

FINAL OF PLAT
**CAMBRIDGE CROSSING
AT WESTBROOK VILLAGE,
A CONDOMINIUM**

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

LEGEND

- INDICATES CORNER OF THIS SUBDIVISION,
SET 1/2" REBAR UNLESS NOTED OTHERWISE
- INDICATES HOMEOWNERS ASSOCIATION
WALL EASEMENT IN FAVOR OF
WESTBROOK VILLAGE ASSOCIATION.

BENCHMARK

U.S.C. & G.S. BRASS CAP LOCATED 87' EAST
OF & 30' NORTH OF THE N.W. CORNER OF
SECTION 28, T.4 N., R.1 E., STAMPED
R-266-1948, ELEV.=1248.04'

GENERAL NOTES

- Construction within 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 be planted or allowed to grow that would obstruct flow. Westbrook Village Association is responsible for maintenance of drainage easement.

SPECIAL NOTE

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

**LEGAL DESCRIPTION
(PHASE I)**

A parcel of land located in the Southeast Quarter of Section 28, Township 4 North, Range 1 East of the Gila and Salt River Base and Meridian, more particularly described as follows:

Commencing at the southeast corner of said Section 28;
thence North 00 degrees 41 minutes 24 seconds West along the east line of said Section 28 1,355.41 feet;
thence South 89 degrees 32 minutes 12 seconds West 55.00 feet to the TRUE POINT OF BEGINNING;
thence continuing South 89 degrees 32 minutes 12 seconds West 267.09 feet;
thence South 00 degrees 27 minutes 48 seconds East 105.71 feet;
thence South 89 degrees 32 minutes 12 seconds West 212.72 feet;
thence North 54 degrees 07 minutes 47 seconds West 156.27 feet to a point on a curve the center of which bears North 54 degrees 07 minutes 47 seconds West a distance of 3,569.00 feet;
thence northeasterly along the arc of said curve through a central angle of 01 degrees 45 minutes 06 seconds a distance of 109.11 feet;
thence North 56 degrees 18 minutes 53 seconds West 139.00 feet to a point on a curve to the northeast, the center of which bears North 55 degrees 51 minutes 35 seconds West a distance of 3,430.00 feet;
thence northeasterly along said curve through a central angle of 02 degrees 38 minutes 30 seconds, a distance of 158.15 feet to a point marking the beginning of a compound curve to the northeast the center of which bears North 58 degrees 30 minutes 20 seconds West, a distance of 830.00 feet;
thence along the arc of said curve through a central angle of 31 degrees 29 minutes 40 seconds, a distance of 456.24 feet;
thence due North 59.78 feet;
thence due East 441.37 feet;
thence South 00 degrees 41 minutes 24 seconds East, 774.80 feet to the TRUE POINT OF BEGINNING.

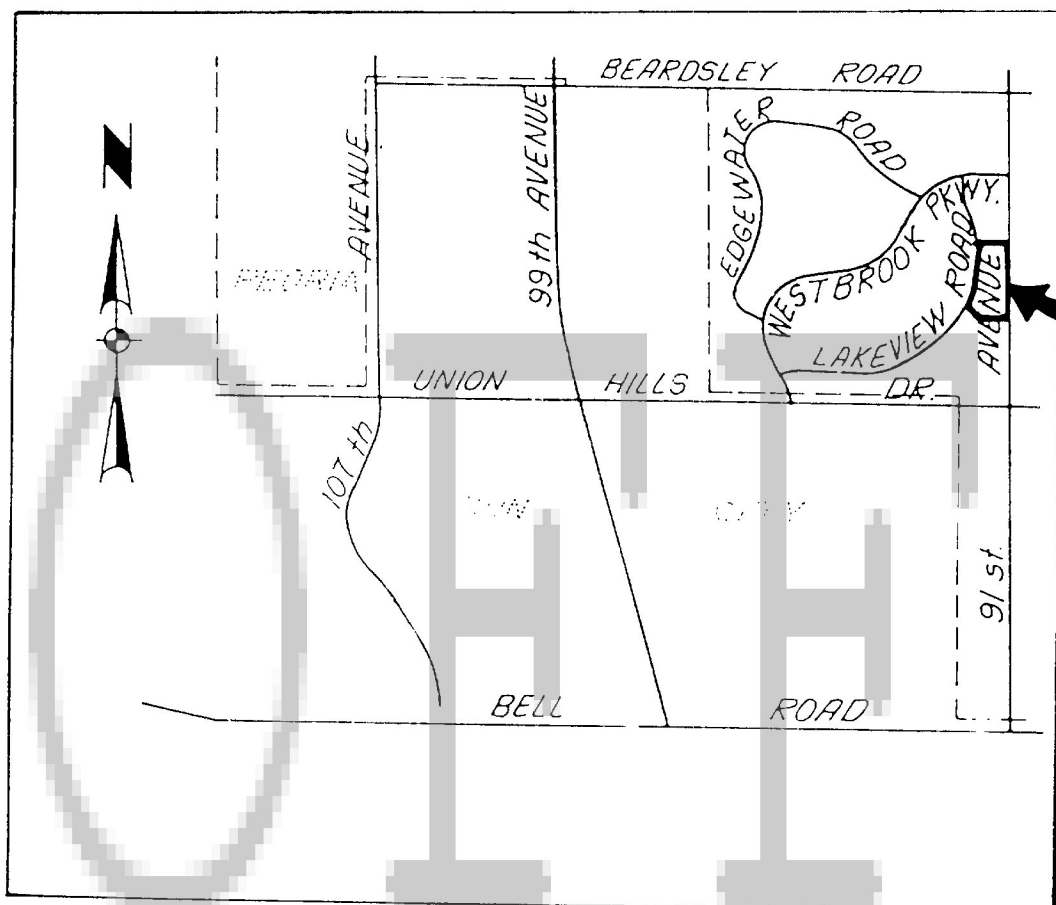
Containing 10.0419 acres more or less.

