

THAT PORTION OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 4 NORTH, RANGE 1 EAST, GILA & SALT RIVER BASIN & MARIPOSA COUNTY, ARIZONA, PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SECTION 28, TOWNSHIP 4 NORTH, RANGE 1 EAST, GILA & SALT RIVER BASIN, MARIPOSA COUNTY, BEING THE TRUE POINT OF BEGINNING, THENCE

NORTH 00° 42' 10" EAST A DISTANCE OF 1300.00 FEET ALONG THE EAST LINE OF THE NORTH-EAST QUARTER OF SAID SECTION 28 TO THE CENTER LINE OF THE INTERSECTION OF WESTBROOK PARKWAY AND SAID EAST LINE, THENCE LEAVING SAID EAST LINE

SOUTH 89° 17' 58" WEST A DISTANCE OF 436.60 FEET ALONG THE CENTER LINE OF WESTBROOK PARKWAY TO THE SOUTHERLY PROLONGATION OF THE MOST EASTERLY LINE OF HIGHLAND HILLS, A WESTBROOK VILLAGE AS RECORDED IN BOOK 322 OF MAPS, PAGE 2, MARICOPA COUNTY RECORDS, THENCE LEAVING SAID CENTER LINE

NORTH 00° 42' 04" WEST A DISTANCE OF 570.36 FEET ALONG THE EAST BOUNDARY OF SAID HIGHLAND HILLS, THENCE

NORTH 45° 00' 00" WEST A DISTANCE OF 725.76 FEET ALONG THE NORTH-EAST BOUNDARY OF SAID HIGHLAND HILLS, THENCE

NORTH 00° 41' 32" WEST A DISTANCE OF 210.34 FEET TO A POINT ON THE NORTH LINE OF SAID NORTHEAST QUARTER OF SAID SECTION 28, THENCE

NORTH 89° 18' 24" EAST A DISTANCE OF 943.37 FEET ALONG THE NORTH-EAST LINE OF SAID NORTHEAST QUARTER OF SECTION 28 TO THE TRUE POINT OF BEGINNING.

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-14-2-153.
3. NO OBSTRUCTION WILL BE ALLOWED OR WITHIN THE DRAINAGE EASEMENTS NOR VEGETATION PLANTED OR ALLOWED TO GROW THAT WOULD OBSTRUCT FLOW.
4. WESTBROOK VILLAGE ASSOCIATION SHALL BE RESPONSIBLE FOR THE INSTALLATION OF TRAFFIC LIGHTS AT THE INTERSECTION OF THE STREETS WITHIN THE SUBDIVISION, WHICH IS SUBJECT TO THE PROVISIONS IN THE DEDICATION STATEMENT SET FORTH ELSEWHERE ON THIS PLAN.)
5. WESTBROOK VILLAGE ASSOCIATION SHALL MAINTAIN ADJACENT WALL ALONG THE BOUNDARY OF THE SUBDIVISION ABGADENT ROAD, WESTBROOK PARKWAY, 91ST AVENUE AND BEARDSLEY ROAD.
6. TRACT "B," TRACT "C," INCLUSIVE ARE FOR OPEN SPACE & DRAINAGE EASEMENTS AND ARE FOR THE USE AND ENJOYMENT OF THE WESTBROOK VILLAGE ASSOCIATION MEMBERS.

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

THIS IS TO CERTIFY THAT SURVEY AND SUBDIVISION OF THE PREMISES DESCRIBED AND PLATTED HEREON WAS MADE UNDER MY DIRECTION DURING THE MONTH OF August, 1935, IN ACCORDANCE WITH THE ACT OF MARCH 3, 1909, AND COMPLETE AS SHOWN, THAT THE MONUMENTS SHOWN ACTUALLY EXIST AND WILL BE SET AS SHOWN, THAT THE POSITIONS TO BE CORRECTED OR SURVEYED AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE REPRODUCED.



8-11-92
DATE

POOLE & ASSOCIATES, INC.

3426 E. University
Mesa, AZ 85213
(602) 832-2149

NOT TO SCALE

○ 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
 10' HOMEOWNERS ASSOCIATION WALL,
 LANDSCAPE MAINTENANCE
 ACCESS EASEMENT
 1' VEHICULAR NON-ACCESS EASEMENT

NOTE: 1/2" REBAR TO BE SET AT ALL LOT CORNERS

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APPROVED BY THE COUNCIL OF THE CITY OF PEORIA ON THIS THE 22
DAY OF August, 1992.

APPROVED BY THE COUNCIL OF THE CITY
DAY OF August, 1992.

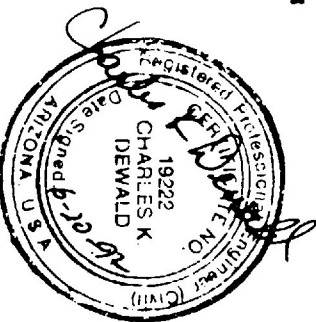
BY: Am C. Pong

ATTEST: Richard J. Byrne
CLERK OF COURT

BY: Robert A.
CITY ENGINEER

DATE 8/14/92

PREPARED UNDER THE DIRECTION OF



STATE OF ARIZONA)
COUNTY OF MARICOPA) SS

[illegible]

FIRST SERVICE TITLE AGENCY, INC.
AN ARIZONA CORPORATION, AS TRUSTEE

BY: William C. Penn
ITS: TRUST OFFICER

ACKNOWLEDGEMENT

STATE OF ARIZONA)
COUNTY OF MARICOPA) S

ON THIS THE 25th DAY OF AUGUST, 1932, BEFORE ME, THE UNDERSIGNED OFFICER PERSONALLY APPEARED WILLIAM J. COLEMAN, WHO ACKNOWLEDGED HIMSELF TO BE THE TRUST OFFICER OF FIRST SERVICE TITLE AGENCY, INC., AN ARIZONA CORPORATION, AS TRUSTEES AND THAT HE BEING AUTHORIZED SO TO DO, CONTAINED IN THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED BY SIGNING THE SAME OF THE CORPORATION BY HIMSELF AS SUCH OFFICER.

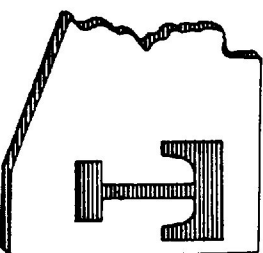
IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND SEAL.

Barbara M. Heins
NOTARY PUBLIC

MY COMMISSION EXPIRES 5-3-95

FINAL PLAT FOR
VILLAGE TERRACE
AT WESTBROOK VILLAGE

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



ERRITORIAL ENGINEERS, INC.

2636 HIGHWAY 95 • SUITE 44
BULLHEAD CITY, ARIZONA 86442

(602) 758-7600

TEI J.N.194012

[illegible]

The figure is a detailed survey plat for 'Village Terrace at Westbrook Village'. It shows a series of lots numbered 1133 through 1140. Lot 1133 is a large triangular lot on the left, while lots 1134 through 1140 are smaller, more rectangular lots along a curved street. The plat includes precise survey data: bearings (e.g., N00°42'04"W, N89°18'24"E) and distances (e.g., 105.32, 89.92, 150.32) for all boundary lines. It also shows easements, including a '10' HOA ESM'T.' and a '1' V.N.A.E.'. Setback requirements are indicated: '15' REAR LOT SETBACK (TYPICAL)', '5' SIDE YARD SETBACK (TYPICAL)', and '20' FRONT YARD SETBACK (TYPICAL)'. A 'TYPICAL LOT DETAIL' is shown with dimensions: 8' P.U.E., 20' FRONT YARD SETBACK, 5' SIDE YARD SETBACK, and 15' REAR LOT SETBACK. The plat is oriented with North at the top, indicated by a north arrow and a scale bar (0 to 150 feet, 1" = 50'). A 'TYPICAL LOT DETAIL' is shown with dimensions: 8' P.U.E., 20' FRONT YARD SETBACK, 5' SIDE YARD SETBACK, and 15' REAR LOT SETBACK. The plat is signed by 'ERRITORIAL ENGINEERS, INC.' and 'CHARLES K. DENNIS, L.S.' (Professional Engineer No. 1222, State of Arizona). The location is 'SECTION 28, T.4 N., R.1 E., S.6 S., R.B. & M. MARICOPA COUNTY, ARIZONA'. The sheet is 'SHEET 2 OF 2 SHEETS'.