

RETURN TO:

First American Title  
111 West Monroe #610  
Phoenix  
Arizona 85003

**CANDACE OWENS**  
**COCONINO COUNTY RECORDER**  
**OFFICIAL RECORDS OF**  
**COCONINO COUNTY**

INST: 97-30252 FEE:\$ 11.00  
 AT THE REQUEST OF:  
 FIRST AMERICAN TITLE  
 DATE: 10/22/1997 TIME: 11:24  
 DKT: 2033 PG: 956 PAGES: 006

**#117731 COCONINO COUNTY COMBINATION/SPLIT REQUEST FORM**

Return completed form to the Assessor or record form for your protection. If part of a County Land Division Permit, recording is required. This request will NOT be processed if you fail to provide legal descriptions, fail to obtain all approvals or if properties to be combined are not of identical ownership.

As the owner of record you are hereby authorized to : 97-129

SPLIT  COMBINE

(All properties involved must be of the same ownership)

Check Appropriate Usage

Parcel # (s)	Residential	Vacant	Agri	Com	Rental
406-22-004A		X			

If improvements exist, where will they be located after splitting.

LEGAL DESCRIPTION(s) for newly created parcels: May provide attachments

See attached Land Division Permit.

APPROVALS:

Shelly Austin 10/13/97  
Planning & Zoning City or County Date

You must contact both P&Z and the Treasurer. ALL taxes must be paid in full prior to approval.

[Signature] 10/22/97  
Treasurer's Office Date

X [Signature] Trust officer  
Owner's Signature Date

FIRST AMERICAN TITLE INSURANCE COMPANY, Trustee #7734 (602) 256-3716  
Print Name Day Time Phon.

111 West Monroe #610 - Phoenix, AZ 85003  
Address for tax bill City State Zi:

Situs Address of Property (if available)

(Rev 3/95) Coconino County Assessor 100 E Birch, Flagstaff, AZ 86001-4696 (520) 779-6502

LAND DIVISION PERMIT

97-129

In order to ensure that the division of land complies with applicable zoning regulations and does not constitute a subdivision, a LAND DIVISION PERMIT must be obtained prior to the division of a parcel of land into five or fewer parcels, either by recordation of a contract of sale or deed of conveyance, or requesting a split of a tax assessor parcel.

OWNER/APPLICANT STANLEY MUSWIER, TRUST OFFICER - FIRST AM TITLE

Contact person ROBERT BEAMISH, LAND SURVEYOR

ADDRESS 216 W 1ST ST WINDSOR AZ 86047 520-289 3450

ASSESSOR'S PARCEL NUMBER 406-22-001A ZONE General

LEGAL DESCRIPTION OF EXISTING PROPERTY (FROM CURRENT DEED):

LOT 16, TURKISH RANKIN, BOOK 7, PG 46C

EXISTING ACCESS AND UTILITY EASEMENTS SEE PLAT, BOOK 7, PG 46C.

ATTACH MAP OF APPROPRIATE SCALE TO FIT IN THE FOLLOWING SPACE SHOWING PROPERTY LINES, BOUNDARIES, DIMENSIONS, BEARINGS, AND TOTAL ACREAGE FOR EXISTING AND PROPOSED PARCELS. CURRENT CONDITIONS SHOULD BE INDICATED BY A SOLID LINE; PROPOSED CONDITIONS WITH A DASHED LINE. EXISTING SITE IMPROVEMENTS INCLUDING SINGLE FAMILY DWELLINGS, GARAGES, ACCESSORY STRUCTURES, AND RETAINING WALLS SHOULD ALSO BE SHOWN.

See Record of Survey recorded in Book 14 of maps, Page 36.