**LEGAL DESCRIPTION
(PHASE II)**

A parcel of land located in the Southeast Quarter of Section 28, Township 4 North, Range 1 East of the Gila and Salt River Base and Meridian, more particularly described as follows:

Commencing at the southeast corner of said Section 28;
thence North 00 degrees 41 minutes 24 seconds West along the east line of said Section 28 1,000.00 feet;
thence 589 degrees 32 minutes 12 seconds West, 55.00 feet to the TRUE POINT OF BEGINNING;
thence South 89 degrees 32 minutes 12 seconds West 623.52 feet;
thence North 46 degrees 02 minutes 40 seconds West 337.20 feet to a point on a circular curve concave to the northwest, R = 3,430.00 feet, central angle = 05 degrees 42 minutes 24 seconds;
thence northeasterly along said curve a distance of 341.62 feet;
thence South 56 degrees 18 minutes 53 seconds East, 139.00 feet to a point on a curve the center of which bears North 55 degrees 52 minutes 53 seconds West a distance of 3,569.00 feet;
thence southwesterly along the arc of said curve through a central angle of 01 degrees 45 minutes 06 seconds a distance of 109.11 feet;
thence South 56 degrees 07 minutes 47 seconds East 156.27 feet;
thence North 89 degrees 32 minutes 12 seconds East 212.72 feet;
thence North 00 degrees 27 minutes 48 seconds West 105.71 feet;
thence North 89 degrees 32 minutes 12 seconds East 267.09 feet;
thence South 00 degrees 41 minutes 24 seconds East 355.41 feet to the TRUE POINT OF BEGINNING.

Containing 5.9902 acres more or less



VICINITY MAP
NTS

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

87 517597

That First Service Title Agency, Inc., an Arizona corporation, as Trustee of its Trust No. 1030, is the owner of fee title to the real property described and depicted hereon, and in such capacity, and in compliance with the Arizona Condominium Act, Chapter 9 of Title 33 of the Arizona Revised Statutes (the "Act"), hereby:

1. Publishes this Plat with respect to the real property described and depicted hereon as "Phase I," which is submitted to a condominium form of ownership to be known as Cambridge Crossing at Westbrook Village, a Condominium (the "Condominium"), pursuant to the Act and as more particularly provided in that certain Declaration of Condominium and Covenants, Conditions and Restrictions for Cambridge Crossing at Westbrook Village, a Condominium (the "Declaration"), to be recorded subsequent to this Plat and which shall expressly reference this Plat (except as otherwise provided herein, capitalized terms shall have the meanings given them in the Declaration);

2. Reserves the right and option, as more particularly provided in the Declaration, to add and annex to the Condominium the area depicted on this Plat as "Phase II." Unless and until such Phase II is annexed to the Condominium pursuant to the Declaration, such Phase II shall not be a part of the Condominium, nor subject to any of the easements or other rights granted, established or reserved hereby or by the Declaration (notwithstanding that such Phase II is depicted hereon). In the event the undersigned exercises the right and option referenced herein to add and annex Phase II to the Condominium, the same shall be accomplished in the manner provided in the Declaration and, upon the effective date of such annexation and addition, the Units shown hereon as being included within Phase II shall be deemed to come into existence and all property within such Phase II (together with all improvements then or thereafter situated thereon) shall become fully a part of the Condominium and subject to the Declaration, and subject to any and all easements and other matters shown hereon;

3. Declares that this Plat sets forth the locations and gives the dimensions of the Units and the private streets or drives (together with certain other Common Elements and Limited Common Elements) comprising the Condominium, and that the Units shall be known by the identifying number given to each, respectively, hereon;

4. Declares that the private streets or drives shown on this Plat constitute means of ingress and egress by the Owners and Occupants of Units in the Condominium, and their respective guests and invitees, as more particularly provided in, and subject to the terms of, the Declaration;

5. Declares that, as more particularly provided in the Declaration, the Common Elements shall be subject to an easement for public utility lines (including the construction, operation, maintenance and repair thereof); and

6. Declares that, as more particularly provided in the Declaration, the Common Elements (including, but not limited to, the private streets or drives shown hereon) shall be subject to an easement thereover for emergency and maintenance vehicles.

