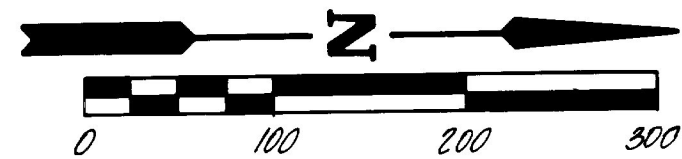


LEGAL DESCRIPTION

A portion of Section 27, T.4N., R.1E., G.6S.R.B.M., Maricopa County, Arizona, more particularly described as follows:

Commencing at the southeast corner of said Section 27; thence N.00°05'01"W., 1300.83 feet along the east line of the southeast 1/4 of said Section 27; thence S.89°08'59"W., 2541.19 feet to the Point of Beginning; thence S.23°05'03"W., 85.00 feet; thence N.66°03'57"W., 129.27 feet; thence S.18°05'35"W., 410.00 feet; thence S.47°24'24"W., 593.30 feet; thence S.77°05'53"W., 90.00 feet; thence N.12°13'18"W., 823.89 feet; thence N.23°04'52"W., 1186.59 feet; thence N.50°20'46"E., 317.88 feet; thence N.21°19'48"E., 136.62 feet; thence N.68°04'12"E., 85.00 feet; thence S.21°19'48"E., 592.82 feet to a Point of Curve, the central point of which bears N.68°04'12"E., 1407.50 feet from said Point of Curve; thence southeasterly along said curve being concave to the northeast through a central angle of 08°13'39", an arc length of 202.11 and a chord bearing and distance of S.25°26'37"E., 201.94 feet; thence leaving said curve along a non-tangent line S.75°05'52"E., 34.82 feet; thence S.31°04'47"E., 60.00 feet; thence S.12°02'19"W., 34.82 feet along a non-tangent line to a Point on a curve, the central point of which bears N.55°05'54"E., 1407.50 feet from said Point on the Curve; thence southeasterly along said curve being concave to the northeast through a central angle of 29°18'40", an arc length of 720.04 feet and a chord bearing and distance of S.48°04'26"E., 712.22 feet; thence leaving said curve along a non-tangent line, S.70°28'59"E., 34.94 feet; thence S.65°10'42"E., 40.00 feet; thence S.20°37'15"E., 35.08 feet; thence S.66°03'57"E., 217.82 feet to the Point of Beginning.



MAINTENANCE OF DRAINAGE FACILITIES AND DRAINAGE EASEMENTS TO BE RESPONSIBILITY OF HOMEOWNERS ASSOC.

