

Record of Survey Land Parcel Combination & Repartition S.17, T08NR29E, G&SRM, Eagar, Apache Co., Arizona

RECORDING INFORMATION



ALL MEASUREMENTS WERE MADE USING REAL-TIME DIFFERENTIALLY CORRECTED GLOBAL POSITIONING OBSERVATIONS MADE OF THE REFERENCE LINE AS DEPICTED HEREON. TRUE NORTH IS REFERENCED TO NAD83(2011). ALL DISTANCES ARE GROUND.

LEGEND

- Property line
- Adjoining Property line
- Easement line
- Barbed wire fence
- Fence other
- Chainlink/fence line
- PLSS line
- TOPD line - grid feature
- TOPO line - structure
- Over head Electric line
- Underground Electric line
- Overhead Telecom line
- Underground Telecom line
- PLSS Section/Quarter Section Monument
- PLSS subdivision Monument
- Found Monument
- Set Monument

INDEXING INFORMATION

Owner: Owen Bigelow Estate
APN: 104-30-025 & 033R
Doc. REF: 2003-010720
Requested by: J. Utal
Section: 17
Township: 08 North
Range: 29 East
Meridian: G&SRM
County: Apache

Certification

I hereby certify that this plat and the survey on which it is based was performed under my direct supervision and the information shown hereon is true and correct to the best of my knowledge and belief.
Daniel R. Muth, PLSS, CFEDS, GISP
AzRLS No. 31028

D.M. & P.L.L.C.
P.O. Box 662
Springerville, Arizona 85938-0662
http://dmplls.com
12/15/24

RECORD OF SURVEY

DRAWN DRM	DATE Dec. 2024	Commissioner & Record Survey APN 104-30-033R & 005
APPROVED JU	DATE	S.17, T08NR29E, G&SRM Apache County, Arizona
SCALE 1 in. = 140 ft.	SHEET 1 of 1	PROJECT NO 2024.010

PARCEL #1
Field notes for a parcel lying within the S1/2 of Section 17, Township 8 North, Range 29 East, Gila and Salt River Meridian, Apache County, Arizona;

Beginning at a #5 rebar marking the Center East 1/16 corner of Section 17 (ROS 1979-024310);
thence N 87°48'40" W a distance of 1264.35 to a #5 rebar the C1/4 of Section 17 (ROS 1979-024310);
thence N 87°57'33" W a distance of 47.39 to a point in a fence line;
thence S 10°55'54" W a distance of 11.71 along a fence line (OCD 2000-003682);
thence S 03°30'50" E a distance of 58.75 along a fence line;
thence S 00°56'56" E a distance of 139.47 along a fence line;
thence S 43°45'47" W a distance of 180.40 along a fence line;
thence S 38°24'25" W a distance of 136.23 to a rebar and cap LS 31028 in fence line;
thence S 87°30'45" E a distance of 1515.48 to a rebar and cap LS 31028;
thence N 00°16'20" E a distance of 461.42 to the point of beginning, having an area of 14.35 acres.

TOGETHER WITH AND SUBJECT TO an Easement for Ingress and Egress over and across the Easterly 30 feet of the Northerly 215.54 feet of the herein described parcel lying within the S1/2 of Section 17, Township 8 North, Range 29 East, Gila and Salt River Meridian, Apache County, Arizona;

Beginning at a #5 rebar being the corner of Parcel B & C Record of Survey #1979-024310;
thence N 00°14'03" E a distance of 850.09 to a FPC 13014 the SW corner of Benny Jay Subdivision;
thence N 00°18'26" E a distance of 469.22 to a pin and cap LS 31028;
thence N 87°30'45" W a distance of 881.68 to a pin and cap LS 31028;
thence S 00°15'20" E a distance of 1318.77 to a pin and cap LS 31028;
thence S 87°26'36" E a distance of 869.84 to the point of beginning, having an area of 26.47 acres.

PARCEL #2
Field notes for a parcel lying within the S1/2 of Section 17, Township 8 North, Range 29 East, Gila and Salt River Meridian, Apache County, Arizona;

Beginning at a #5 rebar being the corner of Parcel B & C Record of Survey #1979-024310;
thence N 00°14'03" E a distance of 850.09 to a FPC 13014 the SW corner of Benny Jay Subdivision;
thence N 00°18'26" E a distance of 469.22 to a pin and cap LS 31028;
thence N 87°30'45" W a distance of 881.68 to a pin and cap LS 31028;
thence S 00°15'20" E a distance of 1318.77 to a pin and cap LS 31028;
thence S 87°26'36" E a distance of 869.84 to the point of beginning, having an area of 26.47 acres.

TOGETHER WITH AND SUBJECT TO an Easement for Ingress and Egress over and across the Easterly 30 feet of the Northerly 215.54 feet of the herein described.

