

254-26

254-26

7-1-83

183-15

STATE OF ARIZONA } ss
County of Maricopa }
I hereby certify that the with
in instrument was filed and re
corded at request of

FINAL PLAT

FOR

WINDSOR PARK AT WESTBROOK VILLAGE

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

In Book 254
on page 26
Witness my hand and official
seal the day and year aforesaid.
Bill Henry
By Deputy Recorder
Deputy Recorder

83 218058

UNOFFICIAL
DOCUMENT

APPROVAL

Approved by the Council of the City of Peoria on the 14 day of June,
19 83.

By: Richard Palmer
Mayor

Attest: Linard Gomez
City Clerk

By: Apprentice Wayne Lemmon
City Engineer

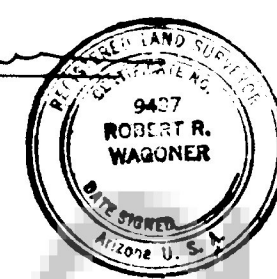
14 June 83
Date

CERTIFICATION

This is to certify that the survey and subdivision of the premises described
hereon, was made under my direction during the month of June, 1983.

By: Robert R. Wagoner

Robert R. Wagoner
Registered Land Surveyor
No. 9037



NOTES

Total Area: 9.290
Area within Edgewater Road: .504
Net Area: 8.816 Ac.

Number of Units: 62

Construction within utility easements shall be
limited to utilities and wood, wire or removable
sections type fencing.

Communication lines to be constructed under-
ground as required by the Arizona Corporation
Commission Order R-14-2-133.

This development is located within the City of
Peoria Water Service Area and has been designated
as having an assured water supply.

DEDICATION

STATE OF ARIZONA } ss
COUNTY OF MARICOPA }

KNOW 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 "Windsor Park at West-
brook Village", a planned area of development consisting of a portion
of the Southwest quarter of Section 28, Township 4 North, Range 1 East,
Gila and Salt River Base and Meridian, Maricopa County, Arizona; (2) De-
clares 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 con-
stitute means for ingress and egress by the owners and residents of units
of Windsor Park 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, except for that portion of said general common elements under any
unit; (5) Dedicates to the public for use as a street the portion of
Edgewater Road as shown on Sheet 3 of said Plat (Subject, however, to the
reservation hereby made by PIONEER TRUST COMPANY OF ARIZONA, an Arizona
Corporation, as Trustee of its Trust Number 20568, for itself and its
successors and assigns, of (A) The right and easement to install, care for
and maintain landscaping on or in the areas designated on Sheet 3 of said
Plat as "Home Owners Association Maintenance Areas", and (B) In furtherance
of such right and easement, an easement over, under and through the portion
of Edgewater Road hereby dedicated to install, repair and maintain water
and other utility lines, sprinkler systems and the like); and (6) 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 duly authorized this 10 day of June, 19 83.

PIONEER TRUST COMPANY OF ARIZONA,
an Arizona Corporation as Trustee

By: Brian W. Barkyounb
Its: Trust Officer

ACKNOWLEDGEMENT

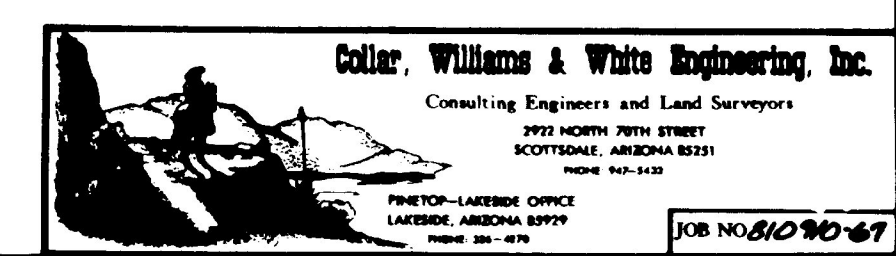
STATE OF ARIZONA } ss
County of Maricopa }

On this, the 10 day of June, 19 83, before me, the
undersigned officer, personally appeared Brian W. Barkyounb 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 con-
tained by signing the name of the corporation by himself as such officer.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

OPTIONAL FORM NO. 1
LINDA L. FOREST
NOTARY PUBLIC - STATE OF ARIZONA
COMMISSION EXPIRES 12-31-1987
My commission expires:

