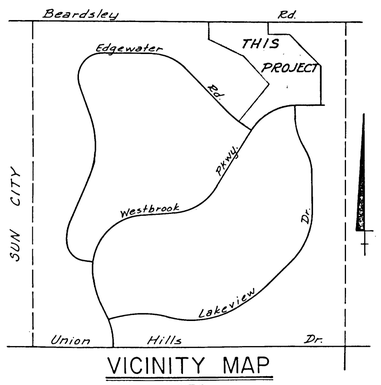
88 230998

A FINAL PLAT FOR HIGHLAND HILLS AT WESTBROOK VILLAGE

LOCATED IN
A PORTION OF THE N.E. 1/4,
SECTION 28, T.4N, R.1E.
G.& S.R.B.&M, MARICOPA COUNTY,
ARIZONA

GENERAL NOTES

1. Construction within utilities easement 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. Homeowner's Association is responsible for maintenance of drainage easement.



VICINITY MAP
N.T.S.

LEGAL DESCRIPTION

A parcel of land located in the Northeast Quarter of Section 28, Township 4 North, Range 1 East of the Gila and Salt River Base and Meridian, more particularly described as follows:

Commencing at the northeast corner of said Section 28;
thence South 89 degrees 18 minutes 24 seconds West along the north line of said Section 28 1,323.44 feet;
thence South 00 degrees 41 minutes 32 seconds East 55.00 feet to the TRUE POINT OF BEGINNING;
thence continuing South 00 degrees 41 minutes 32 seconds East 145.00 feet;
thence North 89 degrees 18 minutes 24 seconds East 369.91 feet;
thence South 45 degrees 00 minutes 00 seconds East 740.19 feet;
thence South 00 degrees 42 minutes 04 seconds East 612.87 feet;
thence South 89 degrees 17 minutes 56 seconds West 305.81 feet;
thence North 00 degrees 42 minutes 04 seconds West 85.00 feet;
thence South 89 degrees 17 minutes 56 seconds West 138.54 feet;
thence along a circular curve concave to the Southeast, Radius = 842.50 feet, Central Angle = 57 degrees 37 minutes 29 seconds, 847.34 feet to a point on a circular curve concave to the Northwest;
thence along said circular curve, Radius = 20.00 feet, Central Angle = 87 degrees 10 minutes 33 seconds, 30.43 feet;
thence North 61 degrees 09 minutes 00 seconds West 96.05 feet;
thence North 66 degrees 20 minutes 40 seconds West 82.84 feet;
thence North 28 degrees 51 minutes 00 seconds East 70.00 feet;
thence North 39 degrees 43 minutes 00 seconds East 626.75 feet;
thence North 48 degrees 17 minutes 00 seconds West 750.39 feet;
thence North 75 degrees 55 minutes 58 seconds West 569.36 feet;
thence North 00 degrees 41 minutes 36 seconds West 330.00 feet;
thence North 89 degrees 18 minutes 24 seconds East, 1,118.43 feet to the POINT OF BEGINNING.

Containing 36.7563 acres more or less.

LEGEND

⊙	BRASS CAP FLUSH IN PVM'T. & INDICATES CORNER OF THIS SUBDIVISION.
•	1/2" REBAR
8' P.U.E.	8' PUBLIC UTILITY EASEMENT
1' V.N.E.	1' VEHICULAR NON-ACCESS EASEMENT
5' H.A.L.M.A.	5' HOMEOWNERS ASSOCIATION LANDSCAPE MAINTENANCE AREA (EXIST.)
25' B.S.L.	25' BUILDING SETBACK LINE
5' H.A.W. & L.M.A.	5' HOMEOWNERS ASSOCIATION WALL AND LANDSCAPE MAINTENANCE AREA
22' W. & S. EASEMENT	22' EASEMENT FOR WATER AND SEWER

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 Highland Hills at Westbrook Village, a planned area of development consisting of a portion of Section 28, 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 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; (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.

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 20th day of April, 1988.

