

Benson AZ Online Land Auction
Cochise County, Arizona, 18.5 AC +/-



Well	Proposed Property	Boundary	Boundary	Forest Service	State Land	Fish and Wildlife	National Park	Other	BLM
Local Government	Stream, Intermittent	River/Creek	Water Body	Voltage Unavailable	Voltage 0 - 99 KV	Voltage 100 - 161 KV	Voltage 220 - 287 KV	Voltage 345 KV	Voltage 500 KV
Voltage 735 KV+	Aerodrome	Heliport	Seaport	Glider Port	Ultra Light	Ballon Port			

id. The information contained herein was obtained from sources deemed to be reliable. Land id™ Services makes no warranties or guarantees as to the completeness or accuracy thereof.

RECORD OF SURVEY

OF A PORTION OF PARCEL C ACCORDING TO RECORD OF SURVEY MAP BOOK 1, PAGE 72-A, OFFICIAL RECORDS OF COCHISE COUNTY, ARIZONA, AND LYING IN A PORTION OF SECTION 17, TOWNSHIP 17 SOUTH, RANGE 20 EAST OF THE GILA AND SALT RIVER MERIDIAN, COUNTY OF COCHISE, STATE OF ARIZONA

BASIS OF BEARINGS

NE. COR. PARCEL C, PER
ROS MAP BK.1, PG. 72-A

NW. COR. PARCEL C, PER
ROS MAP BK.1, PG. 72-A

N89°29'46"E
(1319.658')
1320.00'



LOT A
8.12 ACRES

S0°31'15"E
319.41'

S89°14'43"E
92.54'

S55°07'42"E
93.59'

S55°07'42"E
93.59'

S55°07'42"E
93.59'

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S55°07'42"E
93.59'

S55°07'42"E
93.59'

S55°07'42"E
93.59'

LOT B
6.50 ACRES

EXISTING 89.00' WIDE
INGRESS/EGRESS &
UTILITIES EASEMENT
PER DOC.
#9912-35583

NO HOUSES, SEPTIC
TANKS OR WELLS EXIST
ON SUBJECT PROPERTY
AS OF 1/10/24

LINE TABLE

NUM	BEARING	DISTANCE
L1	N57°45'31"E	38.37'
L2	N64°14'21"E	39.77'
L3	S71°53'08"E	64.12'
L4	S59°38'56"E	36.85'
L5	N53°55'10"E	37.94'

LEGEND

- INDICATES FOUND 1/2" REBAR TAGGED RLS 10046 , NO RECORD
- INDICATES SET 1/2" X 16" REBAR TAGGED RLS 51967
- () INDICATES RECORD DATA PER RECORD OF SURVEY MAP BOOK 1, PAGE 72-A
- INDICATES FOUND 1/2" REBAR WITH TAG STAMPED RLS 2312, PER ROS MAP BOOK 1, PAGE 72-A , OFFICIAL RECORDS OF COCHISE COUNTY, ARIZONA

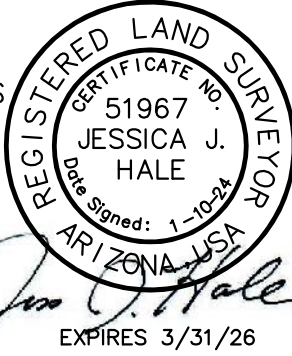
- x-x- INDICATES EXISTING FENCE LINE
- OH- INDICATES OVERHEAD POWER

PARCEL C
SEE ROS
MAP BK.1, PG.72--A

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
JESSICA J. HALE REGISTERED LAND SURVEYOR NO. 51967



BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE NORTH LINE OF PARCEL C, ACCORDING TO RECORD OF SURVEY MAP BOOK 1, PAGE 72-A, BETWEEN THE FOUND 1/2" REBARS AT THE NORTHEAST AND NORTHWEST CORNERS THEREOF, AND SHOWN HEREON AS NORTH 89°29'46" EAST 1320.00'

RECORDING DATA

STATE OF ARIZONA SS
COUNTY OF COCHISE

FILED FOR RECORD AT THE REQUEST OF JESSICA J. HALE ON THIS ____ DAY OF ____ 2023, AT ____ M. IN BOOK ____ OF SURVEY MAPS AT PAGE ____ THEREOF.

WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.

