DEDICATION:

STATE OF ARIZONA)
)SS
COUNTY OF MARICOPA)

KNOW ALL MEN BY THESE PRESENTS: THAT NORTH AMERICAN TITLE AGENCY OF ARIZONA, 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 WILLOW RIDGE PHASE I AT WESTBROOK VILLAGE, A PLANNED AREA DEVELOPMENT CONSISTING OF A PORTION OF THE NORTH 1/2 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 OF 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 SUCCESSORS 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 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 LINES": 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 OF ARIZONA, INC., AN ARIZONA CORPORATION, AS TRUSTEE HAS CAUSED ITS CORPORATE NAME TO BE SIGNED BY THE UNDERSIGNED OFFICER DULY AUTHORIZED THIS 2nd DAY OF MAY, 1996

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

BY: John Lotardo
ITS: Vice President

ACKNOWLEDGEMENT:

STATE OF ARIZONA)
)SS
COUNTY OF MARICOPA)

ON THIS 2nd DAY OF MAY, 1996, BEFORE ME, THE UNDERSIGNED OFFICER PERSONALLY APPEARED John Lotardo OF NORTH AMERICAN TITLE AGENCY OF ARIZONA, 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 8-5-97

OFFICIAL SEAL JILL JACKSON My Commission Expires Aug. 5, 1997

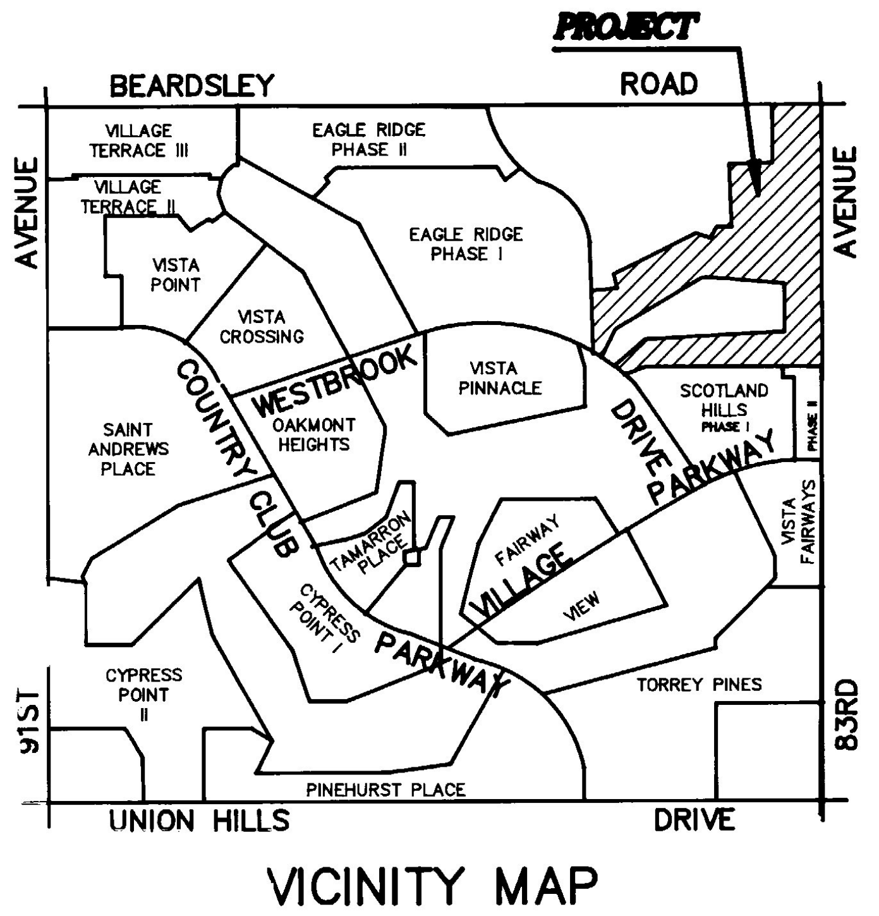
CERTIFICATION:

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 MAY, 1996; THAT THE SURVEY IS TRUE AND COMPLETE AS SOWN; 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.