IN WITNESS WHEREOF, First Service Title Agency, Inc., as Trustee, has caused its corporate name to be signed by the undersigned officer thereunto duly authorized this 17 day of JUNE, 1987.

FIRST SERVICE TITLE AGENCY, INC.,
an Arizona corporation, as Trustee

By Todd P. Robert
Trust Officer

ACKNOWLEDGEMENT

STATE OF ARIZONA }
COUNTY OF MARICOPA } SS

On this, the 17 day of JUNE, 1987, before me, the undersigned officer, personally appeared TODD P. ROBERT, who acknowledged himself to be the Trust officer of First Service Title Agency, 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 official seal.

Mary P. Puchner
Notary Public

My Commission Expires: _____

APPROVALS

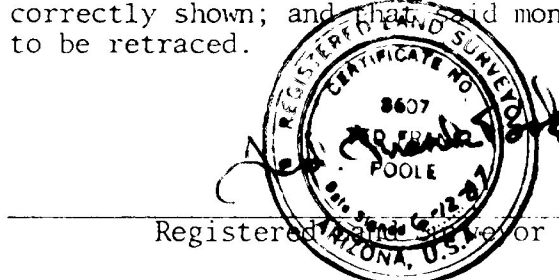
Approved by the Council of the City of Peoria on this 11th day of

August, 19 87.

By: Donna S. L. Jansen Attest: James Jansen
Mayor City Clerk
By: Edwin G. Johanson Date 6-12-87
City Engineer

CERTIFICATION

This is to certify that survey and subdivision of the premises described and platted hereon was made under my direction during the month June 1987; 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 the monuments are sufficient to enable the survey to be retraced.



