

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:

BEGINNING AT THE WEST QUARTER CORNER OF SAID SECTION 27, THENCE NORTH 89°30'48" EAST 1,872.72 FEET ALONG THE EAST-WEST MID-SECTION LINE OF SAID SECTION 27 TO THE SOUTHERLY LINE OF OAKMONT HEIGHTS AT WESTBROOK VILLAGE PER MAP RECORDED IN BOOK 339, PAGE 46 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY; THENCE ALONG THE SOUTHERLY, SOUTHEASTERLY AND EASTERLY LINES OF SAID OAKMONT HEIGHTS, THE FOLLOWING THREE COURSES: NORTH 55°23'05" EAST 50.32 FEET; THENCE NORTH 13°44'14" EAST 530.57 FEET; THENCE NORTH 09°56'56" WEST 858.60 FEET TO THE SOUTHERLY LINE OF WESTBROOK DRIVE, 60.00 FEET WIDE PER MAP OF DEDICATION RECORDED IN BOOK 343, PAGE 42 OF MAPS IN SAID OFFICE; THENCE ALONG SAID SOUTH LINE, NORTH 72°27'10" EAST 442.59 FEET TO THE TRUE POINT OF BEGINNING, SAID POINT BEING ON A NON-TANGENT CURVE, CONCAVE WESTERLY, AND HAVING A RADIUS OF 100.00 FEET, A RADIAL LINE TO SAID CURVE THROUGH SAID POINT BEARS NORTH 72°10' EAST; THENCE LEAVING SAID SOUTH LINE, SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 16°00'36" AN ARC DISTANCE OF 27.94 FEET; THENCE TANGENT TO SAID CURVE SOUTH 01°32'14" EAST 575.75 FEET; THENCE SOUTH 52°42'51" EAST 267.13 FEET; THENCE NORTH 82°50'45" EAST 411.28 FEET; THENCE NORTH 25°33'16" EAST 614.14 FEET; THENCE NORTH 07°12'26" WEST 369.29 FEET TO A POINT ON SAID SOUTH LINE OF WESTBROOK DRIVE, SAID SOUTH LINE BEING A CURVE, CONCAVE SOUTH AND HAVING A RADIUS OF 870.00 FEET, A RADIAL LINE TO SAID CURVE THROUGH SAID POINT BEARS NORTH 04°11'19" EAST; THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 2°44'09" AN ARC DISTANCE OF 330.05 FEET; THENCE CONTINUING ALONG SAID SOUTH LINE TANGENT TO SAID CURVE, SOUTH 72°27'10" WEST 559.45 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 15.57 ACRES, MORE OR LESS.

NOTES:

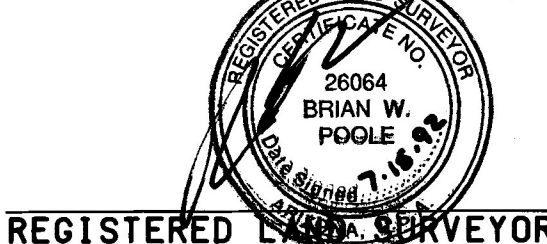
- CONSTRUCTION WITHIN THE UTILITIES EASEMENTS SHALL BE LIMITED TO UTILITIES AND WOOD, WIRE, OR REMOVABLE SECTION TYPE FENCING.
- COMMUNICATION LINES TO BE CONSTRUCTED UNDERGROUND AS REQUIRED BY THE ARIZONA CORPORATION COMMISSION ORDER R-14-2-133.
- NO OBSTRUCTION WILL BE ALLOWED WITHIN THE DRAINAGE EASEMENTS NOR VEGETATION PLANTED OR ALLOWED TO GROW THAT WOULD OBSTRUCT FLOW.
- VISTA PINNACLE AT WESTBROOK VILLAGE ASSOCIATION SHALL BE RESPONSIBLE FOR MAINTAINING ALL LANDSCAPING ON TRACTS "A" & "B". (TRACT "A" CONSISTS OF THE STREETS WITHIN THE SUBDIVISION, WHICH IS SUBJECT TO THE PROVISIONS IN THE DEDICATION STATEMENT SET FORTH ELSEWHERE ON THIS PLAT.)
- VISTA PINNACLE AT WESTBROOK VILLAGE ASSOCIATION SHALL MAINTAIN THE BOUNDARY WALL ALONG THE BOUNDARY OF THE SUBDIVISION ADJACENT TO THE GOLF COURSE.
- VISTA PINNACLE AT WESTBROOK VILLAGE ASSOCIATION SHALL MAINTAIN THE SIDE FACING THE SUBDIVISION OF ANY BOUNDARY WALLS SITUATED ALONG WESTBROOK DRIVE, WHILE WESTBROOK VILLAGE ASSOCIATION SHALL BE RESPONSIBLE FOR THE SIDE FACING WESTBROOK DRIVE OF SUCH BOUNDARY WALLS.
- THE HOME OWNER'S ASSOCIATION OF THE VISTA PINNACLE SUBDIVISION AT WESTBROOK VILLAGE IS RESPONSIBLE FOR MAINTENANCE OF THE STREET IMPROVEMENTS (I.E., PAVING, CURB, GUTTER, SIDEWALKS, STREET SIGNS, ETC.) LOCATED IN TRACT A.
- IF THE HOMEOWNER'S ASSOCIATION OF VISTA PINNACLE SUBDIVISION AT WESTBROOK VILLAGE REQUEST THE STREET EASEMENT AND IMPROVEMENTS BE DEDICATED AND MAINTAINED BY THE CITY, THE STREET IMPROVEMENTS SHALL MEET CURRENT CITY STANDARDS AND THE REQUEST SHALL BE PROCESSED AND ACCEPTED IN THE MANNER ESTABLISHED BY CITY POLICY.