David W. West
#27255
REGISTERED LAND SURVEYOR

27255 DAVID W. WEST 1-5-96

5-1-1996
DATE



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 EASEMENT
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
3' PUE PUBLIC UTILITY EASEMENT
8' PUE PUBLIC UTILITY EASEMENT

BOOK 416 PAGE 41
OFFICIAL RECORDS OF
MARICOPA COUNTY RECORDER
HELEN PURCELL
96-0373152
05/29/96 11:30

WATER ASSURANCE:

THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF PEORIA WATER SERVICE AREA AND HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY PURSUANT TO A.R.S. SECTION 45-576.E (municipal water systems.)

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 TRACTS "D", "E" AND "F", AND WESTBROOK VILLAGE ASSOCIATION SHALL BE RESPONSIBLE FOR MAINTAINING THE LANDSCAPE MEDIANS IN TRACT "A".
5. TRACTS "B", "C", "G", "H" AND "I" ARE FOR DRAINAGE, LANDSCAPE AND FOR WALL MAINTENANCES PURPOSES AND SHALL BE OWNED AND MAINTAINED BY WESTBROOK VILLAGE ASSOCIATION.
6. THIS SUBDIVISION IS REQUIRED TO FORM A STREET LIGHT IMPROVEMENT DISTRICT.
7. THERE ARE 110 LOTS IN THIS SUBDIVISION.
8. 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.

PREPARED UNDER THE DIRECTION OF:
DATE OF PREPARATION: 01/10/96

Charles K. Dewald
19222 CHARLES K. DEWALD 4/23/96

LEGAL DESCRIPTION:

A PORTION OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 4 NORTH, RANGE 1 EAST, GILA & SALT RIVER BASE & MERIDIAN, MARICOPA COUNTY, ARIZONA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 27, THENCE SOUTH 00 41'37" EAST 1595.33 FEET ALONG THE EAST LINE OF SAID NORTHEAST QUARTER; THENCE SOUTH 89 18'23" WEST 75.00 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF 83RD AVENUE, SAID POINT ALSO BEING THE NORTHEAST CORNER OF SCOTLAND HILLS PHASE II AT WESTBROOK VILLAGE PER THE FINAL PLAT OF SAME FILED IN BOOK 411 OF MAPS, PAGE 3, MARICOPA COUNTY RECORDER, BEING THE TRUE POINT OF BEGINNING; THENCE NORTH 89 51'43" WEST ALONG THE NORTH LINE OF SAID SCOTLAND HILLS PHASE II AT WESTBROOK VILLAGE 397.89 FEET TO THE NORTHEAST CORNER OF SCOTLAND HILLS PHASE I AT WESTBROOK VILLAGE PER THE FINAL PLAT OF SAME FILED IN BOOK 388 OF MAPS, PAGE 9, MARICOPA COUNTY RECORDER; THENCE CONTINUING, NORTH 89 51'43" WEST 366.00 FEET, ALONG THE NORTHERLY BOUNDARY OF SAID SCOTLAND HILLS PHASE I AT WESTBROOK VILLAGE; THENCE SOUTH 87 57'25" WEST 126.01 FEET; THENCE SOUTH 70 27'43" WEST 41.06 FEET; THENCE SOUTH 69 21'32" WEST 144.70 FEET TO A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF WESTBROOK DRIVE, 60 FEET WIDE PER MAP OF DEDICATION FILED IN BOOK 375 OF MAPS, PAGE 7, MARICOPA COUNTY RECORDER; SAID POINT ALSO BEING THE NORTHWEST CORNER OF SAID SCOTLAND HILLS PHASE I AT WESTBROOK VILLAGE; THENCE NORTHERLY ALONG SAID RIGHT-OF-WAY LINE NORTH 20 38'28" WEST 27.51 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 590.00 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 31 01'29" AN ARC DISTANCE OF 163.76 FEET TO A POINT ON A NON-TANGENT LINE, A RADIAL LINE TO SAID CURVE THROUGH SAID POINT BEARS NORTH 38 20'03" EAST; SAID POINT ALSO BEING ON THE BOUNDARY OF PARCEL C OF SPECIAL WARRANTY DEED RECORDED ON NOVEMBER 24, 1994 AT FEE NUMBER 94-0831538; THENCE ALONG THE BOUNDARY LINE OF SAID PARCEL C THE FOLLOWING SIX COURSES: NORTH 80 38'45" EAST 363.08 FEET; SOUTH 89 51'43" EAST 673.24 FEET; NORTH 00 41'30" WEST 385.00 FEET; NORTH 81 05'30" WEST 757.56 FEET; SOUTH 72 25'12" WEST 666.19 FEET; SOUTH 23 33'03" WEST 118.40 FEET TO A POINT ON A NON-TANGENT CURVE IN SAID NORTHEASTERLY RIGHT-OF-WAY LINE OF WESTBROOK DRIVE AS PLATTED BY THE MAP OF DEDICATION OF STREETS, WATERLINE AND DRAINAGE EASEMENTS AT WESTBROOK VILLAGE FILED IN BOOK 343 OF MAPS, PAGE 42, MARICOPA COUNTY RECORDER; A RADIAL LINE TO SAID CURVE THROUGH SAID POINT BEARS NORTH 23 33'03" EAST; THENCE NORTHWESTERLY ALONG SAID CURVE, CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 930.00 FEET THROUGH A CENTRAL ANGLE OF 12 37'24" AN ARC DISTANCE OF 204.90 