Registered Professional Surveyor

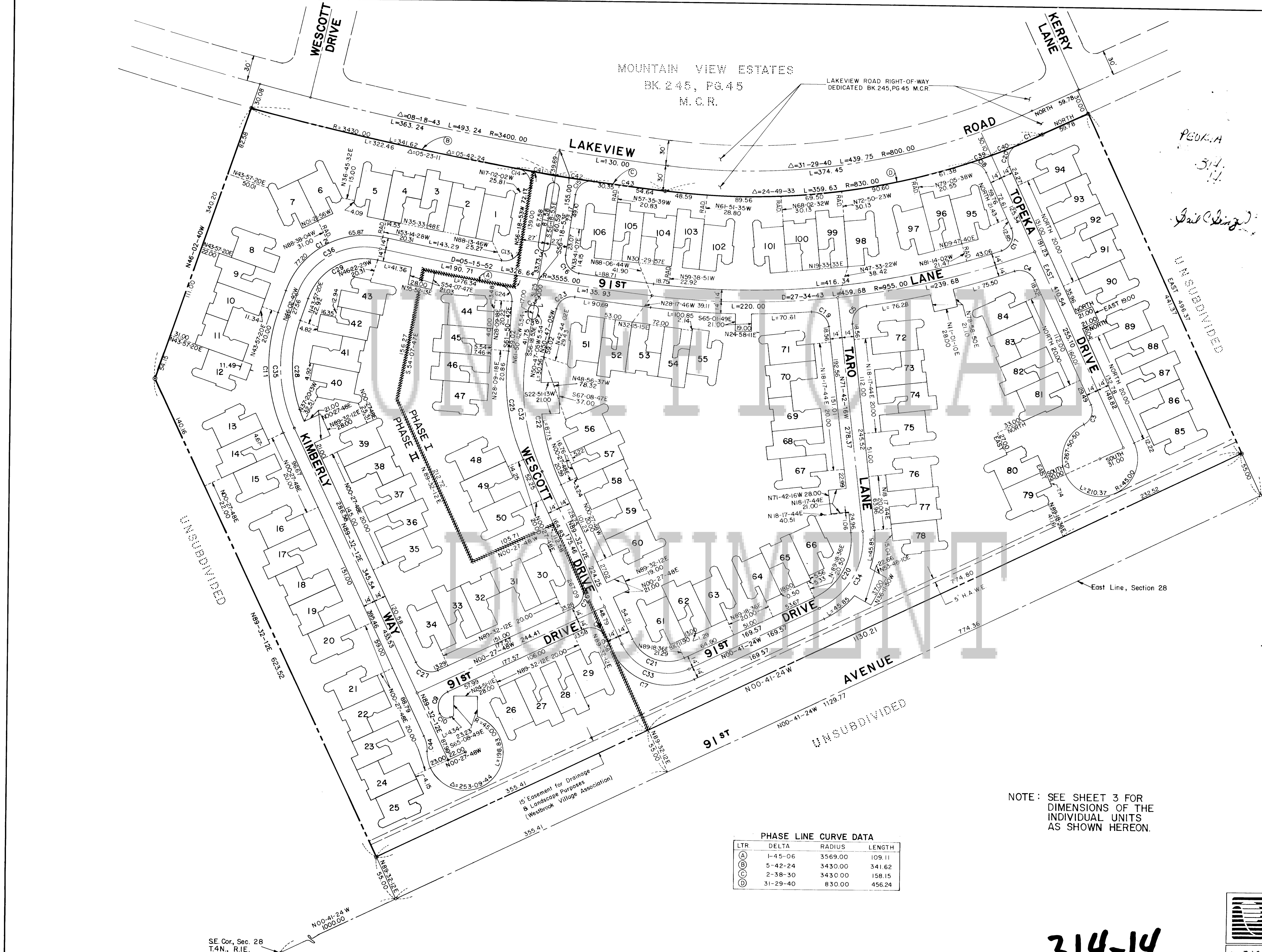
6-12-87
Date

Prepared: May 18, 1987		
CARTER ASSOCIATES, INC. CONSULTING ENGINEERS, PLANNERS & SURVEYORS 5080 North 40th Street • Suite 300 • Phoenix, Az. 85018 • (602) 955-0900 2730 East Broadway • Suite 160 • Tucson, Az. 85716 • (602) 323-3302 7675 Dagget Street • Suite 350 • San Diego, Ca. 92111 • (619) 292-6161 Flagstaff, Az. 86001 • 210 North Park • (602) 779-4505		
dsn: T J S. drn: J K D. ckd: T J S.	FINAL PLAT FOR CAMBRIDGE CROSSING AT WESTBROOK VILLAGE A CONDOMINIUM	SHEET <u>1</u> OF <u>3</u>

Job No. 219.89204.03

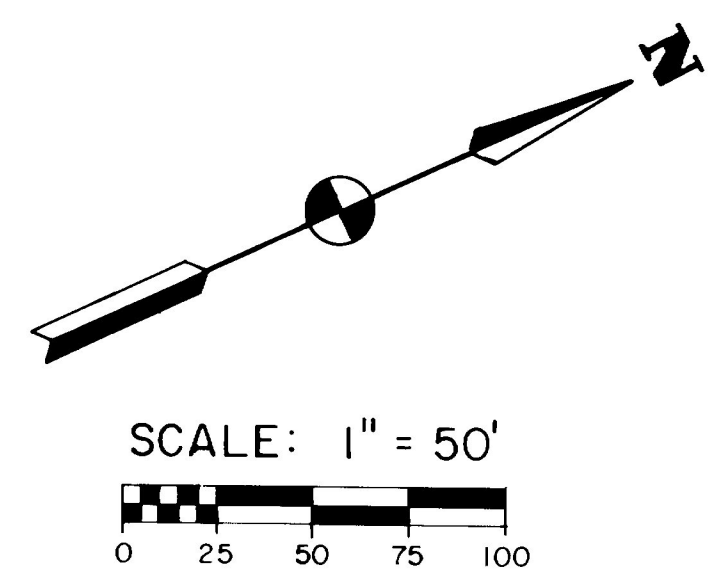
87 517507

CURVE DATA			
DESC.	DELTA	RADIUS	LENGTH
C1	2-08-44	830.00	31.08
C2	92-08-44	19.42	31.23
C3	87-50-50	19.42	29.78
C4	84-16-21	19.42	28.56
C5	88-03-45	19.42	29.85
C6	71-00-52	104.00	128.90
C7	90-13-36	74.00	116.53
C8	90-00-00	19.42	30.50
C9	90-00-00	19.42	30.50
C10	88-19-51	9.59	14.78
C11	44-25-08	189.00	146.52
C12	82-48-12	99.00	143.07
C13	90-45-19	19.42	30.76
C14	89-13-44	19.42	30.24
C15	89-13-44	19.42	30.24
C16	90-45-19	19.42	30.76
C17	96-08-40	19.42	32.59
C18	83-19-53	19.42	28.24
C19	88-03-45	19.42	29.85
C20	71-00-52	76.00	94.20
C21	90-13-36	46.00	72.44
C22	34-08-55	259.60	154.72
C23	83-44-06	19.42	28.38
C24	83-44-06	19.42	28.38
C25	34-08-55	220.40	131.36
C26	90-00-00	19.42	30.50
C27	90-00-00	19.42	30.50
C28	43-32-28	161.00	122.35
C29	82-48-12	71.00	102.61
C30	180-00-00	7.00	21.99
C31	180-00-00	7.00	21.99
C32	34-08-55	240.00	143.04
C33	90-13-36	60.00	94.49
C34	71-00-52	90.00	111.55
C35	44-25-08	175.00	135.67
C36	82-48-12	85.00	122.84
C37	191-03-37	5.99	19.96
C38	168-56-23	5.45	16.07
C39	2-09-42	830.00	31.32
C40	2-21-41	830.00	34.21
C41	0-46-16	3430.00	46.16
C42	0-46-16	3430.00	46.16
C43	1-25-11	3430.00	84.99
C44	26-36-17	40.00	18.57



PHASE LINE CURVE DATA			
LTR	DELTA	RADIUS	LENGTH
(A)	1-45-06	3569.00	109.11
(B)	5-42-24	3430.00	341.62
(C)	2-38-30	3430.00	158.15
(D)	31-29-40	830.00	456.24

NOTE: SEE SHEET 3 FOR DIMENSIONS OF THE INDIVIDUAL UNITS AS SHOWN HEREON.



