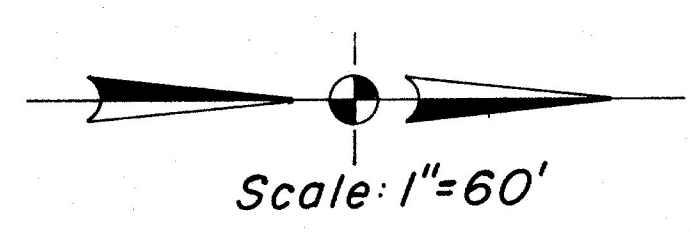


264-7

84 107478

264-7



HEATHERBROOK AT WESTBROOK VILLAGE

FINAL OF PLAT
LOCATED IN
PORTIONS OF THE W.1/2 SECTION 28 AND THE E.1/2 SECTION 29, T.4N., R.1E., G. & S.R.B. & M.,
MARICOPA COUNTY, ARIZONA

264-7
13-15-84
MAR 15 1984 11:18

STATE OF ARIZONA
County of Maricopa
I hereby certify that the within instrument was filed and recorded at request of
City of Phoenix
in Book 264
on page 7
Witness my hand and official seal the day and year aforesaid.
By *[Signature]* County Recorder
Deputy Recorder

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That PIONEER TRUST COMPANY OF ARIZONA, an Arizona corporation, as Trustee of its Trust Number 20568, as Owner of the property described and depicted herein, hereby: (1) Publishes this final plat of Subdivision for HEATHERBROOK AT WESTBROOK VILLAGE, a planned area of development consisting of a portion of the West one-half of Section 28, and a portion of the East one-half of Section 29, all in 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 and streets within said planned area of development and that each such lot and street shall be known by the number or name given to each, respectively, on said plat; (3) Dedicates to the public for use as such, the streets as shown hereon; (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 "HOMEOWNERS' ASSOCIATION WALL, SIGN AND LANDSCAPE EASEMENT" for installing, constructing, maintaining, repairing, replacing and otherwise caring for boundary walls, directional signs 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. The dedication described in paragraph 3 above is subject, however, to the grant hereby made by PIONEER TRUST COMPANY OF ARIZONA, an Arizona corporation, as Trustee of its Trust Number 20568, to and in favor of Westbrook Village Association, an Arizona non-profit corporation, and such Association's successors and assigns, of (A) the right and easement to install, care for and maintain landscaping on or in the area designated hereon as "HOMEOWNERS' ASSOCIATION MAINTENANCE AREA", and (B) in furtherance of such right and easement, an easement over, under and through the streets or other property dedicated pursuant to paragraph 3 above to install, repair and maintain water and other utility lines, sprinkler systems and the like.

IN WITNESS WHEREOF, PIONEER TRUST COMPANY OF ARIZONA, an Arizona corporation, as Trustee, has caused its corporate name to be signed by the undersigned officer duly authorized this 13th day of March, 1984.

PIONEER TRUST COMPANY OF ARIZONA,
an Arizona corporation as Trustee
By: *[Signature]*
Trust Officer

ACKNOWLEDGEMENT

STATE OF ARIZONA)
County of Maricopa) SS.
On this, the 13th day of March, 1984, before me, the undersigned officer, personally appeared *[Signature]*, who acknowledged himself to be the Trust Officer of PIONEER TRUST COMPANY OF ARIZONA, 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

[Signature]
Notary Public

My commission expires
August 15, 1987

OFFICIAL SEAL
ERNESTINA P. ARVIZU
PUBLIC NOTARY - STATE OF ARIZONA
MARICOPA COUNTY
My Comm. Expires Aug. 15, 1987

APPROVALS

Approved by the Council of the City of Phoenix on this 14th day of FEBRUARY, 1984.
By: *[Signature]* Mayor
Attest: *[Signature]* City Engineer
By: *[Signature]* City Engineer

CERTIFICATION

This is to certify that the survey and subdivision of the premises described herein was made under my direction during the month of February, 1984.

