

AMENDED PLAT
OF
MOUNTAIN VIEW ESTATES
AT
WESTBROOK VILLAGE

AS RECORDED IN BK. 286, OF MAPS, PG. 15,
OFFICE OF THE MARICOPA COUNTY RECORDER

LOCATED IN
A PORTION OF THE E. 1/2 SEC. 28, T.4N., R.1E., G. & S.R.B. & M., MARICOPA COUNTY, ARIZONA

287-45
9-17-85

DEDICATION

State of Arizona } S.S.
County of Maricopa

Know All Men By These Presents: That Pioneer Trust Company of Arizona, an Arizona corporation, as trustee of its Trust Number 20548, as owner of the property described and depicted herein hereby publishes this Amended Plat of Mountain View Estates at Westbrook Village, as recorded in Book 286, of Maps, Page 15, Office of the Maricopa County Recorder, a Planned Area of Development constituting a portion of the East One-Half 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 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) Dedicated 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 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, Sign and Landscape Easement 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 right-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 20548, 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 "Homeowner's Association Maintenance Area" and (b) in furtherance of such right and easement, an easement over and 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 23rd day of July, 1985.

PIONEER TRUST COMPANY OF ARIZONA, an Arizona corporation, as Trustee.

By: Michael J. Winkler
Its Trust Officer

ACKNOWLEDGEMENT

State of Arizona } S.S.
County of Maricopa

On this, the 27th day of August, 1985, before me, the undersigned officer, personally appeared Brian W. Barlow who acknowledged himself to be Trust Officer of Pioneer Trust Company of Arizona, an Arizona corporation, as trustee, and that he being duly authorized to do, executed this foregoing instrument for the purposes therein contained, and 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: 1986

By: Glenn Rice
Notary Public

APPROVALS

Approved by the Council of the City of Peoria, Arizona on this the 23 day of July, 1985.

By: Tom Travers Mayor Attest: David Vance City Clerk
By: William H. Johnson City Engineer Date: 9-17-85

CERTIFICATION

This is to certify that the survey and subdivision of the premises described hereon was made under my direction during the month of August, 1985.

Robert D. Wagoner
Registered Land Surveyor Date: 8-24-85

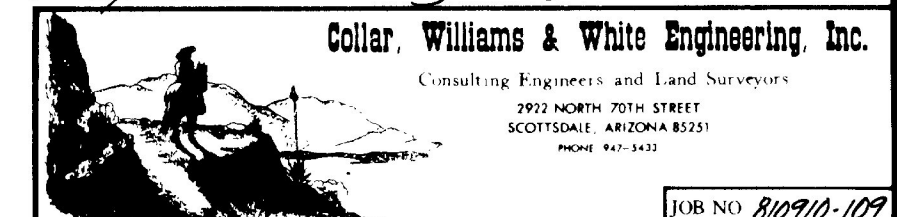
NOTES

- Construction within utility easements shall be limited to utilities and wood, wire, or removable section type fencing.
- Communication lines are to be constructed underground as required by the Arizona Corporation Commission Regulation R-12-2-506(E).
- This development is located within the City of Peoria Water Service Area and has been designated as having an assured water supply.
- Total Area: 27.385 Ac.
Subdivision: 25.782 Ac.
Lakeview: 1.601 Ac.

LEGEND

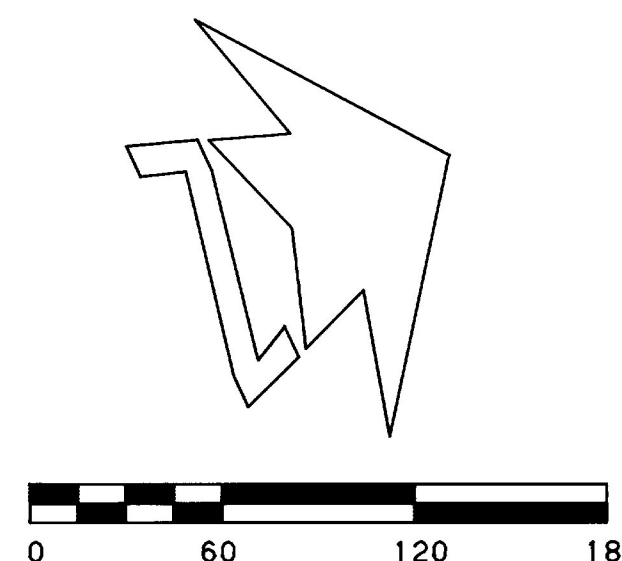
- 8" PUE — Corner of this plat. Set 1/2" Iron Bar unless otherwise noted.
1" PUE — Public Utility Easement
1" VNE — Vehicular Non-Access Easement
5" HAWSL — Homeowner's Association Wall, Sign & Landscape Easement
5" HAMA — Homeowner's Association Maintenance Area

