

249-32

83-048906

FEB 4 1983

2-9-83

FINAL REPLAT
FOR

EDGEWATER PARK

AT

WESTBROOK VILLAGE

A PORTION OF THE SW 1/4 OF SECTION 28, T.4N., R.1E., G.&S.R.B.&M.

MARICOPA COUNTY, ARIZONA

STATE OF ARIZONA }
County of Maricopa } ss
I hereby certify that the within
is a true and correct copy of the
original as the same appears in the
files of the County Clerk's Office.
By: HARRISON

APPROVALS

Approved by the Council of the City of Peoria on this, the 28th day
of September, 1982.

By: Edmund Jang 2-8-83 Attest: Linard Ramsey 2-8-83
Mayor Date City Clerk

By: Ronald L. Reines 2-8-83
City Engineer Date



CERTIFICATION

This is to certify that the survey and subdivision of the premises described
hereon, was made under my direction during the month of SEPTEMBER, 1982.

By: Robert R. Reines
Registered Professional Engineer
P.E. 967

NOTES

Total Area : 13.119 Ac.
Area within Edgewater Road : 1.799 Ac.
Net Area : 11.321 Ac.
Number of Units 84

Construction within utility easements
shall be limited to utilities and wood,
wire or removable section type fencing.

Communication lines to be constructed
underground as required by the Arizona
Corporation Commission Order R-14-2-133.

No obstruction will be allowed within
Drainage Easements. Home Owners
Association is responsible for Maintenance
of Drainage Easements.

This development is located within the
City of Peoria Water Service Area and
has been designated as having an assured
water supply.

DEDICATION

STATE OF ARIZONA }
COUNTY OF MARICOPA } ss

KNOW ALL MEN BY THESE PRESENTS:

That WESTBROOK VILLAGE VENTURE, an Arizona General Partnership, as owner of the
property described and depicted herein, in compliance with the Horizontal Property
Regime, Sections 33-551 through 33-561 of the Arizona Revised Statutes, hereby: (1)
Abandons in its entirety that certain plat recorded in Book 245 of Maps, page 29, in
the office of the Maricopa County, Arizona Recorder and publishes, in the place and
stead of and in complete substitution for said plat, this Final Replat for "Edgewater
Park at Westbrook Village", a planned area of development consisting of a portion of
the Southwest quarter of Section 28, Township 4 North, Range 1 East, Gila and Salt
River Base and Meridian, Maricopa County, Arizona; (2) Declares that said Replat
sets forth the location and gives the dimensions of the units and private streets
(drives) constituting said planned area of development and that each such unit and
private street (drive) shall be known by the number or name given to each, respectively,
on said Replat; (3) Declares that the private streets (drives) shown on said Replat
constitute means for ingress and egress by the owners and residents of units of Edge-
water Park at Westbrook Village and their invitees; (4) Provides an easement for public
utilities over, under and through the general common elements, as that term is defined
in the above-mentioned statutes, including, but not limited to, the private streets
(drives) shown on said Replat, except for that portion of said general common elements
under any unit; (5) Dedicates to the public for use as a street the portion of Edgewater
Road as shown on sheet 3 of said Replat (Subject, however, to the reservation made in
the original plat described above and hereby made and re-affirmed by Westbrook Village
Venture, for itself and its successors and assigns, of (A) the right and easement to
install, care for and maintain landscaping on or in the areas designated on Sheet 3 of
said Replat as "Home Owners Association Maintenance Areas", and (B) in furtherance of
such right and easement, an easement over, under and through the portion of Edgewater
Road hereby dedicated to install, repair and maintain water and other utility lines,
sprinkler systems and the like); and (6) Declares that the easements set forth on said
Replat are provided hereby for the purpose or purposes shown hereon.

In witness whereof, WESTBROOK VILLAGE VENTURE, an Arizona General Partnership, has
caused its partnership name to be signed by the undersigned officer as a duly authorized
general partner of the partnership this 24th day of JANUARY, 1983.

