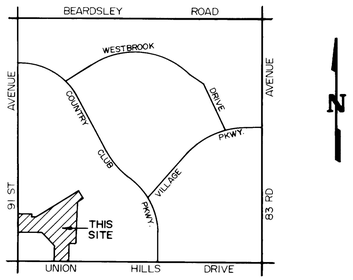
FINAL PLAT FOR

CYPRESS POINT ESTATES II

AT WESTBROOK VILLAGE

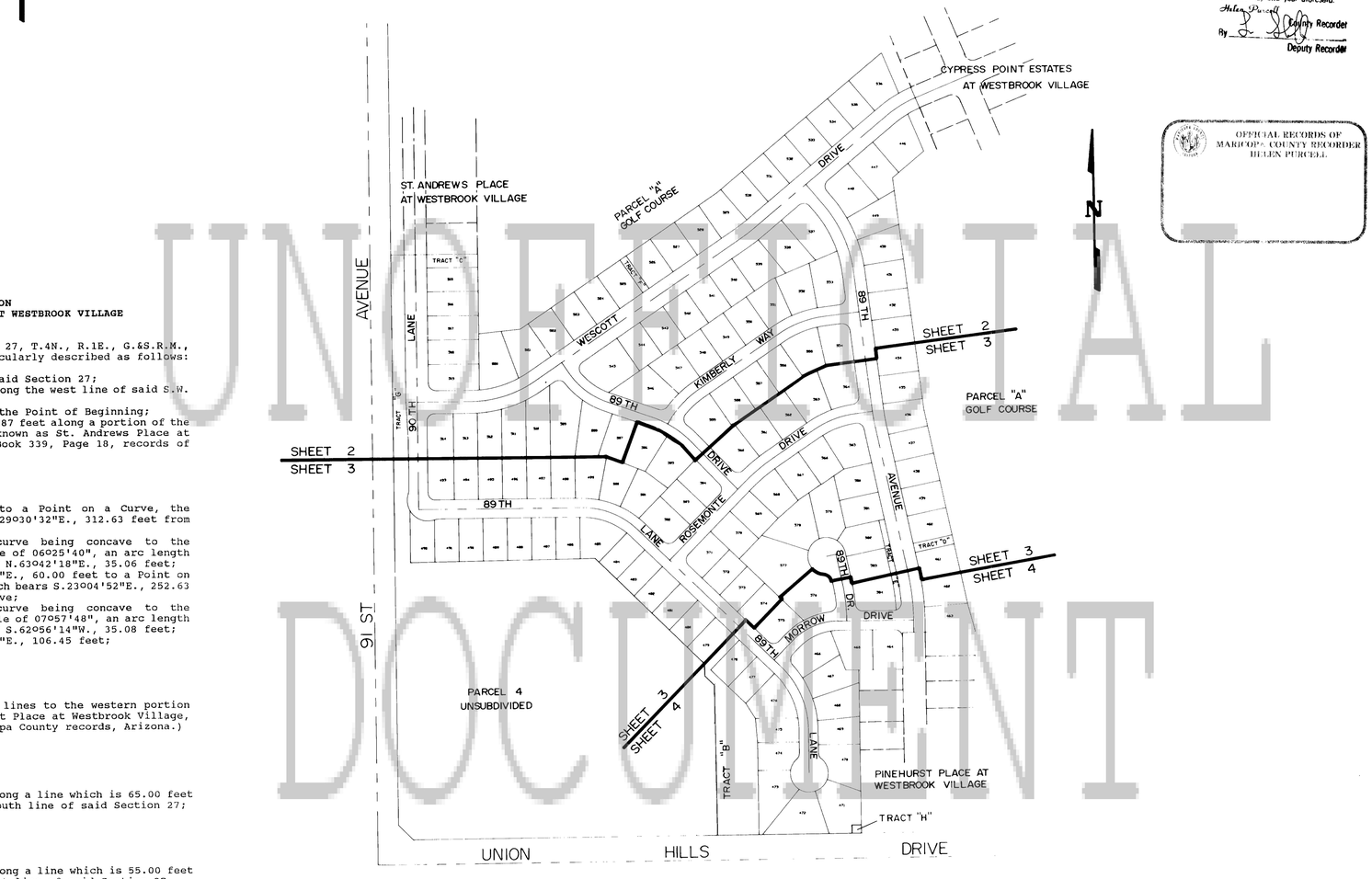
LOCATED IN

A PORTION OF THE S. 1/2 OF SECTION 27, T.4N., R.1E., G.& S.R.B.& M. MARICOPA COUNTY, ARIZONA



VICINITY MAP

N.T.S.