FEET TO A POINT ON A NON-TANGENT LINE, A RADIAL LINE TO SAID CURVE THROUGH SAID POINT BEARS NORTH 10 55'41" EAST, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF EAGLE RIDGE PHASE I AT WESTBROOK VILLAGE AS FILED IN BOOK 391 OF MAPS, PAGE 46, MARICOPA COUNTY RECORDER; THENCE ALONG THE BOUNDARY OF SAID EAGLE RIDGE PHASE I AT WESTBROOK VILLAGE NORTH 09 14'01" EAST 29.53 FEET TO A TANGENT CURVE CONCAVE TO THE WEST AND HAVING A RADIUS OF 602.50 FEET; THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 19 58'49" AN ARC DISTANCE OF 210.10 FEET TO A POINT ON A NON-TANGENT LINE, A RADIAL LINE TO SAID CURVE THROUGH SAID POINT BEARS NORTH 79 15'12" EAST; THENCE LEAVING SAID BOUNDARY NORTH 79 15'12" EAST 110.06 FEET; THENCE NORTH 17 34'48" WEST 29.07 FEET; THENCE NORTH 72 25'12" EAST 580.74 FEET; THENCE NORTH 87 16'04" EAST 50.00 FEET; THENCE SOUTH 02 43'56" EAST 7.85 FEET; THENCE NORTH 19 28'57" EAST 25.57 FEET; THENCE NORTH 72 25'12" EAST 121.40 FEET; THENCE NORTH 00 05'54" WEST 258.46 FEET; THENCE NORTH 89 54'06" EAST 466.52 FEET; THENCE NORTH 26 28'00" EAST 22.36 FEET; THENCE NORTH 00 05'54" WEST 85.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 20.00 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90 00'00" AN ARC DISTANCE OF 31.42 FEET TO A POINT ON A NON-TANGENT LINE, A RADIAL LINE TO SAID CURVE THROUGH SAID POINT BEARS NORTH 00 05'54" WEST; THENCE NORTH 00 05'54" WEST 25.00 FEET; THENCE SOUTH 89 54'06" WEST 11.45 FEET; THENCE NORTH 00 05'54" WEST 25.00 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE TO THE NORTH AND HAVING A RADIUS OF 45.00 FEET, A RADIAL LINE TO SAID CURVE THROUGH SAID POINT BEARS NORTH 00 05'54" WEST; THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 18 11'42" AN ARC DISTANCE OF 14.29 FEET TO A POINT OF REVERSE CURVATURE, A RADIAL LINE TO SAID CURVE THROUGH SAID POINT BEARS NORTH 18 05'48" WEST; THENCE NORTHEASTERLY ALONG A CURVE CONCAVE TO THE SOUTH AND HAVING A RADIUS OF 55.00 FEET THROUGH A CENTRAL ANGLE OF 18 11'42" AN ARC DISTANCE OF 17.47 FEET TO A POINT ON A NON-TANGENT LINE, A RADIAL LINE TO SAID CURVE THROUGH SAID POINT BEARS NORTH 00 05'54" WEST; THENCE NORTH 00 05'54" WEST 100.00 FEET TO A POINT ON THE NORTH LINE OF SAID NORTHEAST QUARTER DISTANT THEREON SOUTH 89 54'06" WEST 551.97 FEET FROM SAID NORTHEAST CORNER; THENCE ALONG SAID NORTH LINE NORTH 89 54'06" EAST 476.96 FEET; THENCE SOUTH 00 41'37" EAST 1592.37 FEET ALONG THE WEST RIGHT-OF-WAY LINE OF 83RD AVENUE AS DEDICATED BY THE MAP OF DEDICATION OF VILLAGE PARKWAY, WESTBROOK DRIVE AND 83RD AVENUE AND FILED IN BOOK 375 OF MAPS, PAGE 7, MARICOPA COUNTRY RECORDER TO THE TRUE POINT OF BEGINNING.