WESTBROOK VILLAGE VENTURE, an
Arizona General Partnership

By: WESTBROOK VILLAGE COMPANY,
an Arizona Corporation

By: Richard C. Kraemer
Richard C. Kraemer, Vice President

ACKNOWLEDGEMENT

STATE OF ARIZONA }
COUNTY OF MARICOPA } ss

On this, 24th day of JANUARY, 1983, before me, the undersigned
officer, personally appeared Richard C. Kraemer, who acknowledged himself to be
Vice President of WESTBROOK VILLAGE COMPANY, an Arizona Corporation which is a
general partner of WESTBROOK VILLAGE VENTURE, an Arizona General Partnership, and
acknowledged that he, in such capacity and being authorized so to do, executed the
foregoing instrument by signing the name of the Corporation and Partnership by him-
self.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Notary Public

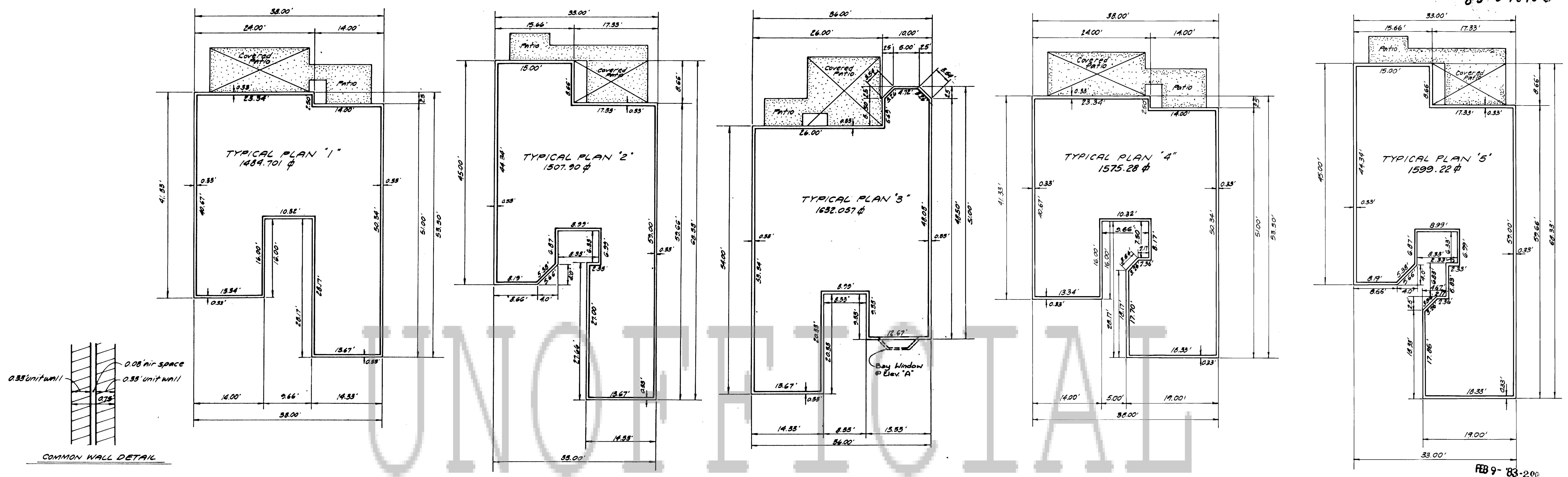
My Commission Expires:

THE CITY OF PEORIA SUBDIVISION
IS WITHIN AN AREA SUPPLIED
AS HAVING AN ASSURED WATER
SUPPLY (DWR-SEPT. 23, 1980)
CITY OF PEORIA



249-32

83-048906



TYPICAL AIR SPACE DETAILS

NOTE

1. Plan 1R is a mirror image of plan 1.
2. Plan 1 and 1R contain a livable air space of 9280.93 cubic feet plus garage air space of 2596.68 cubic feet = 11,877.61 total cubic feet.
3. Plan 2R is a mirror image of plan 2.
4. Plan 2 and 2R contain a livable air space of 9876.52 cubic feet plus garage air space of 2186.68 cubic feet = 12,063.20 total cubic feet.
5. Plan 3R is a mirror image of plan 3.
6. Plan 3 and 3R contain a livable air space of 10,655.71 cubic feet with elevation "A" plus garage air space of 2464.56 cubic feet = 13,120.27 total cubic feet; or 10591.90 cubic feet with elevation "B" plus garage air space of 2464.56 cubic feet = 13,056.46 total cubic feet.
7. Plan 4R is a mirror image of plan 4.
8. Plan 4 and 4R contain a livable air space of 9,280.93 cubic feet plus garage air space of 3321.31 cubic feet = 12,602.24 total cubic feet.
9. Plan 5R is a mirror image of plan 5.
10. Plan 5 and 5R contain a livable air space of 9876.52 cubic feet plus garage air space of 2917.28 cubic feet = 12,793.80 total cubic feet.
11. Unit dimensions are for individual units. When combined, common walls shall be 0.75", 4" unit walls plus 4" unit walls plus 1" air space. SEE DETAIL.