COCHISE COUNTY RECORDER

DEPUTY COUNTY RECORDER

FEE: \$24.00



JOB No.: 23-082
DATE: JAN. 2024
DRAWN BY: JH
REVISED BY:
SHEET 1 OF 1

W. ARROYO VISTA DR.

EXISTING 60.00' WIDE
INGRESS/EGRESS &
UTILITIES EASEMENT PER ROS MAP BK. 1,
PG. 72-A

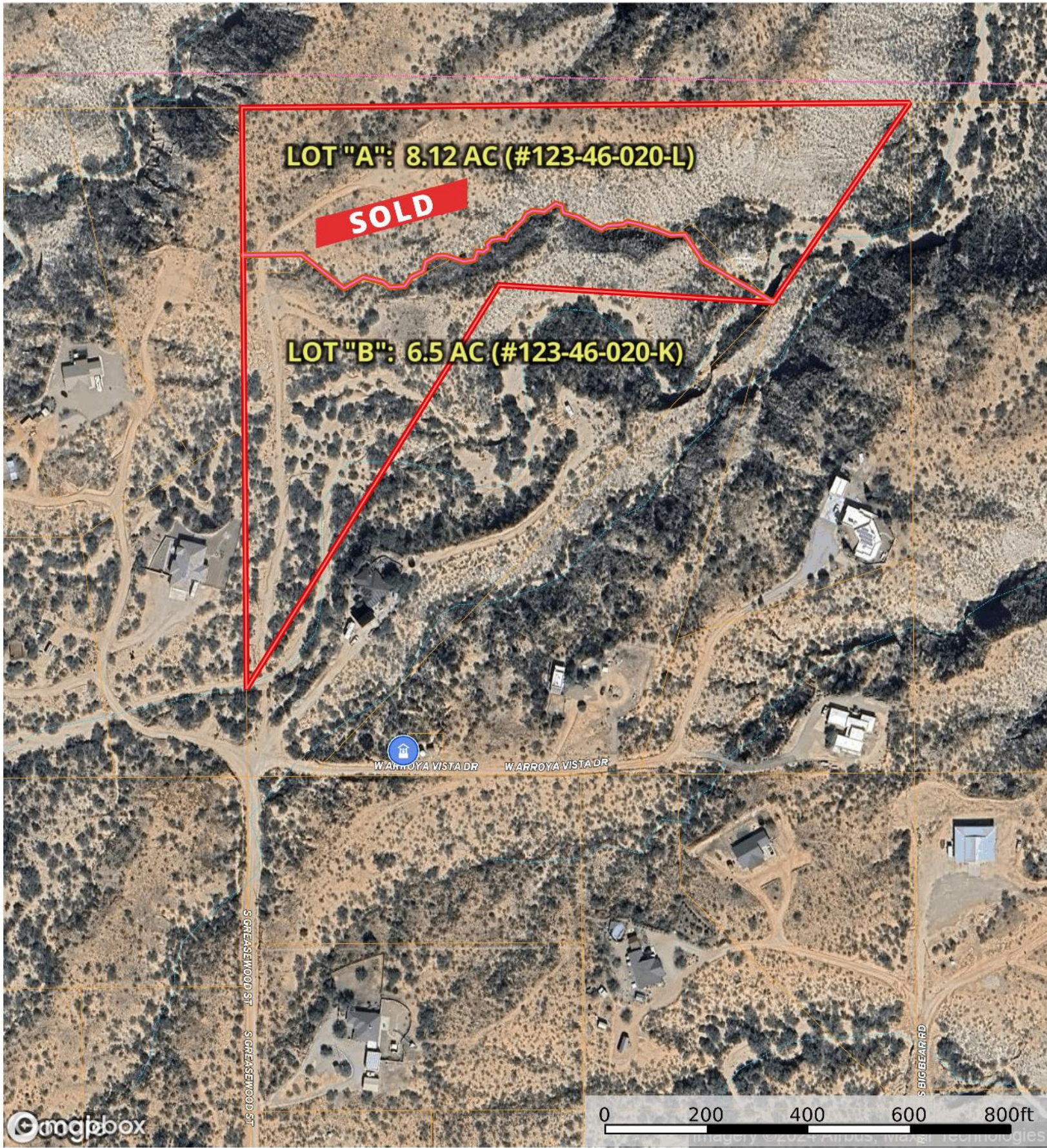
EXISTING 40.00' WIDE
INGRESS/EGRESS & UTILITIES
EASEMENT PER DOC. #000926073

SW. COR. PARCEL C, PER
ROS MAP BK.1, PG. 72-A

N0°32'28"W
174.27'

