



**SUBDIVISION MAJOR PLAT AMENDMENT APPLICATION**

**APPLICANT**

Name John & Susan Baker & Stephen Thompson  
 Mailing Address \_\_\_\_\_  
P.O. Box 606  
Coolidge, AZ 85128  
 Contact Person Susan Baker  
 Phone 520-705-8309 Fax \_\_\_\_\_  
 Email Mrsjbmilkman@yahoo.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 access
- 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 # 106-25-017 E  
 Township 10N Range 24E Section 4  
 Subdivision Name Hidden Paradise  
 Unit # \_\_\_\_\_ Lot # 20

**Physical Address/Location**

See legal discription on  
attach Exhibit A of Joint Tenancy  
Deed.

Number of Lots Proposed 2

Total Site Acreage 2 acres

Existing Access and Utility Easements \_\_\_\_\_

See attached Exhibit A of  
Joint Tenancy Deed

**MAJOR PLAT AMENDMENT REQUEST**

See attached request.

**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**

Susan Baker Date 8-16-23

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

**OFFICE USE ONLY**

2023-38

Received By [Signature] Date 8/21/23

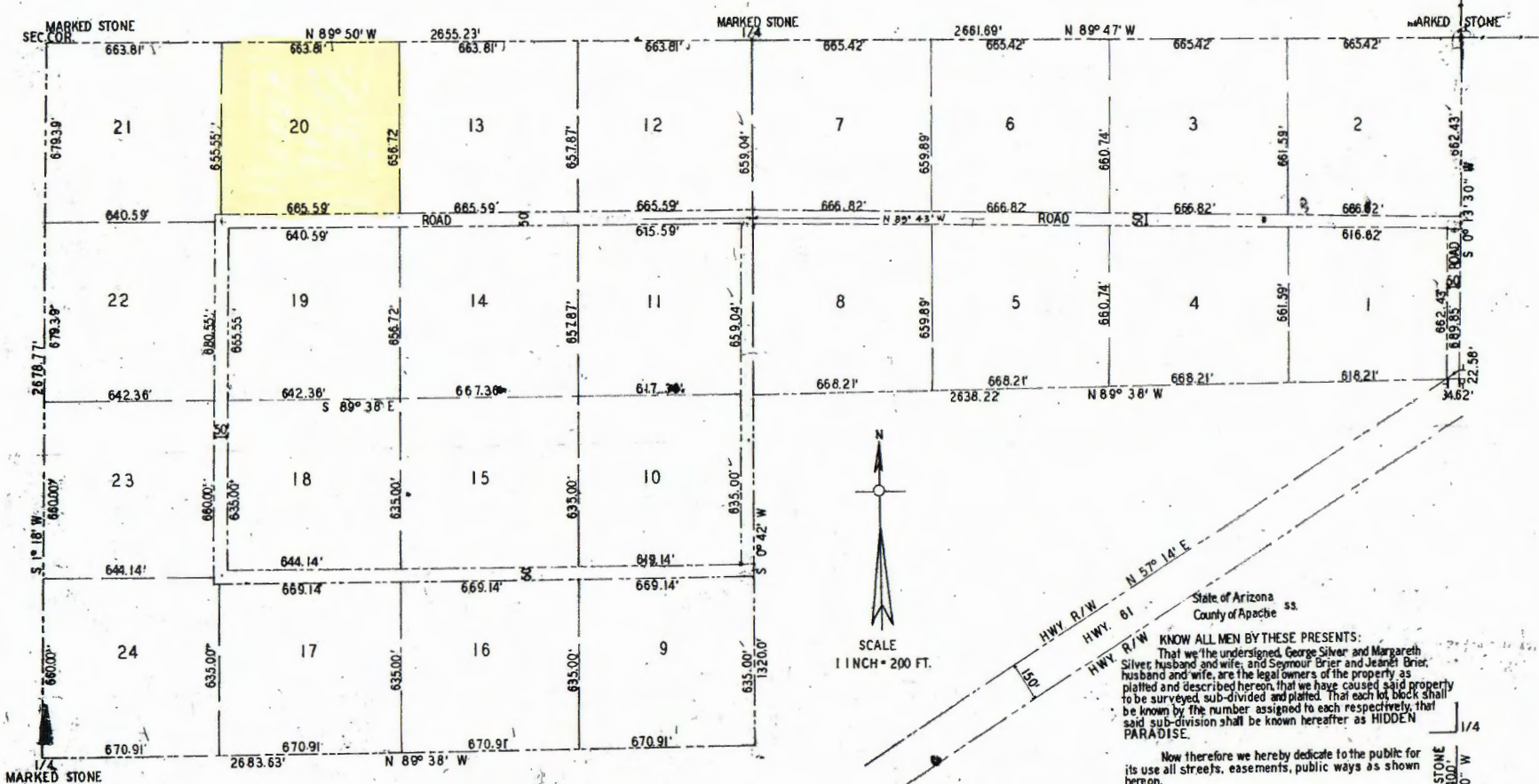
Receipt # \_\_\_\_\_ Fee 350

Subdivision Name Hidden Paradise

Related Subdivisions \_\_\_\_\_

## MAJOR PLAT AMENDMENT REQUEST

My brother and I, together, purchased this 2-acre parcel with hopes of each building a small home for retirement. My brother is now in the process of building an approximate 900 sf home on one portion with set backs consistent with the requirements as if 1 acre. My plan is to bring in a new manufactured home, approximate 1600 sf onto the other portion. I knew to inquire with Apache County to confirm that the property could be split into 1 acre parcels as per the zoning code, and this was confirmed. However, I did not ask the next **very important question** as to how it could be split and just assumed that it could be done by a Minor Land Division. Waiting for my brother's building permit to be approved, as to not hold up his