249-32
2-9-83

FB 9-83-200
STATE OF ARIZONA
County of Maricopa
I hereby certify that the with
n instrument was filed and re
corded at request of
HARRY ONG
County Recorder
Deputy Recorder

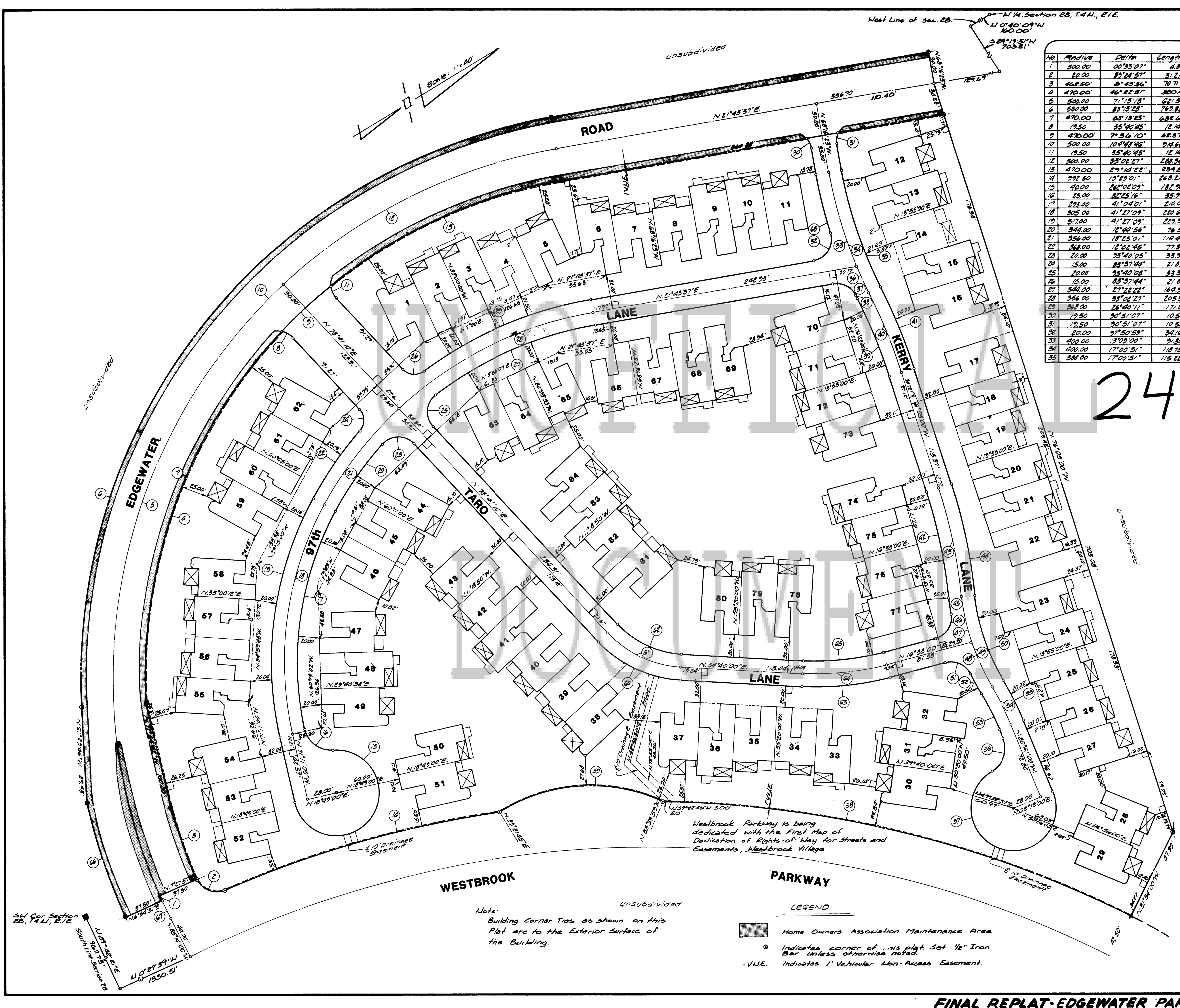
UNIT ELEVATIONS											
Unit	Plan	Finished Floor Elevation	Finished Ceiling Elevation	% Ownership of Common Area	Unit	Plan	Finished Floor Elevation	Finished Ceiling Elevation	% Ownership of Common Area	Unit	Plan
1	3R	1234.57	1242.57	1.19048	31	5R	1234.17	1242.07	1.19048	61	4R
2	2R	1234.57	1242.57	1.19048	32	5	1234.17	1242.07	1.19048	62	3
3	5R	1234.57	1242.57	1.19048	33	2	1233.77	1241.77	1.19048	63	3
4	4	1234.57	1242.57	1.19048	34	1	1233.77	1241.77	1.19048	64	5R
5	1R	1234.57	1242.57	1.19048	35	1R	1233.47	1241.47	1.19048	65	1
6	2	1235.67	1243.67	1.19048	36	2R	1233.47	1241.47	1.19048	66	1R
7	1	1235.67	1243.67	1.19048	37	3	1233.47	1241.47	1.19048	67	4
8	4	1235.67	1243.67	1.19048	38	3R	1232.90	1240.67	1.19048	68	5
9	5	1235.17	1244.17	1.19048	39	1	1232.90	1240.67	1.19048	69	5
10	5	1235.17	1244.17	1.19048	40	1	1232.90	1240.67	1.19048	70	3
11	3	1235.17	1244.17	1.19048	41	2	1232.90	1240.67	1.19048	71	4