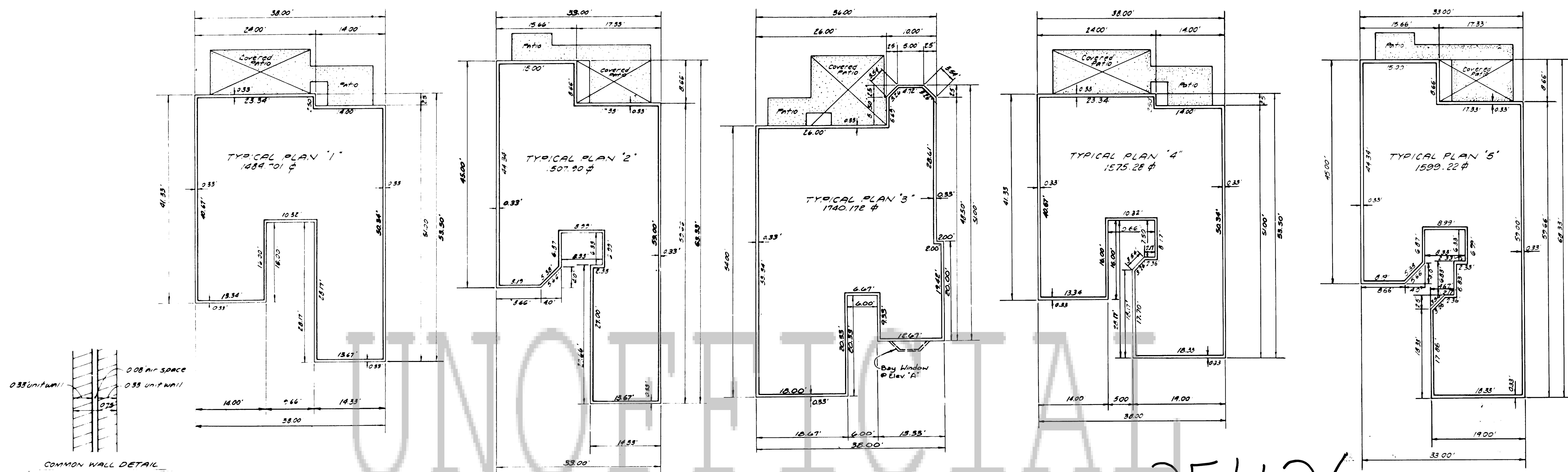
Linda L. Forest
Notary Public



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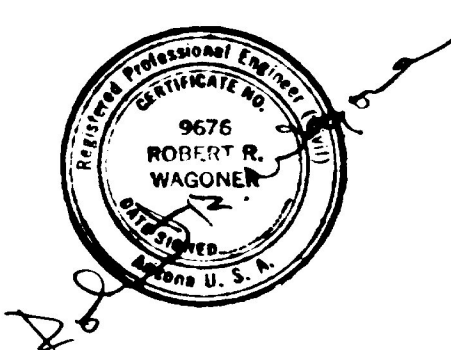
TYPICAL AIR SPACE DETAILS

- NOTE
1. Plat 1R is a mirror image of plan 1.
 2. Plan 1 and 1R contain a livable air space of 9280.93 cubic feet plus garage air space of 2596.68 cubic feet= 11,877.61 total cubic feet.
 3. Plan 2 R is a mirror image of plan 2.
 4. Plan 2 and 2R contain a livable air space of 9876.52 cubic feet plus garage air space of 2186.68 cubic feet= 12,063.20 total cubic feet.
 5. Plan 3R is a mirror image of plan 3.
 6. Plan 3 and 3R contain a livable air space of 10,816.40 cubic feet with elevation "A" plus garage air space of 3587.98 cubic feet= 14,404.38 total cubic feet, or 10,880.21 cubic feet with elevation "B" plus garage air space of 3587.98 cubic feet= 14,468.19 total cubic feet.
 7. Plan 4R is a mirror image of plan 4.
 8. Plan 4 and 4R contain a liveable air space of 9,280.93 cubic feet plus garage air space of 3321.31 cubic feet= 12,602.24 total cubic feet.
 9. Plan 5R is a mirror image of plan 5.
 10. Plan 5 and 5R contain a livable air space of 9876.52 cubic feet plus garage air space of 2917.28 cubic feet= 12,793.80 total cubic feet.
 11. Unit dimensions are for individual units. When combined, common walls shall be 0.75", 4" unit walls plus 4" unit walls plus 1" air space. SEE DETAIL.
 12. Neither the covered nor the uncovered patios shown on this sheet 2 or on sheet 3 shall constitute a part of any individual unit; said patios shall constitute a part of the general common elements as defined in the statutes referred to on sheet 1 of this plat.