WATER ASSURANCE

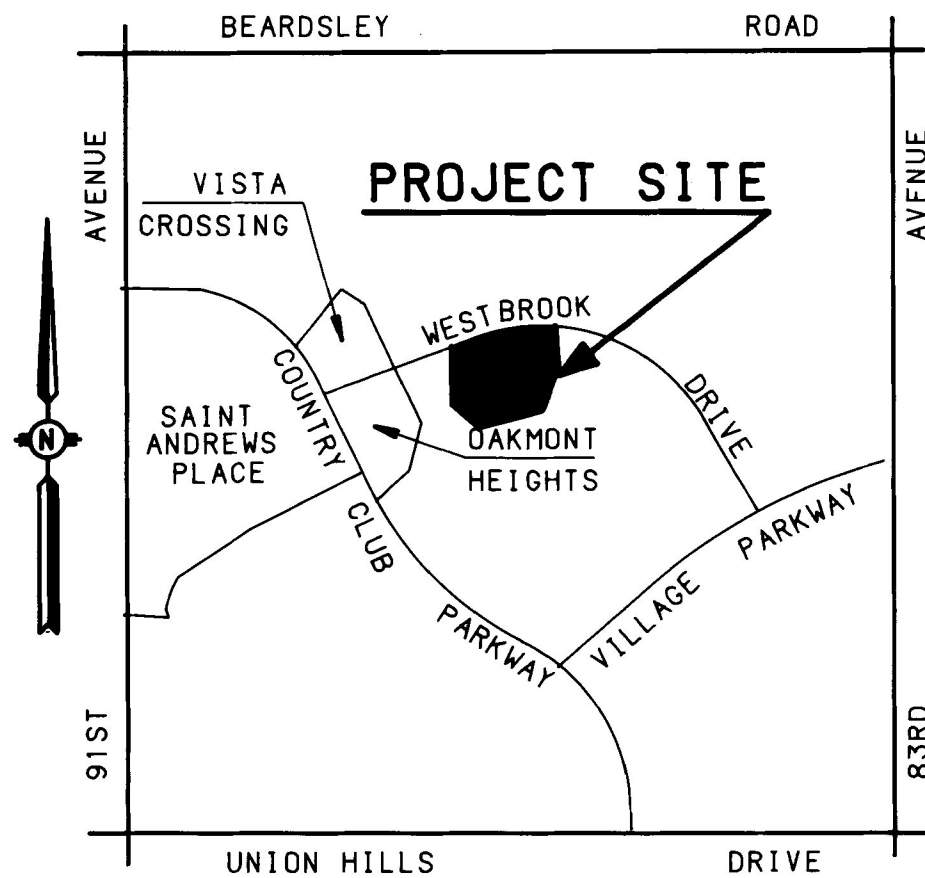
THIS DEVELOPMENT IS LOCATED WITHIN THE CITY OF PEORIA WATER SERVICE AREA AND HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY.

