



CERTIFICATION

I HEREBY CERTIFY THAT THIS PLAT CONSISTING OF 1 SHEET(S) REPRESENTS A SURVEY MADE UNDER MY DIRECTION AND THAT THE PROPERTY CORNERS AND SURVEY MONUMENTS ACTUALLY EXIST AS SHOWN HEREON.

JESSICA J. HALE, REGISTERED LAND SURVEYOR NO. 51967



LEGEND

- INDICATES FOUND SURVEY MONUMENT AS NOTED HEREON
- INDICATES SET 1/2" X 16" REBAR TAGGED RLS 51967
- () INDICATES DATA PER RECORDED SURVEY MAP BOOK 16, PAGE 64H

SEC. 34
T.21S, R.27E.
G & SRM

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE NORTH LINE OF LOT 12--04A OF DOUBLE E RANCH PER ROS MAP BOOK 16, PAGE 64H, AND IS THE LINE BETWEEN THE FOUND 3" ALUMINUM CAP AT THE NORTHWEST CORNER OF SAID LOT 12--04A, AND THE FOUND 1/2" REBAR TAGGED RLS 14145 AT THE NORTHEAST CORNER OF SAID LOT 12--04A, AND SHOWN HEREON AS NORTH 89°51'26" EAST, 1328.43'

NOTE:

NO HOUSES, WELLS, SEPTIC TANKS, ELECTRIC LINES OR FENCES EXIST ON SUBJECT PROPERTY

RECORDING DATA

STATE OF ARIZONA, SS
COUNTY OF COCHISE
FILED FOR RECORD AT THE REQUEST OF JESSICA J. HALE ON
THIS _____ DAY OF _____, 2024, AT _____ M. IN BOOK _____ OF
SURVEY MAPS AT PAGE _____ THEREOF.
WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.

HC48+2H DOUGLAS, AZ, USA

<https://rehomes.us>

Recently surveyed and divided into 4 beautiful 10 acre parcels. If you want to start you off-grid dream, this is the place. Incredible views, away from town, it is quiet and you can enjoy the sunrise and sunset in peace. This RU-4 zoned property allows you the ability to enjoy a traditional home or use [...]



\$12,900

- Lots / Land
- Active

Basics

Category: Lots / Land

Lot size: 435600.00 sq ft

County: Cochise

Entry Timestamp: 2024-01-26T09:49:19.802

Municipality/Zoning: Cochise - RU-4

View: Mountain(s), Panoramic, Rural, Sunrise, Sunset

Property Use Type: Residential

Status: Active

Days On Market: 12

List Number Main: 22402192

Lot Acres: 10.00 acres

Lot Dimensions: Square

Area: Cochise



Description

Legal Description: Legal will change with the recording of the survey

Building Details

Lot Features: East/West Exposure,North/South Exposure

Fence: None

Miscellaneous

Compensation Disclaimer: The listing broker's offer of compensation is made only to participants of the MLS where the listing is filed.

Special Listing Conditions: None

Subdivision Name: Other/Unknown

Co-op Fee: \$5

Horse Property: Yes - By Zoning

Subdivision Restrict: Deed Restrictions: Yes

Subdivision Restrict: Age Restrictions: No

Association & Fees: HOA: No

Assessments: \$2,400

Community: None

Fire Protection: None

Tax Code: 404-32-152

Property Disclosures: Affidavit of Disclosure,Seller Prop Disclosure,Surveyed Plat

Road Type: Dirt

Road Maintenance: Owner Maintenance

Terms: Owner Carry

Distance to Utilities: Phone: Over a half Mile

Distance to Utilities: Sewer: Install septic

Distance to Utilities: Gas: Install Propane

Distance to Utilities: Water: Drill well or haul

Distance to Utilities: Electric: Over a half Mile

Phone: Location: None

Listing Office



Listing Office ShortId: 498309

Listing Office Address: 169 N.
Frontage Rd., Pearce, AZ 85625

Listing Member Phone: (602)
478-1065

ListingOfficeName: Realty Executives Arizona Territory

Listing Office Url: <http://realtyexecutivestucson.com>

Office ID: 20160307163058156273000000

Amenities & Features

Sewer: None

Electric: None

Water: Location: None

Neighborhood Feature: None

Gas: None

Nearby Schools

High School: Valley Union

Middle School: Other

School District: Other

Elementary School: Other

Fees and Taxes

Tax Year: 2022

Taxes: \$318.20

