

DEDICATION:

STATE OF ARIZONA }
COUNTY OF MARICOPA } SS

KNOW ALL MEN BY THESE PRESENTS, THAT NORTH AMERICAN TITLE AGENCY, 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 EAGLE RIDGE PHASE II 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 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, 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 RECDICATION 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

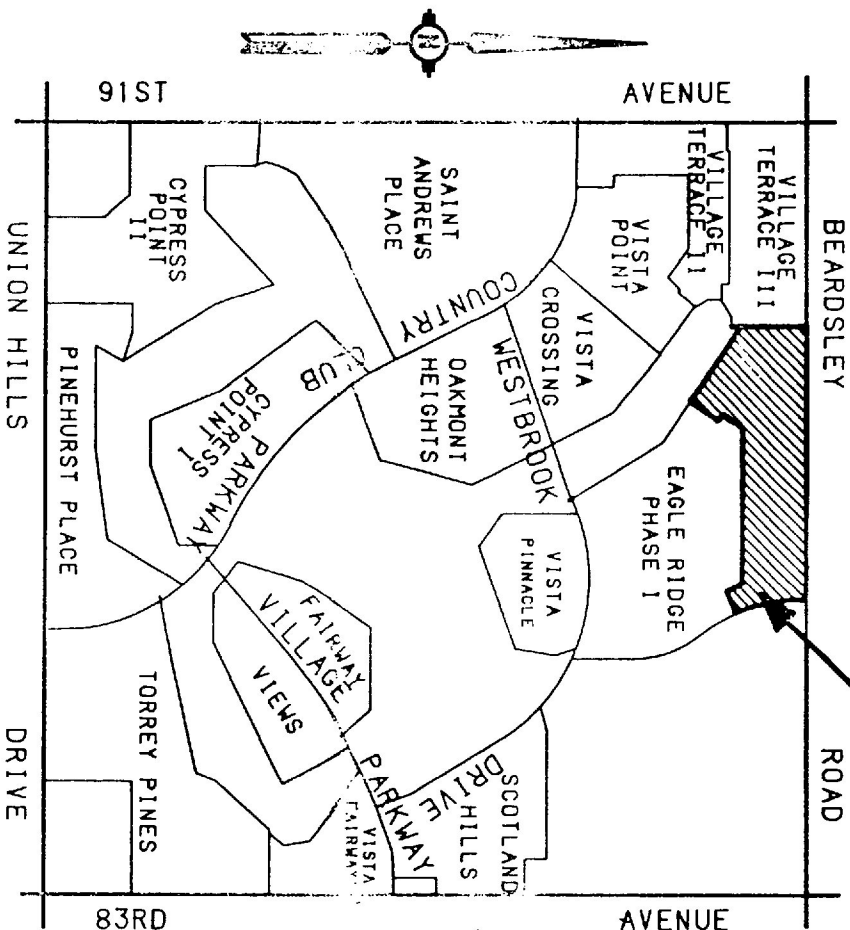
(6) GRANTS TO WESTBROOK VILLAGE ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION, EASEMENTS UPON, ACROSS, OVER, UNDER AND THROUGH THE AREA DESIGNATED HEREON AS TRACT "A" TO INSTALL, CONSTRUCT, REPAIR, REPLACE, MAINTAIN AND OTHERWISE CARE FOR LANDSCAPING AND SPRINKLER SYSTEMS, WATER LINES, AND THE LINE 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.

IN WITNESS WHEREOF, NORTH AMERICAN TITLE AGENCY, INC., AN ARIZONA CORPORATION, AS TRUSTEE HAS CAUSED ITS CORPORATE NAME TO BE SIGNED BY THE UNDERSIGNED OFFICER DULY AUTHORIZED THIS 18th DAY OF December, 1995.

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

BY: Helene Pirell
ITS Vice President

PROJECT SITE



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 ESMT. 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

ACKNOWLEDGEMENT:

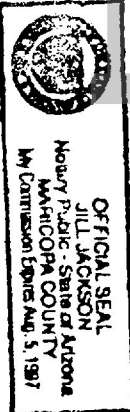
STATE OF ARIZONA }
COUNTY OF MARICOPA } SS

ON THIS, THE 18th DAY OF December, 1995, BEFORE ME, THE UNDERSIGNED OFFICER PERSONALLY APPEARED Helene Pirell, TRUSTEE OF NORTH AMERICAN TITLE AGENCY, INC., AN ARIZONA CORPORATION, AS TRUSTEE OF ITS TRUST NO. 1030 AND NOT PERSONALLY, AND THAT HE/ SHE/ IT, IN SUCH CAPACITY, BEING AUTHORIZED SO TO DO, EXECUTED THE SIGNED INSTRUMENT, FOR THE PURPOSES HEREIN CONTAINED BY SIGNING THE NAME OF SAID CORPORATION BY HIMSELF/HERSELF.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND SEAL.