APPROVAL:

APPROVED BY THE COUNCIL OF THE CITY OF PEORIA ON THIS THE 7TH DAY OF MAY, 1996.

BY: Ken C. Forgia
MAYOR

ATTEST: Janice L. Graziano
CITY CLERK

BY: Dan Nissen
CITY ENGINEER

5/8/96
DATE

FINAL PLAT
WILLOW RIDGE PHASE I
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
(520) 758-7600 FAX 758-5958
TEI J.N.194162

SHEET 1 OF 2 SHEETS

416-41

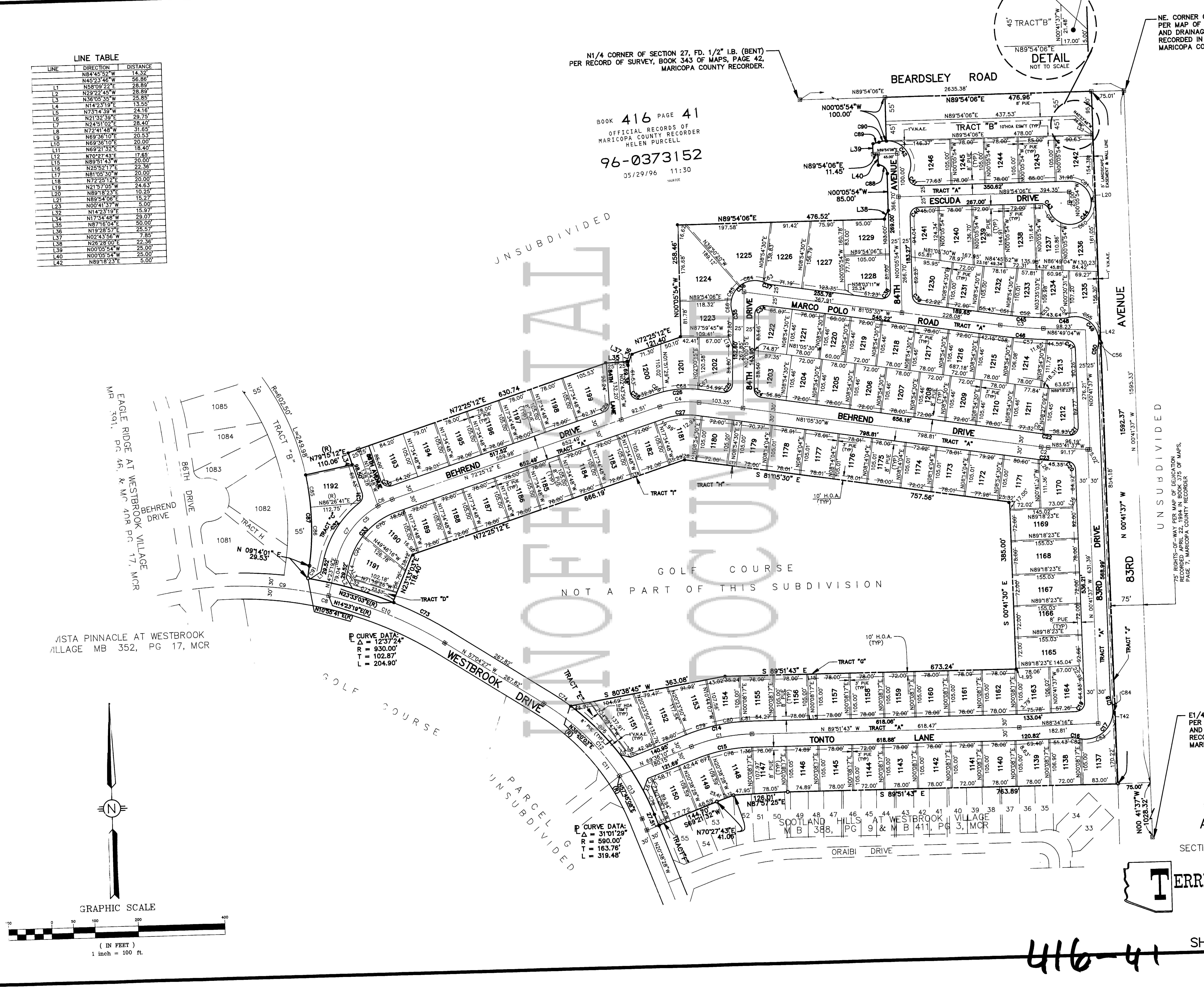
UNOFFICIAL DOCUMENT

UNOFFICIAL DOCUMENT

BOOK 416 PAGE 41
OFFICIAL RECORDS OF
MARICOPA COUNTY RECORDER
HELEN PURCELL
96-0373152
05/29/96 11:30

LINE TABLE

LINE	DIRECTION	DISTANCE
	N84°45'52"W	14.32'
	N45°23'46"W	56.86'
L1	N58°09'22"E	28.89'
L2	N29°22'45"W	28.89'
L3	N36°05'35"W	25.85'
L4	N14°23'19"E	13.55'
L5	N73°14'39"W	24.16'
L6	N21°32'39"E	29.75'
L7	N24°51'02"E	28.40'
L8	N72°41'48"W	31.65'
L9	N69°36'10"E	20.53'
L10	N69°36'10"E	20.00'
L11	N69°21'32"E	18.40'
L12	N70°27'43"E	17.65'
L15	N89°51'43"W	20.00'
L16	N25°52'17"E	22.36'
L17	N81°05'30"W	20.00'
L18	N72°25'12"E	20.00'
L19	N21°57'05"W	24.63'
L20	N89°18'23"E	10.25'
L21	N89°54'06"E	15.27'
L23	N00°41'37"W	5.00'
L32	N14°23'19"E	15.97'
L34	N17°34'48"W	29.07'
L35	N87°16'04"E	50.00'
L36	N19°28'57"E	25.57'
L37	N02°43'56"W	7.85'
L38	N26°28'00"E	22.36'
L39	N00°05'54"W	25.00'
L40	N00°05'54"W	25.00'
L42	N89°18'23"E	5.00'


