

DEDICATION

STATE OF ARIZONA }
COUNTY OF MARICOPA }SS

KNOW ALL MEN BY THESE PRESENTS THAT FIRST AMERICAN TITLE INSURANCE COMPANY A CALIFORNIA CORPORATION AS TRUSTEE OF ITS TRUST NUMBER 8306 AS OWNER OF THE PROPERTY DESCRIBED AND DEPICTED HEREON HEREBY

(1) PUBLISHES THIS FINAL PLAT OF SUBDIVISION FOR COUNTRY CLUB ESTATES AT WESTBROOK VILLAGE A PLANNED AREA DEVELOPMENT CONSISTING OF A PORTION OF THE NORTH 1/2 OF SECTION 27 TOWNSHIP 4 NORTH RANGE 1 EAST GILA & SALT RIVER BASE & MERIDIAN MARICOPA COUNTY ARIZONA

(2) DECLARES THIS PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS TRACTS AND STREETS WITHIN SAID PLANNED AREA OF DEVELOPMENT AND THAT EACH SUCH LOT TRACT AND STREET SHALL BE KNOWN BY THE NUMBER LETTER OR NAME GIVEN TO EACH RESPECTIVELY ON SAID PLAT

(3) DEDICATES TO THE CITY OF PEORIA ARIZONA AN ARIZONA MUNICIPAL CORPORATION AND ITS ASSIGNS A PERPETUAL EASEMENT ON OVER UNDER AND ABOVE THE AREA DESIGNATED HEREON AS TRACT "A" FOR PURPOSES OF CONSTRUCTING REPAIRING MAINTAINING AND REPLACING A PUBLIC STREET AND RIGHT-OF-WAY AND ALL INCIDENTS THERETO AND FOR UTILITIES INCLUDING BUT NOT LIMITED TO WATER SEWER ELECTRIC AND DRAINAGE AND FOR CABLE TELEVISION DISTRIBUTION LINES AND SUCH OTHER PUBLIC USES AS THE CITY OF PEORIA ARIZONA MAY DEEM NECESSARY THE DEDICATOR ON BEHALF OF ITSELF ITS SUCCESSORS AND ASSIGNS AGREES THAT IT SHALL ASSERT A CLAIM OF ABANDONMENT OF THE EASEMENTS OR ANY PORTION THEREOF ONLY WHEN THE GOVERNING BODY OF THE CITY OF PEORIA ARIZONA HAS EXPRESSLY APPROVED ABANDONMENT OF SUCH EASEMENT OF ANY PORTION THEREOF FEE OWNERSHIP OF THE REAL PROPERTY OCCUPIED BY THE EASEMENT IS EXPRESSLY RESERVED IN THE RECORD OWNERS OF SUCH REAL PROPERTY THE CITY OF PEORIA ARIZONA BY APPROVING THIS PLAT AND IN CONSIDERATION OF THE FOREGOING DEDICATION EXPRESSLY (A) DISCLAIMS OWNERSHIP OF THE FEE TITLE TO THE REAL PROPERTY OCCUPIED BY THE EASEMENT BY VIRTUE OF THIS DEDICATION OR THE RECORDATION OF THE PLAT OR OPERATION OF LAW (B) ACKNOWLEDGES THAT ITS INTEREST HEREUNDER IS AND WILL BE AS OWNER OF THE EASEMENT ONLY AND (C) CONFIRMS THAT WHEN THE EASEMENT HAS BEEN IMPROVED THE DEDICATOR AND ITS SUCCESSORS AND ASSIGNS SHALL HAVE NO RESPONSIBILITY FOR MAINTENANCE OF THE IMPROVEMENTS ON THE EASEMENT OR ANY PORTION THEREON EXCEPT AS SET FORTH IN CLAUSE (6) BELOW