S. GREASEWOOD ST.

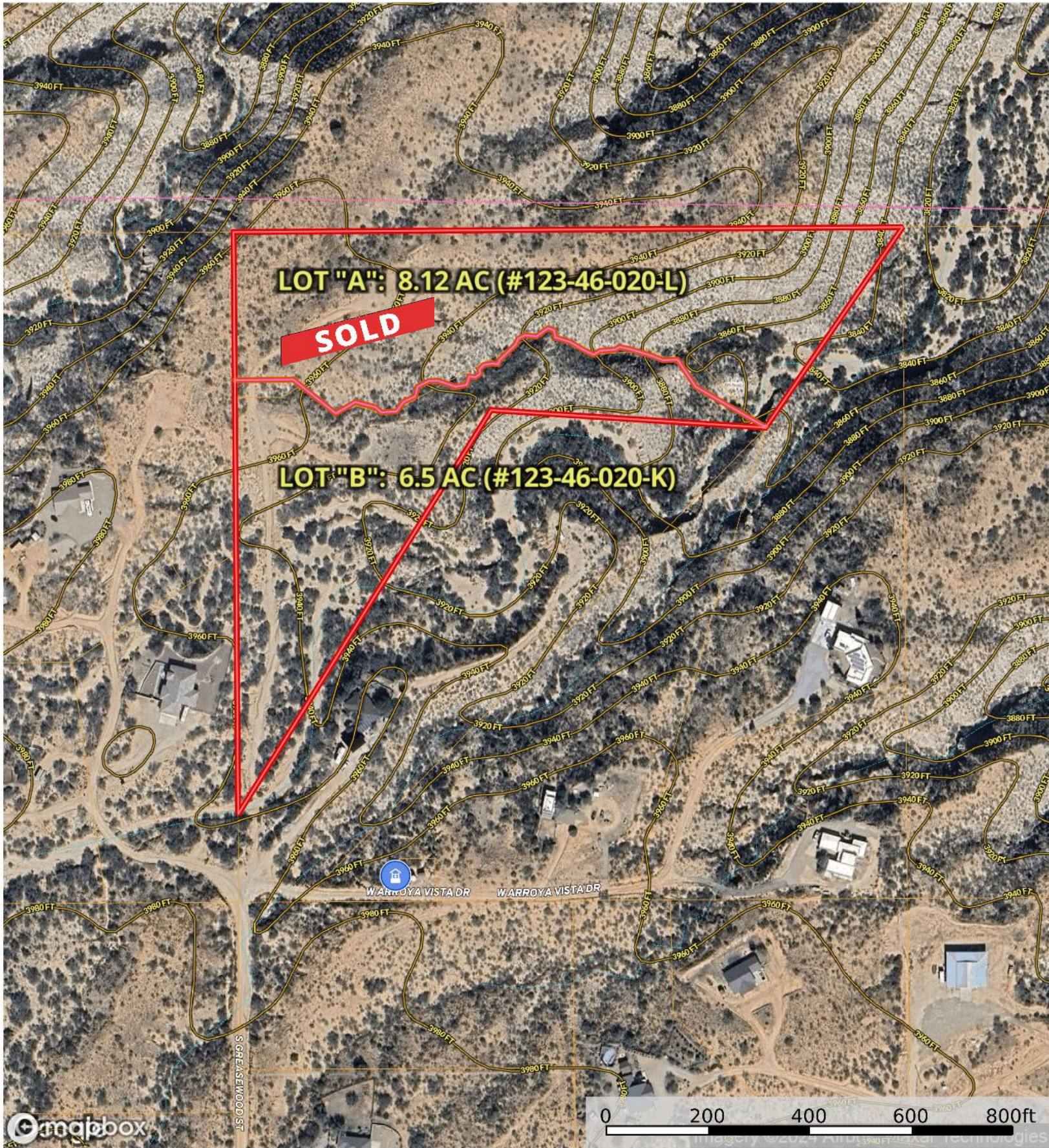
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Cochise County, Arizona, 18.5 AC +/-



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Voltage 735 KV+	Aerodrome	Heliport	Seaport	Glider Port	Ultra Light	Ballon Port			

