

2ND AMENDED FINAL PLAT OF A REPLAT OF  
HIDDEN PALMS  
AT WESTBROOK VILLAGE,  
A CONDOMINIUM

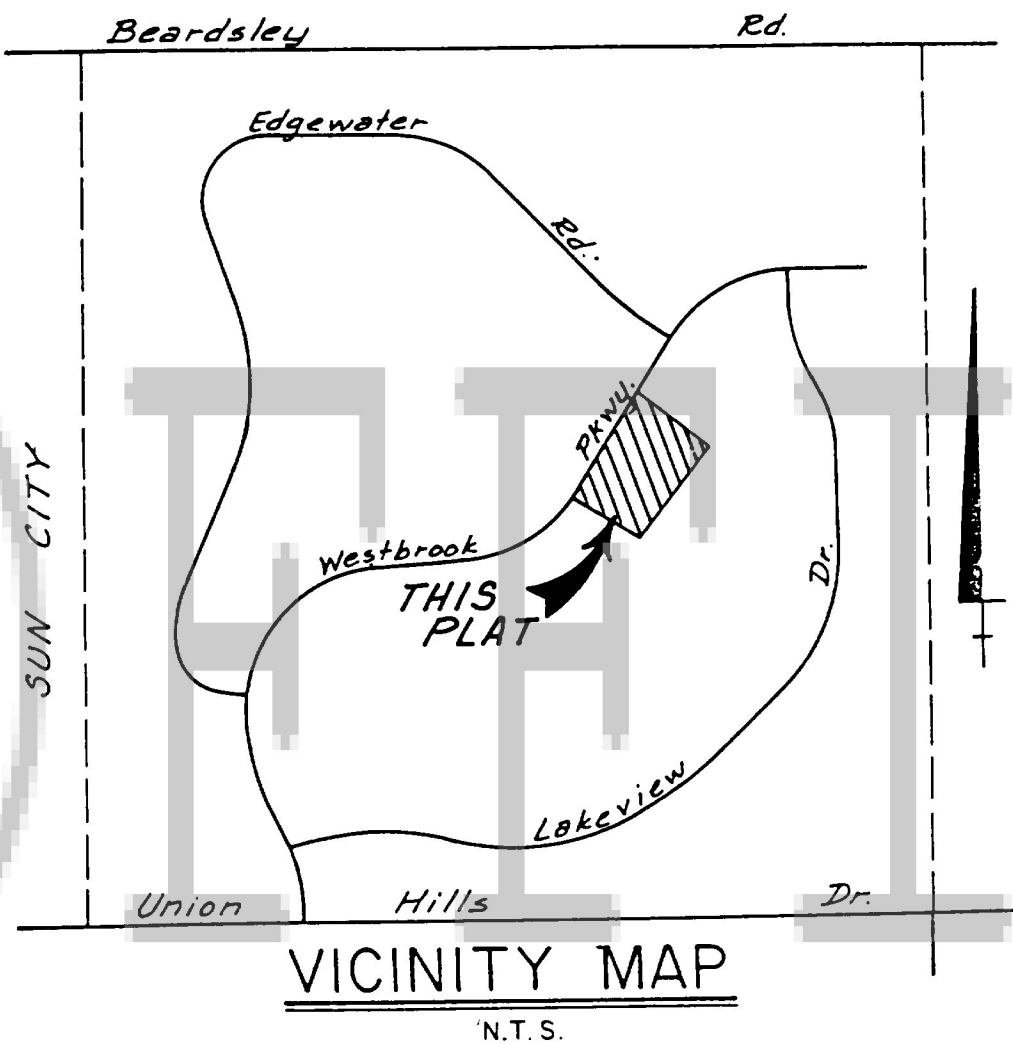
A CONDOMINIUM COMPLEX LOCATED IN A PORTION OF  
THE SOUTH 1/2 OF THE N.E. 1/4 AND A PORTION OF  
THE NORTH 1/2 OF THE S.E. 1/4 OF SECTION 28,  
T.4N., R.1E., G.8 S.R.B. & M., MARICOPA COUNTY, ARIZONA

GENERAL NOTES

1. Construction within 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 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.



LEGEND

- INDICATES CORNER OF THIS PLAT  
SET 1/2" RE-BAR UNLESS OTHERWISE NOTED
- INDICATES PUBLIC UTILITIES EASEMENT
- INDICATES VEHICULAR NON-ACCESS EASEMENT
- INDICATES HOMEOWNERS' ASSOCIATION WALL & LANDSCAPE MAINTENANCE  
AREA IN FAVOR OF WESTBROOK VILLAGE ASSOCIATION

LEGAL DESCRIPTION

A parcel of land located in the East 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 East Quarter corner of said Section 28;  
thence North 00 degrees 42 minutes 04 seconds West along the east line of said Section 28, 59.72 feet;  
thence South 89 degrees 17 minutes 56 seconds West, 1,222.42 feet to the True Point of Beginning;  
thence South 42 degrees 22 minutes 00 seconds West 757.73 feet;  
thence North 53 degrees 15 minutes 01 seconds West 557.40 feet;  
thence northeasterly along a circular curve concave to the northwest, radius = 942.50 feet, central angle = 12 degrees 32 minutes 20 seconds, a distance of 206.26 feet;  
thence North 28 degrees 51 minutes 00 seconds East 524.19 feet;  
thence South 55 degrees 36 minutes 00 seconds East 710.07 feet to the True Point of Beginning.