FIRST SERVICE TITLE AGENCY, INC.
an Arizona corporation, as Trustee

By: William C. Penn
Its: Trust Officer

NOTARY'S ACKNOWLEDGEMENT

STATE OF ARIZONA)
) SS
COUNTY OF MARICOPA)

On this, the 20TH day of APRIL, 1988, before me, the undersigned officer, personally appeared WILLIAM C. PENN, 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.

Mary E. Pischner
Notary Public

My Commission Expires:

APPROVAL

Approved by the Council of the City of Peoria on this 26 day of April, 1988.

By: Ronald L. Travers
Mayor

Attest: Richard Ramos
City Clerk

By: Elden M. Johnson
City Engineer

5-9-88
Date

WATER ASSURANCE

This subdivision is situated in the City of Peoria water system and has a certificate of assured water supply.

BENCHMARK

U.S.C. & G.S. BRASS CAP LOCATED 87'( ) EAST OF & 30'( ) NORTH OF THE N.W. CORNER OF SECTION 28, T.4N, R.1E, STAMPED R-266-1948
ELEVATION = 1248.04

SURVEYOR'S CERTIFICATE

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 APRIL, 1988, THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN; THAT THE MONUMENTS SHOWN ACTUALLY EXIST; 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
JOHN W. POOLE

4-14-88
Date

322-2

STATE OF ARIZONA } ss
County of Maricopa }
I hereby certify that the within instrument was filed and recorded at the request of
City of Peoria
MAY 13 1988-11 00
in Book 322
on page
Witness my hand and official seal the day and year aforesaid.
Rose Mofford
County Recorder
By T. Stanford
Deputy Recorder

PREPARED: MARCH 11, 1988

CARTER ASSOCIATES, INC.
CONSULTING ENGINEERS, PLANNERS & SURVEYORS
5080 North 40th Street • Suite 300 • Phoenix, Az. 85018 • (602) 955-0900
2730 East Broadway • Suite 160 • Tucson, Az. 85716 • (602) 323-3302
7675 Dagget Street • Suite 350 • San Diego, Ca 92111 • (619) 292-6161
210 North Park • Flagstaff, Az. 86001 • (602) 779-4505

dsn:
drn:
ckd:

FINAL PLAT
HIGHLAND HILLS
AT WESTBROOK VILLAGE

SHEET 1 OF 3

JOB NO. 219.89217.03

UNOFFICIAL DOCUMENT

MATCH SHEET 3

DISTANCE TABLE

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
24	N 50°10'42"W	53.00	37	S 89°17'56"W	27.00
25	N 23°28'56"E	41.65	38	N 48°17'00"W	10.51
26	N 25°34'38"E	42.97	39	S 48°17'00"E	33.33
27	S 08°02'31"E	45.69	40	N 48°17'00"W	33.32
28	N 48°17'00"W	33.67	41	N 48°17'00"W	32.33
29	N 46°22'44"W	14.26	42	S 39°43'00"W	16.82
30	S 28°51'00"W	15.00	43	N 39°43'00"E	26.73
31	S 14°07'31"E	0.00	44	S 00°42'04"E	18.56
32	S 14°07'31"E	0.00	45	S 00°42'04"E	11.56
33	N 50°17'00"W	13.61	46	N 41°43'00"E	5.00
34	S 28°51'00"W	15.00	47	N 41°43'00"E	4.83
35	S 89°17'56"W	5.27	48	N 48°17'00"W	28.92
36	S 89°17'56"W	29.62			