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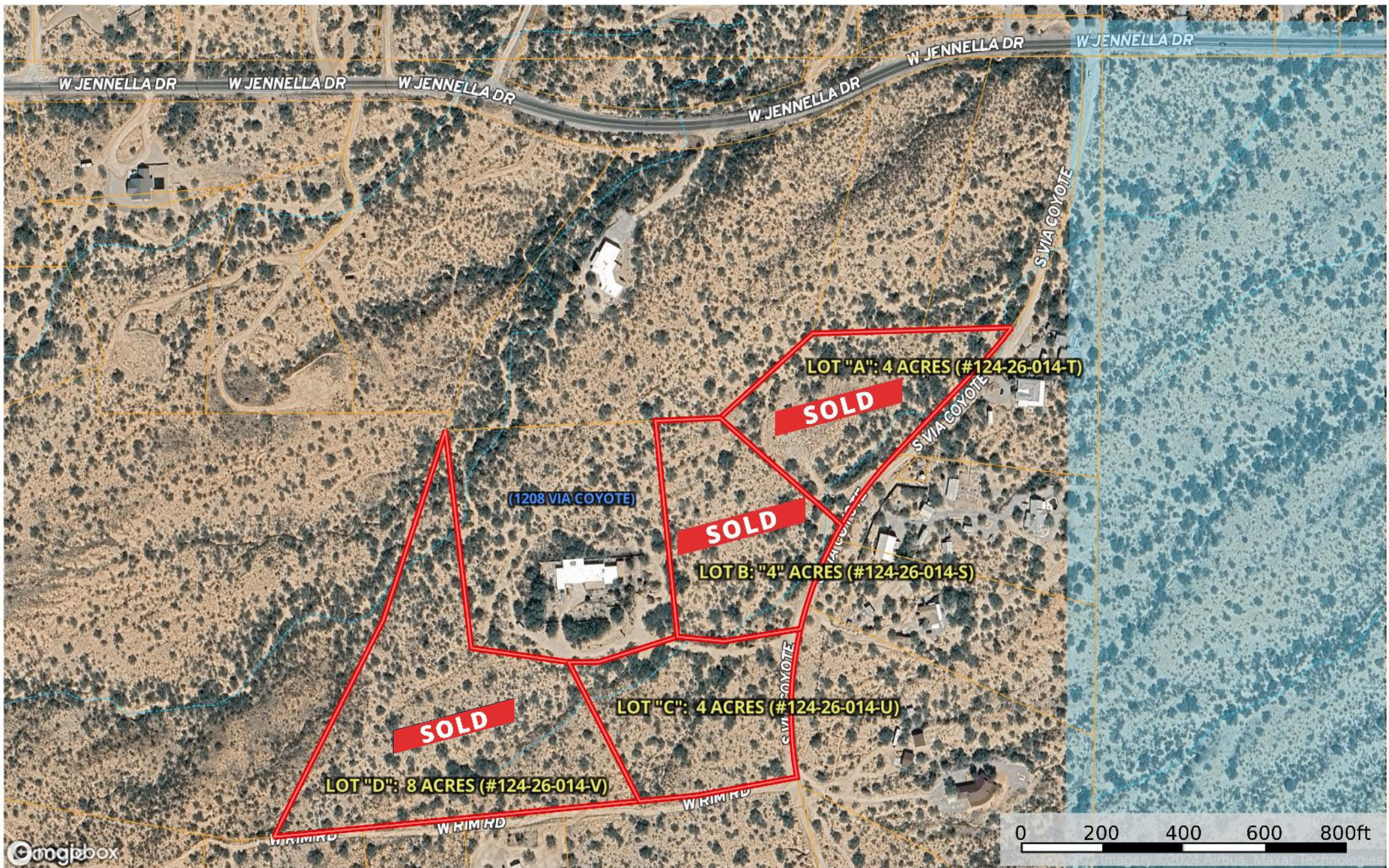
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Cochise County, Arizona, 18.5 AC +/-