UNIT ELEVATIONS								
Unit	Plan	Finished Floor Elevation	Finished Ceiling Elevation	% Ownership of Common Area	Unit	Plan	Finished Floor Elevation	Finished Ceiling Elevation
85	3R	1235.17	1243.17	1.6129	116	1R	1236.67	1244.67
86	2	1235.17	1243.17	1.6129	117	3R	1236.77	1244.77
87	4	1235.17	1243.17	1.6129	118	5	1236.77	1244.77
88	5R	1235.17	1243.17	1.6129	119	1	1236.77	1244.77
89	1R	1235.17	1243.17	1.6129	120	2R	1236.77	1244.77
90	3R	1235.47	1243.47	1.6129	121	4R	1236.77	1244.77
91	4R	1235.47	1243.47	1.6129	122	5R	1236.77	1244.77
92	2	1235.47	1243.47	1.6129	123	3R	1236.47	1244.47
93	1	1235.47	1243.47	1.6129	124	2	1236.47	1244.47
94	5	1235.47	1243.47	1.6129	125	1	1236.47	1244.47
95	3	1235.47	1243.47	1.6129	126	2R	1236.47	1244.47
96	5	1235.57	1243.57	1.6129	127	5R	1236.47	1244.47
97	3	1235.57	1243.57	1.6129	128	3	1236.47	1244.47
98	3R	1235.87	1243.87	1.6129	129	3	1236.47	1244.47
99	5	1235.87	1243.87	1.6129	130	2	1236.47	1244.47
100	2R	1235.87	1243.87	1.6129	131	1	1236.47	1244.47
101	1R	1235.87	1243.87	1.6129	132	5	1236.47	1244.47
102	3	1235.87	1243.87	1.6129	133	3	1236.47	1244.47
103	1	1235.77	1243.77	1.6129	134	2	1236.47	1244.47
104	2	1235.77	1243.77	1.6129	135	4	1236.47	1244.47
105	5R	1235.77	1243.77	1.6129	136	5	1235.67	1243.67
106	4R	1235.77	1243.77	1.6129	137	3R	1235.67	1243.67
107	3	1235.77	1243.77	1.6129	138	3R	1236.47	1244.47
108	1	1235.97	1243.97	1.6129	139	5	1236.47	1244.47
109	5	1235.97	1243.97	1.6129	140	4	1236.47	1244.47
110	3	1235.97	1243.97	1.6129	141	2R	1235.87	1243.87
111	5	1236.27	1244.27	1.6129	142	3	1235.87	1243.87
112	2	1236.27	1244.27	1.6129	143	5	1235.37	1243.37
113	1R	1236.27	1244.27	1.6129	144	2	1235.37	1243.37
114	3R	1236.67	1244.67	1.6129	145	1	1235.37	1243.37
115	5	1236.67	1244.67	1.6129	146	3	1235.37	1243.37

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STATE OF ARIZONA
County of Maricopa
I hereby certify that the within instrument was filed and recorded at request of
Bill Haggerty
County Recorder
Deputy Recorder