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 JULY, 1992, 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 REPRODUCED.



DATE 7-15-92



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.
 - 10' HOMEOWNERS ASSOCIATION WALL, LANDSCAPE MAINTENANCE & ACCESS EASEMENT
 - 1"V-N.A.E. 1"VEHICULAR NON-ACCESS EASEMENT
- NOTE: 1/2" REBAR TO BE SET AT ALL LOT CORNERS

APPROVAL

APPROVED BY THE COUNCIL OF THE CITY OF PEORIA ON THIS THE 7 DAY OF July, 1992.

BY: Ken C. Forgia MAYOR
BY: Phil Han CITY ENGINEER

ATTEST: Ronald Bone CITY CLERK
DATE 7/16/92



STATE OF ARIZONA } SS
County of Maricopa
I hereby certify that the within instrument was filed and recorded at request of
City of Peoria
7-23-92 10:24
352
in Book
on page 17
Witness my hand and official seal the day and year aforesaid.
Nolan Russell County Recorder
By: L. Murquardt Deputy Recorder
92-403017 RECORDING NUMBER

DEDICATION:

STATE OF ARIZONA } SS
COUNTY OF MARICOPA }

KNOW ALL MEN BY THESE PRESENTS, THAT FIRST SERVICE TITLE AGENCY, INC., AN ARIZONA CORPORATION, AS TRUSTEE OF ITS TRUST NUMBER 1030, AS OWNER OF THE PROPERTY DESCRIBED AND DEPICTED HEREIN, HEREBY: (1) PUBLISHES THIS FINAL PLAT OF SUBDIVISION FOR VISTA PINNACLE AT WESTBROOK VILLAGE, A PLANNED AREA DEVELOPMENT CONSISTING OF A PORTION OF THE NORTHWEST ONE QUARTER OF SECTION 27, TOWNSHIP 4 NORTH, RANGE 1 EAST, GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA; (2) DECLARES THAT SAID PLAT SETS FORTH THE LOCATIONS 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 VISTA PINNACLE AT WESTBROOK VILLAGE ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION (THE "PINNACLE ASSOCIATION"), AND ITS ASSIGNS, A PERPETUAL EASEMENT ON, OVER, UNDER AND ABOVE THAT AREA DESIGNATED AS TRACT "A" FOR VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS FOR THE PINNACLE ASSOCIATION AND ITS MEMBERS (AND THEIR RESPECTIVE GUESTS, FAMILY MEMBERS, TENANTS AND INVITERS), AND FOR EMERGENCY VEHICLE ACCESS AND FOR PURPOSES OF CONSTRUCTION, REPAIR, MAINTENANCE AND REPLACEMENT BY THE PINNACLE ASSOCIATION OF A PRIVATE STREET AND RIGHT-OF-WAY AND ALL INCIDENTS THEREOF, AND FOR UTILITIES, INCLUDING, BUT NOT LIMITED TO, WATER, SEWER AND DRAINAGE, AND FOR CABLE TELEVISION DISTRIBUTION LINES, AND SUCH OTHER SIMILAR USES AS THE PINNACLE ASSOCIATION MAY DEEM NECESSARY, OWNERSHIP OF THE REAL PROPERTY OCCUPIED BY THE EASEMENT IS EXPRESSLY RESERVED IN THE RECORD OWNERS OF SUCH REAL PROPERTY. THE PINNACLE ASSOCIATION, IN CONSIDERATION OF THE FOREGOING DEDICATION AND IN ACCEPTING SAME, SHALL BE DEEMED TO HAVE: (A) DISCLAIMED OWNERSHIP OF THE FEE TITLE TO THE REAL PROPERTY OCCUPIED BY THE EASEMENT BY VIRTUE OF THIS DEDICATION OR THE RECORDATION OF THIS PLAT OR OPERATION OF LAW; (B) ACKNOWLEDGED THAT ITS INTEREST HEREUNDER IS AND WILL BE, AS OWNER OF THE EASEMENT ONLY; AND (C) CONFIRMED THAT WHEN THE EASEMENT HAS BEEN IMPROVED, THE DEDICATOR AND ITS SUCCESSORS AND ASSIGNS SHALL HAVE NO RESPONSIBILITY FOR MAINTENANCE OF THE IMPROVEMENTS ON THE EASEMENT OR ANY PORTION THEREOF; (4) DECLARES THAT THE EASEMENTS SET FORTH ON THIS PLAT ARE PROVIDED FOR THE PURPOSE OR PURPOSES SHOWN HEREON; (5) GRANTS TO THE PINNACLE ASSOCIATION, AND ITS SUCCESSORS AND ASSIGNS, AN EASEMENT UPON, ACROSS, OVER, AND UNDER THE PROPERTY DESIGNATED ON THIS PLAT AS HOMEOWNER ASSOCIATION EASEMENTS FOR INSTALLING, CONSTRUCTING, MAINTAINING, REPAIRING, REPLACING, AND OTHERWISE CARING FOR BOUNDARY WALLS, DIRECTIONAL OTHER SIGNS, LANDSCAPING SIDEWALKS AND WALKWAYS, WHETHER SITUATED ON SUCH EASEMENT PROPERTY OR IN OR ON RIGHT-OF-WAY IMMEDIATELY ADJACENT THERETO, AND FOR INSTALLING, AND MAINTAINING, OR CAUSING TO BE INSTALLED OR MAINTAINED, WATER LINES FOR IRRIGATING SUCH LANDSCAPING AND SUCH OTHER UTILITY LINES AS MAY BE NECESSARY OR APPROPRIATE TO PERMIT SUCH EASEMENT PROPERTY AND PRIVATE PROVIDERS OF UTILITY SERVICES A NON-EXCLUSIVE EASEMENT UPON, OVER, ACROSS AND (TO THE EXTENT NECESSARY) UNDER THE PRIVATE STREETS SITUATED ON (INCLUDING, SHOWN HEREON FOR PURPOSES OF VEHICLE ACCESS) AND FOR THE INSTALLATION, CONSTRUCTION, REPAIR, MAINTENANCE, REPLACEMENT, OPERATION AND SERVICING OF UTILITY LINES, EQUIPMENT, SERVICES AND RELATED FACILITIES.