KEY MAP

N.T.S.

STATE OF ARIZONA } ss
County of Maricopa }

I hereby certify that the within instrument was filed and recorded at request of City of Peoria
12/19/91 1:36
in Book 347
on page 26
Witness my hand and official seal the day and year aforesaid.
Helen Purcell
By _____ Deputy Recorder
Deputy Recorder

OFFICIAL RECORDS OF MARICOPA COUNTY RECORDER
HELEN PURCELL

DESCRIPTION
CYPRESS POINT ESTATES II AT WESTBROOK VILLAGE

A portion of the S.W. 1/4 of Section 27, T.4N., R.1E., G.&S.R.M., Maricopa County, Arizona, more particularly described as follows:

Commencing at the West 1/4 corner, said Section 27;
thence S.00041'24"E., 1045.79 feet along the west line of said S.W. 1/4, Section 27;
thence N.89018'36"E., 55.00 feet to the Point of Beginning;
thence continuing N.89018'36"E., 229.87 feet along a portion of the south line of the subdivision known as St. Andrews Place at Westbrook Village, platted in Book 339, Page 18, records of Maricopa County, Arizona;
thence S.00041'24"E., 212.22 feet;
thence N.83046'09"E., 109.95 feet;
thence N.55012'55"E., 634.23 feet;
thence N.49031'49"E., 570.84 feet;
thence S.23004'52"E., 116.00 feet to a Point on a Curve, the central point of which bears S.29030'32"E., 312.63 feet from said Point on the Curve;
thence northeasterly along said curve being concave to the southeast through a cental angle of 06025'40", an arc length of 35.07 feet and chord data of N.63042'18"E., 35.06 feet;
thence leaving said curve S.23004'52"E., 60.00 feet to a Point on a Curve the central point of which bears S.23004'52"E., 252.63 feet from said Point on the Curve;
thence southwesterly along said curve being concave to the southeast through a central angle of 07057'48", an arc length of 35.11 feet and chord data of S.62056'14"W., 35.08 feet;
thence leaving said curve S.23004'52"E., 106.45 feet;
thence S.49031'49"W., 108.30 feet;
thence S.07035'21"E., 617.34 feet;
thence S.12032'21"E., 527.62 feet;
thence S.15046'58"E., 76.59 feet;

(The following 4 courses are common lines to the western portion of the development known as Pinehurst Place at Westbrook Village, platted in Book 336, page 38, Maricopa County records, Arizona.)

thence S.89009'49"W., 192.10 feet;
thence S.00050'11"E., 97.50 feet;
thence S.89009'49"W., 117.00 feet;
thence S.00050'11"E., 432.01 feet;
thence S.89009'29"W., 385.00 feet along a line which is 65.00 feet north of and parallel to the south line of said Section 27;
thence N.00050'11"W., 400.17 feet;
thence N.46°12'43"W., 45.48 feet;
thence N.01°12'43"W., 10.67 feet;
thence N.46012'43"W., 397.56 feet;
thence S.89018'36"W., 520.22 feet;
thence N.00041'24"W., 825.00 feet along a line which is 55.00 feet east of and parallel to the west line of said Section 27.

Containing 1,695,130 s.f. or 38.91 acres, net, and being subject to any easements, restrictions or rights-of-way of record or otherwise.

DEDICATION

STATE OF ARIZONA)
) SS
COUNTY OF MARICOPA)

KNOW ALL MEN BY THESE PRESENTS: THAT FIRST SERVICE TITLE AGENCY, INC., AN ARIZONA CORPORATION, AS TRUSTEE OF ITS TRUST NUMBER 1030 AS OWNER OF THE PROPERTY DESCRIBED AND DEPICTED HEREIN, HEREBY: (1) PUBLISHES THIS FINAL PLAT OF SUBDIVISION FOR CYPRESS POINT ESTATES II AT WESTBROOK VILLAGE, A PLANNED AREA OF DEVELOPMENT CONSISTING OF A PORTION OF THE SOUTH HALF OF SECTION 27, TOWNSHIP 4 NORTH, RANGE 1 EAST, GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA; (2) DECLARES THAT SAID 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 EXCLUSIVE EASEMENT ON, OVER, UNDER AND ABOVE THE AREA DESIGNATED 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 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 EASEMENT OR ANY PORTION THEREOF ONLY WHEN THE GOVERNING BODY OF THE CITY OF PEORIA, ARIZONA HAS EXPRESSLY APPROVED ABANDONMENT OF SUCH EASEMENT OR 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, IN CONSIDERATION OF THE FOREGOING DEDICATION, EXPRESSLY (A) DISCLAIMS OWNERSHIP OF FEE TITLE TO THE REAL PROPERTY OCCUPIED BY THE EASEMENT BY VIRTURE 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 IN THE EASEMENT OR ANY PORTION THEREOF; (4) DECLARES THAT THE EASEMENTS SET FORTH ON SAID 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 "HOMEOWNER'S ASSOCIATION WALL AND LANDSCAPE MAINTENANCE AREA" 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 RIGHTS-OF-WAY IMMEDIATELY ADJACENT THERETO, AND FOR INSTALLING AND MAINTAINING, OR CAUSING TO BE INSTALLED AND MAINTAINED, WATER LINES FOR IRRIGATING 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 ASSOCIATION, AN EASEMENT UPON, ACROSS, OVER, UNDER AND THROUGH THE AREA DESIGNATED AS TRACT "A" HEREON 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. THE EASEMENT PROVIDED FOR 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 SERVICE TITLE AGENCY, INC., AN ARIZONA CORPORATION, AS TRUSTEE HAS CAUSED ITS CORPORATE NAME TO BE SIGNED BY THE UNDERSIGNED OFFICER DULY AUTHORIZED THIS ___ DAY OF December, 19 91.

FIRST SERVICE TITLE AGENCY, INC.
AN ARIZONA CORPORATION, AS TRUSTEE

BY: _____
ITS TRUST OFFICER

ACKNOWLEDGEMENT

STATE OF ARIZONA)
) SS
COUNTY OF MARICOPA)

ON THIS, THE 3rd DAY OF December, 19 91, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED [illegible], WHO ACKNOWLEDGED HIMSELF TO BE THE TRUST OFFICER OF FIRST SERVICE TITLE AGENCY, AN ARIZONA CORPORATION, AS TRUSTEE, AND THAT HE BEING AUTHORIZED SO TO DO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED BY SIGNING THE NAME OF THE CORPORATION BY HIMSELF AS SUCH OFFICER.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL.

[illegible]
NOTARY PUBLIC

3-3-95
MY COMMISSION EXPIRES

APPROVAL

APPROVED BY THE COUNCIL OF THE CITY OF PEORIA ON THIS 10 DAY OF December, 19 91.

BY: Ken Fergias, MAYOR ATTEST: Denise Gomez, CITY CLERK

BY: _____
CITY ENGINEER

_____
DATE

LEGEND

- ● INDICATES CORNER OF THIS SUBDIVISION FOUND 1/2" REBAR
- 8' P.U.E. — 8' PUBLIC UTILITY EASEMENT
- 15' B.S.L. — 15' BUILDING SETBACK LINE
- 3' P.U.E. — 3' PUBLIC UTILITY EASEMENT
- 1' V.N.A.E. — 1' VEHICULAR NON-ACCESS EASEMENT
- 5' H.A.W. & L.M.A. — 5/ 8' HOMEOWNERS ASSOCIATION WALL AND LANDSCAPE MAINTENANCE AREA

CERTIFICATION

THIS IS TO CERTIFY THAT SURVEY AND SUBDIVISION OF THE PREMISES DESCRIBED AND PLATTED HEREON WAS MADE UNDER MY DIRECTION DURING THE MONTH OF July, 1991; 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 — CERTIFICATE NO. 8607 — TED DENMARK POOLE — ARIZONA U.S.A.

_____
Registered Land Surveyor

_____
Date

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 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 VEGETATION BE PLANTED OR ALLOWED TO GROW THAT WOULD OBSTRUCT FLOW.
4. THE WESTBROOK VILLAGE ASSOCIATION SHALL BE RESPONSIBLE FOR MAINTAINING LANDSCAPING ON TRACTS "A", "B", "C", "D", "E", "F", "G" & "H".
5. CYPRESS POINT ESTATES II AT WESTBROOK VILLAGE IS ZONED PAD 8 SHALL BE DEVELOPED IN ACCORDANCE WITH THE ORIGINAL P.A.D. DEVELOPMENT STANDARDS ESTABLISHED BY ORDINANCE 89-09 OR AS AMENDED

Revised: Sept 26, 1991
DATE PREPARED: 8-8-91
JOB NO. 219-89377.04

CARTER ASSOCIATES, INC.
CONSULTING ENGINEERS, PLANNERS & SURVEYORS
5080 North 40th Street • Suite 300 • Phoenix, Az. 85018 • (602) 955-0900
7675 Dagget Street • Suite 350 • San Diego, Ca 92111 • (619) 292-6161

dsn:
drn:
ckd:

FINAL PLAT FOR CYPRESS POINT ESTATES II AT WESTBROOK VILLAGE

SHEET 1 OF 4

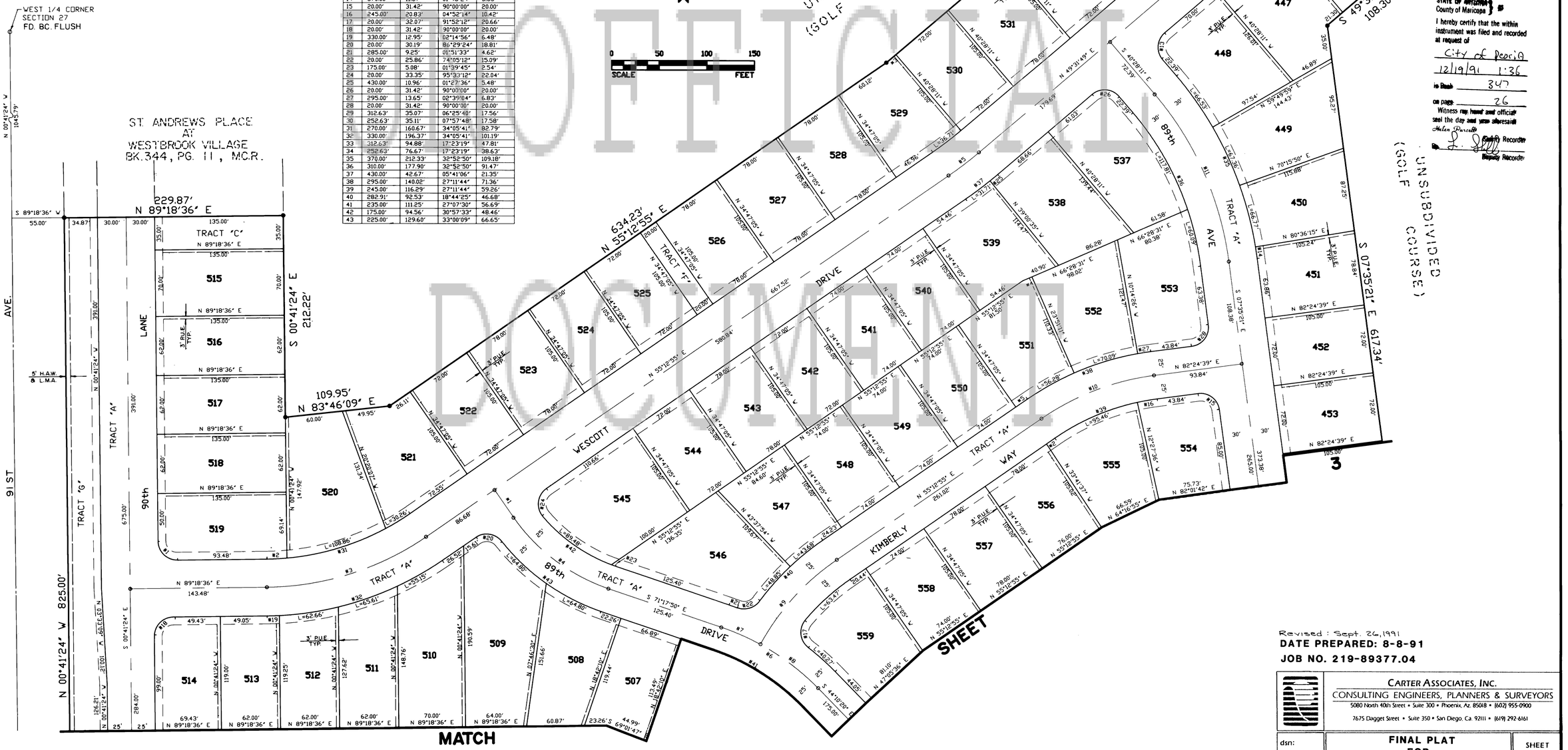
347-26

UNOFFICIAL DOCUMENT

OFFICIAL RECORDS OF
MARICOPA COUNTY RECORDER
HELEN PURCELL
91-0505303

#### DISTANCE ####		
NO.	BEARING	DISTANCE
1	S 34°47'05" E	35.00'
2	N 55°12'55" E	10.58'
3	N 49°31'49" E	13.16'
4	N 66°28'31" E	10.36'
5	N 55°12'55" E	14.80'

#### CURVE TABLE ####				
NO.	RADIUS	LENGTH	DELTA	TANGENT
1	20.00'	31.42'	90°00'00"	20.00'
2	270.00'	21.54'	04°34'17"	10.78'
3	300.00'	178.52'	34°05'41"	91.99'
4	200.00'	127.45'	36°30'45"	65.97'
5	400.00'	39.69'	05°41'06"	19.86'
6	260.00'	123.09'	27°07'30"	62.72'
7	260.00'	44.41'	09°47'09"	22.26'
8	260.00'	78.68'	17°20'21"	39.64'
9	257.91'	120.31'	26°43'36"	61.27'
10	270.00'	128.16'	27°11'44"	65.31'
11	340.00'	195.12'	32°52'50"	100.33'
12	282.63'	85.78'	17°23'19"	43.22'
13	20.00'	31.42'	90°00'00"	20.00'
14	370.00'	11.67'	01°48'24"	5.83'
15	20.00'	31.42'	90°00'00"	20.00'
16	245.00'	20.83'	04°52'14"	10.42'
17	20.00'	32.07'	91°52'12"	20.66'
18	20.00'	31.42'	90°00'00"	20.00'
19	330.00'	12.95'	02°14'56"	6.48'
20	20.00'	30.19'	86°29'24"	18.81'
21	285.00'	9.25'	01°51'33"	4.62'
22	20.00'	25.86'	74°05'12"	15.09'
23	175.00'	5.08'	01°39'45"	2.54'
24	20.00'	33.35'	95°33'12"	22.04'
25	430.00'	10.96'	01°27'36"	5.48'
26	20.00'	31.42'	90°00'00"	20.00'
27	295.00'	13.65'	02°39'04"	6.83'
28	20.00'	31.42'	90°00'00"	20.00'
29	312.63'	35.07'	06°25'40"	17.56'
30	252.63'	35.11'	07°57'48"	17.58'
31	270.00'	160.67'	34°05'41"	82.79'
32	330.00'	196.37'	34°05'41"	101.19'
33	312.63'	94.88'	17°23'19"	47.81'
34	252.63'	76.67'	17°23'19"	38.63'
35	370.00'	212.33'	32°52'50"	109.18'
36	310.00'	177.90'	32°52'50"	91.47'
37	430.00'	42.67'	05°41'06"	21.35'
38	295.00'	140.02'	27°11'44"	71.36'
39	245.00'	116.29'	27°11'44"	59.26'
40	282.91'	92.53'	18°44'25"	46.68'
41	235.00'	111.25'	27°07'30"	56.69'
42	175.00'	94.56'	30°57'33"	48.46'
43	225.00'	129.60'	33°00'09"	66.65'



DOCUMENT
NOT OFFICIAL

STATE OF ARIZONA } ss
County of Maricopa }

I hereby certify that the within instrument was filed and recorded at request of City of Peoria
12/19/91 1:36
in Book 347
on page 26
Witness my hand and official seal the day and year aforesaid
Helen Purcell County Recorder
By: Deputy Recorder

Revised: Sept. 24, 1991
DATE PREPARED: 8-8-91
JOB NO. 219-89377.04

CARTER ASSOCIATES, INC.
CONSULTING ENGINEERS, PLANNERS & SURVEYORS
5080 North 40th Street • Suite 300 • Phoenix, Az. 85018 • (602) 955-0900
7675 Dagget Street • Suite 350 • San Diego, Ca. 92111 • (619) 292-6161

dsn:
drn:
ckd:

FINAL PLAT
FOR
CYPRESS POINT ESTATES II
AT WESTBROOK VILLAGE

SHEET 2 OF 4

347-26

OFFICIAL RECORDS OF
MARICOPA COUNTY RECORDER
HELEN PURCELL
91-0595303

STATE OF ARIZONA }
County of Maricopa } ss

I hereby certify that the within instrument was filed and recorded at request of
City of Peoria
12/19/91 1:36
in Book 347
on page 26
Witness my hand and official seal the day and year aforesaid.
Helen Purcell
By _____ County Recorder
Deputy Recorder

UNOFFICIAL DOCUMENT

N

0 50 100 150
SCALE FEET

MATCH SHEET

SHEET 2

S 07°35'21" E 617.34'

UNSUBDIVIDED GOLF COURSE

S 12°32'21" E 527.62'

89th AVE

TRACT 'A'

TRACT 'D'

89th LANE

89th DRIVE

ROSEMONTE DRIVE

90th LANE

91st AVE

TRACT 'G'

N 89°18'36" E 825.00'

N 89°18'36" E 55.00'

N 89°18'36" E 520.22'

N 89°18'36" E 430.82'

S 00°41'24" E 788.61'

SOUTHWEST CORNTER
SECTION 27
F.D. B.C. IN H.H.

5' H.A.W. & L.M.A.

8' P.U.E.

3' P.U.E. TYP.

I.V.N.A.E.

454 455 456 457 458 459 460 461 462 463 464 465 466 467 468 469 470 471 472 473 474 475 476 477 478 479 480 481 482 483 484 485 486 487 488 489 490 491 492 493 494 495 496 497 498 499 500 501 502 503 504 505 506 560 561 562 563 564 565 566 567 568 569 570 571 572 573 574 577 578 579 580 581 582 583

TRACT 'A' Δ=253°45'18" R=50.00' L=221.44'

TRACT 'A' Δ=124°40'58" R=55.00' L=119.69

CURVE TABLE

NO.	RADIUS	LENGTH	DELTA	TANGENT
1	20.00'	31.42'	90°00'00"	20.00'
2	235.00'	18.45'	04°29'53"	9.23'
3	20.00'	31.42'	90°00'00"	20.00'
4	20.00'	30.70'	87°57'37"	19.30'
5	20.00'	31.31'	89°41'48"	19.89'
6	525.00'	27.74'	03°01'37"	13.87'
7	20.00'	31.11'	89°07'45"	19.70'
8	55.00'	16.65'	17°20'29"	8.39'
9	55.00'	16.65'	17°20'29"	8.39'
10	185.00'	14.33'	04°26'12"	7.17'
11	475.00'	11.12'	01°20'27"	5.56'
12	225.00'	11.21'	02°51'13"	5.60'
13	20.00'	29.91'	85°41'05"	18.55'
14	525.40'	8.74'	00°57'13"	4.37'
15	645.90'	25.72'	02°16'55"	12.86'
16	370.00'	31.96'	04°56'59"	15.99'
17	20.00'	31.42'	90°00'00"	20.00'
18	19.42'	25.00'	73°45'17"	14.57'
19	210.00'	163.02'	44°28'41"	85.87'
20	235.00'	182.43'	44°28'41"	96.09'
21	185.00'	143.61'	44°28'41"	75.64'
22	525.00'	83.24'	09°05'03"	41.71'
23	500.00'	99.72'	11°25'38"	50.03'
24	475.00'	94.73'	11°25'38"	47.53'
25	275.00'	126.35'	26°19'29"	64.31'
26	250.00'	118.66'	27°11'44"	60.47'
27	225.00'	104.31'	26°33'40"	53.11'
28	400.00'	34.56'	04°56'59"	17.29'

