

WHISPERING PINES RESIDENTIAL INFORMATION

Whispering Pines subdivision consists of 159.97 acres. There were 225 lots at the present time. Of these, the following is true, according to my interpretation of the information provided by Pioneer Title Company:

1. 162 lots have homes on them; some have multiple homes, such as one of the Tract B plots. An additional lot is occupied by the Church and one by the WPF. The other Tract B is where the Church is located, and that has been subdivided into three lots across from the Church on the west side of Houston Mesa Road and one on the north side of the Control Road.
2. There are 35 empty lots.
3. There are 17 lots owned by the owner of adjoining lots that have not been combined legally, such as the Hull, Savage and Young properties. These could be sold at some future date as separate properties.
4. There are some lots owned by the owner of adjoining lots that have apparently been legally combined and would have to be re-subdivided to stand alone again.
5. Of the 162 homes, 49 are year-round residents, with an additional 6 with local addresses either in Payson, or Star Valley. This may indicate incorrect addresses.
6. According to the Tetra-Tech Study, there are currently 177 water hook-ups in WP.
7. Obviously, much of the properties in WP could be subdivided in the future, increasing our full break-out potential for water hook-ups.

It appears that the last survey done of the Whispering Pines subdivision was in 1910. The information contained in this survey was used to form the Whispering Pines Fire District. The legal description used at that time contained several errors. Larry Huffer, the Gila County Assessor, had the description re-plotted, made the corrections necessary and wrote a new description which we can use for our Domestic Water Improvement District process.

It is important to be aware of the above information because the full break-out potential for Whispering Pines could be substantially more than the current 177 hook-ups.