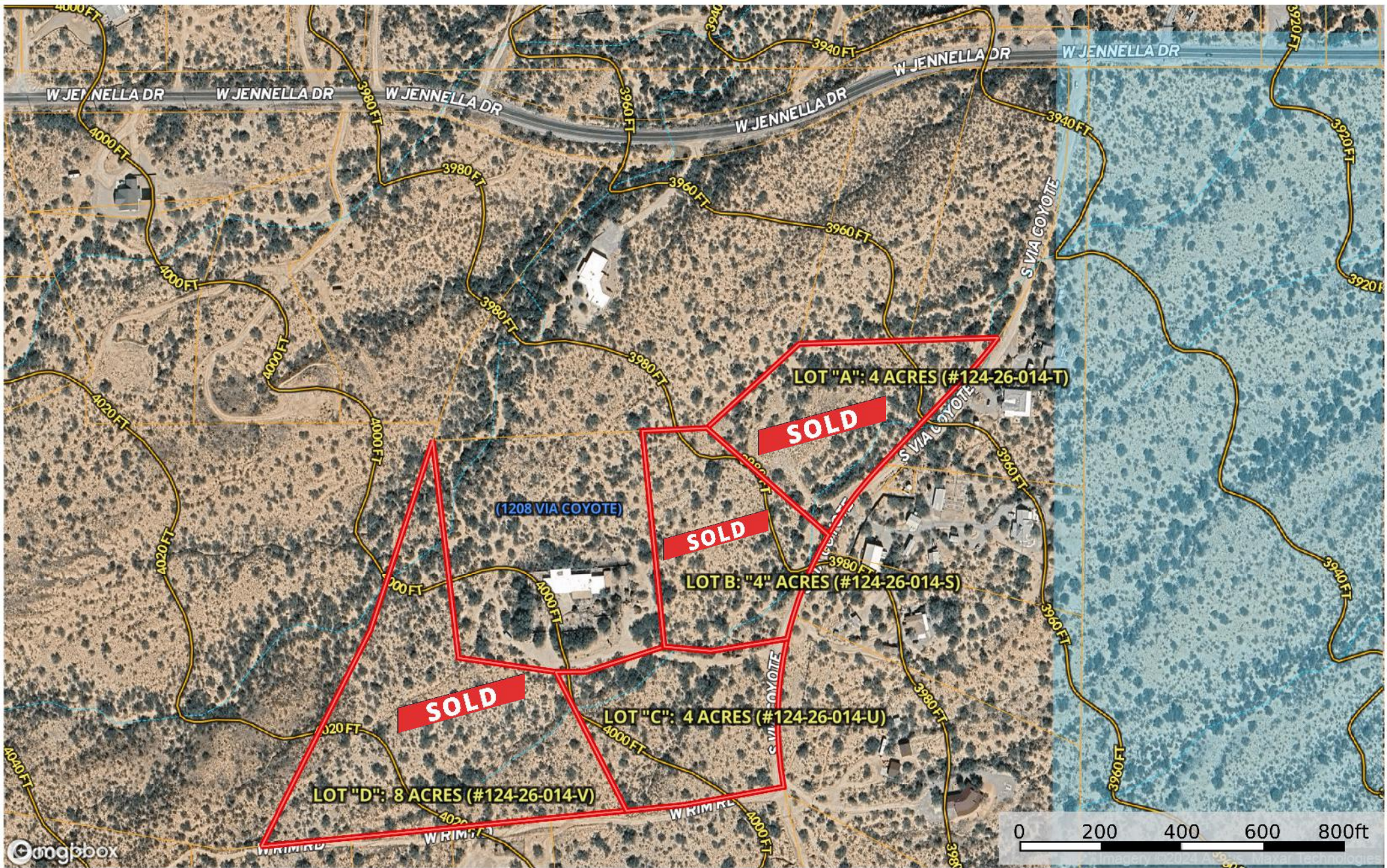
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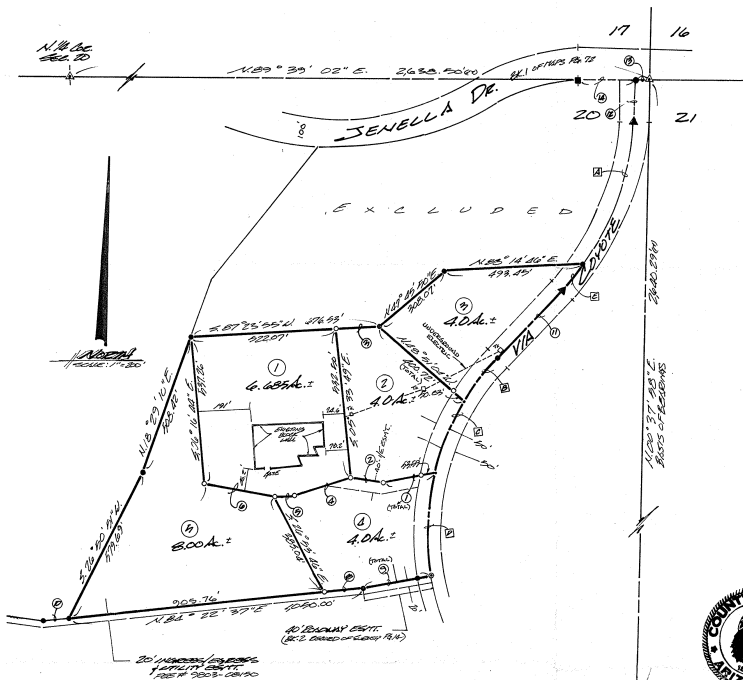
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Cochise County, Arizona, 18.5 AC +/-