process, I then submitted for a Minor Land Division to find out that I actually must request a Major Plat Amendment. I understand that the overall desired appearance of this area is larger lot sizes. We plan to fence the whole 2-acres as **one** property as to not change the appearance of the larger lot neighborhood. Please consider approval of this Major Plat Amendment .



A Subdivision of the NW 1/4 and N1/2 NE 1/4,  
Sec. 4, T10 N, R 24 E.

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

Surveyed by *[Signature]*  
Dec. 1958



STATE OF ARIZONA  
COUNTY OF APACHE  
I, *[Signature]*,  
Notary Public,  
do hereby certify that the foregoing  
instrument is a true and correct  
copy of the original as recorded in  
my records on *[Date]* at *[Location]*  
of Apache County, Arizona.

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]*  
Board of Supervisors

State of Arizona  
County of Apache ss.  
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.

*George Silver*  
*Margaret Silver*  
*Seymour Brier*  
*Janet Brier*

MARKED STONE  
SEC. COR. 2660.00'  
S 0° 13' 30" W

# SIXTH AMENDED PLAT OF HIDDEN PARADISE SUBDIVISION

A Portion of Lot 20 of Hidden Paradise Subdivision Recorded as Book 1 of Plats, Page 35  
 Also Being Parcel E of the Record of Survey Recorded as Book 23, Page 133  
 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 #106-25-017E



**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: John and Susan Baker
4. It is the Owner's Responsibility to Comply with all State, County and Local Regulations and Guidelines.

**REFERENCES**

1. Record of Survey Recorded as Book 23 of Surveys, Page 133

**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 Hereby 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:**

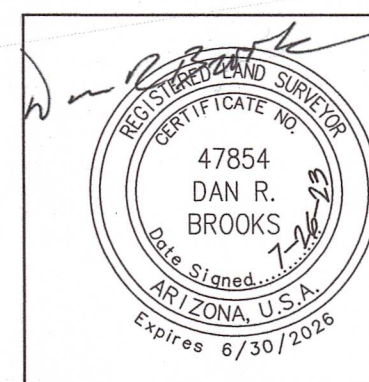
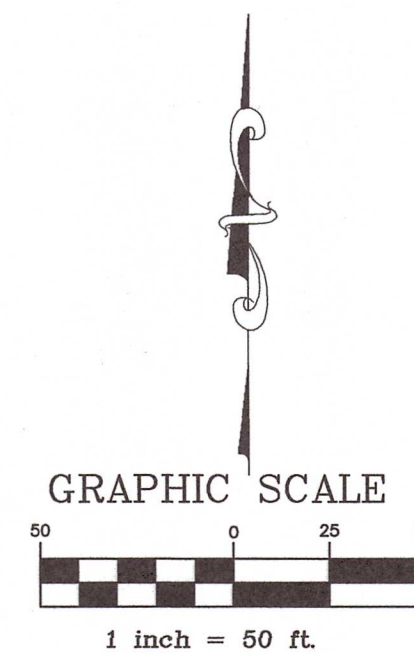
Approved and recommended by the Apache County Planning and Zoning Commission