IN WITNESS WHEREOF, FIRST SERVICE TITLE AGENCY, INC., AN ARIZONA CORPORATION, AS TRUSTEE, HAS CAUSED ITS CORPORATE NAME TO BE SIGNED BY THE UNDERSIGNED OFFICER DULY AUTHORIZED THIS 13th DAY OF July, 1992.

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

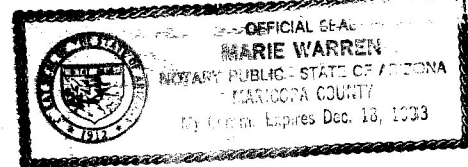
BY: William C. Penn
ITS: TRUST OFFICER

ACKNOWLEDGEMENT:

STATE OF ARIZONA } SS
COUNTY OF MARICOPA }

ON THIS, THE 13th DAY OF July, 1992, BEFORE ME, THE UNDERSIGNED OFFICER PERSONALLY APPEARED William C. Penn, WHO ACKNOWLEDGED HIMSELF TO BE THE TRUST OFFICER OF FIRST SERVICE TITLE AGENCY, INC., 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 SEAL.

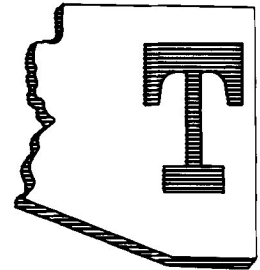


Marie Warren
NOTARY PUBLIC

MY COMMISSION EXPIRES 12-18-93

FINAL PLAT FOR
VISTA PINNACLE
AT WESTBROOK VILLAGE

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



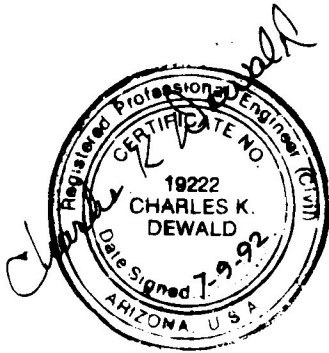
TERRITORIAL ENGINEERS, INC.