DISTANCE

NO.	BEARING	DISTANCE
1	N 55°12'55" E	6.66'
2	N 64°16'55" E	40.13'
3	N 64°16'55" E	26.47'
4	N 89°18'36" E	16.39'
5	N 55°12'55" E	5.00'
6	N 89°18'36" E	5.47'
7	S 46°12'43" E	10.22'
8	N 43°47'17" E	6.33'
9	N 77°27'39" E	15.00'
10	S 12°32'21" E	11.74'
11	S 07°35'21" E	15.52'
12	N 33°41'45" E	40.01'
13	N 82°24'39" E	45.52'
14	N 77°27'39" E	25.00'
15	N 55°19'54" E	41.16'

Revised: Nov. 22, 1991
Revised: Sept 26, 1991
DATE PREPARED: 8-8-91
JOB NO. 219-89377.04

CARTER ASSOCIATES, INC.
CONSULTING ENGINEERS, PLANNERS & SURVEYORS
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7675 Daggett Street • Suite 350 • San Diego, Ca. 92111 • (619) 292-6161

dsn:
drn:
ckd:

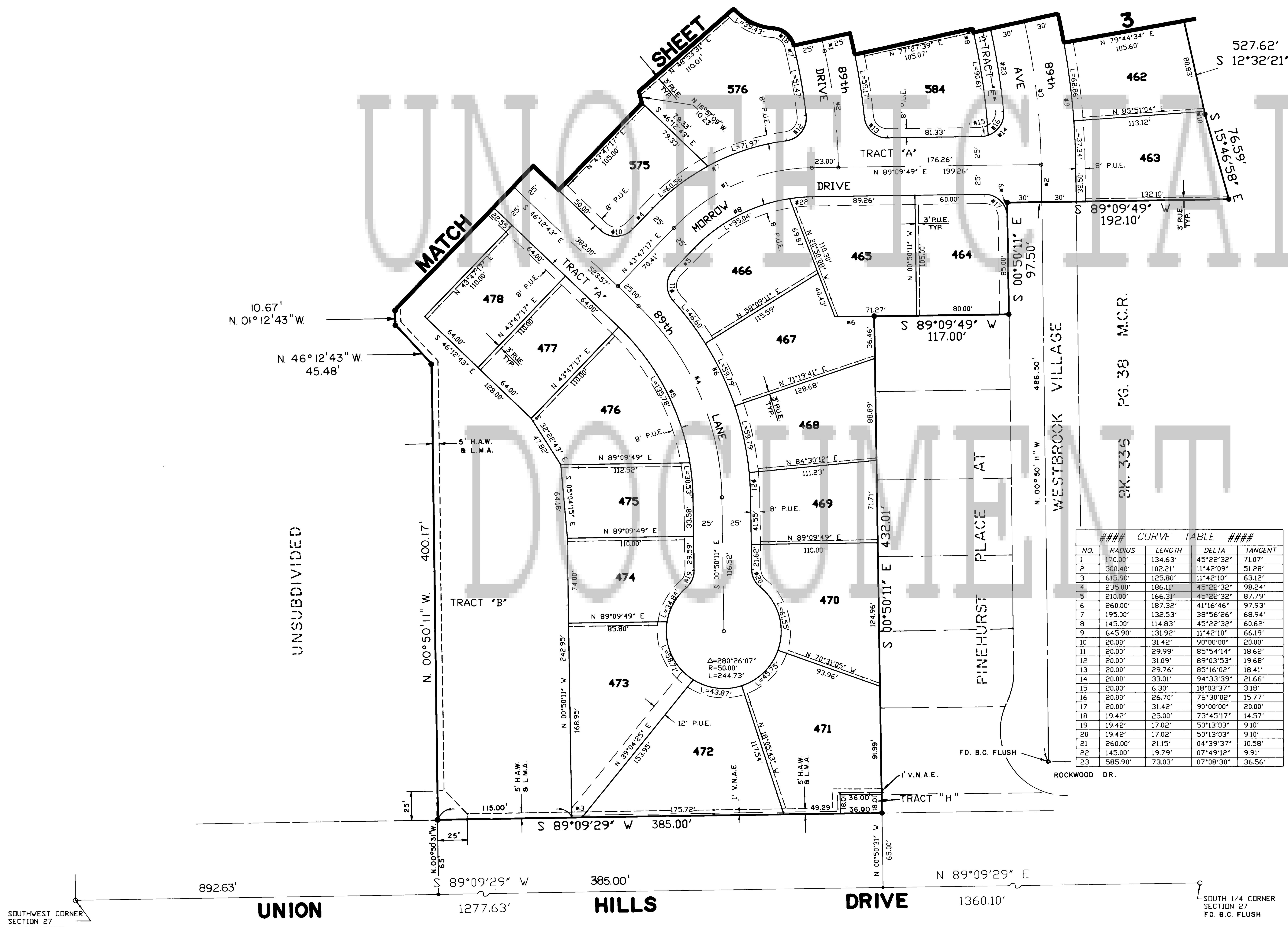
FINAL PLAT
FOR
CYPRESS POINT ESTATES II
AT WESTBROOK VILLAGE

SHEET 3 OF 4

347-26

OFFICIAL RECORDS OF
MARICOPA COUNTY RECORDER
HELEN PURCELL
91-0595303

STATE OF ARIZONA } ss
County of Maricopa
I hereby certify that the within instrument was filed and recorded at request of
City of Peoria
12/19/91 1:36
in Book 347
on page 26
Witness my hand and official seal the day and year aforesaid
Helen Purcell County Recorder
By ____ Deputy Recorder



#### CURVE TABLE ####				
NO.	RADIUS	LENGTH	DELTA	TANGENT
1	170.00'	134.63'	45°22'32"	71.07'