(4) DECLARES THAT THE EASEMENTS SET FORTH ON THIS PLAT ARE PROVIDED FOR THE PURPOSE OR PURPOSES SHOWN HEREON

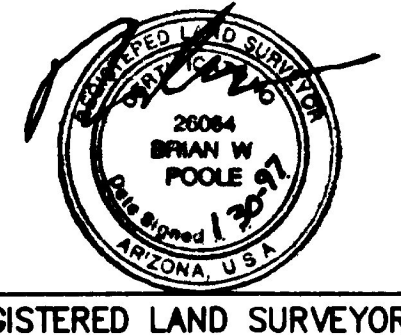
(5) GRANTS TO WESTBROOK VILLAGE ASSOCIATION AN ARIZONA NON-PROFIT CORPORATION AND ITS SUCCESSORS AND ASSIGNS AN EASEMENT UPON ACROSS OVER AND UNDER THE PROPERTY DESIGNATED ON THIS PLAT AS "HOMEOWNERS ASSOCIATION WALL, LANDSCAPE MAINTENANCE AND ACCESS EASEMENT" FOR INSTALLING CONSTRUCTING MAINTAINING REPAIRING REPLACING AND OTHERWISE CARING FOR BOUNDARY WALLS, DIRECTIONAL AND OTHER SIGNS LANDSCAPING SIDEWALKS AND WALKWAYS WHETHER SITUATED ON SUCH EASEMENT PROPERTY OR IN OR ON PUBLIC RIGHT-OF-WAY IMMEDIATELY ADJACENT THERETO AND FOR INSTALLING AND MAINTAINING OR CAUSING TO BE INSTALLED AND MAINTAINED WATER LINES FOR IRRIGATION OF SUCH LANDSCAPING AND SUCH OTHER UTILITY LINES AS MAY BE NECESSARY OR APPROPRIATE TO SERVE SUCH EASEMENT PROPERTY AND

(6) GRANTS TO WESTBROOK VILLAGE ASSOCIATION AN ARIZONA NON-PROFIT CORPORATION EASEMENTS UPON ACROSS OVER UNDER AND THROUGH THE AREA DESIGNATED HEREON AS TRACT "A" TO INSTALL, CONSTRUCT REPAIR REPLACE MAINTAIN AND OTHERWISE CARE FOR LANDSCAPING AND SPRINKLER SYSTEMS WATER LINES AND THE LIKE FOR IRRIGATING SUCH LANDSCAPING AND SUCH OTHER UTILITY LINES AS MAY BE NECESSARY OR APPROPRIATE TO SERVE SUCH LANDSCAPING ALL AS AND TO THE EXTENT REQUIRED OR PERMITTED BY THE CITY OF PEORIA ARIZONA PROVIDED THAT THE EASEMENT PROVIDED IN THIS CLAUSE (6) IS SUBJECT TO AND SUBORDINATE TO THE DEDICATION OF PERPETUAL EASEMENT TO THE CITY OF PEORIA ARIZONA AS ESTABLISHED IN CLAUSE (3) ABOVE

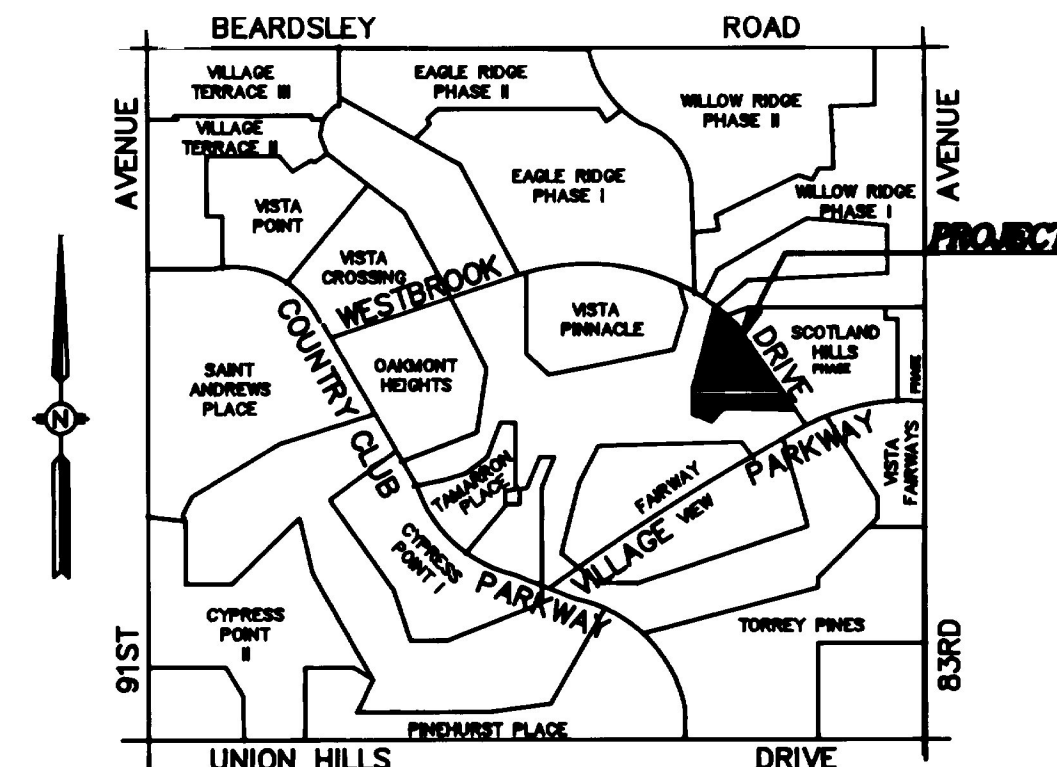
IN WITNESS WHEREOF FIRST AMERICAN TITLE INSURANCE COMPANY A CALIFORNIA CORPORATION AS TRUSTEE HAS CAUSED ITS CORPORATE NAME TO BE SIGNED BY THE UNDERSIGNED OFFICER DULY AUTHORIZED THIS 6th DAY OF February 1997