12	3R	1235.17	1244.17	1.19048	42	1R	1233.27	1241.27	1.19048	72	5
13	5	1234.57	1244.57	1.19048	43	1R	1233.27	1241.27	1.19048	73	3R
14	4R	1235.87	1243.87	1.19048	44	2	1233.67	1241.67	1.19048	74	5R
15	5	1235.87	1243.87	1.19048	45	1	1233.67	1241.67	1.19048	75	4R
16	3	1235.87	1243.87	1.19048	46	1R	1233.67	1241.67	1.19048	76	4
17	3R	1235.47	1243.47	1.19048	47	1	1232.67	1240.67	1.19048	77	3R
18	5	1235.47	1243.47	1.19048	48	2	1232.67	1240.67	1.19048	78	2R
19	4	1235.47	1243.47	1.19048	49	3	1232.67	1240.67	1.19048	79	2R
20	5	1234.97	1242.97	1.19048	50	2	1231.67	1239.67	1.19048	80	3R
21	5	1234.97	1242.97	1.19048	51	3	1231.67	1239.67	1.19048	81	1
22	3	1234.97	1242.97	1.19048	52	4	1231.87	1239.87	1.19048	82	1
23	5	1234.47	1242.47	1.19048	53	4R	1231.87	1239.87	1.19048	83	2
24	2	1234.47	1242.47	1.19048	54	3	1231.87	1239.87	1.19048	84	2
25	4R	1234.47	1242.47	1.19048	55	5	1232.57	1240.57	1.19048		
26	4R	1233.77	1241.67	1.19048	56	4R	1232.57	1240.57	1.19048		
27	3	1233.77	1241.67	1.19048	57	4	1232.97	1240.97	1.19048		
28	4	1233.67	1241.67	1.19048	58	3	1232.97	1240.97	1.19048		
29	3	1233.67	1241.67	1.19048	59	3R	1233.47	1241.47	1.19048		
30	3R	1234.17	1242.07	1.19048	60	5	1233.47	1241.47	1.19048		