By: *[Signature]*
Registered Civil Engineer

February 9, 1984

LEGEND

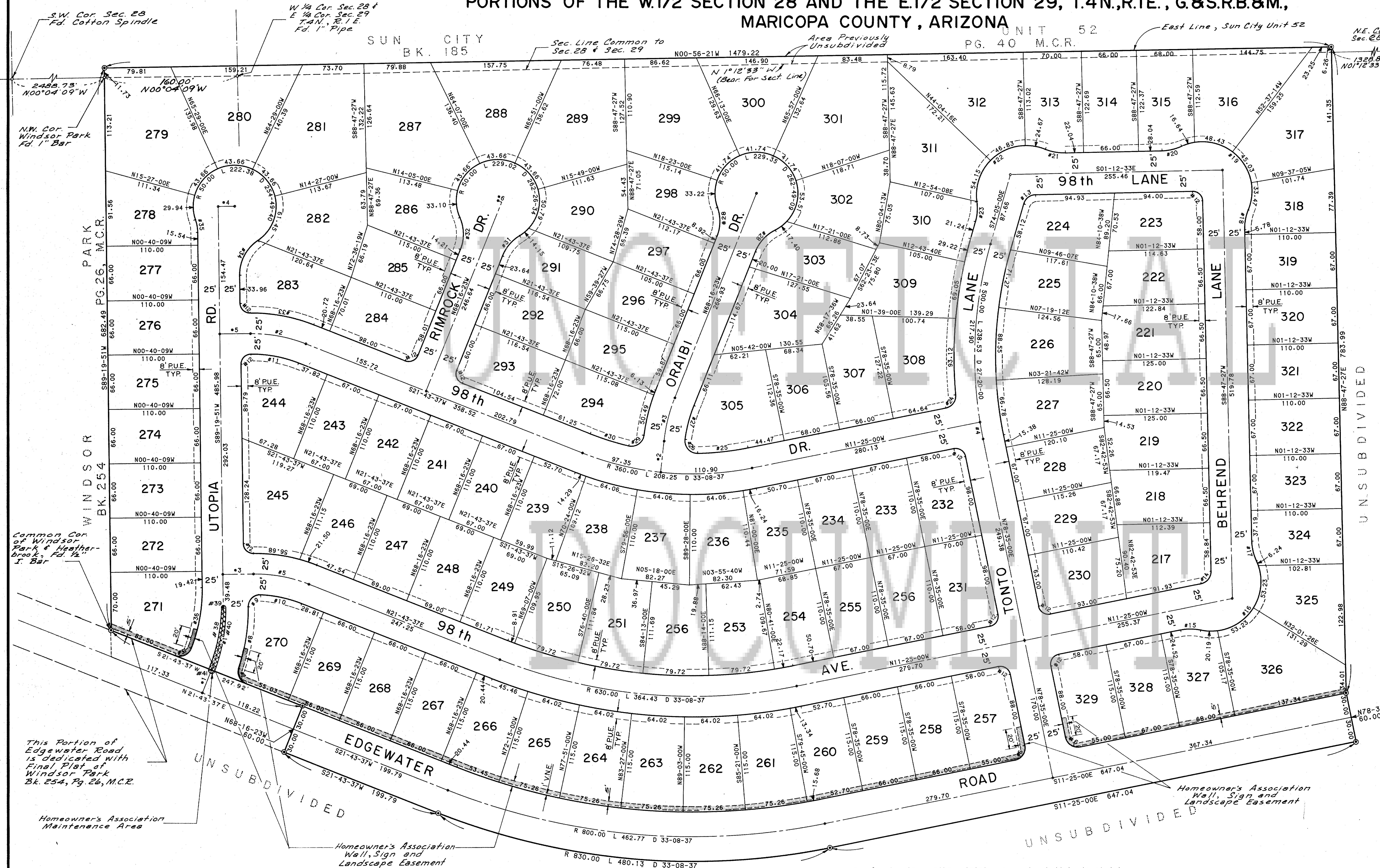
- Corner of this plot. Set 1/2" Iron Bar unless otherwise noted.
- Public Utility Easement
- V.N.E. Vehicular Non-access Easement
- Homeowner Association Maintenance Area

GROSS AREA

30.369 Acres

Revised: Feb. 10, 1984
Revised: Feb. 6, 1984

Collar, Williams & White Engineering, Inc.
Consulting Engineers and Land Surveyors
302 NORTH 70TH STREET
SCOTTSDALE, ARIZONA 85251
PHONE 341-4444
FAX 341-4444



CURVE TABLE					
NO	RADIUS	ARC	DELTA	TANGENT	CHORD
1	200.00	78.18	22-23-46		
2	175.00	68.41	22-23-46		
3	200.00	54.08	15-29-37		
4	200.00	20.63	7-53-10		
5	175.00	68.41	22-23-46		
6	150.00	23.56	90-00-00		
7	150.00	22.64	86-29-24		
8	230.00	75.81	18-53-10		
9	14.28	23.20	93-04-35		
10	150.00	50.58	19-13-11		
11	150.00	58.63	22-23-46		
12	12.00	18.85	90-00-00		
13	150.00	19.08	72-52-27		
14	150.00	20.89	79-47-33		
15	60.00	24.67	23-35-23		
16	60.00	132.90	126-54-19		
17	60.00	24.67	23-35-23		
18	60.00	24.67	23-35-23		
19	60.00	143.58	137-06-47		

CURVE TABLE					
NO	RADIUS	ARC	DELTA	TANGENT	CHORD
20	60.00	24.67	23-35-23		
21	60.00	24.67	23-35-23		
22	60.00	125.63	119-59-14		
23	60.00	24.67	23-35-23		
24	15.00	21.87	83-33-14		
25	335.00	61.14	10-27-28		
26	15.00	25.87	98-48-29		
27	175.00	42.39	13-52-40		
28	50.00	36.14	41-24-35		
29	15.00	25.16	98-05-57		
30	335.00	48.65	09-19-14		
31	50.00	32.18	36-52-12		
32	50.00	39.77	45-34-23		
33	200.00	78.18	22-23-46		
34	50.00	49.42	56-37-59		
35	50.00	18.11	42-11-42		
36	200.00	75.44	21-36-46		
37	15.00	23.77	90-47-00		

DISTANCE TABLE			
NO	BEARING	DISTANCE	AZIMUTH
1	N88-16-23W	30.00	
2	N83-46-00W	38.01	
3	N00-40-09W	37.00	
4	N00-40-09W	20.00	
5	N00-40-09W	37.00	
6	N21-43-37E	5.00	

- 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 Regulation R-14-2-506 (E).
- This development is located within the City of Phoenix Water Service Area and has been designated as having an assured water supply.

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