

FINAL PLAT
OF
LAKESIDE TERRACE AT WESTBROOK VILLAGE
LOCATED IN
A PORTION OF THE S1/2 OF SECTION 28, T.4 N., R.1 E., G. & S. R. B. & M.
MARICOPA COUNTY, ARIZONA

268-2
5-30-84

268-2
84 232311
STATE OF ARIZONA
County of Maricopa
I hereby certify that the within instrument was filed and recorded at request of
TIGOR TITLE INSURANCE COMPANY
MAY 30 1984 - 3:30
in Book 268
on page 2
Witness my hand and official seal the day and year aforesaid
HARRY ONE
County Recorder
Deputy Recorder

DEDICATION

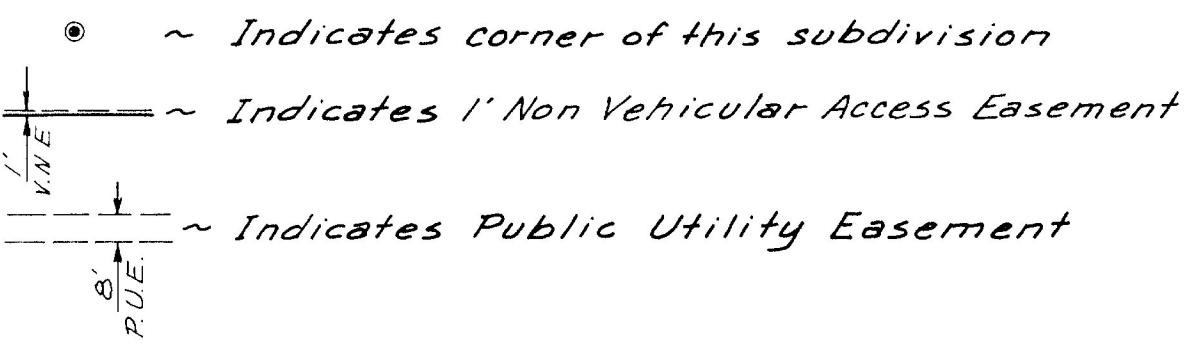
State of Arizona
County of Maricopa
KNOW ALL MEN BY THESE PRESENTS:

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, in compliance with the Horizontal Property Regime, Sections 33-551 through 33-561 of the Arizona Revised Statutes hereby:
(1) Publishes this Final Plat of Dedication for Lakeside Terrace at Westbrook Village, consisting of a portion of the S 1/2 of Section 28, T.4 N., R.1 E., G. & S. R. B. & M., Maricopa County, Arizona; (2) Declares that said Plat 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 Plat; (3) Declares that the private streets (drives) shown on said plat constitute means for ingress and egress by the owners and residents of Lakeside Terrace 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 plat, and provides an easement for emergency and maintenance type vehicles; and (5) Declares that the easements set forth on said Plat are provided hereby for the purpose or purposes shown hereon.

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 thereunto duly authorized this 25th day of May, 1984.

PIONEER TRUST COMPANY OF ARIZONA, AS TRUSTEE
By: Brian W. Burkjomb
Trust Officer

LEGEND



Bench Mark:
U.S.G. & G.S. Brass Cape, Located 87' E. of
& 30' N. of NW C&T, Sec. 28, T.4 N., R.1 E
Stamped R. 266-1948 per Drew Tопо
Elev. - 1248.04

ACKNOWLEDGEMENT

State of Arizona
County of Maricopa
On this the 25th day of May, 1984, before me, the undersigned officer, personally appeared Brian W. Burkjomb, 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 hereunto set my hand and official seal.
My commission expires: Rachel I. Guerrero
Notary Public
OFFICIAL SEAL
RACHEL I. GUERRERO
NOTARY PUBLIC - STATE OF ARIZONA
MARICOPA COUNTY
My Comm. Expires April 22, 1988

APPROVALS

Approved by the Council of the City of Peoria on the 8th day of May, 1984
By: Edmund Jaeger Mayor
Attest: Leonard Roney City Clerk
By: Eldon B. Johann City Engineer
Date: 5-9-84

