## DEDICATION:

STATE OF ARIZONA )
) SS
COUNTY OF MARICOPA )

KNOW ALL MEN BY THESE PRESENTS: THAT NORTH AMERICAN TITLE AGENCY, INC.,AN ARIZONA CORPORATION, AS TRUSTEE OF ITS TRUST NUMBER 1030, AS OWNER OF THE PROPERTY DESCRIBED AND DEPICTED HEREON, HEREBY:

(1) PUBLISHES THIS FINAL PLAT OF SUBDIVISION FOR SCOTLAND HILLS PHASE II AT WESTBROOK VILLAGE,A PLANNED AREA DEVELOPMENT CONSISTING OF A PORTION OF EAST HALF OF SECTION 27, TOWNSHIP 4 NORTH RANGE 1 EAST, GILA & SALT RIVER BASE & MERIDIAN, MARICOPA COUNTY ARIZONA:

(2) DECLARES THIS 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 EASEMENT ON, OVER, UNDER AND ABOVE THE AREA DESIGNATED HEREON 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, ELECTRIC 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 EASEMENTS 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, BY APPROVING THIS PLAT AND IN CONSIDERATION OF THE FOREGOING DEDICATION, EXPRESSLY: (A) DISCLAIMS OWNERSHIP OF THE 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 SUCCESSOR AND ASSIGNS SHALL HAVE NO RESPONSIBILITY FOR MAINTENANCE OF THE IMPROVEMENTS ON THE EASEMENT OR ANY PORTION THEREON, EXCEPT AS SET FORTH IN CLAUSE (6) BELOW.

(4) DECLARES THAT THE EASEMENTS SET FORTH ON THIS PLAT ARE PROVIDED FOR THE PURPOSE OR PURPOSES SHOWN HEREON:

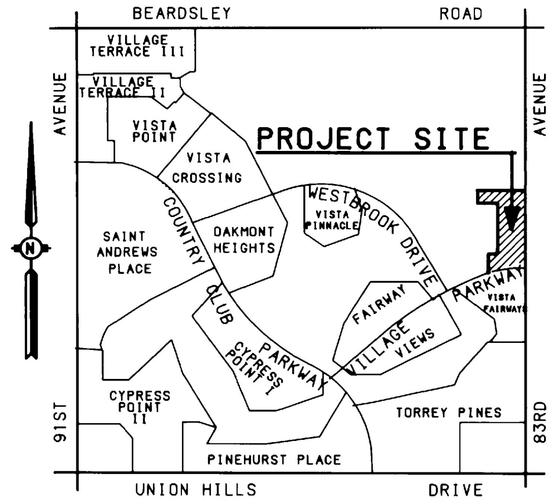
(5) GRANTS TO SCOTLAND HILLS AT WESTBROOK VILLAGE ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION, AND ITS SUCCESSORS AND ASSIGNS AN EASEMENT UPON, ACROSS, OVER AND UNDER THE PROPERTY DESIGNATED ON THIS PLAT AS "HOMEOWNERS ASSOCIATION WALL, LANDSCAPE MAINTENANCE AND ACCESS EASEMENT" FOR INSTALLING, CONSTRUCTING, 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 IRRIGATION OF 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 CORPORATION, EASEMENTS UPON, ACROSS, OVER, UNDER AND THROUGH THE AREA DESIGNATED HEREON AS TRACT "A" 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 PROVIDED THAT THE EASEMENT PROVIDED IN THIS CLAUSE (6) IS SUBJECT TO AND SUBORDINATE TO THE DEDICATION OF PERPETUAL EASEMENT TO THE CITY OF PEORIA, ARIZONA, AS ESTABLISHED IN CLAUSE (3) ABOVE. NO WALL, FENCE OR OTHER PERMANENT STRUCTURE SHALL BE BUILT WITHIN THE AREA IMMEDIATELY ADJACENT TO 83RD AVENUE DESIGNATED AS A "5' LANDSCAPE EASEMENT" AREA UNLESS: (a) SUCH WALL, FENCE OR OTHER STRUCTURE LIES ENTIRELY ON OR TO THE WEST OF THE LINE ON THIS PLAT RUNNING PARALLEL TO 83RD AVENUE AND LABELLED "5' WALL LINE": OR (b) IN THE CASE OF A BOUNDARY WALL RUNNING PARALLEL (MORE OR LESS) TO 83RD AVENUE, THE WEST SIDE OF SUCH BOUNDARY WALL LIES NO CLOSER TO THE RIGHT-OF-WAY FOR 83RD AVENUE THAN SUCH "5' WALL LINE".

IN WITNESS WHEREOF: NORTH AMERICAN TITLE AGENCY,INC., AN ARIZONA CORPORATION, AS TRUSTEE HAS CAUSED ITS CORPORATE NAME TO BE SIGNED BY THE UNDERSIGNED OFFICER DULY AUTHORIZED THIS 12th DAY OF February 1996.

NORTH AMERICAN TITLE AGENCY, INC.
AN ARIZONA CORPORATION, AS TRUSTEE

BY: Robin Lotardo
ITS Vice President




VICINITY MAP
NOT TO SCALE

## LEGEND

- ○ FOUND 1/2" REBAR UNLESS OTHERWISE NOTED
- ⊠ FOUND 2" BRASS CAP SET IN CONCRETE
- ● 1/2" REBAR TO BE SET
- ■ 2" BRASS CAP TO BE SET IN CONCRETE
- 10' HOA ESM'T. & DRAINAGE ESM'T. 10' HOMEOWNERS ASSOCIATION WALL, LANDSCAPE MAINTENANCE & DRAINAGE ESM'T. & ACCESS ESM'T.
- 1'V.N.A.E. 1'VEHICULAR NON-ACCESS EASEMENT
- NOTE: 1/2" REBAR TO BE SET AT ALL LOT CORNERS
- 3' PUE PUBLIC UTILITY EASEMENT
- 8' PUE PUBLIC UTILITY EASEMENT

## ACKNOWLEDGEMENT:

STATE OF ARIZONA )
) SS
COUNTY OF MARICOPA )

ON THIS, THE 12th DAY OF February 1996 BEFORE ME, THE UNDERSIGNED OFFICER PERSONALLY APPEARED John Lotardo WHO ACKNOWLEDGED HIMSELF/HERSELF TO BE Vice President OF NORTH AMERICAN TITLE AGENCY, INC., AN ARIZONA CORPORATION, AS TRUSTEE, OF ITS TRUST NO.1030 AND NOT PERSONALLY, AND THAT HE/SHE, IN SUCH CAPACITY, BEING AUTHORIZED SO TO DO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED BY SIGNING THE NAME OF SAID CORPORATION BY HIMSELF/HERSELF.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND SEAL.

Jill Jackson
NOTARY PUBLIC

MY COMMISSION EXPIRES _____

OFFICIAL SEAL
JILL JACKSON
Notary Public - State of Arizona
MARICOPA COUNTY
My Commission Expires Aug 5, 1997

## WATER ASSURANCE

THIS DEVELOPMENT IS LOCATED WITHIN THE CITY OF PEORIA WATER SERVICE AREA AND HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY.

## APPROVAL

APPROVED BY THE COUNCIL OF THE CITY OF PEORIA ON THIS THE 20TH DAY OF FEBRUARY, 1996.

BY: Ken C. Forgia
MAYOR

ATTEST: Janice L. Graziano
CITY CLERK

BY: Ken Isson
CITY ENGINEER

2/23/96
DATE

CITY OF PEORIA

PREPARED UNDER THE DIRECTION OF:
DATE OF PREPARATION: 10/02/94

1922
CHARLES K. DEWALD
Expires 2/96

411-03

BOOK 411 PAGE 03
OFFICIAL RECORDS OF
MARICOPA COUNTY RECORDER
HELEN PURCELL
96-0122511
02/26/96 10:34
KATHERINE

## LEGAL DESCRIPTION:

THAT PORTION OF SECTION 27, TOWNSHIP 4 NORTH, RANGE 1 EAST, GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 27; THENCE NORTH 00°51'01" WEST 2627.90 FEET TO THE EAST ONE QUARTER CORNER OF SAID SECTION, SAID POINT ALSO BEING THE POINT OF INTERSECTION OF VILLAGE PARKWAY WITH 83RD AVENUE, AS SHOWN ON THE MAP OF DEDICATION FOR VILLAGE PARKWAY, WESTBROOK DRIVE AND 83RD AVENUE AT WESTBROOK VILLAGE RECORDED ON APRIL 22, 1994 AND FILED IN BOOK 375, PAGE 7 OF MAPS, MARICOPA COUNTY RECORDER; THENCE NORTH 86°48'32" WEST ALONG SAID CENTERLINE OF VILLAGE 321.74 FEET TO A TANGENT CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 1175.00 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 4°28'10" AN ARC DISTANCE OF 94.78 FEET, A RADIAL LINE TO SAID CURVE THROUGH SAID POINT BEARS NORTH 01°16'42" WEST; THENCE LEAVING SAID CENTERLINE NORTH 01° 16'42" WEST 40.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF VILLAGE PARKWAY PER SAID MAP OF DEDICATION AND THE TRUE POINT OF BEGINNING; THENCE NORTH 01°16'42" WEST 16.31 FEET; THENCE NORTH 00°41'37" WEST 105.00 FEET TO A NON-TANGENT POINT ON A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 1336.30 FEET, A RADIAL LINE TO SAID CURVE THROUGH SAID POINT BEARS NORTH 01°13' 57" EAST; THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 00°32'20" AN ARC DISTANCE OF 12.57 FEET TO A POINT OF TANGENCY; THENCE NORTH 89°18'23" EAST 55.60 FEET; THENCE NORTH 00°41'37" WEST 688.65 FEET; THENCE NORTH 01°21'11" EAST 50.00 FEET; THENCE NORTH 88°38'49" WEST 131.24 FEET; THENCE NORTH 00° 08'17" EAST 105.00 FEET; THENCE SOUTH 89°51'43" EAST 397.89 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF 83RD AVENUE PER SAID MAP OF DEDICATION; THENCE SOUTH 00°41'37" EAST 953.13 FEET; THENCE SOUTH 46°14'55" WEST 40.96 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF VILLAGE PARKWAY PER SAID DEDICATION; THENCE NORTH 86°48'32" WEST 213.85 FEET ALONG SAID RIGHT-OF-WAY LINE TO A TANGENT CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 1215.00 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A A CENTRAL ANGLE OF 04°28'10" AN ARC DISTANCE OF 94.78 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING A COMPUTED AREA OF 6.542 ACRES, MORE OR LESS

## NOTES:

1. CONSTRUCTION WITHIN THE UTILITIES 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 ORDER R-14-2-133.
3. NO OBSTRUCTION WILL BE ALLOWED WITHIN THE DRAINAGE EASEMENTS, NOR SHALL VEGETATION BE PLANTED OR ALLOWED TO GROW SO AS TO OBSTRUCT THE FLOW THROUGH SUCH DRAINAGE EASEMENTS.
4. WESTBROOK VILLAGE ASSOCIATION SHALL OWN AND BE RESPONSIBLE FOR MAINTAINING ALL LANDSCAPING ON TRACT "B".
5. SCOTLAND HILLS AT WESTBROOK VILLAGE ASSOCIATION SHALL OWN AND BE RESPONSIBLE FOR MAINTAINING ALL LANDSCAPING ON TRACTS "C" THROUGH "Q".
6. SCOTLAND HILLS AT WESTBROOK VILLAGE ASSOCIATION SHALL MAINTAIN THE SIDE FACING THE SUBDIVSION OF ANY BOUNDARY WALLS SITUATED ALONG VILLAGE PARKWAY & WESTBROOK DRIVE WHILE WESTBROOK VILLAGE ASSOCIATION SHALL BE RESPONSIBLE FOR THE SIDE FACING VILLAGE PARKWAY & WESTBROOK DRIVE OF SUCH BOUNDARY WALLS.
7. TRACT "B" THROUGH "Q" ARE FOR DRAINAGE AND LANDSCAPING PURPOSES.
8. THIS SUBDIVISION IS REQUIRED TO FORM A STREET LIGHT IMPROVEMENT DISTRICT.
9. 83RD AVENUE HAS BEEN DESIGNATED BY THE CITY OF PEORIA AS THE LAKE PLEASANT PARKWAY, A MULTILANE DIVIDED PARKWAY. THIS PARKWAY WILL CARRY LARGE AMOUNTS OF VEHICULAR TRAFFIC,WHICH MAY RESULT IN A SIGNIFICANT NOISE IMPACT ON ADJACENT PROPERTY.
10. THERE ARE 46 LOTS (LOTS 10 THRU 40 & 119 THRU 133).

## CERTIFICATION

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 _____, 1996; 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.