MY COMMISSION EXPIRES 05-97

NOTARY PUBLIC



WATER ASSURANCE

THIS DEVELOPMENT IS LOCATED WITHIN THE CITY OF PEORIA WATER SERVICE AREA AND HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY.

APPROVAL

APPROVED BY THE COUNCIL OF THE CITY OF PEORIA ON THIS THE 19th DAY OF December, 1995

BY: Mayor

ATTEST: CITY CLERK

BY: City Engineer

DATE

LEGAL DESCRIPTION:

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

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 27, THENCE NORTH 89°53'25" EAST ALONG THE NORTH LINE OF SAID SECTION 1394.00 FEET TO A POINT BEING THE NORTHEAST CORNER OF THE CITY OF PEORIA WELL SITE AS DESCRIBED IN INSTRUMENT RECORDED AT FEE NUMBER 90-172719 OF OFFICIAL RECORDS, MARICOPA COUNTY RECORD, SAID POINT ALSO BEING THE TRUE POINT OF BEGINNING, THENCE CONTINUING ALONG SAID NORTH LINE NORTH 89°53'25" EAST 1237.27 FEET TO THE NORTH QUARTER CORNER OF SAID SECTION, THENCE CONTINUING NORTH 89°54'06" EAST 432.88 FEET ALONG SAID NORTH LINE, THENCE LEAVING SAID NORTH LINE SOUTH 00°05'54" EAST 100.00 FEET, THENCE SOUTH 44°26'15" WEST 56.10 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 472.50 FEET, A RADIAL LINE TO SAID CURVE THROUGH SAID POINT BEARS SOUTH 86°53'07" WEST, THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 24°46'06" AN ARC DISTANCE OF 204.26 FEET TO A NON-TANGENT POINT, A RADIAL LINE TO SAID CURVE THROUGH SAID POINT BEARS SOUTH 62°07'01" WEST, THENCE SOUTH 62°07'01" WEST 161.00 FEET RADIALLY TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 633.50 FEET, THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 06°20'41" AN ARC DISTANCE OF 70.15 FEET, THENCE SOUTH 68°27'42" WEST 60.00 FEET, THENCE SOUTH 85°06'30" WEST 52.77 FEET, THENCE NORTH 85°53'39" WEST 177.66 FEET, THENCE SOUTH 89°53'25" WEST 649.51 FEET, THENCE SOUTH 29°19'35" WEST 195.73 FEET, THENCE SOUTH 60°40'25" EAST 26.73 FEET, THENCE SOUTH 29°19'35" WEST 105.00 FEET, THENCE NORTH 60°40'25" WEST 609.85 FEET TO A POINT ON THE EAST LINE OF TRACT "B" OF VILLAGE TERRACE 111 AT WESTBROOK VILLAGE AS SHOWN ON THE FINAL PLAT OF SAME FILED IN BOOK 369 OF MAPS, PAGE 36, MARICOPA COUNTY RECORDER, THENCE NORTH 00°06'35" WEST 203.98 FEET ALONG SAID LINE TO AN ANGLE POINT OF SAID TRACT "B", SAID POINT ALSO BEING THE SOUTHERLY CORNER OF THE WELL SITE ADDITION AS DESCRIBED IN INSTRUMENT RECORDED AT FEE NUMBER 93-0919203 AND RE-RECORDED AT FEE NUMBER 94-0104835 OF OFFICIAL RECORDS, MARICOPA COUNTY RECORD, THENCE NORTH 54°15'46" EAST 95.76 FEET ALONG THE SOUTHEAST LINE OF SAID WELL SITE ADDITION TO THE SOUTHWEST CORNER OF THE CITY OF PEORIA WELL SITE AS DESCRIBED IN INSTRUMENT RECORDED AT FEE NUMBER 90-172719 OF OFFICIAL RECORDS, MARICOPA COUNTY RECORDER, THENCE NORTH 00°06'35" WEST 75.58 FEET ALONG THE EAST LINE OF SAID WELL SITE TO THE TRUE POINT OF BEGINNING.

CONTAINING A COMPUTED AREA OF 16.15 ACRES, MORE OR LESS.

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 TRACT "B".
5. TRACT "B" IS FOR DRAINAGE AND LANDSCAPE PURPOSES.
6. THIS SUBDIVISION IS REQUIRED TO FORM A STREET LIGHT IMPROVEMENT DISTRICT.
7. THERE ARE 47 LOTS IN THIS SUBDIVISION.