CERTIFICATION

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

Donald H. Collier
Registered Professional Engineer
4/26/84

GENERAL NOTES

1. Construction within utility easements shall be limited to utilities and wood, wire or removable sections type fencing.
2. Communication lines to be constructed underground as required by the Arizona Corporation Commission Regulation R-12-2-506 (E)
3. This development is located within the City of Peoria Water Service Area and has been designated as having an assured water supply.
4. Number of Units - 67
5. Total Area - 10.072 Ac. ±

Revised: 5-17-84
Revised: 5/17/84
Revised: 5-3-84
Revised: 4-20-84
Collier, Williams & White Engineering, Inc.
Consulting Engineers and Land Surveyors
1903 NORTH TOWNS STREET
SCOTTSDALE, ARIZONA 85231
PHONE 947-1431
FAX 947-1431
FOR N.B. 0710-94

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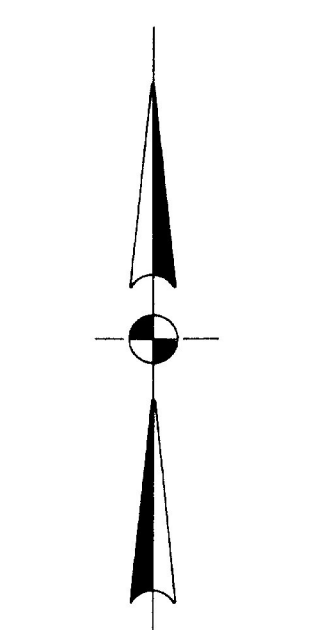
FINAL PLAT OF LAKESIDE TERRACE AT WESTBROOK VILLAGE

LOCATED IN
A PORTION OF THE S1/2 OF SECTION 28, T4N, R1E, G8S, R8B, & M.
MARICOPA COUNTY, ARIZONA

NOTE:
5/17/20 H.A.M.A. Indicates Homeowners
Association Maintenance Areas

UNSUBDIVIDED

This Portion of Lakeview Road
Dedicated in: Map of Dedication
of Right of Way for Streets and
Easements Book 245
Page 27, M.C.R.



Scale: 1"=50'

UNSUBDIVIDED

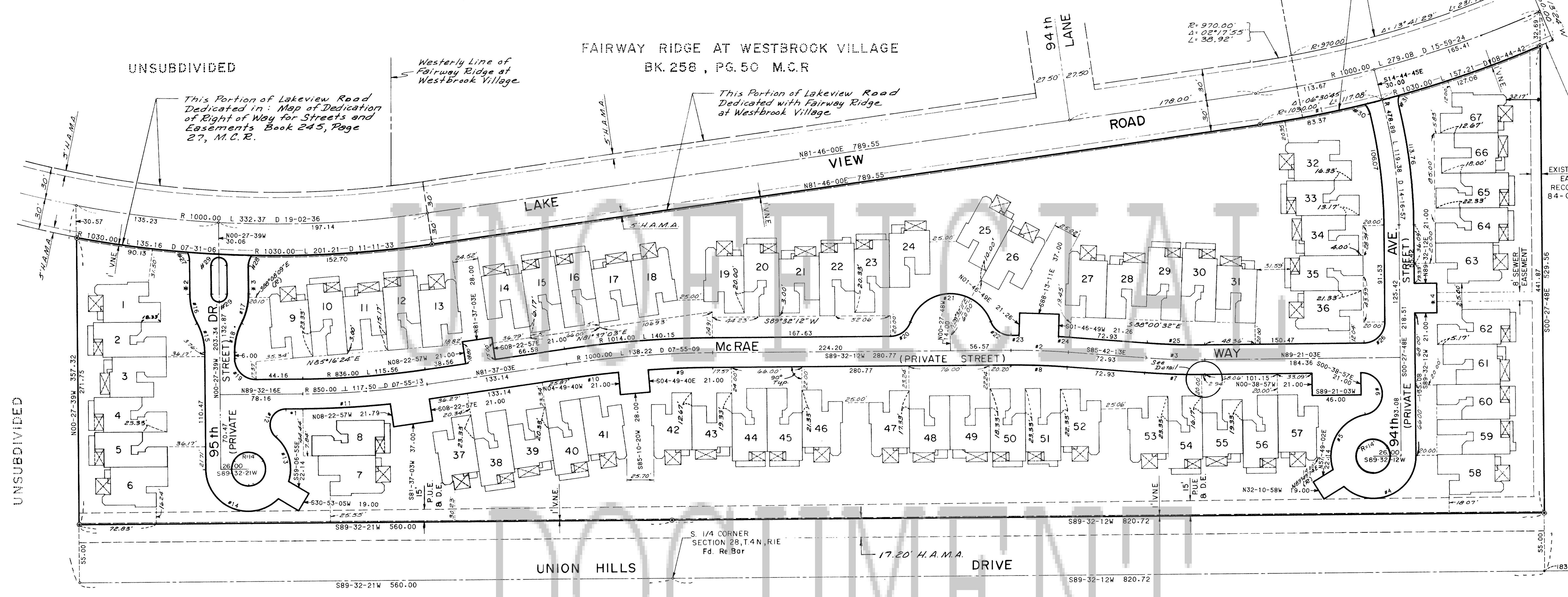
This Portion of Lakeview Road
Dedicated in: Map of Dedication
of Right of Way for Streets and
Easements Book 245, Page
27, M.C.R.