FIRST AMERICAN TITLE INSURANCE COMPANY
A CALIFORNIA CORPORATION AS TRUSTEE

BY Barbara M. Innes
ITS TRUST OFFICER



REGISTERED LAND SURVEYOR



VICINITY MAP
NOT TO SCALE

LEGEND

- FOUND 1/2" REBAR UNLESS OTHERWISE NOTED
- FOUND 2" BRASS CAP SET IN CONCRETE
- 1/2" REBAR TO BE SET
- 2" BRASS CAP TO BE SET IN CONCRETE
- 15 HOA EASEMENT
- 10 HOMEOWNERS ASSOCIATION WALL, LANDSCAPE MAINTENANCE & ACCESS EASEMENT
- 1 V N A E 1 VEHICULAR NON-ACCESS EASEMENT
- NOTE 1/2" REBAR TO BE SET AT ALL LOT CORNERS
- 8 PUE PUBLIC UTILITY EASEMENT
- VISIBILITY TRIANGLE

ACKNOWLEDGEMENT

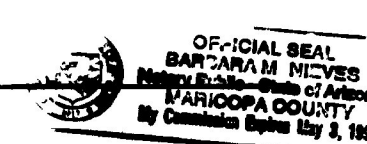
STATE OF ARIZONA }
COUNTY OF MARICOPA }SS

ON THIS 6th DAY OF February 1997 BEFORE ME THE UNDERSIGNED OFFICER PERSONALLY APPEARED Barbara M. Innes OF FIRST AMERICAN TITLE INSURANCE COMPANY A CALIFORNIA CORPORATION AS TRUSTEE OF ITS TRUST NO 8306 AND NOT PERSONALLY AND THAT HE/SHE IN SUCH CAPACITY BEING AUTHORIZED SO TO DO EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED BY SIGNING THE NAME OF SAID CORPORATION BY HIMSELF/HERSELF

IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND AND SEAL

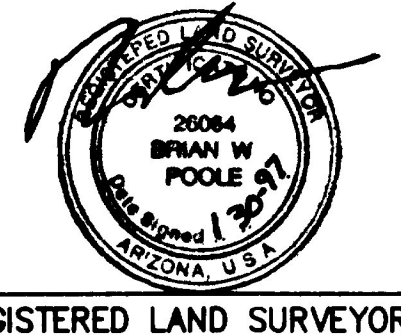
Barbara M. Innes
NOTARY PUBLIC

MY COMMISSION EXPIRES 5-3-99



CERTIFICATION

THIS IS TO CERTIFY THAT THE SURVEY AND SUBDIVISION OF THE PREMISES DESCRIBED AND PLATTED HEREON WAS MADE UNDER MY DIRECTION DURING THE MONTH OF JANUARY 1997 THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN THAT THE MONUMENTS SHOWN ACTUALLY EXIST OR WILL BE SET AS SHOWN THAT THEIR POSITIONS ARE CORRECTLY SHOWN AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED



REGISTERED LAND SURVEYOR

WATER ASSURANCE

THIS DEVELOPMENT IS LOCATED WITHIN THE CITY OF PEORIA WATER SERVICE AREA AND HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY

NOTES

- 1 CONSTRUCTION WITHIN THE UTILITIES EASEMENTS SHALL BE LIMITED TO UTILITIES AND WOOD WIRE OR REMOVABLE SECTION TYPE FENCING
- 2 COMMUNICATION LINES TO BE CONSTRUCTED UNDERGROUND AS REQUIRED BY THE ARIZONA CORPORATION COMMISSION ORDER R-14-2-133
- 3 NO OBSTRUCTION WILL BE ALLOWED WITHIN THE DRAINAGE EASEMENTS NOR SHALL VEGETATION BE PLANTED OR ALLOWED TO GROW SO AS TO OBSTRUCT THE FLOW THROUGH SUCH DRAINAGE EASEMENTS
- 4 WESTBROOK VILLAGE ASSOCIATION SHALL OWN AND BE RESPONSIBLE FOR MAINTAINING ALL LANDSCAPING ON TRACTS "B" "C" AND "D" AND WESTBROOK VILLAGE ASSOCIATION SHALL BE RESPONSIBLE FOR MAINTAINING THE LANDSCAPE MEDIANS IN TRACT "A"
- 5 COUNTRY CLUB ESTATES AT WESTBROOK VILLAGE ASSOCIATION SHALL OWN AND BE RESPONSIBLE FOR MAINTAINING ALL LANDSCAPING ON TRACTS "E" THROUGH "Z" AND "AA" THROUGH "CC"
- 6 TRACTS "B" THROUGH "Z" AND "AA" ARE FOR DRAINAGE AND LANDSCAPING PURPOSES
- 7 THIS SUBDIVISION IS REQUIRED TO FORM A STREET LIGHT IMPROVEMENT DISTRICT
- 8 THERE ARE 80 LOTS IN THIS SUBDIVISION

LEGAL DESCRIPTION

A PORTION OF THE NORTHEAST QUARTER OF SECTION 27 TOWNSHIP 4 NORTH RANGE 1 EAST OF THE GILA & SALT RIVER BASE & MERIDIAN MARICOPA COUNTY ARIZONA MORE PARTICULARLY DESCRIBED AS FOLLOWS

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 27 SAID EAST QUARTER CORNER BEARING NORTH 00 51 01" WEST 2627 90 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION 27 THENCE NORTH 00 41 37" WEST 209 97 FEET ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 27 THENCE SOUTH 89 18 23" WEST 926 28 FEET TO A POINT ON THE SOUTHWESTERLY LINE OF WESTBROOK DRIVE, 60 FEET WIDE, AS SHOWN ON THE MAP OF DEDICATION FOR VILLAGE PARKWAY WESTBROOK DRIVE AND 83RD AVENUE AT WESTBROOK VILLAGE AS FILED IN BOOK 375 OF MAPS PAGE 7 RECORDS OF MARICOPA COUNTY SAID POINT ALSO BEING THE POINT OF BEGINNING OF PARCEL NO 1 OF THE SPECIAL WARRANTY DEED FILED AT RECEPTION NO 94-0831538 RECORDS OF MARICOPA COUNTY SAID POINT ALSO BEING THE TRUE POINT OF BEGINNING THENCE SOUTH 87 10 14" WEST 534 82 FEET ALONG THE BOUNDARY OF SAID PARCEL NO 1 THENCE CONTINUING ALONG SAID BOUNDARY SOUTH 68 52 25" WEST 264 64 FEET THENCE CONTINUING NORTH 45 28 39" WEST 134 25 FEET THENCE CONTINUING NORTH 11 13 07" EAST 462 39 FEET THENCE CONTINUING NORTH 18 52 51" EAST 680 00 FEET TO A POINT ON THE SOUTHWESTERLY LINE OF SAID WESTBROOK DRIVE THENCE LEAVING THE BOUNDARY OF SAID PARCEL NO 1 SOUTH 57 04 27" EAST ALONG SAID RIGHT-OF-WAY LINE 83 84 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 530 00 FEET THENCE CONTINUING ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 36 25 59" AN ARC LENGTH OF 337 01 FEET TO A POINT OF TANGENCY THENCE SOUTH 20 38 28" EAST 818 31 FEET TO THE TRUE POINT OF BEGINNING