CURVE TABLE

CURVE	DELTA	RADIUS	TANGENT	LENGTH	CURVE	DELTA	RADIUS	TANGENT	LENGTH
C39	6°51'37"	175.000'	10.489'	20.953'	C73	90°0'0"	15.000'	15.000'	23.562'
C40	9°59'34"	378.533'	33.093'	66.019'	C74	45°44'32"	50.000'	21.091'	39.918'
C41	10°21'54"	378.533'	34.333'	68.478'	C75	9°37'40"	155.000'	13.054'	26.046'
C42	5°55'10"	225.000'	11.633'	23.246'	C76	90°0'0"	105.000'	105.000'	164.934'
C43	15°9'26"	225.000'	29.936'	59.522'	C77	90°0'0"	15.000'	15.000'	23.562'
C44	14°19'59"	225.000'	28.291'	56.286'	C78	90°0'0"	15.000'	15.000'	23.562'
C45	3°40'11"	1007.505'	32.276'	64.529'	C79	90°0'0"	15.000'	15.000'	23.562'
C46	3°46'23"	1007.505'	33.184'	66.344'	C80	12°10'21"	225.000'	23.991'	47.801'
C47	3°45'23"	1007.505'	33.037'	66.051'	C81	40°43'19"	175.000'	64.946'	124.378'
C48	2°48'7"	842.505'	20.604'	41.200'	C82	86°39'26"	15.000'	14.149'	22.687'
C49	25°12'18"	842.505'	188.362'	370.628'	C83	86°39'26"	15.000'	14.149'	22.687'
C50	4°37'15"	842.505'	33.991'	67.946'	C84	3°36'33"	842.505'	26.545'	53.072'
C51	4°37'15"	842.505'	33.991'	67.946'	C85	8°4'11"	378.533'	26.701'	53.313'
C52	58°6'45"	50.000'	27.780'	50.713'	C86	18°4'59"	328.533'	52.279'	103.688'
C53	84°22'27"	50.000'	45.317'	73.630'	C87	97°19'47"	15.000'	17.053'	25.481'
C54	88°16'34"	50.000'	48.518'	77.035'	C88	0°5'38"	1007.505'	0.825'	1.650'
C55	8°44'42"	328.533'	25.121'	50.144'	C89	93°2'28"	15.000'	15.818'	24.358'
C56	21°17'45"	155.000'	29.142'	57.611'	C90	82°8'17"	15.000'	13.071'	21.504'
C57	20°47'29"	155.000'	28.436'	56.246'	C91	90°0'0"	15.000'	15.000'	23.562'
C58	20°6'19"	155.000'	27.477'	54.390'	C92	90°0'0"	15.000'	15.000'	23.562'
C59	18°10'47"	155.000'	24.799'	49.181'	C93	90°0'0"	15.000'	15.000'	23.562'
C60	4°51'15"	285.166'	12.087'	24.160'	C94	33°9'6"	20.000'	5.953'	11.572'
C61	13°34'15"	285.166'	33.931'	67.544'	C95	63°21'12"	20.000'	12.341'	22.114'
C62	10°29'41"	285.166'	26.190'	52.233'	C96	34°9'28"	353.533'	108.618'	210.764'
C63	7°14'17"	285.166'	18.036'	36.024'	C97	90°0'0"	130.000'	130.000'	204.204'
C64	13°4'16"	235.166'	26.941'	53.649'	C98	47°34'56"	200.000'	88.173'	166.093'
C65	19°1'11"	235.166'	39.395'	78.065'	C99	13°25'28"	982.505'	115.630'	230.201'
C66	4°4'1"	235.166'	8.350'	16.693'	C100	36°9'28"	260.166'	84.929'	164.184'
C67	4°14'38"	957.505'	35.476'	70.920'					
C68	4°45'0"	957.505'	39.713'	79.381'					
C69	1°23'23"	957.505'	11.612'	23.222'					
C70	3°56'31"	842.505'	28.994'	57.965'					
C71	4°33'37"	842.505'	33.546'	67.057'					
C72	1°34'45"	842.505'	11.612'	23.223'					

Scale: 1"=50'

DELTA = 87°10'33"
RADIUS 20.000'
LENGTH 30.430'

DELTA= 47°1'28" LENGTH= 656.590'

DELTA = 60°26'56"
RADIUS = 800.00'
LENGTH = 844.031'

DELTA= 13°25'28" LENGTH= 187.44'

BK. 309, PG. 47, M.C.R.

STATE OF ARIZONA
County of Maricopa

I hereby certify that the within instrument was filed and recorded at the request of

City of Peoria
MAY 23 1988-11 20

in Book 322
of Page 2
Witness my hand and official seal the day and year aforesaid.

Maricopa County, Arizona
By T. Stanford
Deputy Recorder

CARTER ASSOCIATES, INC.
CONSULTING ENGINEERS, PLANNERS & SURVEYORS

dsn:
drn.
ckd.

FINAL PLAT
HIGHLAND HILLS
AT WESTBROOK VILLAGE


SHEET 2 OF 3

322-2

JOB NO. 219.89217.03

UNOFFICIAL DOCUMENT

88 230998



DISTANCE TABLE

LINE	BEARING	DISTANCE
1	N 48°17'00"W	30.99
2	N 65°34'27"W	42.74
3	N 77°45'26"E	25.00
4	S 09°00'29"E	25.27
5	N 69°56'08"E	25.00
6	S 89°18'24"W	10.93
7	N 48°17'00"W	28.64
8	N 75°55'58"W	24.47
9	N 48°17'00"W	12.65
10	N 75°55'58"W	8.48
11	N 75°55'58"W	17.76
12	N 00°41'36"W	17.14
13	N 00°41'36"W	16.00
14	N 00°41'36"W	12.91
15	N 00°41'36"W	12.91
16	S 39°02'41"W	27.40
17	N 41°43'00"E	18.72
18	N 72°52'58"W	25.00
19	N 89°18'24"E	25.00
20	N 00°41'36"W	14.92
21	N 00°41'36"W	20.94
22	N 00°41'36"W	15.00
23	N 00°41'36"W	17.14

CURVE TABLE

CURVE	DELTA	RADIUS	TANGENT	LENGTH	CURVE	DELTA	RADIUS	TANGENT	LENGTH
C1	0°44'59"	290.000'	1.898'	3.795'	C20	38°17'43"	290.000'	100.692'	193.830'
C2	12°12'18"	122.320'	13.078'	26.056'	C21	90°0'0"	15.000'	15.000'	23.562'
C3	22°33'51"	122.320'	24.402'	48.172'	C22	90°0'0"	15.000'	15.000'	23.562'
C4	21°5'56"	122.320'	22.780'	45.044'	C23	47°35'24"	75.000'	33.071'	62.295'
C5	19°22'16"	122.320'	20.877'	41.355'	C24	34°33'37"	20.000'	6.222'	12.064'
C6	90°0'0"	50.000'	50.000'	78.540'	C25	33°44'10"	65.000'	19.709'	38.272'
C7	108°39'47"	50.000'	69.663'	94.826'	C26	30°28'22"	65.000'	17.704'	34.570'
C8	72°11'22"	50.000'	36.454'	62.997'	C27	52°30'7"	65.000'	32.056'	59.561'
C9	75°14'22"	72.320'	55.734'	94.969'	C28	28°7'32"	20.000'	5.010'	9.818'
C10	54°44'8"	50.000'	25.882'	47.766'	C29	6°26'6"	20.000'	1.124'	2.246'
C11	27°38'58"	175.000'	43.064'	84.450'	C30	62°2'8"	50.000'	30.064'	54.136'
C12	86°57'0"	15.000'	14.222'	22.763'	C31	119°10'24"	50.000'	85.178'	103.998'
C13	93°3'0"	15.000'	15.821'	24.360'	C32	10°15'18"	125.000'	11.216'	22.373'
C14	47°35'24"	27.214'	12.000'	22.604'	C33	25°47'8"	125.000'	28.612'	56.255'
C15	73°23'54"	20.000'	14.907'	25.621'	C34	11°32'58"	125.000'	12.641'	25.197'
C16	73°23'54"	20.000'	14.907'	25.621'	C35	75°14'22"	97.320'	75.000'	127.799'
C17	82°38'24"	15.000'	13.187'	21.635'	C36	27°38'58"	200.000'	49.216'	96.515'
C18	90°0'0"	15.000'	15.000'	23.562'	C37	42°24'36"	265.000'	102.813'	196.151'
C19	20°17'22"	225.000'	40.260'	79.676'	C38	47°35'24"	100.000'	44.095'	83.060'

City of Peoria
MAY 13 1988-11 00
322
2
By T. Stanford

CARTER ASSOCIATES, INC.
CONSULTING ENGINEERS, PLANNERS & SURVEYORS

dsn: drn: ckd.

FINAL PLAT
HIGHLAND HILLS
AT WESTBROOK VILLAGE

SHEET 3 OF 3

322-2

JOB NO. 219.89217.03