Westerly Line of
Fairway Ridge at
Westbrook Village

FAIRWAY RIDGE AT WESTBROOK VILLAGE
BK. 258, PG. 50 M.C.R.

This Portion of Lakeview Road
Dedicated with Fairway Ridge
at Westbrook Village

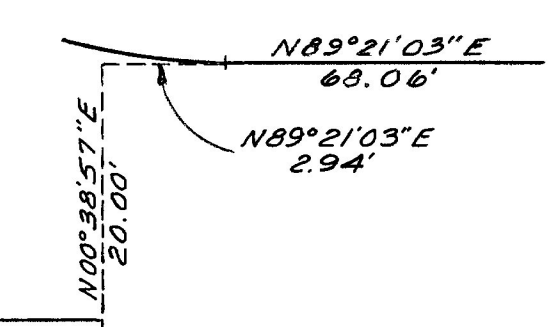
Easterly Line of
Fairway Ridge at
Westbrook Village



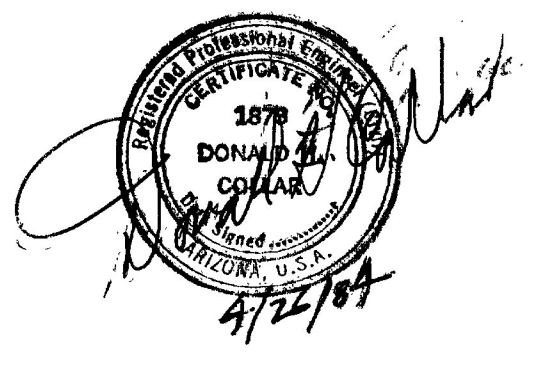
STATE OF ARIZONA ss
County of Maricopa ss
I hereby certify that the within
instrument was filed and re-
corded at request of
EASEMENT TIGOR TITLE INSURANCE COMPANY
RECORDERS NO. 84-096740 MAY 30 1984 - H.30
in Book 268
on page 2
Witness my hand and official
seal the day and year aforesaid.
By HARRY ONG County Recorder