# ROBERT BEAMISH

Civil Engineer: AZ 13623  
Land Surveyor: AZ 14165

## PARCEL DESCRIPTIONS

September 15, 1997

The following descriptions are for those parcels formed by the subdivision (split) of Lot 16, TURQUOISE RANCH, a portion of Section 3, Township 19 North, Range 14 East, Gila and Salt River Meridian, Coconino County, Arizona, said Lot 16 being shown on the plat recorded in Book 7, Page 46C, Records of Coconino County, and on Coconino County Assessor's plat 406-22.

### Lot 16A:

From the Point-Of-Reference the Northwest corner of the said Section 3 east along the north line of Section 3 1,639.92 feet to the Northeast corner of Lot 15 of TURQUOISE RANCH, a point on the centerline of Pruneville Road, The Point-Of-Beginning;

Thence continuing S 89° 09' 26" E 857.42 feet along the north line of Section 3;

Thence South 2,023.55 feet;

Thence N 69° 36' 58" W 1,086 feet to a point on the east line of Lot 14 of TURQUOISE RANCH;

Thence N 05° 33' 55" E 1,665.44 feet along the east lines of Lots 14 and 15 of TURQUOISE RANCH to the Point-Of-Beginning;

Containing 40.000 acres more or less;

Said Lot 16A being subject to:

An easement thirty feet wide along and adjacent to its west line for Pruneville Road;

An easement thirty feet wide along and adjacent to its south line for an existing power line easement (Book 11, Page 206, Promiscuous Records of Coconino County), and for utility and surface access to lands to the east;

An easement eight feet wide along and adjacent to its north and east lines for utility purposes;

An easement for a power line noted in Docket 410, Pages 193-194, Records of Coconino County;

Any other easements and encumbrances of record.

Said Lot 16A is accessible from Pruneville Road and the as yet unnamed possible road along its south line.

### Lot 16B

From the Point-Of-Reference the Northwest corner of the said Section 3 east along the north line of Section 3 1,639.92 feet to the Northeast corner of Lot 15 of TURQUOISE RANCH, a point on the centerline of Pruneville Road; thence S 05° 33' 55" W 1,665.44 feet along the centerline of Pruneville Road to the Southwest corner of Lot 16A, and a point on the east line of Lot 14, the Point-Of-Beginning;

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2033-958

Voice & FAX: (520) 289-3450

Winslow, Arizona 86047

216 West First Street

Winslow, Arizona 86047

Civil Engineer/Land Surveyor

ROBERT BEAMISH

Thence S 69° 36' 58" E 1,086.90 feet along the south line of Lot 16A;  
 Thence S 02° 53' 27" W 2,385.18 feet to a point on the North right-of-way line of Interstate Highway 40/State Highway Route 99;  
 Thence N 70° 25' 52" W 487.95 feet to an ADOT Monument on the said I-40/SR 99 north right-of-way line;  
 Thence N 70° 23' 55" W 709.79 feet along the I-40/SR 99 ROW to its intersection with the centerline of Pruneville Road which is also the southeast corner of Lot 13 of TURQUOISE RANCH;  
 Thence N 05° 33' 55" E 2,370.34 feet along the centerline of Pruneville Road which is also the east line of Lots 13 and 14 of TURQUOISE RANCH to the Point-Of-Beginning; Containing 60.000 acres more or less.

Said Lot 16B is subject to:

An easement thirty feet wide along and adjacent to its west line for Pruneville Road;  
 An easement thirty feet wide along and adjacent to its north line for utility and surface access to lands to the east;  
 An easement eight feet wide along and adjacent to its east and south lines for utility purposes;  
 An easement for telegraph/telephone lines granted under the U. S. Act of March 4, 1911;  
 Any other easements and encumbrances of record.

Said Lot 16B is accessible from Pruneville Road along its west line, the unnamed possible road along its north line, and the Arizona State Highway 99 right-of-way along its south line.

