



**SUBDIVISION MAJOR PLAT AMENDMENT APPLICATION**

**APPLICANT**

Name PATRICIA ELLEN MINNIS  
 Mailing Address PO Box 397  
VERNON AZ 85940  
 Contact Person DOUGLAS MINNIS  
 Phone 602-321-5417 Fax \_\_\_\_\_  
 Email carto@startmail.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 # 106-61-019  
 Township 10N Range 25E Section 17  
 Subdivision Name WINCHESTER TRAILS RANCHES  
 Unit # 1 Lot # 19  
**Physical Address/Location**  
59 APACHE COUNTY ROAD 3151  
VERNON AZ 85940  
 Number of Lots Proposed 2  
 Total Site Acreage 5  
 Existing Access and Utility Easements SEE  
AIR PHOTO WITH MARKINGS

**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**

Patricia Ellen Minnis Date 02-05-2024

**Signature of Property Owner** (if not the applicant)

\_\_\_\_\_ Date \_\_\_\_\_

**MAJOR PLAT AMENDMENT REQUEST**

TO SPLIT THE 5 ACRE LOT  
INTO TWO EQUAL PARCELS, SO ONE  
HALF CAN BE GIFTED TO YOUNGEST  
SON.

**OFFICE USE ONLY**

Received By [Signature] Date 2/5/24  
 Receipt # 979469 Fee 350.00  
 Subdivision Name Winchester Trails Ranches, U1  
 Related Subdivisions \_\_\_\_\_

**COMMISSION ACTION**

- Approved  with conditions  Denied

Chairman \_\_\_\_\_ Date \_\_\_\_\_

**BOARD ACTION**

- Approved  with conditions  Denied

Supervisor \_\_\_\_\_ Date \_\_\_\_\_

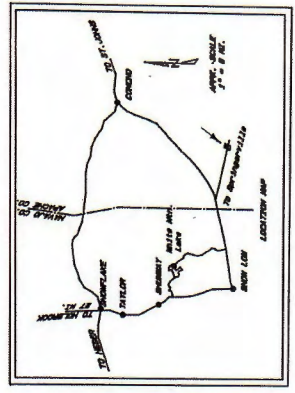
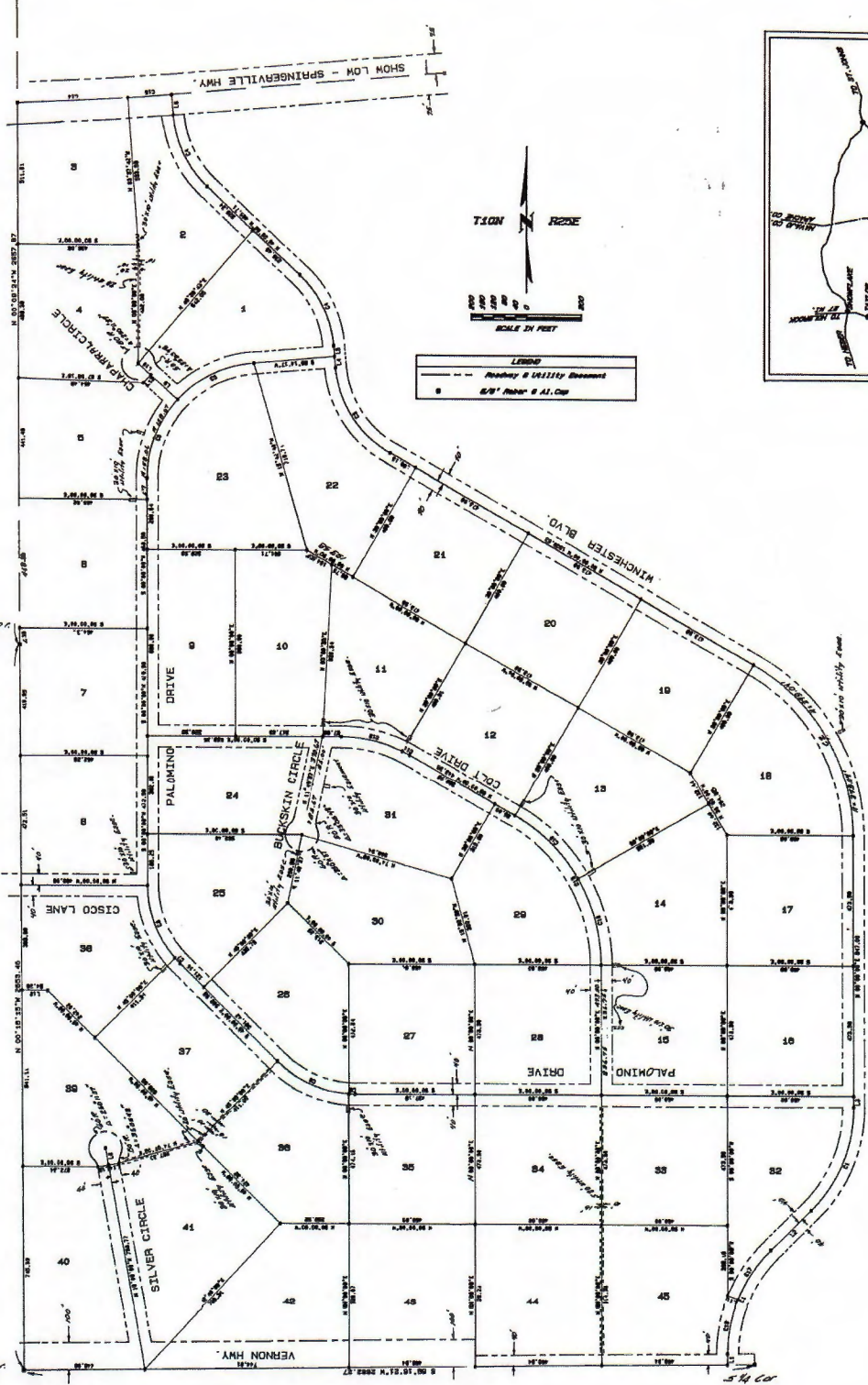
7M P613

WINCHESTER TRAILS RANCHES  
UNIT ONE

PART OF SEC. 17, T10N R22E

N.W. Cor  
Sec. 17

S.W. Cor  
Sec. 17



LINE	NUMBER	LENGTH	AREA
1	1	100.00	100.00
1	2	100.00	100.00
1	3	100.00	100.00
1	4	100.00	100.00
1	5	100.00	100.00
1	6	100.00	100.00
1	7	100.00	100.00
1	8	100.00	100.00
1	9	100.00	100.00
1	10	100.00	100.00
1	11	100.00	100.00
1	12	100.00	100.00
1	13	100.00	100.00
1	14	100.00	100.00
1	15	100.00	100.00
1	16	100.00	100.00
1	17	100.00	100.00
1	18	100.00	100.00
1	19	100.00	100.00
1	20	100.00	100.00
1	21	100.00	100.00
1	22	100.00	100.00
1	23	100.00	100.00
1	24	100.00	100.00
1	25	100.00	100.00
1	26	100.00	100.00
1	27	100.00	100.00
1	28	100.00	100.00
1	29	100.00	100.00
1	30	100.00	100.00
1	31	100.00	100.00
1	32	100.00	100.00
1	33	100.00	100.00
1	34	100.00	100.00
1	35	100.00	100.00
1	36	100.00	100.00
1	37	100.00	100.00
1	38	100.00	100.00
1	39	100.00	100.00
1	40	100.00	100.00
1	41	100.00	100.00
1	42	100.00	100.00
1	43	100.00	100.00
1	44	100.00	100.00
1	45	100.00	100.00

DEDICATION  
ROADWAY AND UTILITY EASEMENT

KNOW ALL MEN BY THESE PRESENTS THAT COMRADE IN TITLE OF ARIZONA, AN ARIZONA CORPORATION, AS TRUSTEE OF THE WINCHESTER TRAILS RANCHES UNIT ONE, AND HERETOFORER KNOWN AS THE WINCHESTER TRAILS RANCHES UNIT ONE, HAS HEREBY DECLARED THAT SAID TRACTS FOR THE LOCATION AND EYES THE ROADWAY AND UTILITY EASEMENTS SHOWN ON SAID PLAT AND THAT EACH LOT AND EACH STREET SHALL BE BOUND BY THE SAME AND HAVE EYES TO EACH RESPECTIVELY ON SAID PLAT AND THAT COMRADE IN TITLE OF ARIZONA, AS TRUSTEE OF THE WINCHESTER TRAILS RANCHES UNIT ONE, HAS HEREBY DECLARED THAT SAID TRACTS FOR THE LOCATION AND EYES THE ROADWAY AND UTILITY EASEMENTS SHOWN ON SAID PLAT AND INCLUDED IN THE ABOVE CREDITED PREVIOUS. EASEMENTS ARE GRANTED FOR THE PURPOSES SHOWN.

IN WITNESS WHEREOF, I HEREBY SET MY HAND AND OFFICIAL SEAL OF ARIZONA, ON THIS 15th DAY OF JULY, 1980, AT PHOENIX, ARIZONA.

DAVID S. GOSSEL  
CLERK

STATE OF ARIZONA  
COUNTY OF MARICOPA  
I, DAVID S. GOSSEL, CLERK OF THE SUPERIOR COURT, DO HEREBY CERTIFY THAT THE ABOVE AND FOREGOING IS A TRUE AND CORRECT COPY OF THE ORIGINAL TITLE AS FILED IN MY OFFICE.



BY COMMISSION EXPIRES

APPROVED BY THE BOARD OF SUPERVISORS OF MARICOPA COUNTY, ARIZONA, ON THIS 15th DAY OF JULY, 1980.