REGISTERED LAND SURVEYOR

DATE

# FINAL PLAT FOR
# SCOTLAND HILLS PHASE II AT WESTBROOK VILLAGE

LOCATED IN A PORTION OF
SECTION 27, T.4 N., R.1 E., G.& S.R.B.& M.
MARICOPA COUNTY, ARIZONA

TERRITORIAL ENGINEERS, INC.
2636 HIGHWAY 95 •SUITE 44
BULLHEAD CITY, ARIZONA 86442
(602) 758-7600
TEI J.N.194102

SHEET 1 OF 2 SHEETS

TEI DWG.NO.194102.1FP/11

DRAFT DOCUMENT

SE CORNER OF SECTION 27, FD.BRASS CAP
PER MAP OF DEDICATION OF STREETS, WATERLINE
AND DRAINAGE EASEMENTS AT WESTBROOK VILLAGE
RECORDED IN BOOK 343, PAGE 42 OF MAPS,
MARICOPA COUNTY RECORDER

NE CORNER OF SECTION 27, FD.3/4"I.B.IN H.H.
PER MAP OF DEDICATION OF STREETS, WATERLINE
AND DRAINAGE EASEMENTS AT WESTBROOK VILLAGE
RECORDED IN BOOK 343, PAGE 42 OF MAPS,
MARICOPA COUNTY RECORDER

E 1/4 CORNER OF SECTION 27, FD.NAIL IN H.H.
PER MAP OF DEDICATION OF STREETS, WATERLINE
AND DRAINAGE EASEMENTS AT WESTBROOK VILLAGE
RECORDED IN BOOK 343, PAGE 42 OF MAPS,
MARICOPA COUNTY RECORDER

0 20 40 80 120
SCALE: 1"=40'

UNSUBDIVIDED

N00°41'37"W 1595.36

N00°41'37"W 1028.32

N00°51'01"W 2627.90

EXISTING 75' RIGHT-OF-WAY PER MAP OF DEDICATION
RECORDED APRIL 22, 1994 IN BOOK 375, PAGE 7
MARICOPA COUNTY RECORDER

83RD AVENUE

5'LANDSCAPE EASEMENT

5'WALL LINE

15'HOA & DRAINAGE EASEMENT

1' V.N.A.E. (TYP)

N00°41'37"W 811.29

N00°41'37"W 953.13

TRACT "J"

TRACT "I"

TRACT "H"

TRACT "G"

TRACT "F"

TRACT "E"

TRACT "D"

8' PUE

572.44

83RD DRIVE

N00°41'37"W 595.60

TRACT "A"

595.60

ORAIBI DRIVE

TRACT "K"

TRACT "L"

TRACT "M"

TRACT "N"

TRACT "O"

TRACT "P"

TRACT "Q"

UTOPIA ROAD

TRACT "C"

TRACT "B"

15'HOA & DRAINAGE EASEMENT

15'DRAINAGE EASEMENT

N00°41'37"W 688.65

SCOTLAND HILLS PHASE I AT WESTBROOK VILLAGE
BOOK 388, PAGE 9, MARICOPA COUNTY RECORDER

FD.2"BRASS CAP PER SCOTLAND HILLS
PHASE I AT WESTBROOK VILLAGE
RECORDED DECEMBER 15, 1994 IN BOOK 388
PAGE 9 OF MAPS, MARICOPA
COUNTY RECORDER

PARKWAY

VILLAGE

FD.2"BRASS CAP PER VISTA FAIRWAYS
AT WESTBROOK VILLAGE RECORDED
APRIL 22, 1994 IN BOOK 375, PAGE 6
OF MAPS, MARICOPA COUNTY RECORDER

VISTA FAIRWAYS
BOOK 375, PAGE 6 OF MAPS, M.C.R.

## LINE TABLE

| NO. | BEARING | DISTANCE |
|---|---|---|
| T1 | N46°14'55"E | 40.96 |
| T2 | N01°16'42"W | 16.31 |
| T3 | N89°18'23"E | 55.60 |
| T4 | N01°21'11"E | 50.00 |
| T5 | N89°18'23"E | 55.60 |
| T6 | N09°23'31"E(R) | 13.60 |
| T7 | N82°42'37"E(R) | 13.74 |
| T8 | N55°16'41"W(R) | 30.89 |
| T9 | N38°19'51"W(R) | 59.63 |
| T10 | N29°58'09"W(R) | 8.05 |
| T11 | N00°41'37"W | 4.00 |
| T12 | N00°41'37"W | 4.00 |
| T13 | N00°41'37"W | 4.00 |
| T14 | N00°41'37"W | 4.00 |
| T15 | N00°41'37"W | 4.00 |
| T16 | N46°14'55"E | 13.59 |
| T17 | N35°05'26"W | 7.08 |
| T18 | N00°41'37"W | 4.00 |
| T19 | N00°41'37"W | 4.00 |
| T20 | N00°41'37"W | 4.00 |
| T21 | N00°41'37"W | 4.00 |
| T22 | N00°41'37"W | 15.67 |
| T23 | N88°38'49"W | 4.00 |
| T24 | N88°38'49"W | 6.04 |
| T25 | N00°41'37"W | 7.44 |
| T26 | N00°41'37"W | 4.00 |
| T27 | N00°41'37"W | 4.00 |
| T28 | N00°41'37"W | 4.00 |
| T29 | N00°41'37"W | 4.00 |
| T30 | N89°18'23"E | 19.94 |
| T31 | N89°18'23"E | 4.00 |
| T32 | N00°41'37"W | 4.00 |
| T33 | N00°41'37"W | 4.00 |
| T34 | N00°41'37"W | 4.00 |
| T35 | N00°41'37"W | 4.00 |
| T36 | N00°41'37"W | 16.97 |
| T37 | N00°41'37"W | 5.01 |