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, 1995, THAT THE SURVEY IS TRUE AND CORRECT, AND THAT THE POINTS SHOWN ARE ACTUALLY EXISTING, AND WILL BE SET AS SHOWN, THAT THEIR POSITIONS ARE CORRECT, AND THAT THE SAID POINTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE REPRODUCED.

REGISTERED LAND SURVEYOR

DATE

FINAL PLAT FOR
EAGLE RIDGE PHASE II
AT WESTBROOK VILLAGE
LOCATED IN A PORTION OF
SECTION 27, T4N, R1E, S4S, R4B & M,
MARICOPA COUNTY, ARIZONA



ERRITORIAL ENGINEERS, INC.
2636 HIGHWAY 95, SUITE 44
BULLHEAD CITY, ARIZONA 86442
(602) 758-7600
TEI J.N.194132

NW COR. SECTION 27, 1/4N. 1/4E. 20. 22. 23. CAP
PER MAP OF DEDICATION OF SHERIDAN, WATERLINE
AND DRAINAGE EASEMENTS AT WESTBROOK VILLAGE.
RECORDED IN BOOK 343 OF MAPS, PAGE 42, H.C.R.

N 1/4 COR. SEC. 27, 1/4N. 1/4E. FD. 1/22.1 B. (BENT) PER
RECORD OF SURVEY, BK. 343 OF MAPS, PG. 42, H.C.R.

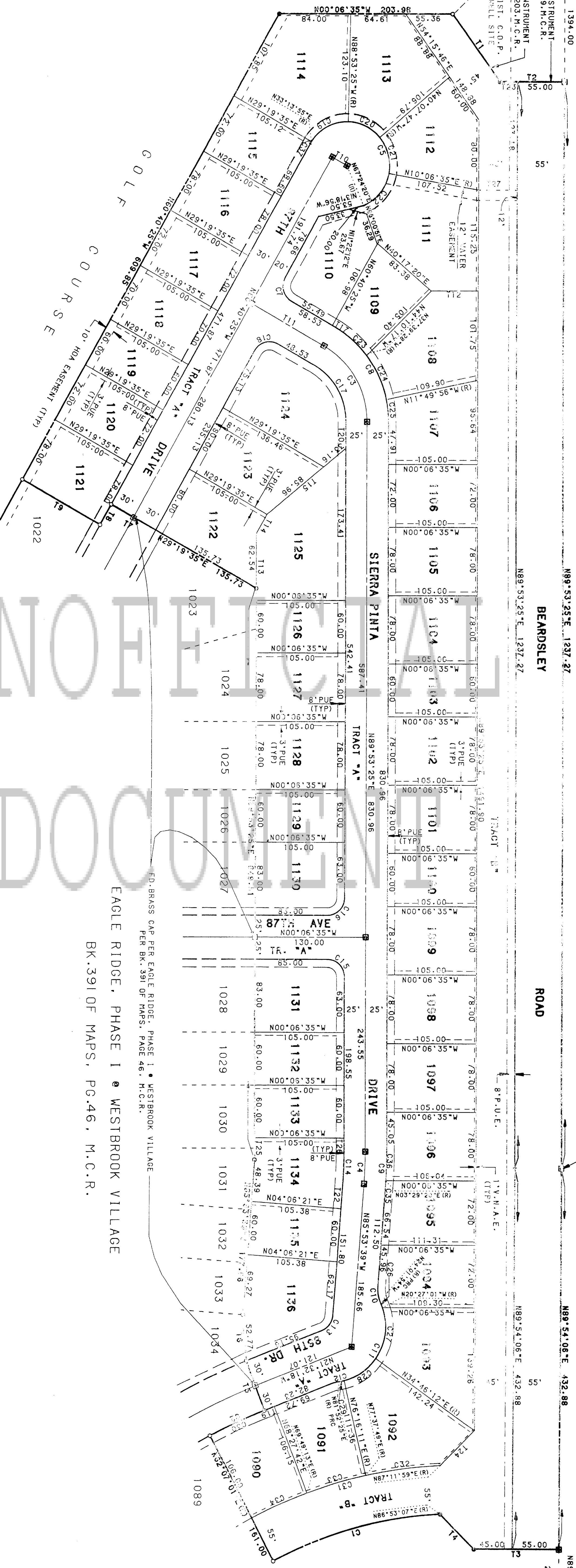
NE CORNER SEC. 27, 1/4N. 1/4E. FD. 3/4. 1. 8. IN H.H.
PER MAP OF DEDICATION OF SHERIDAN, WATERLINE
AND DRAINAGE EASEMENTS AT WESTBROOK VILLAGE.
RECORDED IN BOOK 343 OF MAPS, PAGE 42, H.C.R.