PARCEL #3
Field notes for a parcel lying within the S1/2 of Section 17, Township 8 North, Range 29 East, Gila and Salt River Meridian, Apache County, Arizona;

Beginning at a pin and cap LS 31028 marking the SE corner of the herein described, from whence the corner of Parcel B & C Record of Survey #1979-024310 bears S 87°26'36" E a distance of 869.84;
thence N 00°15'20" W a distance of 1318.77 to a pin and cap LS 31028;
thence N 87°30'45" W a distance of 633.81 to a pin and cap LS 31028 in fence line;
thence S 38°20'41" W a distance of 160.87 along a fence line (OCD 2000-003682);
thence S 42°23'34" W a distance of 96.16 along a fence line;
thence S 43°57'03" W a distance of 91.59 along a fence line;
thence S 35°36'51" W a distance of 116.55 along a fence line;
thence S 28°46'59" W a distance of 104.35 along a fence line;
thence S 22°36'20" W a distance of 172.11 to a pin and cap in a fence line (ROS 2021-004314);
thence S 00°32'59" W a distance of 259.78 to an accepted corner of fences;
thence S 88°03'33" E a distance of 277.84 to an accepted corner of fences;
thence S 00°57'59" E a distance of 436.15 to a pin and cap LS 31028;
thence S 87°26'36" E a distance of 772.05 to the point of beginning, having an area of 26.45 acres.

TOGETHER WITH AND SUBJECT TO an easement for Ingress and egress over and across the North 30 feet of the West 30 feet of the herein described parcel lying within the S1/2 of Section 17, Township 8 North, Range 29 East, Gila and Salt River Meridian, Apache County, Arizona;
Beginning at a brass cap marking the East 1/16th corner of Sections 17 and 20;
thence N 00°17'29" E a distance of 890.28 to a #5 rebar, ROS 1979-024310;
thence N 87°26'36" W a distance of 1641.89 to a pin and cap LS 31028;
thence S 00°57'59" E a distance of 900.19 to a #5 rebar by PE 9807;
thence S 87°50'42" E a distance of 364.56 to a brass cap marking the 1/4 corner between Sections 17 & 20 (ROS 2012-004808);
thence S 87°43'57" E a distance of 1257.23 to the point of beginning, having an area of 33.46 acres.

PARCEL #4
Field notes for a parcel lying within the S1/2 of Section 17, Township 8 North, Range 29 East, Gila and Salt River Meridian, Apache County, Arizona;

Beginning at a brass cap marking the East 1/16th corner of Sections 17 and 20;
thence N 00°17'29" E a distance of 890.28 to a #5 rebar, ROS 1979-024310;
thence N 87°26'36" W a distance of 1641.89 to a pin and cap LS 31028;
thence S 00°57'59" E a distance of 900.19 to a #5 rebar by PE 9807;
thence S 87°50'42" E a distance of 364.56 to a brass cap marking the 1/4 corner between Sections 17 & 20 (ROS 2012-004808);
thence S 87°43'57" E a distance of 1257.23 to the point of beginning, having an area of 33.46 acres.

TOGETHER WITH AND SUBJECT TO an easement for Ingress and egress over and across the South 30 feet of the West 30 feet of the herein described parcel lying within the S1/2 of Section 17, Township 8 North, Range 29 East, Gila and Salt River Meridian, Apache County, Arizona;

Beginning at a pin and cap LS 31028 marking the SE corner of the herein described, from whence the corner of Parcel B & C Record of Survey #1979-024310 bears S 87°26'36" E a distance of 869.84;
thence N 00°15'20" W a distance of 1318.77 to a pin and cap LS 31028;
thence N 87°30'45" W a distance of 633.81 to a pin and cap LS 31028 in fence line;
thence S 38°20'41" W a distance of 160.87 along a fence line (OCD 2000-003682);
thence S 42°23'34" W a distance of 96.16 along a fence line;
thence S 43°57'03" W a distance of 91.59 along a fence line;
thence S 35°36'51" W a distance of 116.55 along a fence line;
thence S 28°46'59" W a distance of 104.35 along a fence line;
thence S 22°36'20" W a distance of 172.11 to a pin and cap in a fence line (ROS 2021-004314);
thence S 00°32'59" W a distance of 259.78 to an accepted corner of fences;
thence S 88°03'33" E a distance of 277.84 to an accepted corner of fences;
thence S 00°57'59" E a distance of 436.15 to a pin and cap LS 31028;
thence S 87°26'36" E a distance of 772.05 to the point of beginning, having an area of 26.45 acres.

State of Arizona
County of Apache
Town of Eagar

The community development director of the Town of Eagar having reviewed this combination and re-partition of the Owen Bigelow Estate parcel(s) has affirmed it's compliance with the Town's subdivision ordinance.

Community Development Director date