Prepared: Aug. 26, 1985



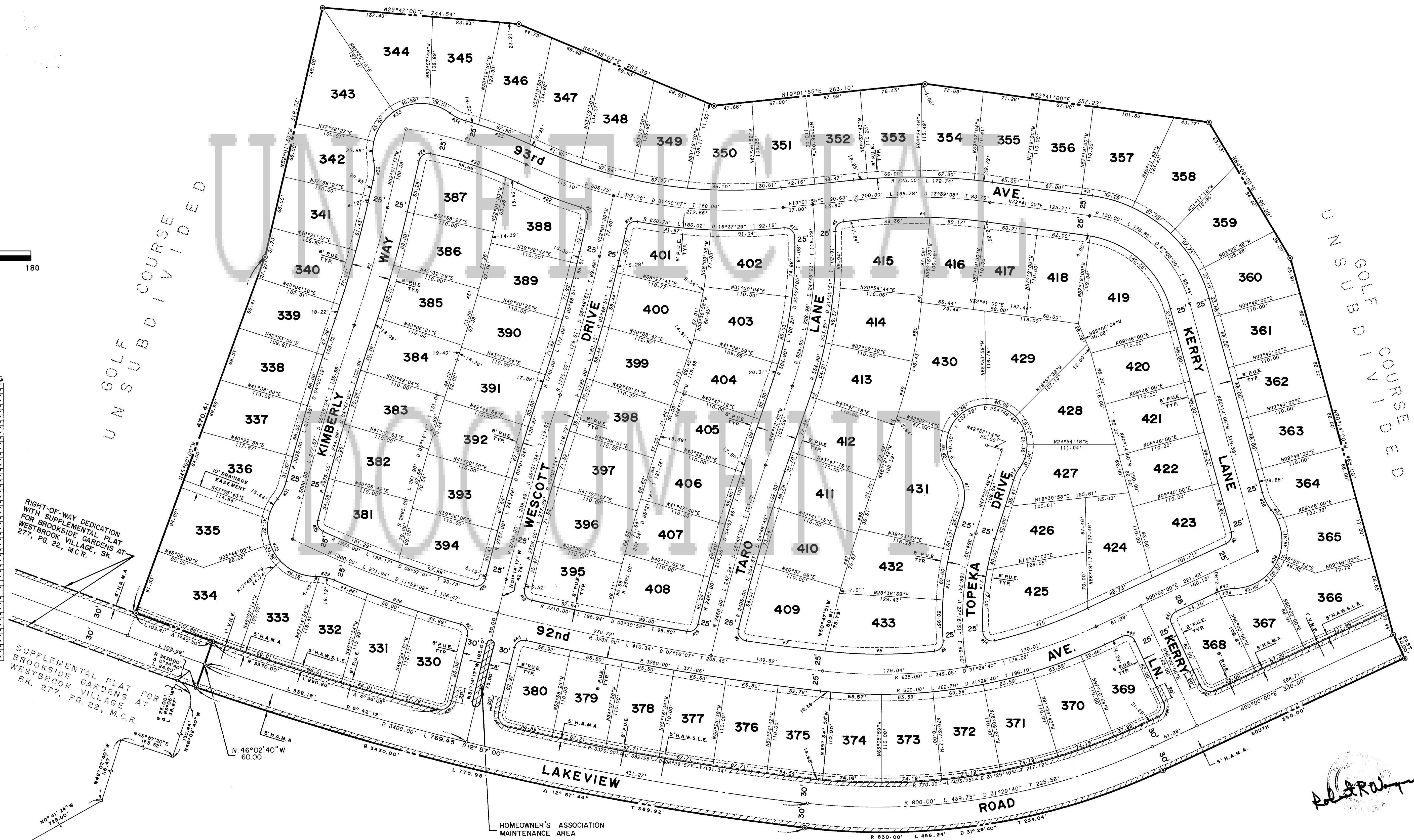
287-45
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GOLF COURSE
UNSUBDIVIDED



CURVE TABLE			
NO.	RADIUS	ARC LENGTH	CHORD
1	529.38	156.71	156.71
2	1500.00	156.21	156.21
3	12.00	18.80	18.80
4	875.00	180.85	180.85
5	12.00	18.80	18.80
6	12.00	20.05	20.05
7	3210.00	98.55	98.55
8	610.00	138.12	138.12
9	12.00	18.80	18.80
10	329.39	143.72	143.72
11	50.00	49.42	49.42
12	50.00	13.89	13.89
13	329.39	117.00	117.00
14	12.00	21.09	21.09
15	610.00	123.18	123.18
16	12.00	12.98	12.98
17	12.00	18.80	18.80
18	12.00	18.80	18.80
19	12.00	18.80	18.80
20	12.00	18.80	18.80
21	12.00	18.80	18.80
22	630.75	84.24	84.24
23	504.38	114.60	114.60
24	12.00	18.80	18.80
25	12.00	18.80	18.80
26	12.00	18.80	18.80
27	12.00	18.80	18.80
28	12.00	18.80	18.80
29	60.00	24.61	24.61
30	60.00	133.69	133.69
31	60.00	24.61	24.61
32	60.00	133.69	133.69
33	60.00	24.61	24.61
34	60.00	133.69	133.69
35	854.38	91.16	91.16
36	60.00	24.61	24.61
37	60.00	133.69	133.69
38	60.00	24.61	24.61
39	60.00	133.69	133.69
40	60.00	24.61	24.61
41	12.00	18.80	18.80
42	12.00	18.80	18.80
43	12.00	18.80	18.80
44	12.00	18.80	18.80
45	12.00	18.80	18.80
46	12.00	18.80	18.80
47	2325.00	76.41	76.41
48	2325.00	76.41	76.41
49	684.80	74.43	74.43
50	1632.00	165.91	165.91

DISTANCE TABLE			
NO.	BEARING	DISTANCE	AZIMUTH
1	N72°02'00"E	14.69	72.03
2	S72°02'00"E	14.69	287.97
3	S13°17'11"E	8.69	196.83
4	S13°17'11"E	8.69	196.83
5	S13°17'11"E	8.69	196.83



John R. Williams

Collins, Williams & White Engineering, Inc.
Consulting Engineers and Land Surveyors
2929 NORTH 70TH STREET
SCOTTSDALE, ARIZONA 85251
PHONE 942-1233