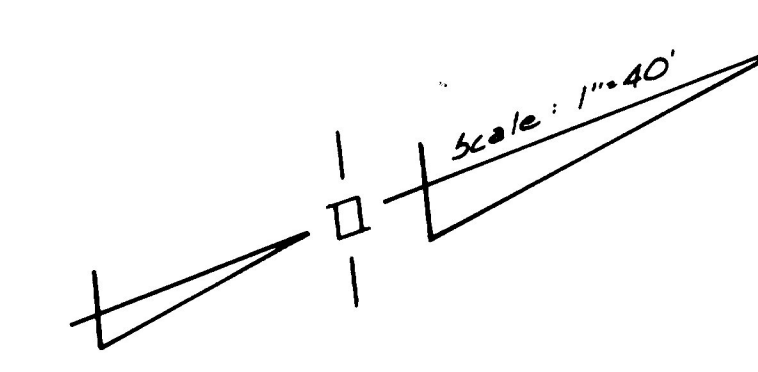
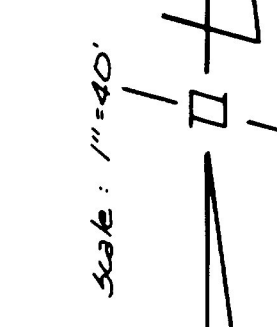
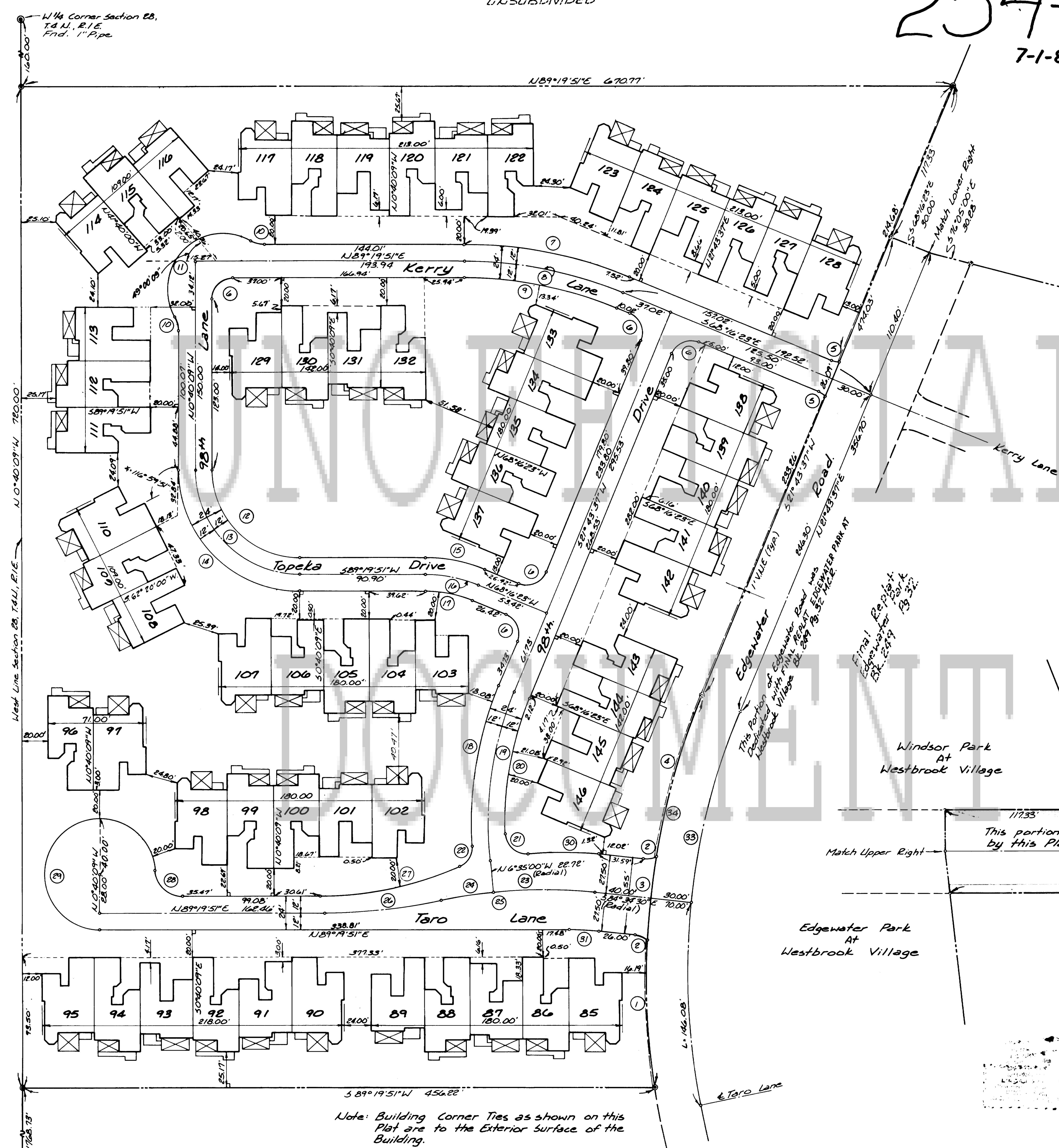


Collins, Williams & White Engineering, Inc.
Consulting Engineers and Land Surveyors
2091 NORTH 70TH STREET
SCOTTSDALE, ARIZONA 85251
PHONE 948-4411
FAX 948-4412
JUL 11 2003