#### Lot 16C

From the Northeast corner of the said Section 3, the Point-Of-Beginning;

S 00° 14' 49" W 2801.87 feet along the east line of Section 3 to its east quarter corner  
 Thence S 00° 09' 25" W 2,217.16 feet along the east line of Section 3 to its intersection with the north right-of-way line of Interstate Highway 40/State Route 99;  
 Thence S 63° 24' 01" W 41.94 feet along the I-40/SR 99 ROW;  
 Thence S 70° 18' 56" W 355.39 feet along the I-40/SR 99 ROW;  
 Thence N 81° 45' 06" W 362.71 feet along the I-40/SR 99 ROW;  
 Thence N 71° 34' 17" W 1,239.96 feet along the I-40/SR 99 ROW;  
 Thence N 70° 20' 24" W 526.64 feet along the I-40/SR 99 ROW;  
 Thence N 70° 25' 52" W 512.19 feet along the I-40/SR 99 ROW;  
 Thence N 02° 53' 27" E 2,385.18 feet along the east line of Lot 16B;

Winslow, Arizona 86047

Civil Engineer/Land Surveyor

ROBERT BEAMISH

Thence North 2,023.55 feet along the east line of Lot 16A to a point on the north line of Section 3;  
Thence S 89° 09' 26" E 2,784.16 feet to the Point-Of-Beginning;  
Containing 313.742 acres more or less.

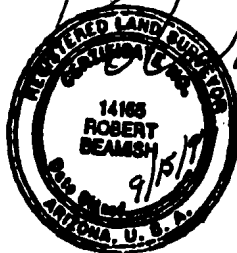
Said Lot 16C contains and surrounds a well site fifty feet by fifty feet which has an associated pipeline/access easement to an adjacent parcel to the northeast.

Said Lot 16C is subject to:

- An eight foot wide easement along and adjacent to its entire exterior boundary;
  - An eight foot wide easement for a power line noted in Docket 410, Pages 193-194;
  - An easement of 'sufficient width' for a power line noted in Coconino County Promiscuous Records Book 11, Page 206;
  - An easement for a telegraph/telephone line by the U. S. Act of March 4, 1911
- Any other easements and encumbrances of record.

Said Lot 16C is accessible from the State Route 99 right-of-way along its south line, and from Pruneville Road by the access easement centered on the joint boundary lines of Lots 16A and 16B.

*Robert Beamish*



Robert Beamish  
AZ LS 14165

Pursuant to Section 9.6 of the Coconino County Subdivision Ordinance, and in accordance with the definition contained in Arizona Revised Statutes Section 32.2101.31, any minor land divisions which are the result of two or more individuals, firms, partnerships, or corporations conspiring together to create six or more parcels of land, any one of which is less than thirty-six (36) acres in size, shall be deemed a subdivision and subject to all provisions of the County Subdivision Ordinance and State Subdivision Laws.

The creation of six or more contiguous parcels of land, each of which is, or will be, more than thirty-six (36) acres, but less than one hundred sixty (160) acres, is subject to Arizona Department of Real Estate approval for sale as "unsubdivided lands" as defined in Arizona Revised Statutes Section 32-2101.48 and as further regulated by Article 7 of Arizona Real Estate Law.

I hereby certify that there is legal access to all parcels created, or if not, that lack of legal access will be noticed on the deed(s). FIRST AMERICAN TITLE INSURANCE COMPANY, as Trustee

APPLICANT'S SIGNATURE *Stanley Strachan, Trust Officer*

DATE September 18, 1997

FOR OFFICE USE ONLY

Received by *JA* Date 9/23/97

Application Fee \$50.00 Receipt # 1940

Case # LDP-97-129 Related Cases \_\_\_\_\_

DIRECTOR ACTION:

Approved

Denied

Denial based upon one of the following findings:

- 1. The parcels resulting from the division do not conform to applicable zoning regulations.
- 2. The division of land would result in a subdivision as defined by the Subdivision Ordinance.
- 3. One or more of the resulting parcels does not have legal access.

DIRECTOR'S SIGNATURE *Shelly Justice* for William L Towler, Director

DATE 10/15/97

Comments: