2.5.14
85-369168

FINAL PLAT
OF
OAKBROOK AT WESTBROOK VILLAGE

LOCATED IN
A PORTION OF THE W1/2 OF SECTION 28, T.4N., R.1E., G.&S.R.B.&M.
MARICOPA COUNTY, ARIZONA

286-16
8-6-85

City of Peoria
286
16
Lori Mauf

UNOFFICIAL DOCUMENT

DEDICATION

State of Arizona } S.S.
County of Maricopa }

KNOWN 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 Oakbrook at Westbrook Village consisting of a portion of the W1/2 of Section 28, T.4N., R.1E., 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 Oakbrook 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 29th day of July, 1985.

PIONEER TRUST COMPANY OF ARIZONA, ... AS TRUSTEE

By: Brian W. Barbour
Trust Officer

ACKNOWLEDGEMENT

State of Arizona } S.S.
County of Maricopa }

On this the 29th day of July, 1985, before me, the undersigned officer, personally appeared Brian W. Barbour 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 Commision expires: April 22, 1988

Connie C. Widener
Notary Public

OFFICIAL SEAL
CONNIE C. WIDENER
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 23 day of July, 1985.

By: Ronald L. Graves
Mayor

Attest: Connie Gomez
City Clerk

By: Edwin G. Johnson
City Engineer

7-31-85
Date

CERTIFICATION

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

Richard D. Gregg
Registered Land Surveyor

7-29-85
Date

LEGEND

IRVINE

~ Indicates corner of this subdivision

~ Indicates 1' Vehicular Non-Access Easement

BENCHMARK

U.S.C.&G.S. Brass Cap, Located 87'E. of & 30'N. of NW Cor. Sec. 28, T.4N., R.1E., Stamped R-266-1948 per Drew Topo
Elev. = 1248.04

GENERAL NOTES

1. Construction within utility easements 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 Regulation R-14-2-506(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 - 116
5. Total Area - 15.282 Ac.±

Revised: July 24, 1985
Prepared: July 14, 1985

Collar, Williams & White Engineering, Inc.
Consulting Engineers and Land Surveyors
2902 NORTH 70TH STREET
SCOTTSDALE, ARIZONA 85251
PHONE 947-1431

JOB NO. 810910-106

286-16

BRUNING 44-142

85-369169

286-16
8-6-85

City of Peoria
286
16

Lori Mayf

NW. Cor., Sec. 28

N88°47'27"E 771.73'

N78°35'00"E 60.00'

No. Line Heatherbrook @ Westbrook Village, Bk 264, Pg 7, M.C.R.

0 50 100 150

* H.A.M.A. - Homeowners Association Maintenance Area

N11°25'00"W 187.21'

N11°25'00"W 474.82'

30.76'

30'

30'

HEATHERBROOK AT WESTBROOK VILLAGE

BK 264 PG 7

ROAD

Exist 5' H.A.M.A.

1' V.N.E.

UNSUBDIVIDED GOLF COURSE

N88°38'00"W 870.77'

TONTO LANE

ORAIBI DRIVE

EDGEWATER

97TH

96TH

RIMROCK DRIVE

LANE

This portion of Edgewater Road is dedicated with Final Plat of Heatherbrook at Westbrook Village, Bk. 264 Pg 7 M.C.R.

This portion of Edgewater Road is dedicated with Final Plat of Windsor Park at Westbrook Village, Bk. 254, Pg. 26, M.C.R.

N83°22'04"E 913.04'

N11°29'00"E 425.00'

N11°53'07"E 234.54'

N16°00'00"W 109.18'

CURVE TABLE

NO	RADIUS	ARC	DELTA	TANGENT	CHORD	CHORD
1	306.36'	119.03'	22°15'41"	60.28'	118.28'	N87°06'21"E
2	600.00'	98.69'	09°25'05"	49.45'	98.57'	N80°44'13"E
3	100.00'	119.67'	68°33'36"	68.17'	112.66'	N51°06'57"E
4	750.00'	104.57'	07°59'28"	52.37'	104.48'	N84°58'21"W
5	750.00'	189.27'	14°27'55"	95.14'	188.77'	N82°45'38"W
6	750.00'	84.70'	06°28'14"	42.40'	84.66'	N89°07'25"W
7	50.00'	99.19'	113°39'24"	73.96'	83.60'	N32°06'49"E
8	400.00'	127.43'	18°15'09"	64.26'	126.89'	N13°36'59"E
9	1000.00'	152.05'	08°42'52"	76.18'	151.87'	N04°59'12"W
10	115.00'	144.28'	71°52'04"	83.50'	135.00'	N43°25'35"E
11	125.00'	62.90'	28°49'57"	32.14'	62.24'	N82°12'56"E
12	115.00'	60.39'	30°05'18"	30.91'	59.70'	N68°19'54"E
13	19.00'	29.85'	90°00'00"	19.00'	26.87'	N31°38'00"E
14	19.00'	29.85'	90°00'00"	19.00'	26.87'	N58°22'00"W
15	19.00'	20.99'	63°18'10"	11.71'	19.94'	N64°58'51"W
16	50.00'	55.24'	63°18'10"	30.86'	52.47'	N64°58'51"W
17	600.00'	71.25'	06°48'04"	35.65'	71.21'	N10°25'37"W
18	600.00'	82.89'	07°54'56"	41.50'	82.82'	N02°49'48"W
19	15.00'	22.81'	87°09'07"	14.26'	20.67'	N54°40'41"E
20	350.00'	98.41'	16°06'51"	49.57'	98.09'	N89°42'57"E
21	15.00'	22.93'	87°33'37"	14.37'	20.76'	N34°12'53"W
22	614.00'	28.37'	02°38'54"	14.64'	29.32'	N15°54'45"E
23	15.00'	20.80'	79°27'24"	12.42'	19.17'	N53°45'23"W
24	101.00'	31.29'	17°44'20"	15.76'	31.14'	N74°29'54"E
25	36.00'	39.77'	63°18'10"	22.49'	37.78'	N64°58'51"W
26	33.00'	36.46'	63°18'10"	20.34'	34.63'	N64°58'51"W
27	50.00'	51.84'	59°24'15"	28.14'	49.57'	N58°53'53"E
28	33.00'	51.84'	90°00'00"	33.00'	46.67'	N51°53'56"W
29	129.00'	43.93'	19°30'49"	22.18'	43.72'	N80°45'40"E
30	45.00'	100.53'	128°00'00"	80.00'	80.00'	N33°38'00"E
31	139.00'	46.05'	18°58'14"	23.21'	45.81'	N87°08'49"W
32	129.00'	161.85'	71°53'04"	94.33'	151.64'	N37°53'07"E
33	1014.00'	123.76'	06°59'35"	61.96'	123.69'	N07°55'15"E
34	386.00'	77.46'	11°29'55"	38.86'	77.33'	N16°59'37"E
35	64.00'	18.34'	16°25'51"	9.24'	18.28'	N14°31'51"E
36	30.00'	22.62'	43°11'17"	11.88'	22.08'	N22°42'00"E
37	30.00'	86.45'	165°06'19"	229.30'	59.42'	N82°56'45"W
38	30.00'	22.67'	43°17'14"	11.90'	22.13'	N65°08'44"E
39	64.00'	18.34'	16°25'51"	9.24'	18.28'	N80°08'19"W
40	764.00'	86.28'	06°28'14"	43.18'	86.24'	N88°07'53"E
41	736.00'	115.41'	08°59'04"	57.82'	115.29'	N85°08'14"W
42	764.00'	106.52'	07°59'18"	53.35'	106.43'	N84°38'21"W
43	38.00'	73.64'	110°58'41"	51.86'	62.42'	N13°53'53"E
44	45.00'	44.98'	57°16'41"	209.55'	43.12'	N84°32'51"W
45	614.00'	50.49'	04°42'51"	25.26'	50.47'	N00°59'20"W
46	15.00'	23.03'	84°01'38"	14.36'	20.12'	N39°46'09"E
47	278.86'	84.46'	17°21'14"	42.56'	84.14'	N89°33'34"E
48	15.00'	22.81'	87°09'07"	14.26'	20.67'	N34°12'53"W
49	15.00'	23.56'	90°00'00"	15.00'	21.21'	N46°22'00"E
50	736.00'	107.62'	08°22'57"	53.92'	107.52'	N84°59'12"W
51	764.00'	192.80'	14°27'33"	96.92'	192.29'	N87°52'38"W
52	736.00'	83.15'	06°28'14"	41.60'	83.08'	N88°07'53"E
53	36.00'	69.99'	111°23'54"	58.73'	59.83'	N13°53'53"E
54	414.00'	71.38'	09°52'45"	35.78'	71.30'	N09°25'47"E
55	386.00'	120.34'	17°51'35"	60.63'	119.86'	N80°48'32"E
56	101.00'	126.75'	71°53'04"	73.23'	118.59'	N42°53'05"E
57	111.00'	38.59'	19°55'09"	19.51'	38.39'	N16°46'09"E
58	15.00'	16.33'	62°22'08"	9.09'	15.53'	N45°00'44"W
59	586.00'	35.06'	03°25'51"	17.54'	35.06'	N01°06'49"E
60	15.00'	23.56'	90°00'00"	15.00'	21.21'	N43°38'00"E
61	367.06'	86.60'	13°31'01"	43.50'	86.40'	N78°38'25"E
62	114.00'	118.27'	59°26'11"	65.41'	113.07'	N29°38'00"E
63	15.00'	13.40'	51°10'50"	7.19'	12.96'	N51°17'41"E
64	40.00'	206.29'	295°09'08"	25.00'	42.69'	N73°53'07"E
65	15.00'	18.26'	69°44'16"	10.45'	17.15'	N03°44'21"W
66	86.00'	81.46'	54°16'08"	44.07'	78.45'	N58°30'04"E
67	614.00'	33.07'	03°05'20"	16.54'	33.03'	N85°23'55"E
68	15.00'	24.81'	94°47'07"	16.31'	22.08'	N50°17'41"W
69	586.00'	43.66'	04°16'07"	21.84'	43.65'	N00°46'04"W
70	736.00'	42.35'	03°17'41"	21.17'	42.32'	S86°32'36"W
71	414.00'	32.80'	04°32'51"	16.26'	32.49'	N21°29'36"E
72	386.00'	17.50'	02°35'50"	8.75'	17.50'	N05°47'20"E
73		23.56'	180°00'00"			
74	286.86'	80.79'	15°56'00"	40.64'	80.53'	S89°51'56"E
75	313.86'	84.85'	15°29'00"	42.68'	84.58'	N89°50'32"W
76	6.00'	19.94'	190°25'51"	54.78'	11.95'	N18°39'10"W
77	6.00'	14.90'	142°19'09"	54.78'	11.25'	S13°12'10"E
78	5.00'	15.71'	180°00'00"		10.00'	N08°57'56"W

DISTANCE TABLE

NO	BEARING	DISTANCE	AZIMUTH
1	N81°45'49"W	30.00'	
2	N81°45'49"W	23.72'	
3	N76°49'59"E	27.76'	
4	N01°22'00"E	24.00'	
5	N55°44'34"E	26.12'	
6	N57°03'17"E	15.00'	
7	N71°55'54"E	59.10'	
8	N75°58'30"E	72.91'	

DOCUMENT NOT OFFICIAL

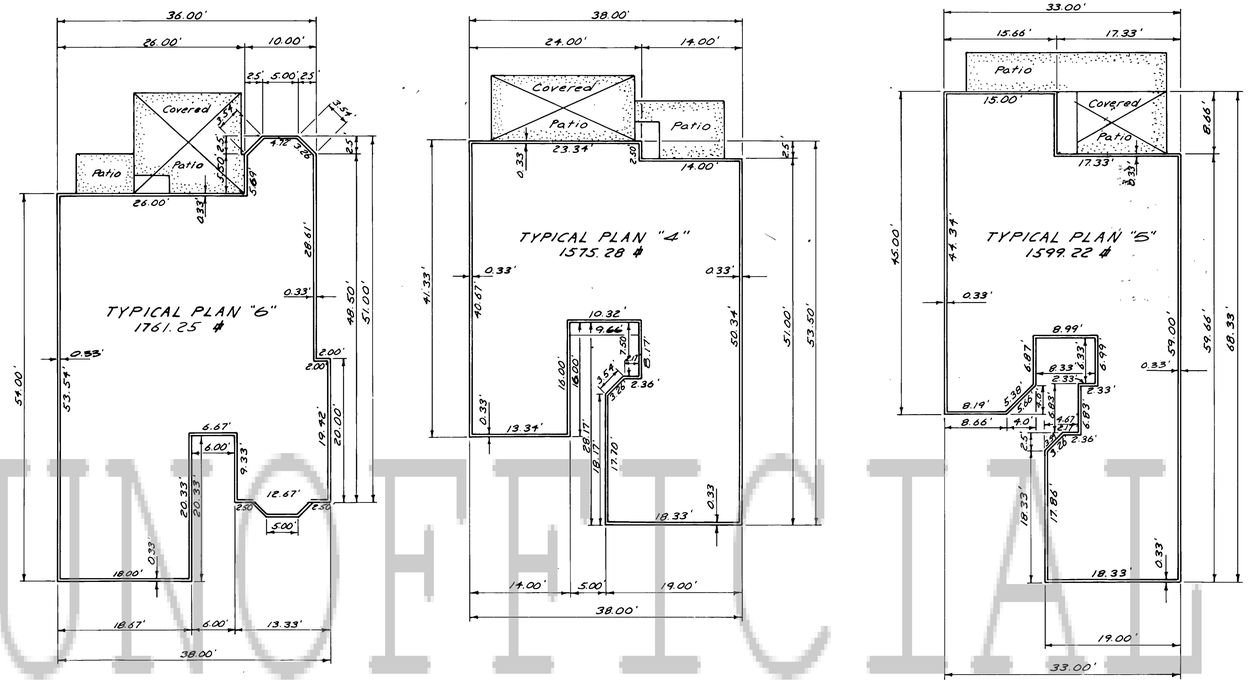
Collar, Williams & White Engineering, Inc.
Consulting Engineers and Land Surveyors
2920 NORTH 70TH STREET
SCOTTSDALE, ARIZONA 85251
PHONE 947-1410

JOB NO. 81010-126

286-16

OAKBROOK AT WESTBROOK VILLAGE · FINAL PLAT · SHEET 2 OF 3

286-16
85-36169



TYPICAL AIR SPACE DETAILS

COMMON WALL DETAIL

286-16
8-6-86

Filed for Record at the request of City of Peoria
In Book 286 Page 16
Lori May

UNOFFICIAL DOCUMENT

UNIT ELEVATIONS

Unit	Plan	Finished Floor Elevation	Finished Ceiling Elevation	% Ownership Common Elements
1	6	1238.07	1246.07	0.86
2	6R	1238.07	1246.07	0.86
3	4	1238.07	1246.07	0.86
4	4R	1238.07	1246.07	0.86
5	6	1238.07	1246.07	0.86
6	4R	1238.07	1246.07	0.86
7	5R	1238.07	1246.07	0.86
8	6R	1238.07	1246.07	0.86
9	6	1237.57	1245.57	0.86
10	5R	1237.57	1245.57	0.86
11	4	1237.57	1245.57	0.86
12	6R	1237.57	1245.57	0.86
13	6	1237.47	1245.47	0.86
14	5R	1237.47	1245.47	0.86
15	4	1237.47	1245.47	0.86
16	5	1237.47	1245.47	0.86
17	6R	1237.47	1245.47	0.86
18	6	1237.47	1245.47	0.86
19	5R	1237.47	1245.47	0.86
20	4	1237.47	1245.47	0.86
21	5R	1237.47	1245.47	0.86
22	6R	1237.47	1245.47	0.86
23	6	1237.67	1245.67	0.86
24	5R	1237.67	1245.67	0.86
25	5	1237.67	1245.67	0.86
26	5	1237.67	1245.67	0.86
27	6R	1237.67	1245.67	0.86
28	6	1238.67	1246.67	0.86
29	4R	1238.67	1246.67	0.86
30	4R	1238.67	1246.67	0.86
31	5R	1238.67	1246.67	0.86
32	6R	1238.67	1246.67	0.86
33	6	1239.67	1247.67	0.86
34	5R	1239.67	1247.67	0.86
35	5	1239.67	1247.67	0.86
36	5	1239.67	1247.67	0.86
37	6R	1239.67	1247.67	0.86
38	6	1240.07	1248.07	0.86
39	5R	1240.07	1248.07	0.86
40	5	1240.07	1248.07	0.86
41	6R	1240.07	1248.07	0.86
42	6	1239.77	1247.77	0.86
43	5	1239.77	1247.77	0.86
44	4	1239.77	1247.77	0.86
45	5	1239.77	1247.77	0.86
46	6R	1239.77	1247.77	0.86
47	6	1239.17	1247.17	0.86
48	5	1239.17	1247.17	0.86
49	5	1239.17	1247.17	0.86
50	4	1239.17	1247.17	0.86
51	6R	1239.17	1247.17	0.86
52	6	1239.17	1247.17	0.86
53	5	1239.17	1247.17	0.86
54	4	1239.17	1247.17	0.86
55	6R	1239.17	1247.17	0.86
56	6	1239.77	1247.77	0.86
57	4R	1239.77	1247.77	0.86
58	5	1239.77	1247.77	0.86
59	6R	1239.77	1247.77	0.86
60	6	1239.37	1247.37	0.86
61	5	1239.37	1247.37	0.86
62	5R	1239.37	1247.37	0.86
63	4	1238.57	1246.57	0.86
64	5	1238.57	1246.57	0.86
65	6R	1238.57	1246.57	0.86
66	6	1239.57	1247.57	0.86
67	5R	1239.57	1247.57	0.86
68	4	1239.57	1247.57	0.86
69	5	1239.57	1247.57	0.86
70	6R	1239.57	1247.57	0.86
71	6	1239.57	1247.57	0.86
72	5	1239.57	1247.57	0.86
73	4R	1239.57	1247.57	0.86
74	5	1239.57	1247.57	0.86
75	6R	1239.57	1247.57	0.86
76	6	1239.77	1247.77	0.86
77	4R	1239.77	1247.77	0.86
78	4	1239.77	1247.77	0.86
79	6R	1239.77	1247.77	0.86
80	6	1239.57	1247.57	0.86
81	5	1239.57	1247.57	0.86
82	4	1239.57	1247.57	0.86
83	5R	1238.77	1246.77	0.86
84	5	1238.77	1246.77	0.86
85	6R	1238.77	1246.77	0.86
86	6	1237.97	1245.97	0.86
87	5R	1237.97	1245.97	0.86
88	4R	1237.97	1245.97	0.86
89	6R	1237.97	1245.97	0.86
90	6	1238.17	1246.17	0.86
91	5R	1238.17	1246.17	0.86
92	6R	1238.17	1246.17	0.86
93	6	1238.17	1246.17	0.86
94	5R	1238.17	1246.17	0.86
95	5	1238.17	1246.17	0.86
96	4	1238.17	1246.17	0.86
97	6	1238.37	1246.37	0.86
98	4	1238.37	1246.37	0.86
99	5R	1238.37	1246.37	0.86
100	5	1238.37	1246.37	0.86
101	5	1238.57	1246.37	0.86
102	6R	1238.37	1246.57	0.86
103	6	1238.87	1246.87	0.86
104	5	1238.87	1246.87	0.86
105	5R	1238.87	1246.87	0.86
106	6R	1238.87	1246.87	0.86
107	5R	1239.27	1247.27	0.86
108	4R	1239.27	1247.27	0.86
109	5	1239.27	1247.27	0.86
110	6	1239.47	1247.47	0.86
111	4	1239.47	1247.47	0.86
112	6R	1239.47	1247.47	0.86
113	6	1239.37	1247.37	0.86
114	5	1239.37	1247.37	0.86
115	5	1239.37	1247.37	0.86
116	6R	1239.37	1247.37	0.86

NOTE:
1. Plan 6R is a mirror image of Plan 6.
2. Plan 6 and 6R contain a livable air space of 10,898.40 cubic feet plus garage air space of 3,191.60 cubic feet = 14,090.00 total cubic feet.
3. Plan 4R is a mirror image of Plan 4.
4. Plan 4 and 4R contain a livable air space of 9,280.93 cubic feet plus garage air space of 3,321.31 cubic feet = 12,602.24 cubic feet total.
5. Plan 5R is a mirror image of Plan 5.
6. Plan 5 and 5R contain a livable air space of 9,876.52 cubic feet plus garage air space of 2,917.28 cubic feet = 12,793.80 total cubic feet.
7. Unit dimensions are for individual units. When combined, common walls shall be 0.75', 4" unit walls plus 4" unit wall plus 1" Air space. (See Detail)
8. Neither the covered nor the uncovered patios shown on this sheet, or sheet 2, shall constitute a part of any individual units; said patios shall constitute a part of the general common elements as defined in the statutes referred to on sheet 1 of this Plat.

Coller, Williams & White Engineering, Inc.
Consulting Engineers and Land Surveyors
3912 NORTH 75TH STREET
SCOTTSDALE, ARIZONA 85251
PHONE 947-2431

JOB NO. 810910-106

286-16