- | | | | | | | | | | | | | | |
|---------------------|-------------------|--------------------|--------------------|----------------|----------------|-------------------|---------------|----------|---------|------------------|----------------------|-------------|------------|
| Well | Proposed Property | Boundary | Boundary | Forest Service | State Land | Fish and Wildlife | National Park | Other | BLM | Local Government | Stream, Intermittent | River/Creek | Water Body |
| Voltage Unavailable | Voltage 0 - 9 KV | Voltage 100 161 KV | Voltage 220 287 KV | Voltage 345 KV | Voltage 500 KV | Voltage 735 KV+ | Aerodrome | Heliport | Seaport | Glider Port | Ultra Light | Ballon Port | |



NO.	BEARING	DISTANCE	NO.	BEARING	DISTANCE
1	S 89° 11' 05\"	100.16'	11	S 43° 37' 25\"	84.71'
2	N 84° 16' 04\"	119.31'	12	S 2° 57' 05\"	103.88'
3	S 89° 59' 01\"	124.84'	13	S 89° 57' 05\"	100.00'
4	S 78° 54' 02\"	129.82'	14	S 89° 57' 05\"	207.78'
5	N 89° 56' 01\"	74.80'			
6	N 82° 17' 51\"	247.69'			
7	N 104° 26' 57\"	144.24'			
8	N 79° 37' 05\"	290.00'			
9	N 84° 22' 57\"	54.19'			

REFERENCES: RECORD OF SURVEY BK. 1, PG. 72
 " " " " BK. 2, PG. 14-
 " " " " BK. 14, PG. 4

LEGEND

- ▲ FOUND 2" OPEN IRON PIPE WITH 1/2" IRON ELBOW # 2912
- FOUND 1/2" IRON PIN I.L.C. # 10317
- FOUND 1/2" IRON PIN I.L.C. # 10040
- ▲ FOUND 1/2" IRON PIN "NEED" #10041
- FOUND 1/2" IRON PIN (NO TAG)
- ▲ SET 1/2" IRON PIN I.L.C. # 10046
- ▲ CALCULATED POINT
- TK ELECTRICAL TOWER FOUND

CERTIFICATION OF SURVEY

I HEREBY CERTIFY THIS SURVEY WAS PERFORMED UNDER MY SUPERVISION IN ACCORDANCE WITH THE REQUIREMENTS OF ARIZONA REVISED STATUTES 93-105 AND THAT ALL MONUMENTS EXIST AS INDICATED HEREON.

LOW B. CARLSON
 I.L.C. # 10040

DATE



RECORDING DATA

STATE OF ARIZONA } SS NO.
 COUNTY OF COCHISE } REL

FILED FOR RECORD AT THE REQUEST OF

Carlson Land Sps Jan 2006
 ON THIS 29th DAY OF
 IN BOOK 29, RECORDED ON SURVEYS
 AT PAGE 30, AT (TIME) 12pm

UNITED STATES MARSHAL SERVICE Fee 060100640

COUNTY RECORDER

By (Christine Alford)

DEPUTY



"RECORD OF SURVEY"