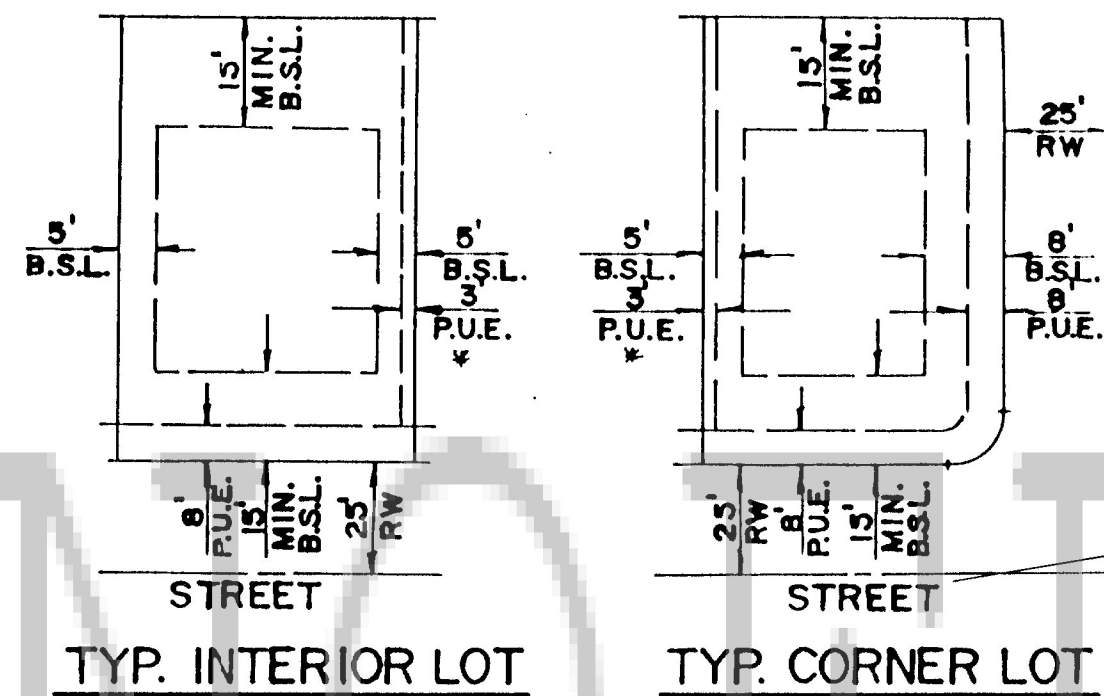
LEGEND

- INDICATES CORNER OF THIS SUBDIVISION SET 1/2" REBAR UNLESS OTHERWISE NOTED
- 8" PUBLIC UTILITY EASEMENT
- 15' BUILDING SETBACK LINE
- 3" PUBLIC UTILITY EASEMENT
- 1' VEHICULAR NON-ACCESS EASEMENT
- 5' HOMEOWNERS ASSOCIATION WALL AND LANDSCAPE MAINTENANCE AREA

