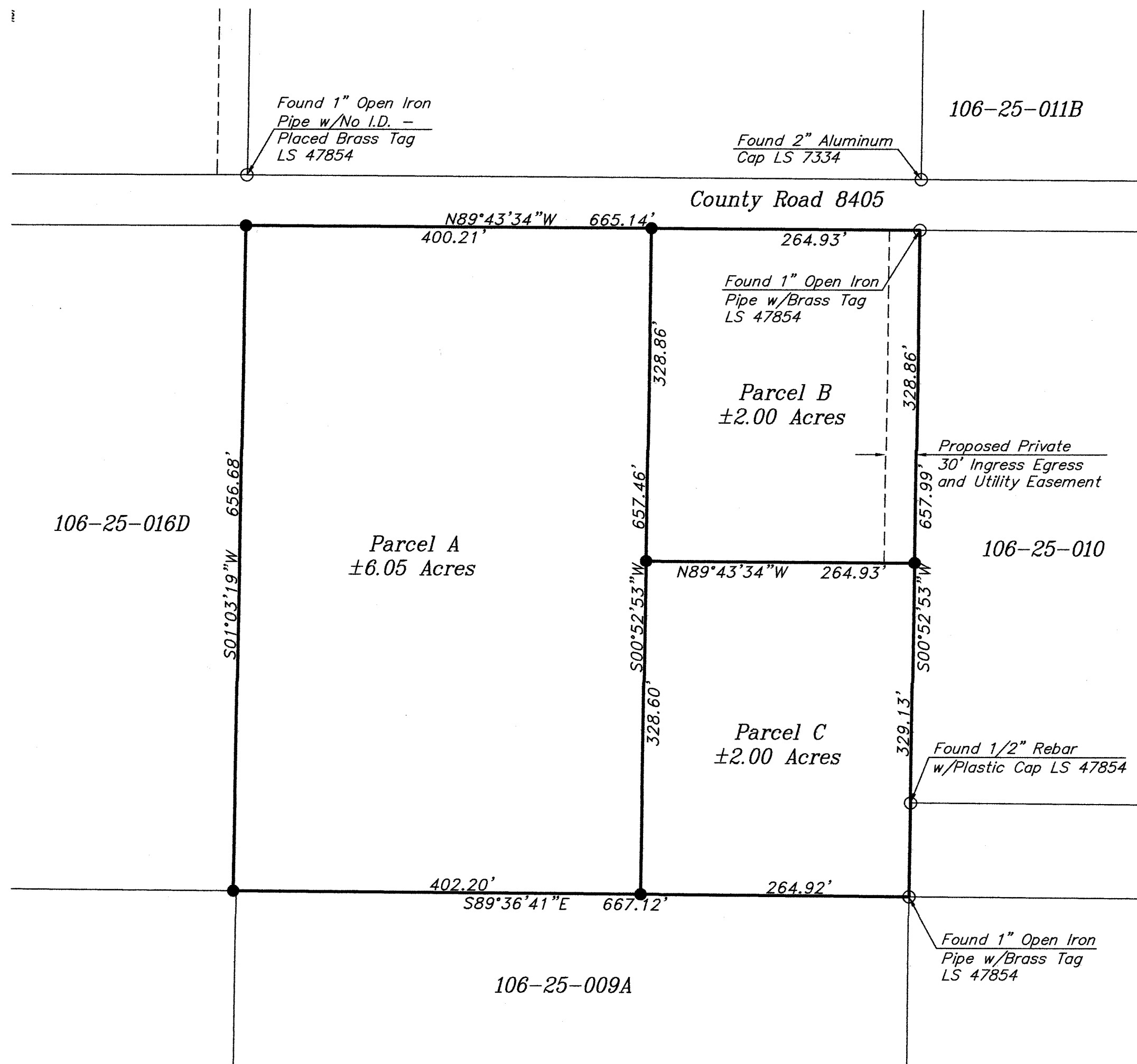
Exhibit A

Lot 14, HIDDEN PARADISE, according to Book 1 of Townsite Maps, page 35, records of Apache County, Arizona.

Except all coal and other minerals as reserved in Patent from the United States of America.