By *[Signature]* CHAIRMAN  
Attest *[Signature]* CLERK

APPROVED BY THE BANKING AND TRUSTING COMMISSION OF MARICOPA COUNTY, ARIZONA, ON THIS 15th DAY OF JULY, 1980.

By *[Signature]* CHAIRMAN  
Attest *[Signature]* CLERK

RECEIVED  
MARICOPA COUNTY CLERK'S OFFICE  
PHOENIX, ARIZONA  
JUL 15 1980

# FIRST AMENDED PLAT OF WINCHESTER TRAILS RANCHES UNIT ONE

Lot 19 of Winchester Trails Ranches Unit One Recorded as Book 7 of Plats, Page 13  
 Located Within Section 17, Township 10 North, Range 25 East of the Gila and Salt River Meridian, Apache County, Arizona  
 APN #106-61-019



**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: Minnis Estate Revocable Trust
4. It is the Owner's Responsibility to Comply with all State, County and Local Regulations and Guidelines.

**REFERENCES**

1. Final Plat of Winchester Trails Unit 1 Recorded as Book 7 of Plats, Page 13

**LEGEND:**

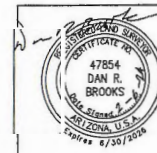
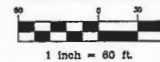
- Found Monument as Shown
- Set Rebar w/Plastic Cap LS 47854
- Boundary Line This Survey
- XXX Lot Number
- (R) Record Information per Reference 1

**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

**GRAPHIC SCALE**



<b>DAN BROOKS</b> SURVEYING, LLC			
P.O. Box 3669 SHOW LOW, ARIZONA 85902 PH. (928) 358-2471 E-MAIL: danbrooks.surveying@yahoo.com			
<b>RECORD OF SURVEY</b>			
Section 17 T10N, R25E			
DRN: egb	DATE: 10/2023	JOB NO.:	SHEET
CHD: DRB	DATE: 10/2023	1398	1 OF 1

LEGAL DESCRIPTION  
LOT A

A PORTION OF LOT 19 OF WINCHESTER TRAILS RANCHES UNIT 1 AS RECORDED IN BOOK 7 OF PLATS, PAGE 13, LOCATED WITHIN SECTION 17, TOWNSHIP 10 NORTH, RANGE 25 EAST OF THE GILA AND SALT RIVER MERIDIAN, APACHE COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

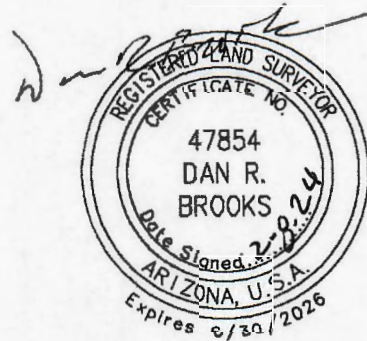
BEGINNING AT THE MOST WESTERLY CORNER OF SAID LOT 19, MONUMENTED BY A 2" ALUMINUM CAP LS 5570;

THENCE NORTH 30 DEGREES 21 MINUTES 17 SECONDS EAST A DISTANCE OF 459.76 FEET;

THENCE SOUTH 59 DEGREES 40 MINUTES 04 SECONDS EAST A DISTANCE OF 236.77 FEET;

THENCE SOUTH 30 DEGREES 21 MINUTES 41 SECONDS WEST A DISTANCE OF 459.99 FEET TO A 1/2" REBAR W/PLASTIC CAP LS 47854;

THENCE NORTH 59 DEGREES 36 MINUTES 42 SECONDS WEST A DISTANCE OF 236.71 FEET TO THE POINT OF BEGINNING.



LEGAL DESCRIPTION  
LOT B

A PORTION OF LOT 19 OF WINCHESTER TRAILS RANCHES UNIT 1 AS RECORDED IN BOOK 7 OF PLATS, PAGE 13, LOCATED WITHIN SECTION 17, TOWNSHIP 10 NORTH, RANGE 25 EAST OF THE GILA AND SALT RIVER MERIDIAN, APACHE COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST SOUTHERLY CORNER OF SAID LOT 19, MONUMENTED BY A 1/2" REBAR W/BRASS TAG LS 47854;

THENCE NORTH 59 DEGREES 36 MINUTES 42 SECONDS WEST A DISTANCE OF 236.71 FEET TO A 1/2" REBAR W/PLASTIC CAP LS 47854;

THENCE NORTH 30 DEGREES 21 MINUTES 41 SECONDS EAST A DISTANCE OF 459.99 FEET;

THENCE SOUTH 59 DEGREES 40 MINUTES 04 SECONDS EAST A DISTANCE OF 236.76 FEET;

THENCE SOUTH 30 DEGREES 22 MINUTES 06 SECONDS WEST A DISTANCE OF 460.22 FEET TO THE POINT OF BEGINNING.