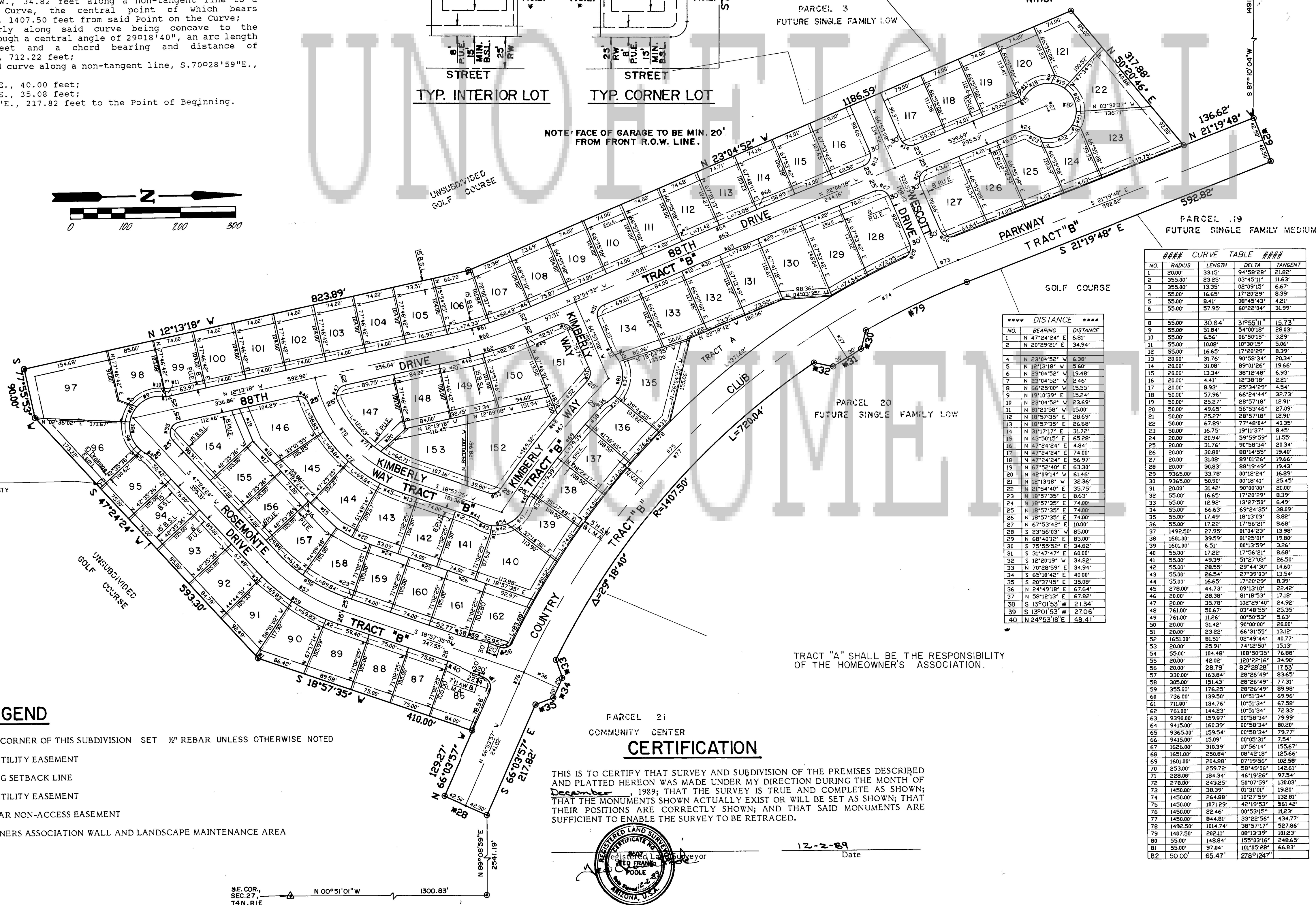
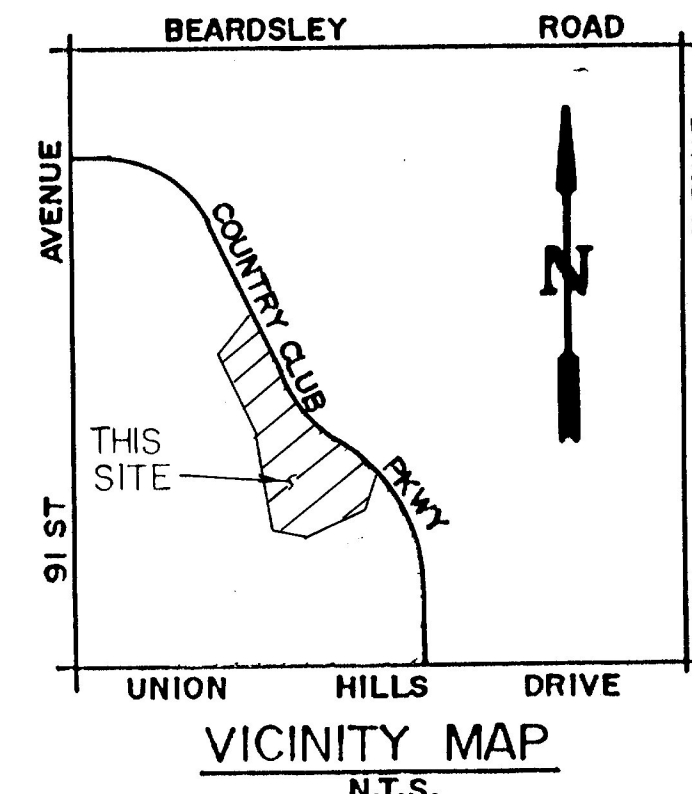
FINAL PLAT FOR CYPRESS POINT ESTATES AT WESTBROOK VILLAGE

LOCATED IN
A PORTION OF THE S 1/2 OF SECTION 27
T.4N., R.1E. MARICOPA COUNTY, ARIZONA

3' A 3' P.U.E. TO BE DEDICATED ON EACH LOT AS SHOWN HEREON, ON FINAL PLAT.