Chairman, Planning and Zoning \_\_\_\_\_ Date \_\_\_\_\_

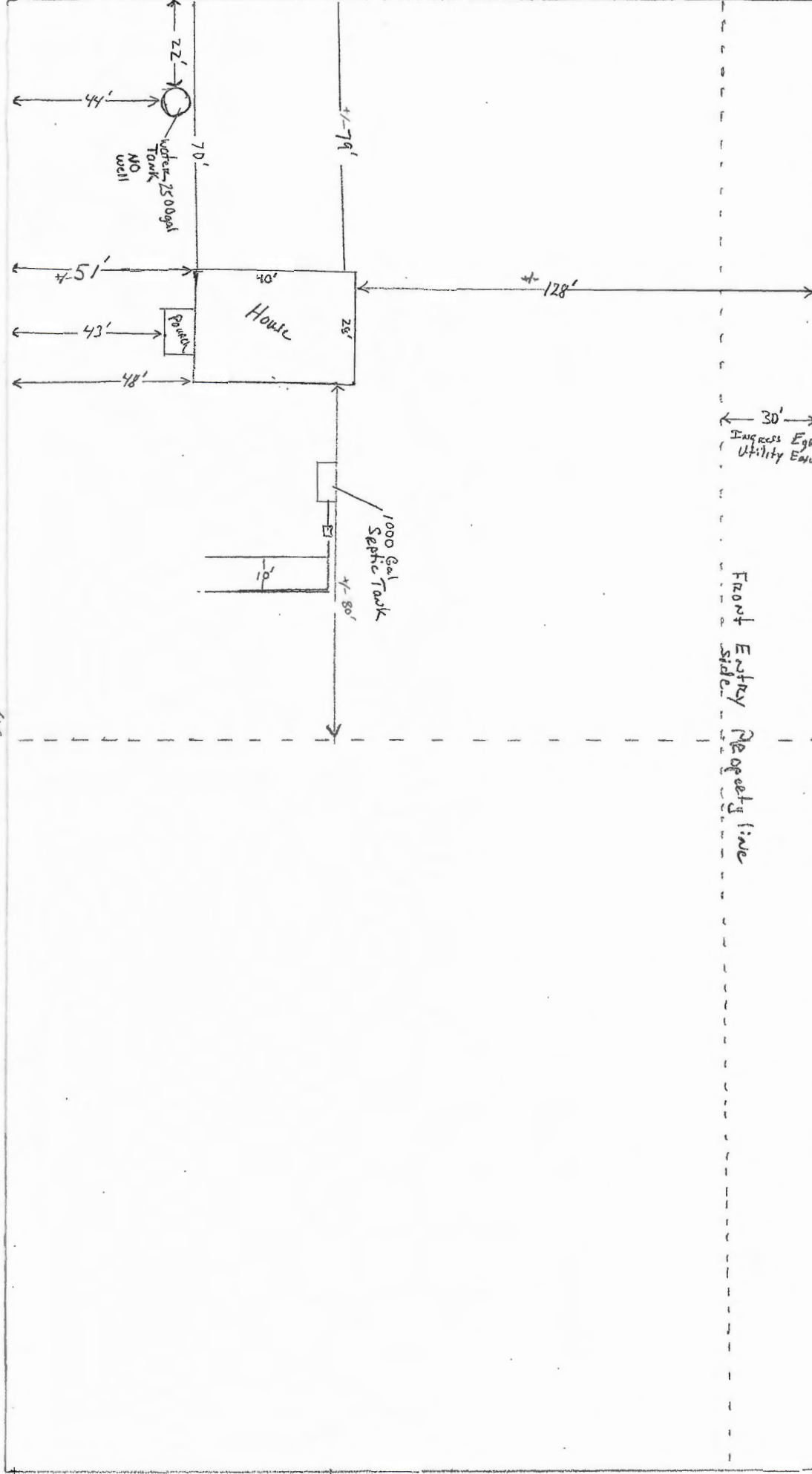
Approved and accepted by the Apache County Board of Supervisors of Apache County this \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_\_ by:

Chairman of the Board of Supervisors \_\_\_\_\_

Attested to: \_\_\_\_\_



|   |               |         |        |
|---|---------------|---------|--------|
|   |               |         |        |
| P.O. Box 3669<br>SHOW LOW, ARIZONA 85902<br>PH. (928) 358-2471<br>E-MAIL: danbrooks.surveying@yahoo.com |               |         |        |
| <b>RECORD OF SURVEY</b>   |               |         |        |
| <b>NW 1/4 Section 4<br/>                 T10N, R24E</b>   |               |         |        |
| DRN: sgb  | DATE: 07/2023 | JOB NO. | SHEET  |
| CHD: DRB  | DATE: 07/2023 | 1158    | 1 OF 1 |



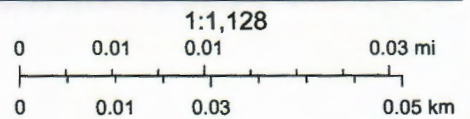
Plot Plan  
 APN# 106-25-017E

# Baker MLD 106-25-017E



7/25/2023, 1:09:17 PM

- Parcels7112023
- County Roads
- N Roads
- Passable
- SupervisorBoundary11102022
- Subdivisions04042023
- Apache County



Maxar, Microsoft