CONTAINING A COMPUTED AREA OF 13.565 ACRES MORE OR LESS

BOOK 436 PAGE 02

OFFICIAL RECORDS OF
MARICOPA COUNTY RECORDER
HELEN PURCELL

97-0152145

03/10/97 09 27

APPROVAL

APPROVED BY THE COUNCIL OF THE CITY OF PEORIA ON THIS THE _____ DAY OF _____ 1997

BY MAYOR Steve Jensen ATTEST CITY CLERK 2/12/97
BY CITY ENGINEER _____ DATE _____

FINAL PLAT
COUNTRY CLUB ESTATES
AT WESTBROOK VILLAGE
LOCATED IN A PORTION OF
SECTION 27 T4N R1E G & SRB & M
MARICOPA COUNTY ARIZONA

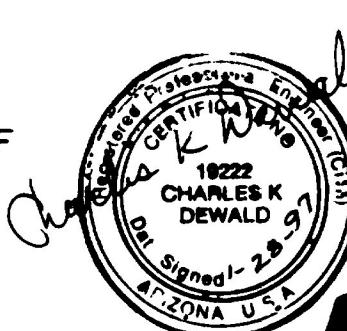
TERRITORIAL ENGINEERS, Inc

2636 HIGHWAY 95 SUITE 44
BULLHEAD CITY ARIZONA 86442
(520) 758-7600 FAX 758-5958

TEI JN 194212

SHEET 1 OF 2 SHEETS

PREPARED UNDER THE DIRECTION OF
DATE OF PREPARATION 09/18/96



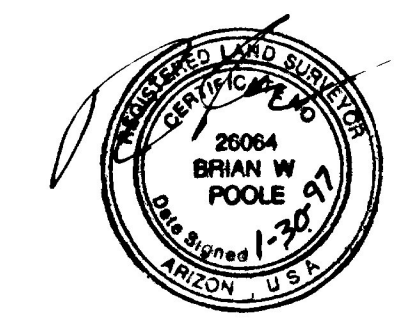
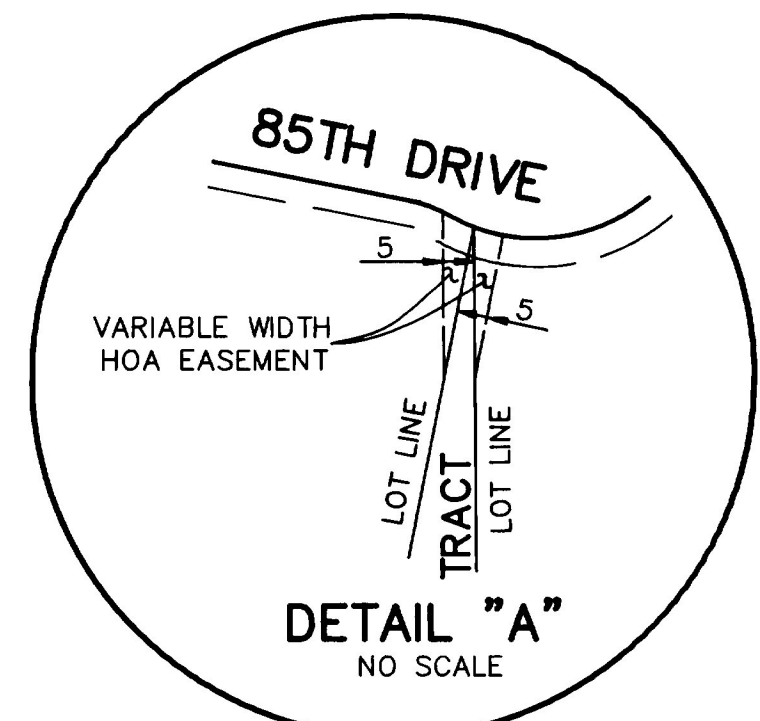
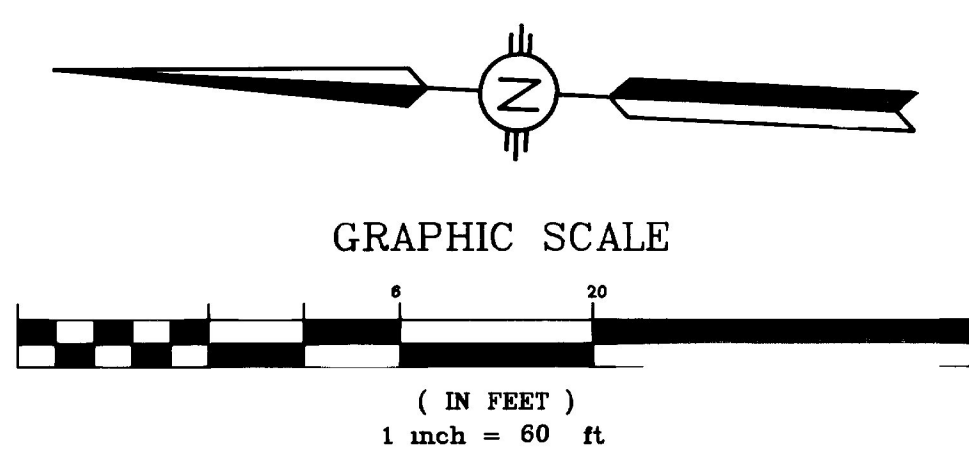
435-02