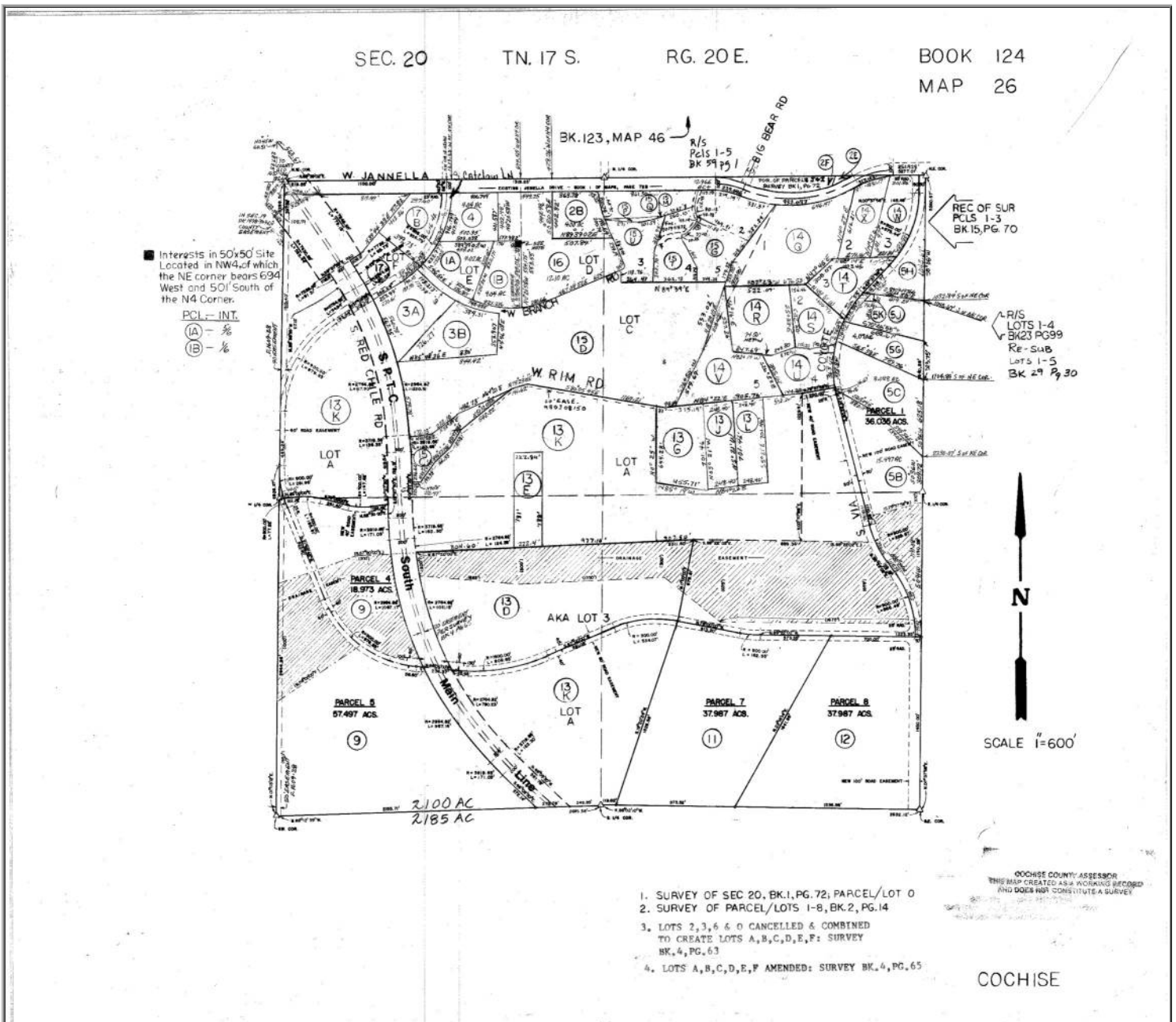
PORTION OF THE NE 1/4
 OF THE NE 1/4 OF SECTION 20,
 T. 17S, E. 20E, S. 15E, R. 14E,
 COCHISE COUNTY, ARIZONA

CARLSON LAND SURVEY

25" IRON IRON PIPE WITH 1/2" IRON ELBOW
 THE ONLY IRON PIPE FOUND

REVISED 7/24/05
 DATE: 7/27/05 - S05° 19' 09" - S04E 1° 2' 00"

Fee 060100640



Pioneer Title Agency ParcelID: 124-26-014V
Benson AZ 85602
COMMITMENT TO SERVICE

This map/plat is being furnished as an aid in locating the herein described land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.