

DEDICATION:

STATE OF ARIZONA }
COUNTY OF MARICOPA }

KNOW ALL MEN BY THESE PRESENTS: THAT FIRST AMERICAN TITLE INSURANCE COMPANY, A CALIFORNIA CORPORATION, AS TRUSTEE OF ITS TRUST NUMBER 8306, AS OWNER OF THE PROPERTY DESCRIBED AND DEPICTED HEREON, HEREBY:

(1) PUBLISHES THIS FIRST AMENDED FINAL PLAT OF SUBDIVISION FOR COUNTRY CLUB ESTATES AT WESTBROOK VILLAGE, A PLANNED AREA DEVELOPMENT CONSISTING OF A PORTION OF THE SOUTHWEST 1/4 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) DECLARES THAT THE EASEMENTS SET FORTH ON THIS PLAT ARE PROVIDED FOR THE PURPOSE OR PURPOSES SHOWN HEREON:

IN WITNESS WHEREOF: FIRST AMERICAN TITLE INSURANCE COMPANY, A CALIFORNIA CORPORATION, AS TRUSTEE HAS CAUSED ITS CORPORATE NAME TO BE SIGNED BY THE UNDERSIGNED OFFICER DULY AUTHORIZED THIS 5 DAY OF December, 1997

FIRST AMERICAN TITLE INSURANCE COMPANY
A CALIFORNIA CORPORATION, AS TRUSTEE

BY: Barbara M. Lewis
ITS: TRUST OFFICER

ACKNOWLEDGEMENT:

STATE OF ARIZONA }
COUNTY OF MARICOPA }

ON THIS, 5 DAY OF December, 1997, BEFORE ME, THE UNDERSIGNED OFFICER PERSONALLY APPEARED Barbara M. Lewis OF FIRST AMERICAN TITLE INSURANCE COMPANY, A CALIFORNIA CORPORATION, AS TRUSTEE, OF ITS TRUST NO.8306 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

Michelle C. Baum
NOTARY PUBLIC

MY COMMISSION EXPIRES _____

LEGAL DESCRIPTION:

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

LOTS 43 THROUGH 53, INCLUSIVE & TRACTS Q, R, S, T & U OF COUNTRY CLUB ESTATES AT WESTBROOK VILLAGE ACCORDING TO THE FINAL PLAT THEREOF FILED IN MAP BOOK 436, PAGE 2, MARICOPA COUNTY RECORDER.

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 SHALL VEGETATION BE PLANTED OR ALLOWED TO GROW SO AS TO OBSTRUCT THE FLOW THROUGH SUCH DRAINAGE EASEMENTS.
- COUNTRY CLUB ESTATES AT WESTBROOK VILLAGE ASSOCIATION SHALL OWN AND BE RESPONSIBLE FOR MAINTAINING ALL LANDSCAPING ON TRACTS Q, R, S, T AND U.

APPROVAL:

APPROVED BY THE COUNCIL OF THE CITY OF PEORIA ON THIS THE 24 DAY OF January, 1998.