BEARDSLEY ROAD
83RD AVENUE
83RD DRIVE
WESTBROOK DRIVE
BEHREND DRIVE
MARCO POLO ROAD
84TH DRIVE
84TH AVENUE
ESCUDA DRIVE
TONTO LANE
86TH DRIVE
ORAIBI DRIVE
GOLF COURSE
NOT A PART OF THIS SUBDIVISION
UNSUBDIVIDED
PARCEL G UNSUBDIVIDED
EAGLE RIDGE AT WESTBROOK VILLAGE MB 391, PG 46, & MC 408 PG 17, MCR
VISTA PINNACLE AT WESTBROOK VILLAGE MB 352, PG 17, MCR
SCOTLAND HILLS AT WESTBROOK VILLAGE M B 388, PG 9 & M B 411, PG 3, MCR
CURVE DATA: Δ = 12°37'24" R = 930.00' T = 102.87' L = 204.90'
CURVE DATA: Δ = 31°01'29" R = 590.00' T = 163.76' L = 319.48'
DETAIL NOT TO SCALE
TRACT "B"
GRAPHIC SCALE
(IN FEET)
1 inch = 100 ft.

N1/4 CORNER OF SECTION 27, FD. 1/2" I.B. (BENT) PER RECORD OF SURVEY, BOOK 343 OF MAPS, PAGE 42, 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 OF MAPS, PAGE 42, MARICOPA COUNTY RECORDER.

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

E1/4 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 OF MAPS, PAGE 42, MARICOPA COUNTY RECORDER.