*** CURVE TABLE ***							
NO	RADIUS	ARC	DELTA	NO	RADIUS	ARC	DELTA
1	650.00	54.00	04-45-35	27	19.42	8.67	25-28-18
2	650.00	55.11	04-56-44	28	19.42	10.31	32-15-11
3	40.00	93.93	134-32-30	29	7.50	23.56	180-00-00
4	40.00	67.94	97-19-09	30	19.42	10.45	30-50-15
5	40.00	67.94	97-19-09	31	19.42	9.68	28-33-27
6	20.00	59.18	169-31-29				
7	664.00	57.31	04-56-44				
8	636.00	52.84	04-45-35				
9	986.00	61.11	03-33-03				
10	986.00	47.18	02-44-29				
11	864.00	82.42	05-27-57				
12	15.00	36.37	138-56-24				
13	40.00	46.46	68-32-52				
14	40.00	94.19	134-54-57				
15	60.00	28.73	27-26-21				
16	60.00	28.73	27-26-21				
17	60.00	28.73	27-26-21				
18	60.00	28.73	27-26-21				
19	20.00	31.42	90-00-05				
20	20.00	24.62	70-31-44				
21	40.00	98.48	141-03-27				
22	20.00	24.62	70-31-44				
23	664.00	7.50	00-36-50				
24	664.00	10.66	00-55-11				
25	636.00	54.90	04-56-44				
26	20.00	31.35	89-48-51				

*** DISTANCE TABLE ***			
NO	BEARING	DISTANCE	AZIMUTH
1	S89-32-16W	16.03	
2	N00-27-39W	31.40	
3	S50-27-39E	24.84	
4	S00-27-48E	28.00	



DETAIL

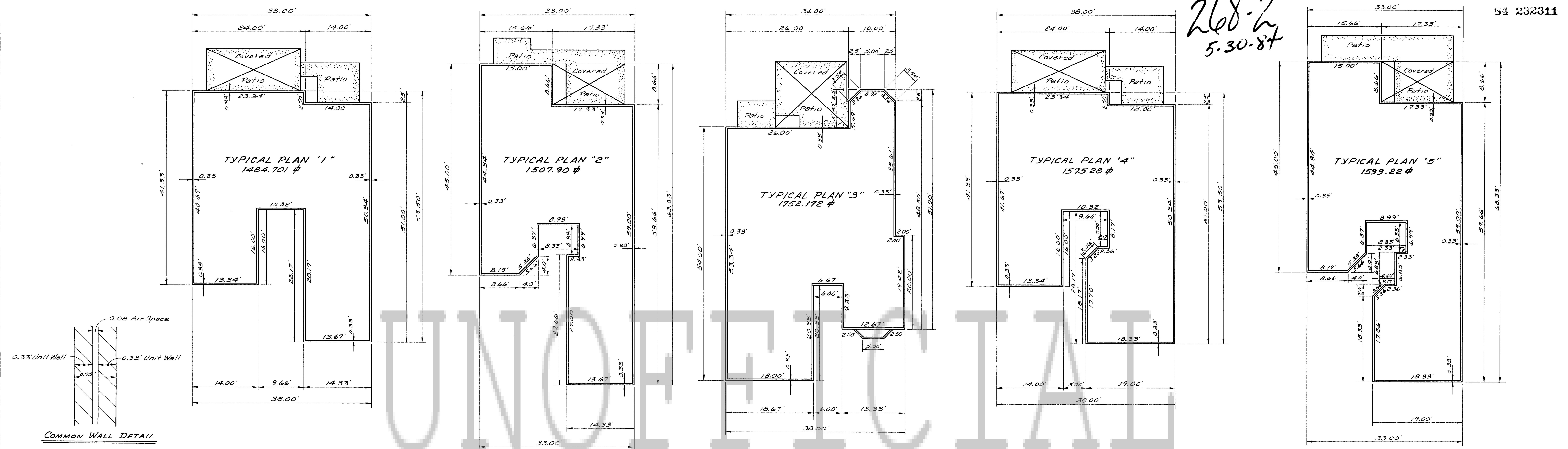


Collar, Williams & White Engineering, Inc.
Consulting Engineers and Land Surveyors
2952 NORTH 70TH STREET
SCOTTSDALE, ARIZONA 85251
PHONE 948-2100
FAX 948-2100
JOB NO. 010910-94