CURVE TABLE				
CURVE	RADIUS	LENGTH	TANGENT	DELTA
C1	560.00	242.65	123.26	24.49 35"
C2	560.00	113.44	56.92	11.36 24"
C3	400.00	271.37	141.14	38.52 17"
C4	500.00	66.87	33.48	07.39 44"
C5	45.00	81.71	57.64	104.02 26"
C6	375.00	254.41	132.32	38.52 17"
C7	425.00	253.00	130.37	34.06 29"
C8	475.00	31.65	15.83	03.49 04"
C9	525.00	70.21	35.16	07.39 44"
C10	20.00	36.32	25.62	104.02 26"
C11	45.00	14.29	7.20	18.11 22"
C12	55.00	134.79	152.85	140.25 10"
C13	45.00	14.29	7.20	18.11 22"
C14	20.00	37.66	27.47	107.53 06"
C15	20.00	26.51	15.61	75.57 34"
C16	20.00	25.62	14.91	73.23 54"
C17	50.00	221.13	67.08	253.23 54"
C18	375.00	4.23	2.12	00.38 47"
C19	375.00	41.11	20.58	06.16 52"
C20	375.00	44.92	22.48	06.51 46"
C21	375.00	41.08	20.56	06.16 37"
C22	375.00	41.08	20.56	06.16 37"
C23	375.00	40.91	20.47	06.15 02"
C24	375.00	41.08	20.56	06.16 37"
C25	425.00	4.59	2.30	00.37 08"
C26	425.00	41.21	20.62	05.33 19"
C27	425.00	36.01	18.02	04.51 17"
C28	425.00	41.17	20.60	05.32 59"
C29	425.00	42.40	21.22	05.42 58"
C30	425.00	36.50	18.26	04.55 13"
C31	425.00	41.12	20.58	05.32 38"
C32	425.00	4.00	2.00	00.32 22"
C33	425.00	5.01	3.00	00.48 35"
C34	525.00	36.39	18.19	01.21 07"
C35	525.00	36.07	18.04	03.56 10"
C36	525.00	21.75	10.88	02.22 27"
C37	55.00	8.07	4.04	08.24 30"
C38	55.00	42.02	22.09	43.46 09"
C39	55.00	18.50	9.34	19.16 22"
C40	55.00	24.47	12.44	25.29 45"
C41	55.00	22.11	11.21	23.02 04"
C42	55.00	19.62	9.92	20.26 21"
C43	50.00	19.98	10.13	22.53 44"
C44	50.00	37.57	19.72	43.03 12"
C45	50.00	69.49	41.68	79.37 49"
C46	50.00	83.49	55.22	95.40 37"
C47	50.00	10.60	5.32	12.08 32"
C48	510.00	64.27	32.18	07.13 15"
C49	510.00	112.11	56.28	12.35 43"
C50	530.00	176.10	88.87	19.02 16"
C51	530.00	53.55	26.80	05.47 19"
C52	530.00	43.83	21.93	04.44 17"
C53	530.00	63.54	31.81	06.52 07"
C54	530.00	337.01	174.42	36.25 59"
C55	510.00	59.80	29.93	06.43 04"

LINE TABLE		
LINE	DIRECTION	DISTANCE
L1	N12 45 08"E	26.10
L2	N77 14 52"W	26.56
L3	N33 16 07"E	24.75
L4	N56 43 53"W	33.95
L5	N87 10 41"E	21.01
L6	N18 52 51"E	20.62
L7	N02 49 19"W	25.00
L8	N12 45 08"E	19.80
L9	N77 14 52"W	19.80
L10	N33 16 07"E	20.02
L11	N56 43 53"W	19.33



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436-02