FIFTH AMENDED PLAT OF HIDDEN PARADISE SUBDIVISION

Lot 14 of Hidden Paradise Subdivision Recorded as Book 1 of Plats, Page 35
 Located Within the Northwest Quarter of Section 4, Township 10 North, Range 24 East of the
 Gila and Salt River Meridian, Apache County, Arizona
 APN #106-25-010A



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 Owner of this Property at the Time of this Survey is: The Gary McNamara Revocable Living Trust
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

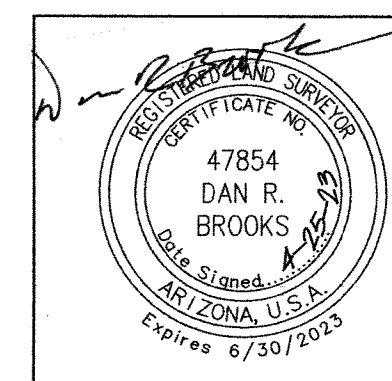
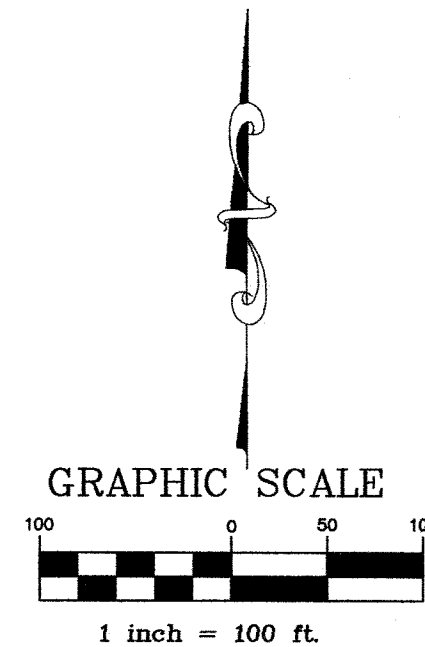
LEGEND:

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

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



DAN BROOKS SURVEYING, LLC			
P.O. Box 3669 SHOW LOW, ARIZONA 85902 PH. (928) 358-2471 E-MAIL: danbrooks.surveying@yahoo.com			
RECORD OF SURVEY			
NW 1/4 Section 4 T10N, R24E			
DRN: sgb	DATE: 07/2022	JOB NO.	SHEET
CHD: DRB	DATE: 07/2022	1211	1 OF 1

LEGAL DESCRIPTION
PARCEL A

A PORTION OF LOT 14 OF HIDDEN PARADISE, RECORDED AS 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:

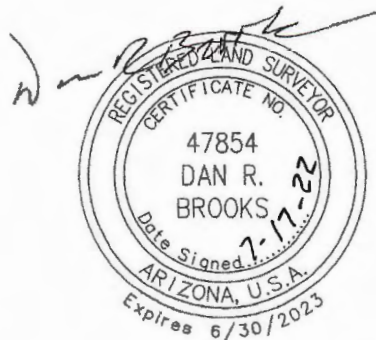
BEGINNING AT A 1/2" REBAR W/PLASTIC CAP MONUMENTING THE NORTHWEST CORNER OF SAID LOT 13;

THENCE SOUTH 89 DEGREES 43 MINTUES 34 SECONDS EAST, ALONG THE NORTH LINE OF SAID LOT 14, A DISTANCE OF 400.21 FEET TO A 1/2" REBAR W/PLASTIC CAP LS 47854;

THENCE LEAVING SAID NORTH LINE, SOUTH 00 DEGREES 52 MINUTES 53 SECONDS WEST A DISTANCE OF 657.46 FEET TO A 1/2" REBAR W/PLASTIC CAP LS 47854 ON THE SOUTH LINE OF SAID LOT 14;

THENCE ALONG SAID SOUTH LINE, NORTH 89 DEGREES 36 MINUTES 41 SECONDS WEST A DISTANCE OF 402.20 FEET TO A 1/2" REBAR W/PLASTIC CAP LS 47854 MONUMENTING THE SOUTHWEST CORNER OF SAID LOT 14;

THENCE ALONG THE WEST LINE OF SAID LOT 14, NORTH 01 DEGREES 03 MINUTES 19 SECONDS EAST A DISTANCE OF 656.68 FEET TO THE POINT OF BEGINNING.