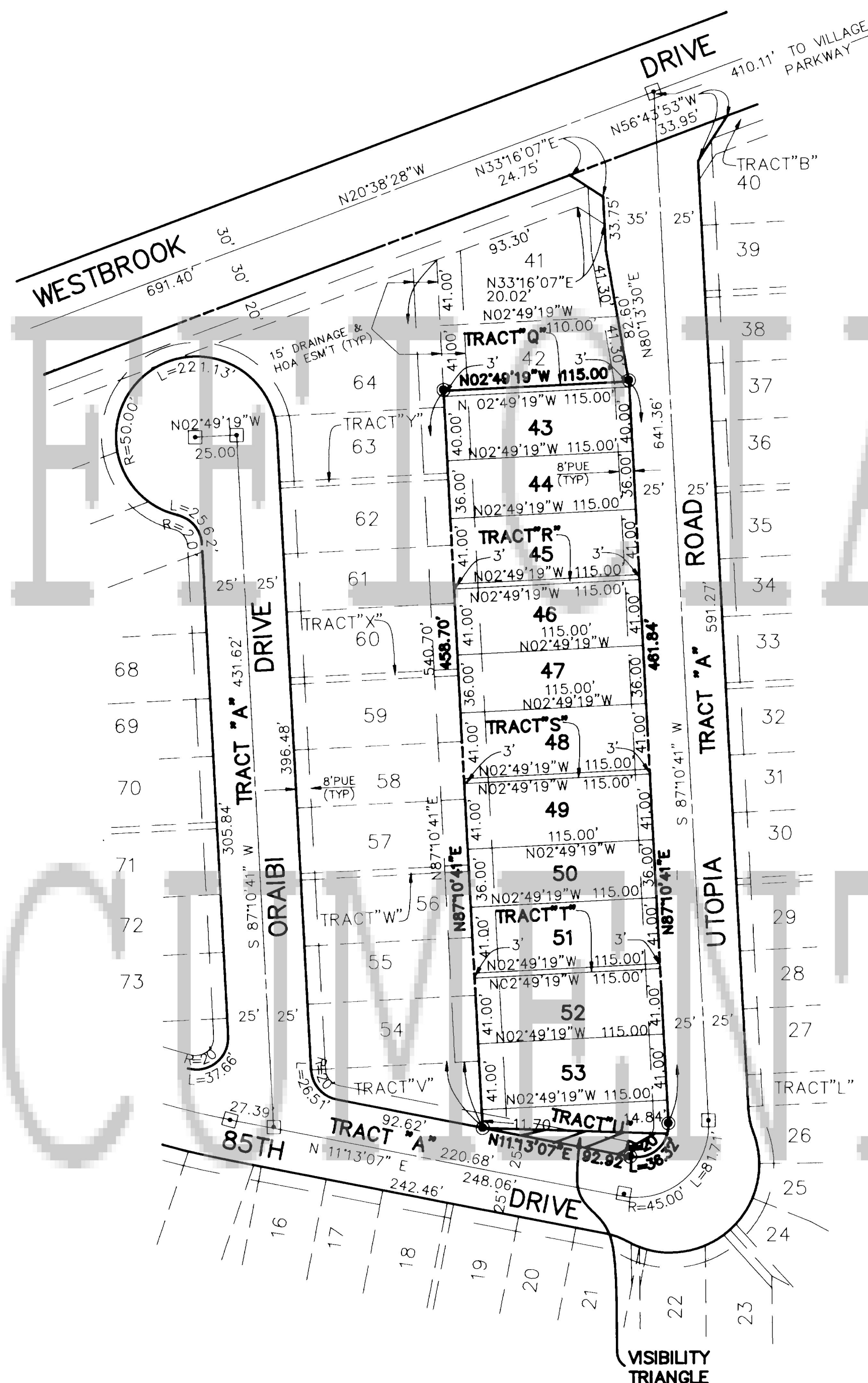
BY: _____
MAYOR

ATTEST: _____

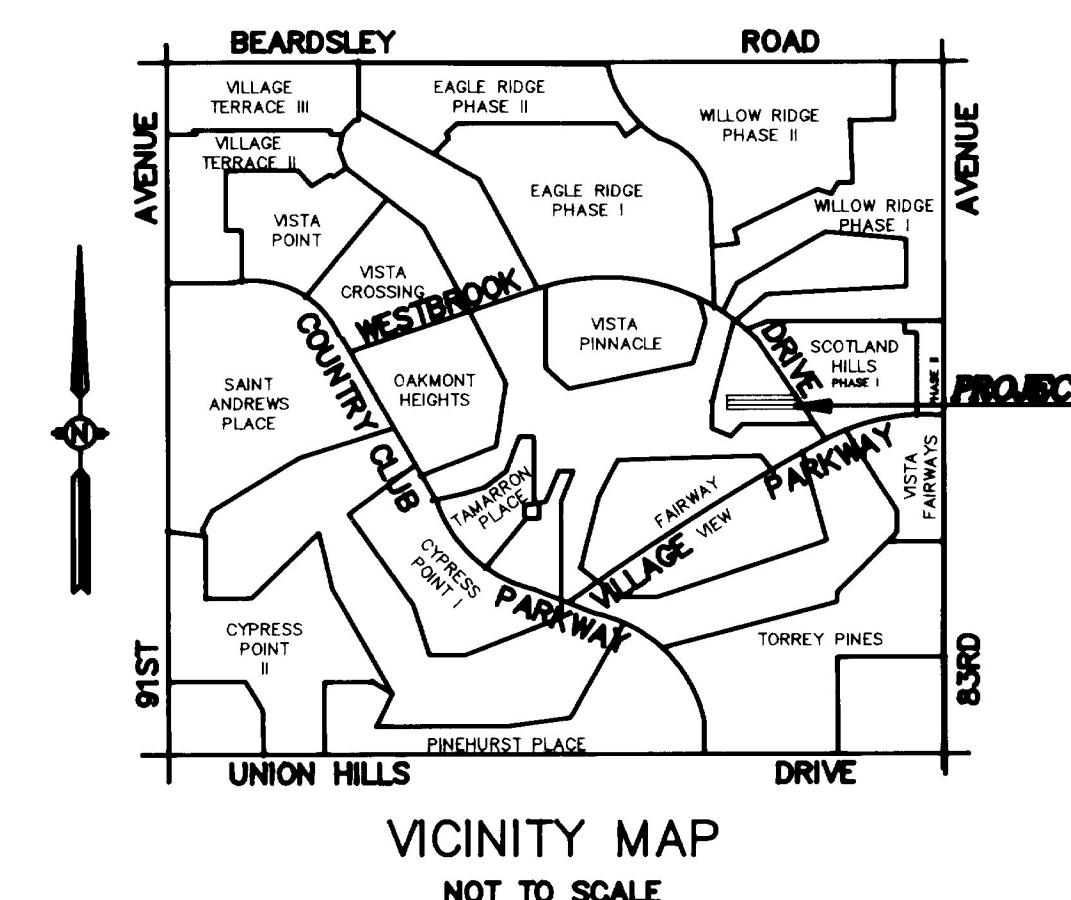
CITY CLERK

BY: _____
CITY ENGINEER

DATE



BOOK 459 PAGE 25
OFFICIAL RECORDS OF
MARICOPA COUNTY RECORDER
HELEN PURCELL
98-0030087
01/15/98 01:20
RECY



LEGEND:

- FOUND 1/2" REBAR UNLESS OTHERWISE NOTED
- FOUND 2" BRASS CAP SET IN CONCRETE
- 1/2" REBAR TO BE SET
- NOTE: 1/2" REBAR TO BE SET AT ALL LOT CORNERS
- P.U.E. PUBLIC UTILITY EASEMENT
- (R) RADIAL
- △ VISIBILITY TRIANGLE

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.)

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 DECEMBER, 1997; 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 RETRACED.

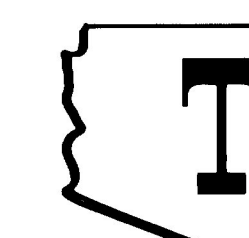


REGISTERED LAND SURVEYOR

DATE

FIRST AMENDED FINAL PLAT OF
COUNTRY CLUB ESTATES
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.194212

SHEET 1 OF 1 SHEET

459-25