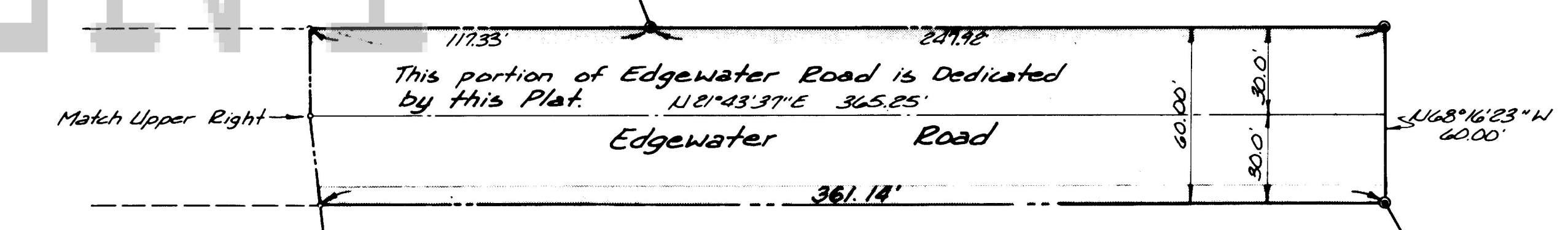
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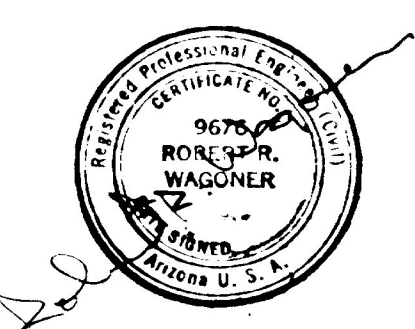
Curve	Delta	Length	Tangent
1	11° 38' 02"	106.69'	53.53'
2	27° 3' 59"	9.61'	4.90'
3	53° 00'	64.82'	59.81'
4	53° 00'	13° 04' 57"	121.08'
5	15° 00'	21° 30' 37"	5.63'
6	15° 00'	90° 00' 00"	23.56'
7	31° 00'	22° 23' 46"	121.96'
8	300° 00'	22° 23' 46"	117.27'
9	288° 00'	22° 23' 46"	112.58'
10	20° 00'	29° 55' 35"	10.45'
11	40° 00'	189° 51' 10"	104.62'
12	63° 00'	90° 00' 00"	98.96'
13	75° 00'	90° 00' 00"	117.81'
14	87° 00'	90° 00' 00"	136.66'
15	112° 00'	22° 23' 46"	43.78'
16	100° 00'	22° 23' 46"	39.09'
17	88° 00'	22° 23' 46"	34.40'
18	86° 00'	25° 44' 56"	117.74'
19	250° 00'	25° 18' 37"	123.53'
20	238° 00'	23° 56' 26"	99.45'
21	15° 00'	94° 07' 39"	24.64'
22	15° 00'	67° 29' 49"	18.19'
23	350° 00'	12° 00' 30"	73.96'
24	350° 00'	6° 13' 50"	38.06'
25	350° 00'	18° 14' 20"	111.42'
26	400° 00'	18° 05' 41"	84.79'
27	250° 00'	23° 51' 21"	104.09'
28	20° 00'	86° 10' 39"	30.08'
29	40° 00'	26° 10' 39"	185.83'
30	250° 00'	11° 45' 57"	51.34'
31	290° 00'	6° 05' 39"	61.27'
32	NOT USED		
33	500° 00'	16° 18' 07"	142.86'
34	530° 00'	31° 03' 19"	287.27'



STATE OF ARIZONA
County of Maricopa
I hereby certify that the within instrument was filed and recorded as required.
Notary Public
Bill J. J. J.
County Recorder
2-25-83



- Legend**
- Home Owners Association Maintenance Area.
 - Indicates corner of this plat. Set 1/2" Iron Bar unless otherwise noted.
 - V.N.E. Indicates 1.0' Vehicular Non-Access Easement
 - Indicates existing 1/2" Iron Bar



Collins, Williams & White Engineering, Inc.
Consulting Engineers and Land Surveyors
2922 NORTH 70TH STREET
SCOTTSDALE, ARIZONA 85251
PHONE 948-3410
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JOB NO. 840910-67