LEGAL DESCRIPTION
PARCEL B

A PORTION OF LOT 14 OF HIDDEN PARADISE, RECORDED AS 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" OPEN IRON PIPE W/BRASS TAG LS 47854, MONUMENTING THE NORTHEAST CORNER OF SAID LOT 14;

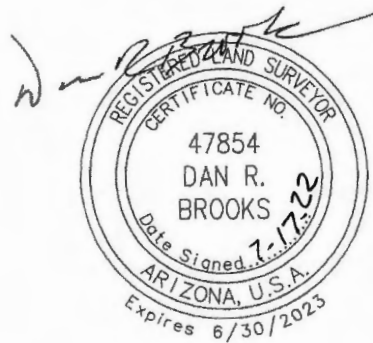
THENCE ALONG THE EAST LINE OF SAID LOT 14, SOUTH 00 DEGREES 52 MINUTES 53 SECONDS WEST A DISTANCE OF 328.86 FEET TO A 1/2" REBAR W/PLASTIC CAP LS 47854;

THENCE LEAVING SAID EAST LINE, NORTH 89 DEGREES 43 MINUTES 34 SECONDS WEST A DISTANCE OF 264.93 FEET TO A 1/2" REBAR W/PLASTIC CAP LS 47854;

THENCE NORTH 00 DEGREES 52 MINUTES 53 SECONDS EAST A DISTANCE OF 328.86 FEET TO A 1/2" REBAR W/PLASTIC CAP LS 47854 ON THE NORTH LINE OF SAID LOT 14;

THENCE ALONG SAID NORTH LINE, SOUTH 89 DEGREES 43 MINUTES 34 SECONDS EAST A DISTANCE OF 264.93 FEET TO THE POINT OF BEGINNING.

RESERVING THEREFROM AN EASEMENT FOR INGRESS EGRESS AND UTILITIES ACROSS THE EAST 30 FEET THEREOF TO THE GRANTORS, THEIR SUCCESSORS AND/OR ASSIGNS.



LEGAL DESCRIPTION
PARCEL C

A PORTION OF LOT 14 OF HIDDEN PARADISE, RECORDED AS 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" OPEN IRON PIPE W/BRASS TAG LS 47854, MONUMENTING THE SOUTHEAST CORNER OF SAID LOT 14;

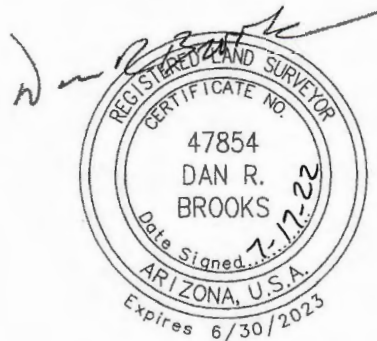
THENCE ALONG THE SOUTH LINE OF SAID LOT 14, NORTH 89 DEGREES 36 MINUTES 41 SECONDS WEST A DISTANCE OF 264.92 FEET TO A 1/2" REBAR W/PLASTIC CAP LS 47854;

THENCE LEAVING SAID SOUTH LINE, NORTH 00 DEGREES 52 MINUTES 53 SECONDS EAST A DISTANCE OF 328.60 FEET TO A 1/2" REBAR W/PLASTIC CAP LS 47854;

THENCE SOUTH 89 DEGREES 43 MINUTES 34 SECONDS EAST A DISTANCE OF 264.93 FEET TO A 1/2" REBAR W/PLASTIC CAP LS 47854 ON THE EAST LINE OF SAID LOT 14;