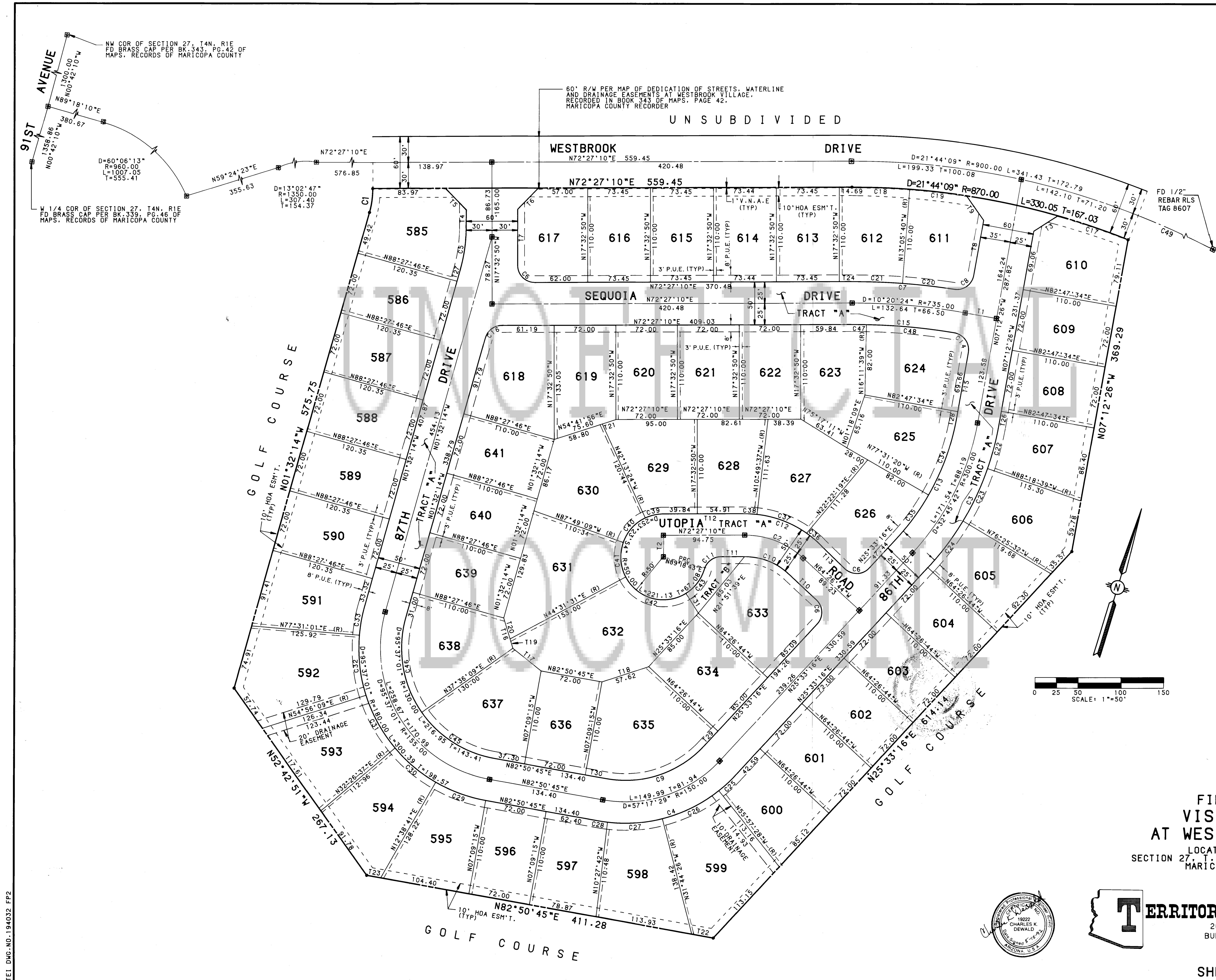
2636 HIGHWAY 95 SUITE 44
BULLHEAD CITY, ARIZONA 86442
(602) 758-7600
TEI J.N.194032

SHEET 1 OF 2 SHEETS

352-17

PREPARED UNDER THE DIRECTION OF:



