

FINAL PLAT
OF
**MEADOW PARK
AT WESTBROOK VILLAGE,
A CONDOMINIUM**

A CONDOMINIUM COMPLEX LOCATED IN THE S.W. 1/4 OF SEC. 28
T.4 N., R.1 E., G. & S.R.B. & M.

AND

A RE-SUBDIVISION OF A PORTION OF WESTBROOK VILLAGE
MODEL COMPLEX UNIT ONE AS RECORDED IN BK. 245, PG. 30, M.C.R.
MARICOPA COUNTY,
ARIZONA

GENERAL NOTES

- Construction within utilities 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.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That First Service Title Agency, Inc., an Arizona corporation, as Trustee of its Trust No. 1030 (the "Trustee"), is the owner of fee title to a portion of the real property described and depicted hereon, and has been appointed as agent, for purposes of executing this plat, of MM & S Sunbelt Properties-1983, a New York limited partnership, which is the owner of fee title to the remainder of the real property described and depicted hereon, and in such capacities and in compliance with the Arizona Condominium Act, Chapter 9 of Title 33 of the Arizona Revised Statutes (the "Act"), hereby:

1. Publishes this Plat with respect to the real property described and depicted, which is submitted to a condominium form of ownership to be known as Meadow Park at Westbrook Village, a Condominium (the "Condominium"), pursuant to the Act and as more particularly provided in that certain Declaration of Condominium and Covenants, Conditions and Restrictions for Meadow Park at Westbrook Village, a Condominium (the "Declaration"), to be recorded subsequent to this Plat and which shall expressly reference this Plat (except as otherwise provided herein, capitalized terms shall have the meanings given them in the Declaration);

2. Declares that this Plat sets forth the location and gives the dimensions of the Units (together with certain other Common Elements and Limited Common Elements) comprising the Condominium, and that the Units shall be known by the identifying number given to each, respectively, hereon;

3. Declares that, as more particularly provided in the Declaration, the Common Elements shall be subject to an easement for public utility lines (including the construction, operation, maintenance and repair thereof); and

4. Declares that, as more particularly provided in the Declaration, the Common Elements shall be subject to an easement thereover for emergency and maintenance vehicles.

IN WITNESS WHEREOF, First Service Title Agency, Inc., as Trustee, has caused its corporate name to be signed by the undersigned officer thereunto duly authorized this 25th day of June, 1987.

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

By *Indira P. Reddy*
Trust Officer

LEGAL DESCRIPTION

Commencing at the Southwest corner of Section 28, Township 4 North, Range 1 East, Gila and Salt River Base and Meridian;
thence North 89 degrees 32 minutes 21 seconds East along the south line of said Section 28 1,300 feet;
thence North 00 degrees 27 minutes 39 seconds West 55.00 feet;
thence along a circular curve concave to the southwest, radius equals 900.00 feet, central angle equals 22 degrees 09 minutes 21 seconds, a distance of 348.02 feet;
thence South 67 degrees 23 minutes 00 seconds West 176.01 feet;
thence northwesterly along a circular curve concave to the southwest, radius equals 100.00 feet, central angle equals 00 degrees 43 minutes 32 seconds, a distance of 1.27 feet;
thence North 22 degrees 37 minutes 00 seconds West 104.73 feet;
thence northwesterly along a circular curve concave to the southwest, radius equals 100.00 feet, central angle equals 67 degrees 50 minutes 39 seconds, a distance of 118.41 feet;
thence South 89 degrees 32 minutes 21 seconds West 86.00 feet;
thence South 00 degrees 27 minutes 39 seconds East 25.00 feet to a point on the south boundary of Meadowridge Unit Three and the TRUE POINT OF BEGINNING;
thence continuing South 00 degrees 27 minutes 39 seconds East 123.50 feet;
thence North 89 degrees 32 minutes 21 seconds East 49.08 feet;
thence South 00 degrees 27 minutes 39 seconds East 123.50 feet to a point on the boundary line of Meadowridge Unit Two;
thence along the boundary of said Meadowridge Unit Two the following four courses:
South 89 degrees 32 minutes 21 seconds West 135.00 feet; North 00 degrees 27 minutes 39 seconds West 115.17 feet; South 89 degrees 32 minutes 21 seconds West 194.00 feet and North 00 degrees 27 minutes 39 seconds West 131.83 feet to a point on the south boundary of Meadowridge Unit Three;
thence North 89 degrees 32 minutes 21 seconds East 279.92 feet to the POINT OF BEGINNING.