SE. Cor. Sec. 28
T.4N., R.1E.

314-14

Prepared: May 18, 1987

CARTER ASSOCIATES, INC.
CONSULTING ENGINEERS, PLANNERS & SURVEYORS

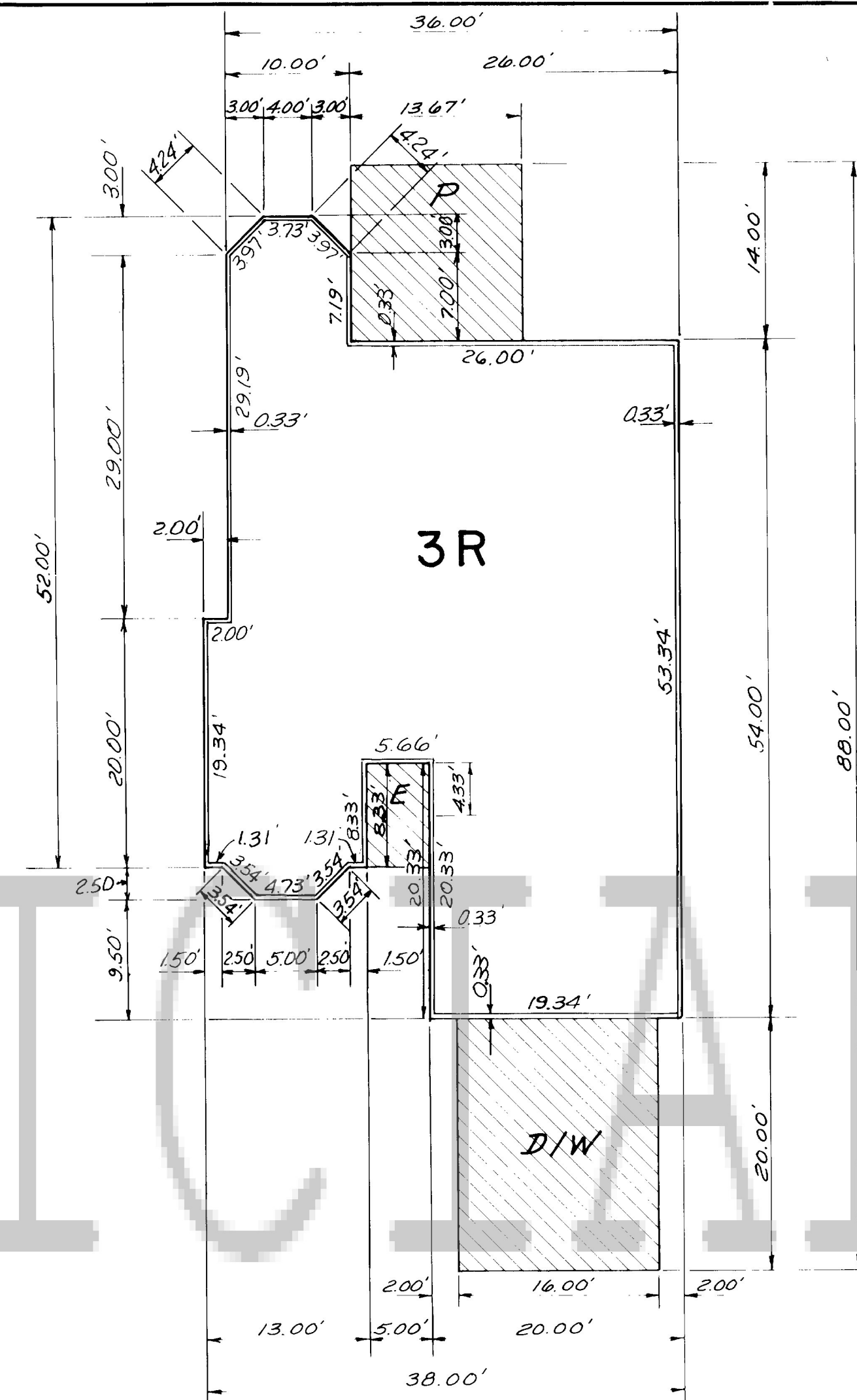
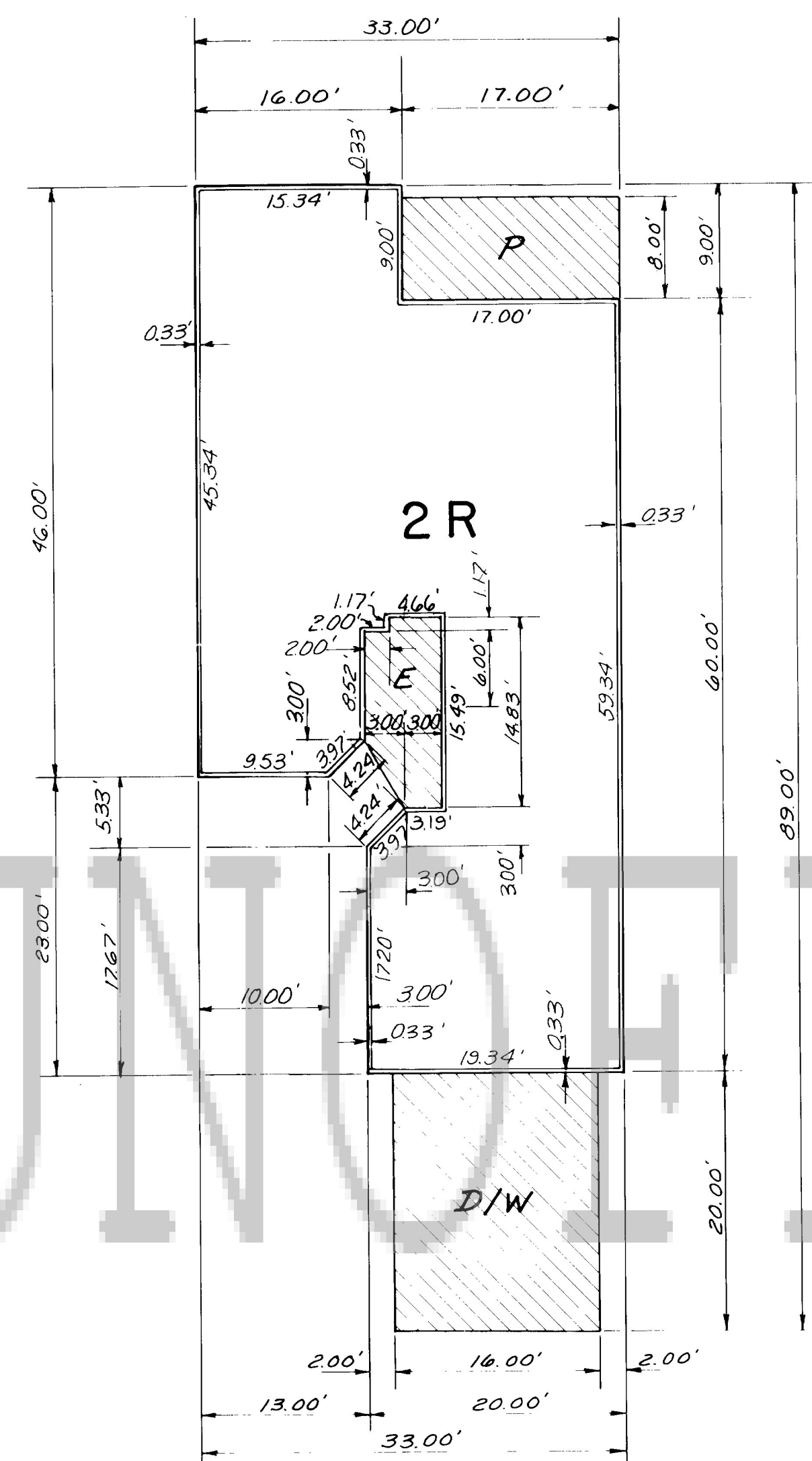
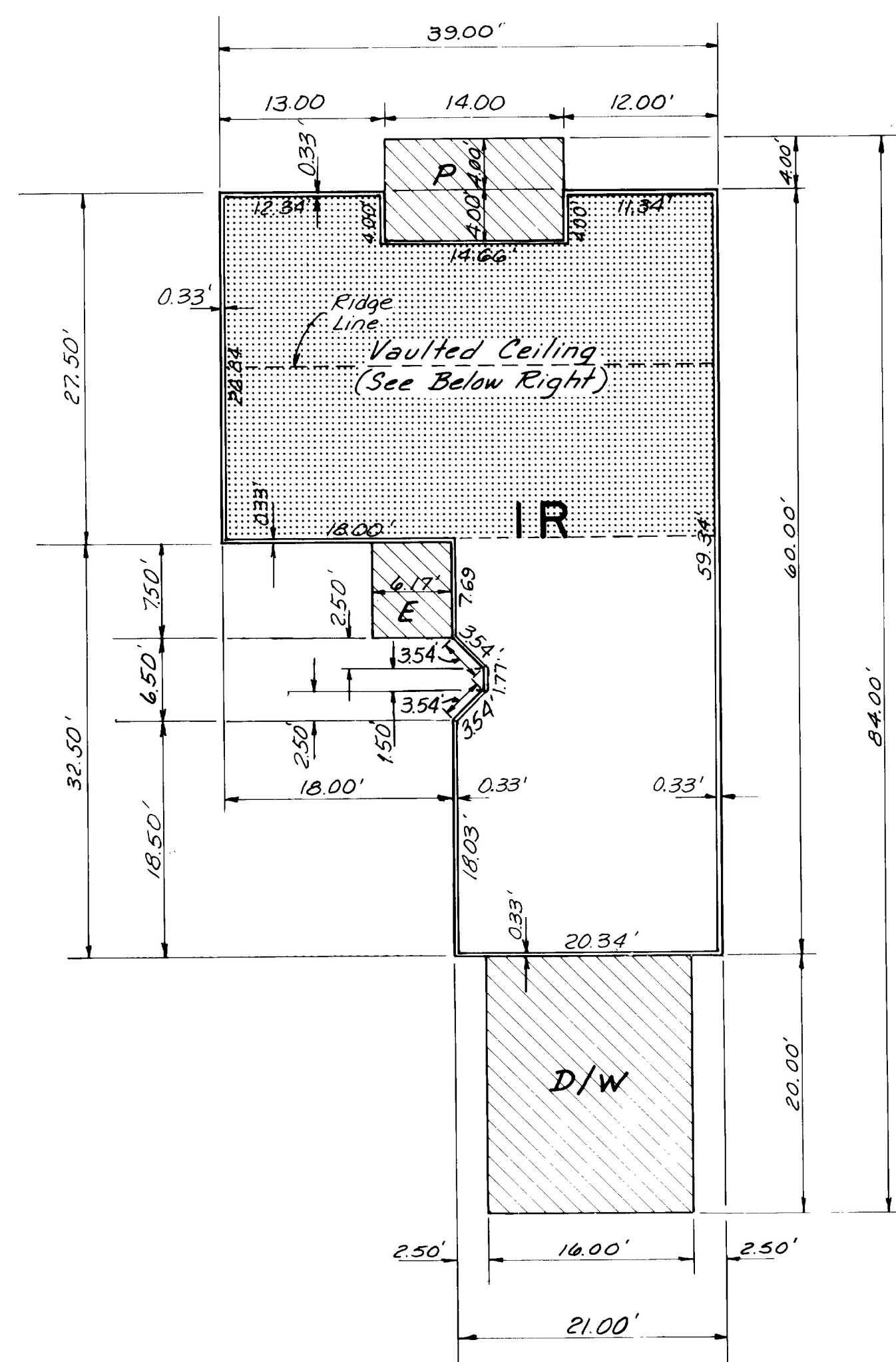
5080 North 40th Street • Suite 300 • Phoenix, Az. 85018 • (602) 955-0900
2730 East Broadway • Suite 160 • Tucson, Az. 85716 • (602) 323-3302
7675 Daggert Street • Suite 350 • San Diego, Ca. 92111 • (619) 292-6161
Flagstaff, Az. 86001 • 210 North Park • (602) 779-4505