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	DELTA
C1	400.00'	143.36'	72.46'	20°32'07"
C2	200.00'	16.06'	8.04'	04°36'07"
C3	1000.00'	99.94'	50.01'	05°43'34"
C4	200.00'	92.46'	47.07'	26°29'18"
C5	200.00'	202.57'	110.93'	58°01'53"
C6	200.00'	36.25'	18.17'	10°23'01"
C7	200.00'	166.32'	88.31'	47°38'53"
C8	900.00'	496.36'	254.67'	31°35'57"
C9	900.00'	205.17'	103.03'	13°03'42"
C10	900.00'	291.18'	146.88'	18°32'14"
C11	560.00'	356.09'	184.30'	36°25'59"
C12	560.00'	242.65'	123.26'	24°49'35"
C13	560.00'	113.44'	56.92'	11°36'24"
C14	430.00'	154.12'	77.89'	20°32'07"
C15	370.00'	132.61'	67.02'	20°32'07"
C16	45.00'	13.62'	6.86'	17°20'15"
C17	65.00'	140.60'	122.09'	123°56'22"
C18	45.00'	13.62'	6.86'	17°20'15"
C19	20.00'	31.16'	19.74'	89°15'53"
C20	20.00'	29.67'	18.33'	85°00'00"
C21	20.00'	33.16'	21.83'	95°00'00"
C22	170.00'	13.65'	6.83'	04°36'07"
C23	230.00'	18.47'	9.24'	04°36'07"
C24	20.00'	29.01'	17.72'	83°05'45"
C25	20.00'	33.83'	22.57'	96°54'15"
C26	230.00'	106.33'	54.13'	26°29'18"
C27	170.00'	78.59'	40.01'	26°29'18"
C28	20.00'	36.60'	25.99'	104°50'52"
C29	20.00'	26.23'	15.39'	75°09'08"
C30	20.00'	31.42'	20.00'	90°00'00"
C31	20.00'	24.81'	14.29'	71°05'01"
C32	230.00'	157.02'	81.71'	39°06'54"
C33	170.00'	172.18'	94.29'	58°01'53"
C34	20.00'	33.83'	22.57'	96°54'15"
C35	45.00'	14.29'	7.21'	18°11'57"
C36	55.00'	127.96'	127.41'	133°18'09"
C37	45.00'	14.29'	7.21'	18°11'57"
C38	20.00'	34.56'	23.42'	99°00'24"
C39	20.00'	28.27'	17.08'	80°59'36"
C40	20.00'	31.42'	20.00'	90°00'00"
C41	20.00'	39.65'	30.55'	113°34'41"
C42	55.00'	108.93'	83.86'	113°28'47"
C43	20.00'	25.62'	14.91'	73°24'00"
C44	50.00'	221.14'	67.08'	253°24'00"
C45	975.00'	97.44'	48.76'	05°43'34"
C46	1025.00'	102.44'	51.26'	05°43'34"
C47	20.00'	30.06'	18.69'	86°07'27"
C48	45.00'	14.29'	7.21'	18°11'42"
C49	55.00'	117.60'	100.28'	122°30'50"
C50	45.00'	14.29'	7.21'	18°11'42"
C51	975.00'	22.57'	11.29'	01°19'35"
C52	975.00'	68.03'	34.03'	03°59'52"
C53	975.00'	6.84'	3.42'	00°24'07"
C54	55.00'	2.30'	1.15'	02°23'41"
C55	55.00'	97.87'	67.87'	101°57'19"
C56	55.00'	17.47'	8.81'	18°11'42"
C57	1025.00'	66.57'	33.30'	03°43'17"
C58	1025.00'	35.86'	17.93'	02°00'17"
C59	50.00'	40.89'	21.66'	46°50'57"
C60	50.00'	102.24'	81.83'	117°08'54"
C61	50.00'	78.02'	49.48'	89°24'09"
C62	170.00'	1.35'	0.68'	00°27'21"
C63	55.00'	5.24'	2.62'	05°27'31"
C64	55.00'	58.25'	32.19'	60°40'49"
C65	55.00'	37.41'	19.46'	38°58'21"
C66	55.00'	27.06'	13.81'	28°11'27"
C67	230.00'	3.02'	1.51'	00°45'09"
C68	230.00'	82.86'	41.88'	20°38'28"
C69	230.00'	20.45'	10.23'	05°05'40"
C70	170.00'	96.05'	49.35'	32°22'25"
C71	170.00'	76.13'	38.71'	25°39'29"
C72	930.00'	98.71'	49.40'	06°04'54"
C73	930.00'	152.17'	76.26'	09°22'30"
C74	590.00'	55.69'	27.87'	05°24'30"
C75	590.00'	160.38'	80.69'	15°34'30"
C76	590.00'	60.48'	30.27'	05°52'24"
C77	370.00'	29.60'	14.81'	04°34'59"
C78	370.00'	103.02'	51.84'	15°57'08"
C79	430.00'	72.51'	36.34'	09°39'43"
C80	430.00'	57.86'	28.97'	07°42'35"
C81	430.00'	23.74'	11.88'	03°09'50"
C82	65.00'	7.31'	3.66'	06°26'36"
C83	65.00'	113.62'	77.68'	100°09'23"
C84	65.00'	19.67'	9.91'	17°20'22"
C85	602.50'	75.45'	37.77'	07°10'29"
C86	602.50'	134.66'	67.61'	12°48'19"
C87	602.50'	210.10'	106.13'	19°58'49"
C88	20.00'	31.42'	20.00'	90°00'00"
C89	45.00'	14.29'	7.21'	18°11'42"
C90	55.00'	17.47	8.81'	18°11'42"
C91	930.00'	6.16'	3.08'	00°22'47"

FINAL PLAT
WILLOW RIDGE PHASE I
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
(520) 758-7600 FAX 758-5958
TEI J.N.194162

SHEET 2 OF 2 SHEETS

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