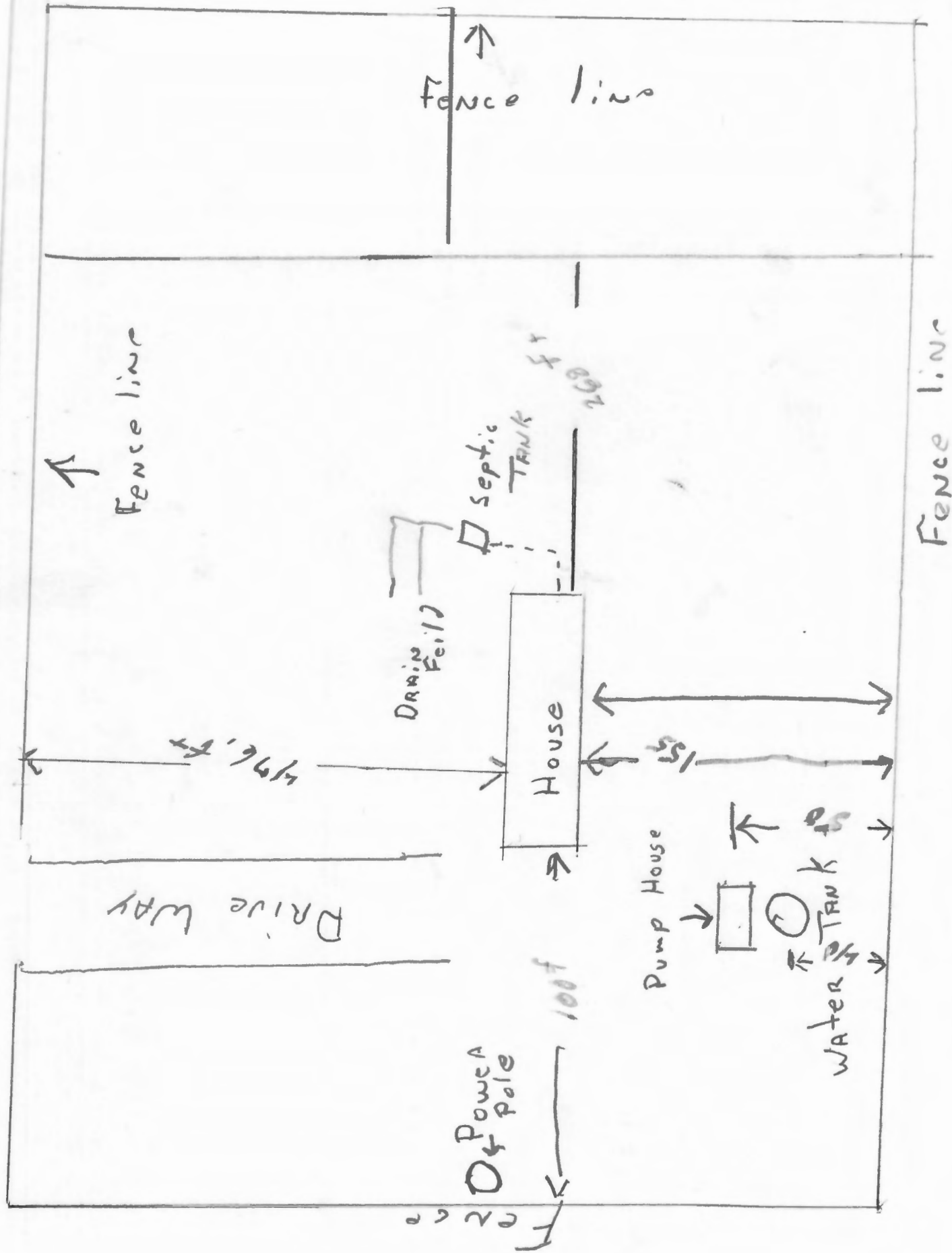
THENCE ALONG SAID EAST LINE, SOUTH 00 DEGREES 52 MINUTES 53 SECONDS WEST A DISTANCE OF 329.13 FEET TO THE POINT OF BEGINNING.

ALONG WITH AN EASEMENT FOR INGRESS EGRESS AND UTILITIES ACROSS THE EAST 30 FEET OF THE NORTH 328.86 FEET OF THE EAST 264.93 FEET OF SAID LOT 14, TO THE GRANTORS, THEIR SUCCESSORS AND/OR ASSIGNS.



GARY McNAMARA

30 C.R. 8405



WHITE MOUNTAIN PUBLISHING LLC.
P.O . BOX 1570
SHOW LOW AZ 85902
(928) 537-5721
Fax (928) 537-1780

ORDER CONFIRMATION (CONTINUED)

Salesperson: LEGALS

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The Apache County Planning and Zoning Commission will hold a meeting on Thursday July 6, 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 recommend approval of the following item:

PUBLIC HEARING, consideration, and possible recommendation for approval of the Fifth Amended Plat of the Hidden Paradise Subdivision, allowing Gary McNamara to split his 10-acre lot creating two (2) +/- 2-acre lots and one (1) +/- 6-acre lot. Property is located at 54 CR 8405 in Vernon, AZ. A.P.N 106-25-004.

*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: #172867, F, June 16, 2023

Posted 6/21/2023

NOTICE

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

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

Thursday July 6, 2023

AT 1 p.m.

FOR THE PURPOSE OF

Major Plat Amendment

(Apache County Subdivision Ordinance Section 10.B)

Fifth Amended Plat of the Hidden Paradise Subdivision

Allowing Gary McNamara to split his 10-acre lot creating two
(2) new lots.

FOR THE PROPERTY DESCRIBED AS FOLLOWS:

Parcel/Reference Number: 106-25-010A

Location/Legal Description: Township: 12N, Range: 24E, Section: 29

All interested persons are encouraged to attend the public meeting.

HEARING