dsn: T J S
drn: B L M
ckd: T J S

**FINAL PLAT OF
CAMBRIDGE CROSSING
AT WESTBROOK VILLAGE
A CONDOMINIUM**

SHEET
2 OF 3

JOB NO. 219.8920403



Note:

1. Plan 1L is a mirror image of plan 1R.
2. Plan 2L is a mirror image of plan 2R.
3. Plan 3L is a mirror image of plan 3R.

PEORIA

314
14

Paul C. Sizing

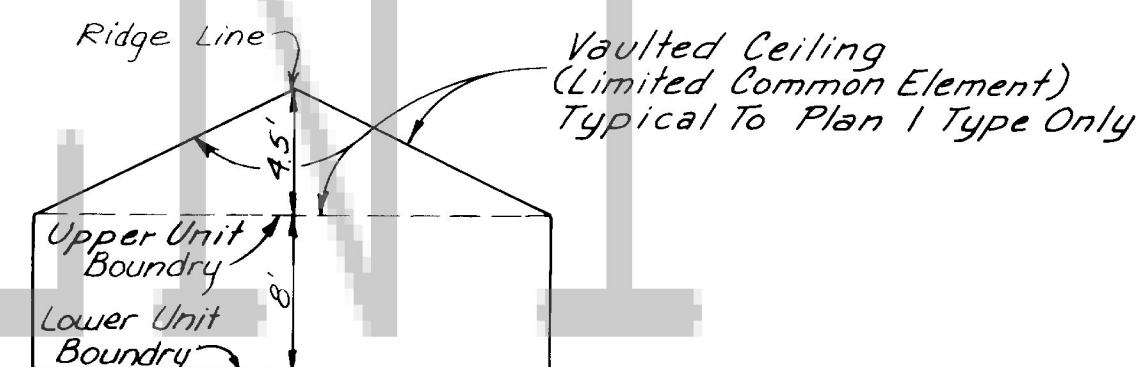
LEGEND

- Indicates Limited Common Element
- Indicates Patio
- Indicates Entry
- Indicates Driveway
- Indicates Vaulted Ceiling

TYPICAL UNIT DETAILS

Scale: 1" = 10'