Containing 1.2135 acres more or less.

ACKNOWLEDGEMENT

STATE OF ARIZONA)
COUNTY OF MARICOPA)

On this, the 25th day of JUNE, 1987,
before me, the undersigned officer, personally appeared *Indira P. Reddy*,
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.

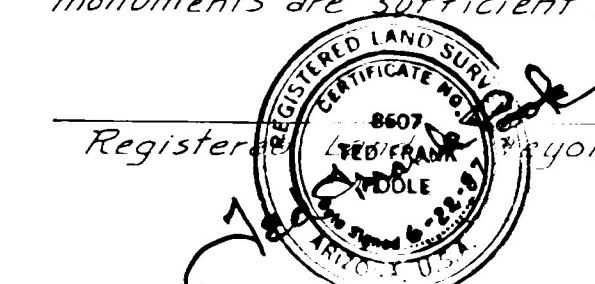
IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

Mary E. Pashaw
Notary Public

My Commission Expires: *1991*

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 JUNE, 1987, 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.



6-22-87
Date

APPROVALS

Approved by the Council of the City of Peoria on
this the 6th day of October, 1987

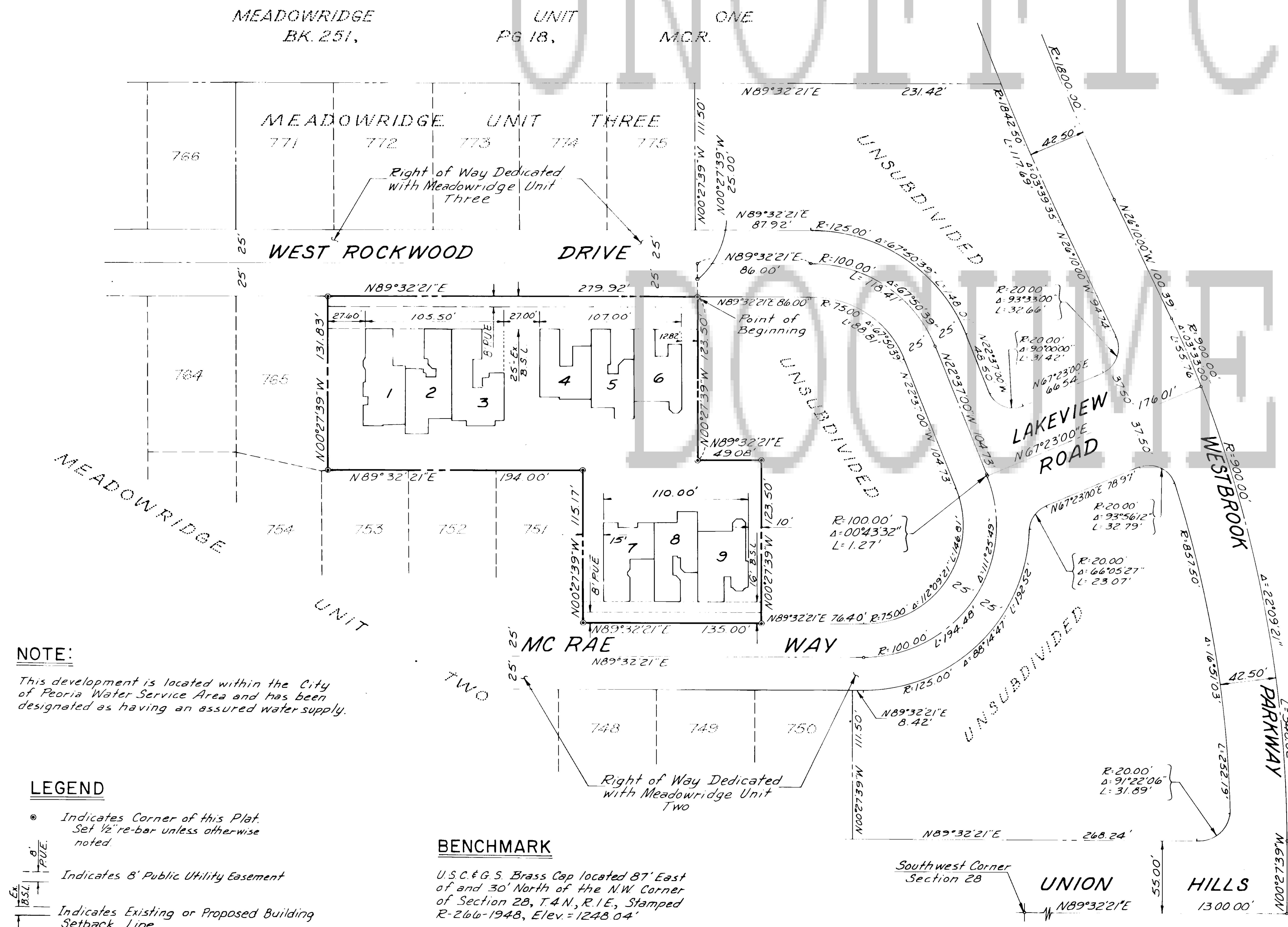
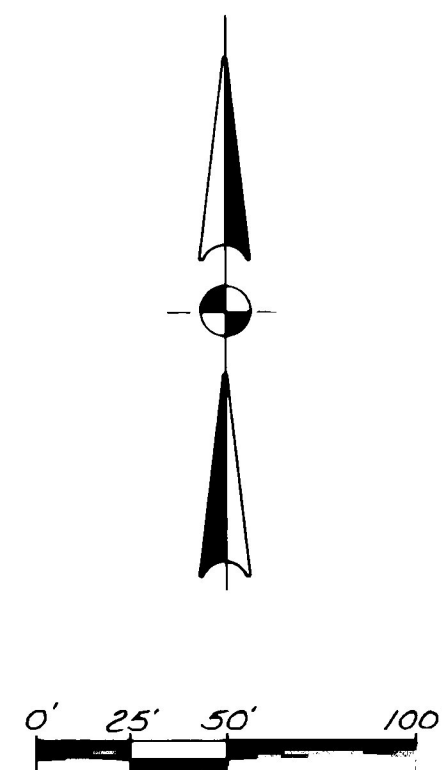
By *Russell L. Hansen* Attest *James E. Gentry*
Mayor City Clerk

By *Edna A. Johnson* 7-20-87
City Engineer Date

Prepared: May 4, 1987

	CARTER ASSOCIATES, INC. CONSULTING ENGINEERS, PLANNERS & SURVEYORS 1030 North 48th Street • Suite 300 • Phoenix, AZ 85018 • (602) 955-0900 1740 East Broadway • Suite 160 • Tucson, AZ 85716 • (602) 323-3302 7675 Elgin Street • Suite 350 • San Diego, CA 92111 • (619) 292-6161 210 Sunset Park • Flagstaff, AZ 86001 • (602) 774-4505	SHEET 1 of 2
	Final Plat of Meadow Park at Westbrook Village A Condominium	
	dsn: T.S. drn: T.D.M. ckd:	

Job #219.89221.00



NOTE:

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

LEGEND

- Indicates Corner of this Plat. Set 1/2" re-bar unless otherwise noted.
- Indicates 8' Public Utility Easement
- Indicates Existing or Proposed Building Setback Line.

BENCHMARK

U.S.C. & G.S. Brass Cap located 87' East of and 30' North of the NW Corner of Section 28, T.4 N., R.1 E., Stamped R-266-1948, Elev. = 1248.04'