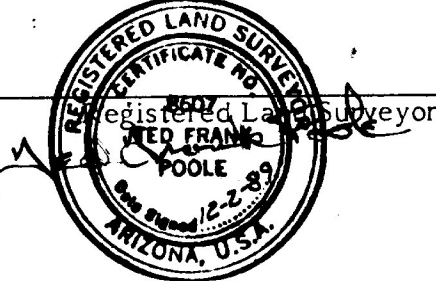
NOTE: FACE OF GARAGE TO BE MIN. 20' FROM FRONT R.O.W. LINE.



CURVE TABLE				
NO.	RADIUS	LENGTH	DELTA	TANGENT
1	2000'	331.5'	94°58'28"	218.2'
2	355.00'	13.35'	02°09'15"	6.67'
3	550.00'	16.65'	17°20'29"	8.39'
4	550.00'	8.41'	08°45'01"	4.21'
5	550.00'	57.95'	60°22'04"	31.99'
6	550.00'	30.64'	31°52'11"	15.73'
7	550.00'	51.84'	54°09'18"	28.03'
8	550.00'	6.56'	06°50'15"	3.29'
9	550.00'	10.88'	10°30'15"	5.56'
10	550.00'	16.65'	17°20'29"	8.39'
11	2000'	91.76'	90°58'34"	20.34'
12	2000'	31.08'	89°01'26"	19.66'
13	2000'	13.34'	08°10'48"	6.67'
14	2000'	4.41'	12°38'18"	2.21'
15	2000'	8.93'	25°34'29"	4.54'
16	500.00'	57.95'	64°24'44"	32.73'
17	500.00'	25.27'	28°57'18"	12.91'
18	500.00'	49.65'	56°53'46"	27.09'
19	500.00'	25.27'	28°57'18"	12.91'
20	500.00'	67.89'	77°48'04"	40.25'
21	500.00'	16.75'	19°11'37"	8.45'
22	2000'	20.94'	59°59'39"	11.53'
23	2000'	31.76'	90°58'34"	20.34'
24	2000'	31.08'	89°01'26"	19.66'
25	2000'	13.34'	08°10'48"	6.67'
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33	2000'	16.75'	19°11'37"	8.45'
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35	2000'	31.76'	90°58'34"	20.34'
36	2000'	31.08'	89°01'26"	19.66'
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161	2000'	25.27'	28°57'18"	12.91'
162	2000'	49.65'	56°53'46"	27.09'

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 December, 1989; 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.



12-2-89 Date

DEDICATION

STATE OF ARIZONA)
COUNTY OF MARICOPA) SS

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 Cypress Point Estates at Westbrook Village, a planned area of development consisting of a portion of the South Half 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 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 as Tract "B" 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 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 easement or any portion thereof only when the governing body of the City of Peoria, Arizona has expressly approved abandonment of such easement or 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, in consideration of the foregoing dedication, expressly (a) disclaims ownership of 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 thereof; (4) Declares that the easements set forth on said plat are provided for the purpose or purposes shown herein; (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 "Homeowner's Association Wall and Landscape Maintenance Area" 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 rights-of-way immediately adjacent thereto, and for installing and maintaining, or causing to be installed and maintained, water lines for irrigating 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 association, an easement upon, across, over, under and through the area designated as Tract "B" hereon 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; the easement provided for 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.

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 5TH day of DECEMBER, 1989.

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

By: *William C. Penn*
Its: Trust Officer

ACKNOWLEDGEMENT

STATE OF ARIZONA)
COUNTY OF MARICOPA) SS

On this, the 5TH day of DECEMBER, 1989, before me, the undersigned officer, personally appeared *William C. Penn*, 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 E. Padden
Notary Public

My Commission Expires

APPROVAL

Approved by the Council of the City of Peoria on this 12 day of December, 1989.

By: *Richard S. Swann* Mayor
Attest: *Richard Gomez* City Clerk
By: *Eldon A. Johnson* City Engineer
Date: 12/14/89

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.

WATER ASSURANCE