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TYPICAL AIR SPACE DETAILS

NOTE

- Plan 1R is a mirror image of plan 1.
- 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.
- Plan 2R is a mirror image of plan 2.
- 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.
- Plan 3R is a mirror image of plan 3.
- Plan 3 and 3R contain a livable air space of 10,976.21 cubic feet plus garage air space of 3,587.98 cubic feet = 14,564.19 total cubic feet.
- Plan 4R is a mirror image of plan 4.
- 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.
- Plan 5R is a mirror image of plan 5.
- 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.
- 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.
- Neither the covered nor the uncovered patios shown on this sheet 2 or on sheet 3 shall constitute a part of any individual unit; said patios shall constitute a part of the general common elements as defined in the statutes referred to on sheet 1 of this plat.

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
1	3	1225.37	1233.37	1.4925	35	5	1223.57	1231.57	1.4925
2	5R	1225.37	1233.37	1.4925	36	3R	1223.57	1231.57	1.4925
3	4	1225.37	1233.37	1.4925	37	3	1225.17	1233.17	1.4925
4	5R	1225.37	1233.37	1.4925	38	5R	1225.17	1233.17	1.4925
5	5R	1225.37	1233.37	1.4925	39	4R	1225.17	1233.17	1.4925
6	3R	1225.37	1233.37	1.4925	40	5R	1225.17	1233.17	1.4925
7	3	1225.47	1233.47	1.4925	41	3R	1225.17	1233.17	1.4925
8	5	1225.47	1233.47	1.4925	42	3	1224.77	1232.77	1.4925
9	3R	1225.47	1233.47	1.4925	43	1R	1224.77	1232.77	1.4925
10	5	1225.47	1233.47	1.4925	44	5R	1224.77	1232.77	1.4925
11	1R	1225.47	1233.47	1.4925	45	5	1224.77	1232.77	1.4925
12	5R	1225.47	1233.47	1.4925	46	3R	1224.77	1232.77	1.4925
13	3	1225.47	1233.47	1.4925	47	3	1224.37	1232.37	1.4925
14	1	1225.07	1233.07	1.4925	48	4R	1224.37	1232.37	1.4925
15	5R	1225.07	1233.07	1.4925	49	4	1224.37	1232.37	1.4925
16	5R	1225.07	1233.07	1.4925	50	5	1224.37	1232.37	1.4925
17	4R	1225.07	1233.07	1.4925	51	2	1224.37	1232.37	1.4925
18	3	1225.07	1233.07	1.4925	52	3R	1224.37	1232.37	1.4925
19	3R	1224.67	1232.67	1.4925	53	3	1223.87	1231.87	1.4925
20	5	1224.67	1232.67	1.4925	54	5R	1223.87	1231.87	1.4925
21	4R	1224.67	1232.67	1.4925	55	4R	1223.87	1231.87	1.4925
22	5R	1224.67	1232.67	1.4925	56	5R	1223.87	1231.87	1.4925
23	5R	1224.67	1232.67	1.4925	57	3R	1223.87	1231.87	1.4925
24	4R	1224.67	1232.67	1.4925	58	3	1223.47	1231.47	1.4925
25	3R	1224.27	1232.27	1.4925	59	2R	1223.47	1231.47	1.4925
26	3	1224.27	1232.27	1.4925	60	5R	1223.47	1231.47	1.4925
27	3R	1223.97	1231.97	1.4925	61	4R	1223.47	1231.47	1.4925
28	4R	1223.97	1231.97	1.4925	62	5	1223.47	1231.47	1.4925
29	5	1223.97	1231.97	1.4925	63	3	1223.57	1231.57	1.4925
30	5	1223.97	1231.97	1.4925	64	5	1223.57	1231.57	1.4925
31	4	1223.97	1231.97	1.4925	65	5	1223.57	1231.57	1.4925
32	3	1223.57	1231.57	1.4925	66	1	1223.57	1231.57	1.4925
33	5R	1223.57	1231.57	1.4925	67	3R	1223.57	1231.57	1.4925
34	4R	1223.57	1231.57	1.4925					

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County Recorder
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