2	500.40'	102.21'	11°42'09"	51.28'
3	615.90'	125.80'	11°42'10"	63.12'
4	235.00'	186.11'	45°22'32"	98.24'
5	210.00'	166.31'	45°22'32"	87.79'
6	260.00'	187.32'	41°16'46"	97.93'
7	195.00'	132.53'	38°56'26"	68.94'
8	145.00'	114.83'	45°22'32"	60.62'
9	645.90'	131.92'	11°42'10"	66.19'
10	20.00'	31.42'	90°00'00"	20.00'
11	20.00'	29.99'	85°54'14"	18.62'
12	20.00'	31.09'	89°03'53"	19.68'
13	20.00'	29.76'	85°16'02"	18.41'
14	20.00'	33.01'	94°33'39"	21.66'
15	20.00'	6.30'	18°03'37"	3.18'
16	20.00'	26.70'	76°30'02"	15.77'
17	20.00'	31.42'	90°00'00"	20.00'
18	19.42'	25.00'	73°45'17"	14.57'
19	19.42'	17.02'	50°13'03"	9.10'
20	19.42'	17.02'	50°13'03"	9.10'
21	260.00'	21.15'	04°39'37"	10.58'
22	145.00'	19.79'	07°49'12"	9.91'
23	585.90'	73.03'	07°08'30"	36.56'

**** DISTANCE ****		
NO.	BEARING	DISTANCE
1	S 12°32'21" E	77.00'
2	N 00°50'12" W	32.50'
3	N 89°09'29" E	8.98'
4	N 43°47'17" E	25.41'
5	N 43°47'17" E	26.12'
6	N 89°09'49" E	34.27'
7	S 12°32'21" E	10.35'
8	S 12°32'21" E	3.58'
9	N 00°50'11" W	12.50'
10	S 12°32'21" E	2.40'

Revised: Nov. 22, 1991
Revised: Sept. 26, 1991

DATE PREPARED: 8-8-91
JOB NO. 219-89377.04

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dsn:
drn:
ckd:

FINAL PLAT FOR CYPRESS POINT ESTATES II
AT WESTBROOK VILLAGE

SHEET 4 OF 4

347-26