## CURVE TABLE

| NO. | DELTA | RADIUS | LENGTH | TAN |
|---|---|---|---|---|
| C1 | 4°28'10" | 1215.00 | 94.78 | 47.41 |
| C2 | 0°32'20" | 1336.30 | 12.57 | 6.28 |
| C3 | 87°57'12" | 45.00 | 69.08 | 43.42 |
| C4 | 90°00'00" | 45.00 | 70.69 | 45.00 |
| C5 | 18°11'42" | 45.00 | 14.29 | 7.21 |
| C6 | 124°20'35" | 55.00 | 119.36 | 104.19 |
| C7 | 18°11'42" | 45.00 | 14.29 | 7.21 |
| C8 | 18°11'42" | 45.00 | 14.29 | 7.21 |
| C9 | 126°23'23" | 55.00 | 121.33 | 108.86 |
| C10 | 18°11'42" | 45.00 | 14.29 | 7.21 |
| C11 | 87°57'12" | 20.00 | 30.70 | 19.30 |
| C12 | 90°00'00" | 20.00 | 31.42 | 20.00 |
| C13 | 21°59'30" | 55.00 | 21.11 | 10.69 |
| C14 | 4°14'32" | 55.00 | 4.07 | 2.04 |
| C15 | 36°42'10" | 55.00 | 35.23 | 18.24 |
| C16 | 36°36'55" | 55.00 | 35.15 | 18.20 |
| C17 | 4°10'01" | 55.00 | 4.00 | 2.00 |
| C18 | 20°37'27" | 55.00 | 19.80 | 10.01 |
| C19 | 5°05'59" | 45.00 | 4.01 | 2.00 |
| C20 | 13°05'43" | 45.00 | 10.28 | 5.16 |
| C21 | 32°41'57" | 55.00 | 31.39 | 16.13 |
| C22 | 20°54'40" | 55.00 | 20.07 | 10.15 |
| C23 | 16°56'50" | 55.00 | 16.27 | 8.19 |
| C24 | 8°21'42" | 55.00 | 8.03 | 4.02 |
| C25 | 39°55'39" | 55.00 | 38.33 | 19.98 |
| C26 | 7°32'34" | 55.00 | 7.24 | 3.63 |
| C27 | 70°16'07" | 20.00 | 24.53 | 14.07 |
| C28 | 17°41'05" | 20.00 | 6.17 | 3.11 |
| C29 | 12°29'59" | 20.00 | 4.36 | 2.19 |
| C30 | 77°30'01" | 20.00 | 27.05 | 16.05 |
| C31 | 4°28'10" | 1175.00 | 91.66 | 45.85 |

411-03

EXISTING 80' RIGHT-OF-WAY PER MAP OF DEDICATION
RECORDED APRIL 22, 1994 IN BOOK 375, PAGE 7
MARICOPA COUNTY RECORDER

# FINAL PLAT FOR
# SCOTLAND HILLS PHASE II
# AT WESTBROOK VILLAGE

LOCATED IN A PORTION OF
SECTION 27, T.4 N., R.1 E., G.& S.R.B.& M.
MARICOPA COUNTY, ARIZONA

BOOK 411 PAGE 03
OFFICIAL RECORDS OF
MARICOPA COUNTY RECORDER
HELEN PURCELL
96-0122511
02/26/96 10:34

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
8807
TED F.
POOLE
ARIZONA U.S.A.


TERRITORIAL ENGINEERS, INC.
2636 HIGHWAY 95 •SUITE 44
BULLHEAD CITY, ARIZONA 86442
(602) 758-7600
TEI J.N.194102


SHEET 2 OF 2 SHEETS

TEI DWG.NO.194102.2FP/11

UNOFFICIAL DOCUMENT