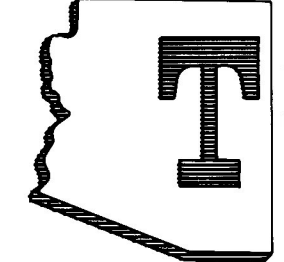


CURVE TABLE				
NO.	DELTA	RADIUS	LENGTH	TAN
C1	16°00'35"	100.00	27.94	14.06
C2	43°06'06"	100.00	75.23	39.49
C3	32°45'42"	325.00	185.83	95.53
C4	57°17'29"	175.00	174.99	95.59
C5	16°00'36"	175.00	48.90	24.61
C6	30°00'00"	20.00	31.42	20.00
C7	9°00'37"	760.00	119.52	59.88
C8	88°40'13"	20.00	30.95	19.54
C9	57°17'29"	125.00	124.99	68.28
C10	43°06'06"	75.00	56.44	29.62
C11	73°23'54"	20.00	25.62	14.91
C12	43°06'06"	125.00	94.03	49.37
C13	32°45'42"	275.00	157.24	80.84
C14	90°40'21"	20.00	31.65	20.24
C15	9°40'03"	710.00	119.80	60.04
C16	73°59'24"	20.00	25.83	15.07
C17	5°40'10"	870.00	86.09	43.08
C18	4°27'10"	870.00	67.61	33.82
C19	4°21'10"	870.00	66.29	33.16
C20	4°33'28"	760.00	60.46	30.24
C21	4°27'10"	760.00	59.06	29.55
C22	8°53'47"	325.00	50.46	25.28
C23	11°53'08"	325.00	67.42	33.83
C24	11°58'48"	325.00	64.10	34.10
C25	8°29'16"	175.00	25.92	12.99
C26	24°13'02"	175.00	73.97	37.54
C27	21°16'44"	175.00	64.99	32.88
C28	3°18'27"	175.00	10.10	5.05
C29	19°47'56"	180.00	52.20	31.41
C30	19°47'56"	180.00	62.20	31.41
C31	22°29'32"	180.00	70.66	35.79
C32	22°34'51"	180.00	70.94	35.94
C33	10°56'45"	180.00	34.39	17.25
C34	19°41'08"	275.00	94.48	47.71
C35	13°04'36"	275.00	62.76	31.52
C36	7°37'47"	125.00	16.65	8.34
C37	28°45'05"	125.00	62.73	32.04
C38	6°43'13"	125.00	14.65	7.34
C39	24°40'34"	50.00	21.53	10.94
C40	45°35'45"	50.00	39.79	21.02
C41	47°39'21"	50.00	41.59	22.08
C42	93°53'46"	50.00	81.94	53.52
C43	41°34'29"	50.00	36.00	18.98
C44	73°23'54"	20.00	25.62	14.91
C45	44°45'24"	130.00	101.55	53.52
C46	50°51'37"	130.00	115.40	61.81
C47	1°21'11"	710.00	16.77	8.38
C48	8°18'52"	710.00	103.03	51.61
C49	28°44'14"	900.00	451.40	230.56

LINE TABLE		
NO.	BEARING	DISTANCE
T1	N82°47'34"E	36.90
T2	N17°32'50"W	25.00
T3	N40°14'40"E	33.81
T4	N17°32'50"W	21.03
T5	N62°32'50"W	35.36
T6	N27°27'10"E	35.36
T7	N17°32'50"W	65.00
T8	N07°12'26"W	65.00
T9	N52°33'22"W	35.14
T10	N64°26'44"W	44.23
T11	N72°27'10"E	27.67
T12	N72°27'10"E	94.75
T13	N63°00'44"W	44.24
T14	N25°33'16"E	47.44
T15	N07°12'26"W	78.53
T16	N34°21'52"W	36.89
T17	N68°57'08"W	42.32
T18	N54°38'53"E	57.62
T19	N34°21'52"W	11.40
T20	N34°21'52"W	25.49
T21	N54°41'56"E	16.80
T22	N82°50'45"E	25.28
T23	N82°50'45"E	16.80
T24	N72°27'10"E	14.69
T25	N72°27'10"E	14.69
T26	N07°12'26"W	18.31
T27	N01°32'14"W	14.55
T28	N07°12'26"W	8.87
T29	N25°33'16"E	24.16
T30	N82°50'45"E	25.10
T31	N49°22'15"W	27.32

STATE OF ARIZONA | SS
County of Maricopa
I hereby certify that the within
instrument was filed and recorded
at request of
City of Phoenix
7-23-92 10:24
In Book 352
on page 17
Witness my hand and official
seal the day and year aforesaid.
John Prineas County Recorder
By John Prineas Deputy Recorder
92-403017
RECORDING NUMBER

FINAL PLAT FOR
VISTA PINNACLE
AT WESTBROOK VILLAGE
LOCATED IN A PORTION OF
SECTION 27, T.4 N., R.1 E., G. & S. R. B. & M.
MARICOPA COUNTY, ARIZONA



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SHEET 2 OF 2 SHEETS **352-17**