CURVE DATA											
No.	Radius	Delta	Length	Tangent	No.	Radius	Delta	Length	Tangent	No.	Radius
1	500.00	00°33'07"	4.82	2.41	36	400.00	03°51'51"	26.98	13.49	37	500.00
2	20.00	12°24'37"	3.12	1.20	37	20.00	12°24'37"	25.64	12.82	38	500.00
3	468.50	0°45'36"	10.71	35.43	38	412.00	00°22'19"	3.32	1.70	39	500.00
4	470.00	46°42'47"	320.46	201.53	39	488.00	07°12'14"	78.37	39.28	40	500.00
5	500.00	71°13'18"	221.51	358.10	40	500.00	07°12'14"	80.32	40.25	41	500.00
6	580.00	83°13'23"	762.83	470.75	41	512.00	09°12'10"	82.25	41.21	42	500.00
7	470.00	83°18'43"	682.65	417.45	42	488.00	11°55'50"	101.61	50.99	43	500.00
8	19.50	35°40'45"	12.14	6.28	43	500.00	11°55'50"	104.11	52.25	44	500.00
9	470.00	7°56'10"	68.37	31.25	44	512.00	11°55'50"	106.61	53.50	45	500.00
10	500.00	10°44'46"	94.66	64.41	45	512.00	04°05'47"	15.16	7.34	46	500.00
11	19.50	35°40'45"	12.14	6.28	46	200.00	84°47'58"	22.60	18.26	47	500.00
12	500.00	33°02'27"	268.54	148.30	47	200.00	12°26'30"	43.43	21.80	48	500.00
13	470.00	29°14'22"	239.85	132.40	48	200.00	15°11'47"	46.06	23.13	49	500.00
14	292.50	15°22'01"	268.21	154.93	49	200.00	25°58'16"	89.49	45.51	50	500.00
15	40.00	26°02'02"	18.24	9.24	50	188.00	25°58'16"	84.12	42.78	51	500.00
16	25.00	28°25'16"	8.54	21.89	51	20.00	79°10'34"	27.69	16.38	52	500.00
17	298.00	41°04'01"	210.01	109.74	52	212.00	05°40'01"	20.97	10.49	53	500.00
18	305.00	41°27'09"	222.66	115.41	53	258.00	09°06'27"	37.83	18.96	54	500.00
19	317.00	41°27'09"	229.34	119.95	54	250.00	09°06'27"	39.74	19.91	55	500.00
20	344.00	12°44'56"	76.34	38.43	55	262.00	09°06'27"	41.65	20.87	56	500.00
21	356.00	18°25'01"	114.43	57.71	56	25.00	81°02'28"	35.80	21.75	57	500.00
22	348.00	12°02'45"	77.37	38.83	57	40.00	26°02'28"	182.94	230.09	58	500.00
23	20.00	35°40'05"	33.39	22.08	58	292.50	26°04'16"	452.19	86.52	59	500.00
24	15.00	33°37'44"	21.82	13.42	59	160.00	56°48'16"	158.63	86.52	60	500.00
25	20.00	35°40'05"	33.39	22.08	60	112.00	44°01'10"	86.05	45.27	61	500.00
26	15.00	33°37'44"	21.82	13.42	61	100.00	44°01'10"	76.83	40.42	62	500.00
27	344.00	27°22'22"	160.34	83.77	62	88.00	44°01'10"	67.61	33.57	63	500.00
28	356.00	33°02'27"	205.50	105.59	63	262.00	18°07'00"	82.84	41.77	64	500.00
29	368.00	26°40'11"	171.29	87.23	64	250.00	18°07'00"	79.05	39.84	65	500.00
30	19.50	50°51'07"	10.50	5.38	65	258.00	18°07'00"	75.25	37.94	66	500.00
31	19.50	50°51'07"	10.50	5.38	66	537.50	12°00'26"	112.24	56.33	67	500.00
32	20.00	27°50'59"	34.16	22.95	67	500.00	02°08'51"	18.74	9.37	68	500.00
33	400.00	13°09'00"	91.80	46.10	68	412.00	07°50'59"	56.45	28.27	69	500.00
34	400.00	17°00'51"	115.22	58.04							
35	348.00	17°00'51"	115.22	58.04							

249-32
2-9-83

STATE OF ARIZONA
County of Maricopa
I hereby certify that the work
in instrument was filed and is
correct as required.
HARRY G. GINS
Notary Public
County of Maricopa
Arizona



Note:
Building Corner Ties as shown on this
Plat are to the Exterior Surface of
the Building.

- LEGEND
- Home Owners Association Maintenance Area.
 - Indicates corner of this plat set 1/2" Iron Bar unless otherwise noted.
 - V.I.E. Indicates 1' Vehicular Non-Access Easement.

Collins, Williams & White Engineering, Inc.
Consulting Engineers and Land Surveyors
1925 NORTH 70TH STREET
SCOTTSDALE, ARIZONA 85251
PHONE 340-4400
FAX 340-4400
JOB NO. 83010-62