UNSUBDIVIDED

BEARDSLEY

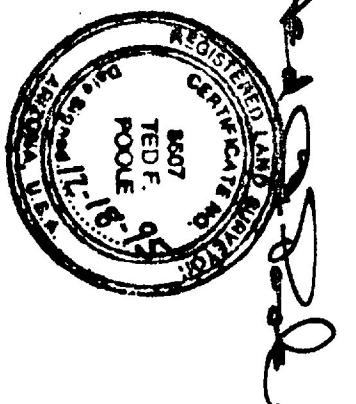
ROAD

VILLAGE TERRACE III
WESTBROOK VILLAGE
BK. 369 OF MAPS, PG. 36, M.C.R.
726 725



EAGLE RIDGE, PHASE I
BK. 391 OF MAPS, PG. 46, M.C.R.

408-17



FINAL PLAT FOR
EAGLE RIDGE PHASE II
AT WESTBROOK VILLAGE

LOCATED IN A PORTION OF
SECTION 27, 1/4N. 1/4E. 20. 22. 23. B. & M.
MARICOPA COUNTY, ARIZONA

TERRITORIAL SURVEYORS, INC.

2636 HIGHWAY 95, SUITE 44
BULLHEAD CITY, ARIZONA 86442
(602) 758-7600
TEI J.N.194132

SHEET 2 OF 2 SHEETS

BOOK 408 PAGE 17
OFFICIAL RECORDS OF
MARICOPA COUNTY RECORDER
HELEN PURCELL
95-0787882
12/22/95 10:09

CURVE TABLE			
NO.	DELTA	RADIUS	LENGTH
C1	24.46.06	472.50	103.75
C2	6.20.41	633.50	35.11
C3	6.20.41	100.00	58.39
C4	6.20.41	100.00	18.74
C5	216.04.48	50.00	142.60
C6	90.00.00	20.00	31.42
C7	90.00.00	132.13	72.99
C8	60.33.50	329.00	119.72
C9	28.06.15	28.06	11.72
C10	105.54.19	63.00	83.46
C11	13.24.43	47.00	11.00
C12	6.20.41	20.00	5.53
C13	6.20.41	42.00	12.58
C14	6.20.41	20.00	31.42
C15	90.00.00	20.00	20.00
C16	90.00.00	20.00	31.42
C17	60.33.50	75.00	43.79
C18	90.00.00	20.00	31.42
C19	90.00.00	20.00	31.42
C20	50.14.22	50.00	45.84
C21	50.14.22	50.00	45.84
C22	57.17.45	50.00	50.00
C23	23.00.57	125.00	50.12
C24	1.34.53	125.00	28.12
C25	1.34.53	63.00	32.99
C26	55.13.12	63.00	60.72
C27	55.13.12	63.00	32.95
C28	41.30.00	63.00	45.63
C29	3.36.14	63.00	76.16
C30	25.04.59	527.50	230.93
C31	9.34.10	527.50	88.10
C32	7.48.37	527.50	44.15
C33	7.48.37	527.50	36.01
C34	00.32.51	325.00	71.91
C35	00.32.51	325.00	32.83
C36	03.54.00	50.00	16.46
C37	03.54.00	50.00	1.70

LINE TABLE		
NO.	BEARING	DISTANCE
N1	N89°53'25"E	72.00
N2	N89°53'25"E	72.00
N3	N89°53'25"E	72.00
N4	N89°53'25"E	72.00
N5	N89°53'25"E	72.00
N6	N89°53'25"E	72.00
N7	N89°53'25"E	72.00
N8	N89°53'25"E	72.00
N9	N89°53'25"E	72.00
N10	N89°53'25"E	72.00
N11	N89°53'25"E	72.00
N12	N89°53'25"E	72.00
N13	N89°53'25"E	72.00
N14	N89°53'25"E	72.00
N15	N89°53'25"E	72.00
N16	N89°53'25"E	72.00
N17	N89°53'25"E	72.00
N18	N89°53'25"E	72.00
N19	N89°53'25"E	72.00
N20	N89°53'25"E	72.00
N21	N89°53'25"E	72.00
N22	N89°53'25"E	72.00
N23	N89°53'25"E	72.00
N24	N89°53'25"E	72.00
N25	N89°53'25"E	72.00
N26	N89°53'25"E	72.00
N27	N89°53'25"E	72.00
N28	N89°53'25"E	72.00
N29	N89°53'25"E	72.00
N30	N89°53'25"E	72.00
N31	N89°53'25"E	72.00
N32	N89°53'25"E	72.00
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N35	N89°53'25"E	72.00
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N38	N89°53'25"E	72.00
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N40	N89°53'25"E	72.00
N41	N89°53'25"E	72.00
N42	N89°53'25"E	72.00
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