Unit Elevations				Unit Elevations				Unit Elevations			
Unit	Plan	Lower Unit Boundary	Upper Unit Boundary	Unit	Plan	Lower Unit Boundary	Upper Unit Boundary	Unit	Plan	Lower Unit Boundary	Upper Unit Boundary
1	3L	1226.87	1234.87	37	2R	1226.47	1234.47	73	1R	1228.27	1236.27
2	1R	1226.87	1234.87	38	1L	1226.47	1234.47	74	2L	1228.27	1236.27
3	2R	1226.87	1234.87	39	3R	1226.47	1234.47	75	3L	1228.27	1236.27
4	1L	1226.87	1234.87	40	3L	1226.17	1234.17	76	3R	1228.67	1236.67
5	3R	1226.87	1234.87	41	1R	1226.17	1234.17	77	1R	1228.67	1236.67
6	3L	1226.87	1234.87	42	2R	1226.17	1234.17	78	3L	1228.67	1236.67
7	3R	1226.87	1234.87	43	3R	1226.17	1234.17	79	3R	1230.67	1238.67
8	3L	1226.87	1234.87	44	3L	1227.07	1235.07	80	3L	1230.67	1238.67
9	2L	1226.87	1234.87	45	2R	1227.07	1235.07	81	3R	1230.67	1238.67
10	1R	1226.87	1234.87	46	2R	1227.07	1235.07	82	2R	1230.67	1238.67
11	1L	1226.87	1234.87	47	3R	1227.07	1235.07	83	1R	1230.67	1238.67
12	3R	1226.87	1234.87	48	3L	1227.37	1235.37	84	3L	1230.67	1238.67
13	3L	1226.87	1234.87	49	1R	1227.37	1235.37	85	3L	1230.77	1238.77
14	2R	1226.87	1234.87	50	3R	1227.37	1235.37	86	1R	1230.77	1238.77
15	3R	1226.87	1234.87	51	3L	1227.37	1235.37	87	2R	1230.77	1238.77
16	3L	1227.17	1235.17	52	2L	1227.37	1235.37	88	2R	1230.77	1238.77
17	2R	1227.17	1235.17	53	1R	1227.37	1235.37	89	3R	1230.77	1238.77
18	1L	1227.17	1235.17	54	2R	1227.37	1235.37	90	3L	1230.77	1238.77
19	1R	1227.17	1235.17	55	3R	1227.37	1235.37	91	1R	1230.77	1238.77
20	3R	1227.17	1235.17	56	3R	1227.67	1235.67	92	2L	1230.77	1238.77
21	3L	1227.37	1235.37	57	2R	1227.67	1235.67	93	1R	1230.77	1238.77
22	1R	1227.37	1235.37	58	1R	1227.67	1235.67	94	3R	1230.77	1238.77
23	2R	1227.37	1235.37	59	1R	1227.67	1235.67	95	3L	1229.67	1237.67
24	1L	1227.37	1235.37	60	3L	1227.67	1235.67	96	2R	1229.67	1237.67
25	3R	1227.37	1235.37	61	3R	1228.27	1236.27	97	3R	1229.67	1237.67
26	3L	1227.77	1235.77	62	2R	1228.27	1236.27	98	3L	1227.87	1235.87
27	2R	1227.77	1235.77	63	3L	1228.27	1236.27	99	2R	1227.87	1235.87
28	2R	1227.77	1235.77	64	3R	1228.57	1236.57	100	1R	1227.87	1235.87
29	3R	1227.77	1235.77	65	1R	1228.57	1236.57	101	3R	1227.87	1235.87
30	3L	1227.77	1235.77	66	3L	1228.57	1236.57	102	3L	1227.07	1235.07
31	1R	1227.77	1235.77	67	3R	1228.27	1236.27	103	2R	1227.07	1235.07
32	1L	1227.77	1235.77	68	2R	1228.27	1236.27	104	1R	1227.07	1235.07
33	2R	1227.77	1235.77	69	1L	1228.27	1236.27	105	2R	1227.07	1235.07
34	3R	1227.77	1235.77	70	1R	1228.27	1236.27	106	3R	1227.07	1235.07
35	3L	1226.47	1234.47	71	3L	1228.27	1236.27				
36	2R	1226.47	1234.47	72	3R	1228.27	1236.27				

**TYPICAL SECTION FOR PLAN 1**
(With Vaulted Ceiling)

NOTE:
All Lower and Upper Unit Boundary
Elevations Given Are U.S.C. & G.S.
Elevations (City of Peoria Datum).

Prepared: May 18, 1987



CARTER ASSOCIATES, INC.
CONSULTING ENGINEERS, PLANNERS & SURVEYORS
5080 North 40th Street • Suite 300 • Phoenix, Az 85018 • (602) 955-0900
2730 East Broadway • Suite 160 • Tucson, Az 85716 • (602) 323-3302
7675 Dargatz Street • Suite 350 • San Diego, Ca 92111 • (619) 292-6161
Flagstaff, Az 86001 • 210 North Park • (602) 799-4505

dsn: TJS
drn: JKD
ckd: TJS

FINAL PLAT OF
CAMBRIDGE CROSSING
AT WESTBROOK VILLAGE
A CONDOMINIUM

SHEET
3 OF 3

JOB NO. 219.89204.03

314-14