Containing 11.3136 acres, more or less.

BENCHMARK

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

CERTIFICATION

THIS IS TO CERTIFY THAT SURVEY AND RESUBDIVISION OF THE PREMISES DESCRIBED AND PLATTED HEREON WAS MADE UNDER MY DIRECTION DURING THE MONTH OF NOV, 1991; THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN; THAT THE MONUMENT SHOWN ACTUALLY EXISTS OR WILL 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 11-21-91

APPROVALS

Approved by the Council of the City of Peoria, this 12 day of November, 1991.  
By: Ken C. Forgia Mayor  
Attest: Michael Gomez City Clerk  
By: Edna G. Johnson City Engineer  
Date: 12/30/91

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That First Service Title Agency, Inc., an Arizona corporation, as Trustee of its Trust No. 1030, is the owner of fee title to certain of the real property described and depicted hereon (and previously executed and published the plat described in Paragraph 7 below), and Westbrook Village Venture, an Arizona general partnership, is the "Declarant" under the Declaration described in Paragraph 1 below, and in such capacities, and in compliance with the Arizona Condominium Act, Chapter 9 of Title 33 of the Arizona Revised Statutes (the "Act"), they hereby:

1. Publish this Second Amended Final Plat of a Replat (hereinafter, "this Plat") with respect to the real property described and depicted hereon, which has been submitted to a condominium form of ownership under the name Hidden Palms at Westbrook Village, a Condominium (the "Condominium"), pursuant to the Act and as more particularly provided in that certain Declaration of Condominium and Covenant, Conditions and Restrictions for Hidden Palms at Westbrook Village, a Condominium, recorded on June 20, 1988, at Recorder's No. 88-298459, records of Maricopa County, Arizona, as amended by: (a) that certain First Amendment to Declaration of Condominium and Covenant, Conditions and Restrictions recorded on September 26, 1989, at Recorder's No. 89-444696, records of Maricopa County, Arizona; and (b) that certain Second Amendment to Declaration of Condominium and Covenant, Conditions and Restrictions 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 said Declaration, as amended by said Amendments);

2. Declare that they are executing and publishing this Plat to correct an error in the depiction of the configuration of two units (Units 36 and 37) as shown on the previous plat described in Paragraph 7 below. Section 33-1219(A) of the Act and Section 2.31 of the aforescribed Declaration provide that the Condominium's plat is a part of its Declaration, and Section 11.13 of that Declaration permits the Declarant to amend the Declaration during the Declarant Control Period (which has not yet terminated) to correct errors;

3. Declare that this Plat sets forth the location 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. Declare 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. Declare 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);

6. Declare 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; and

7. Declare that this Plat is executed and recorded in full substitution for and replacement of the plat previously recorded with respect to the property depicted hereon (which previous plat was recorded in Book 334 of Maps, Page 23; records of Maricopa County, Arizona); upon recordation of this Plat, said previous plat shall have no further force or effect whatsoever. Except for the corrections with respect to Units 36 and 37 described above and shown hereon, this Plat makes no other changes to such previous plat.

IN WITNESS WHEREOF, First Service Title Agency, Inc., as Trustee, and Westbrook Village Venture, as Declarant, have executed this instrument this 26th day of December, 1991.

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

By: William C. Penn  
Trust Officer

WESTBROOK VILLAGE VENTURE,  
an Arizona general partnership

By UDC-UNIVERSAL DEVELOPMENT  
L.P., a Delaware limited  
partnership, General Partner

By UDC CORPORATION, a  
Delaware corporation,  
General Partner

By: Michael Gomez  
Its: City Clerk

ACKNOWLEDGMENT

STATE OF ARIZONA } ss.  
COUNTY OF MARICOPA }

On the 20th day of December, 1991, before me, the undersigned officer, personally appeared William C. Penn, who acknowledged himself to be the Trust Officer of UDC CORPORATION, a Delaware corporation which is general partner of UDC-UNIVERSAL DEVELOPMENT L.P., a Delaware limited partnership which is, in turn, general partner of WESTBROOK VILLAGE VENTURE, an Arizona general partnership, and that he, in such capacity and being authorized so to do, executed the foregoing instrument by signing the name of such entities by himself.

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

Madeline M. Bennett  
Notary Public

My Commission Expires:  
10-31-93

STATE OF ARIZONA }  
COUNTY OF MARICOPA } ss.

On the 20th day of December, 1991, before me, the undersigned officer, personally appeared William C. Penn, who acknowledged himself to be the Trust Officer of FIRST SERVICE TITLE AGENCY, INC., an Arizona corporation, and that he, in such capacity and being authorized so to do, executed the foregoing instrument by signing the name of such corporation by himself.

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

Michael Gomez  
Notary Public

My Commission Expires:  
12-30-91

Prepared: Sept. 20, 1991

CARTER ASSOCIATES, INC.  
CONSULTING ENGINEERS, PLANNERS & SURVEYORS  
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7675 Dagget Street • Suite 350 • San Diego, CA 92111 • (619) 292-6161

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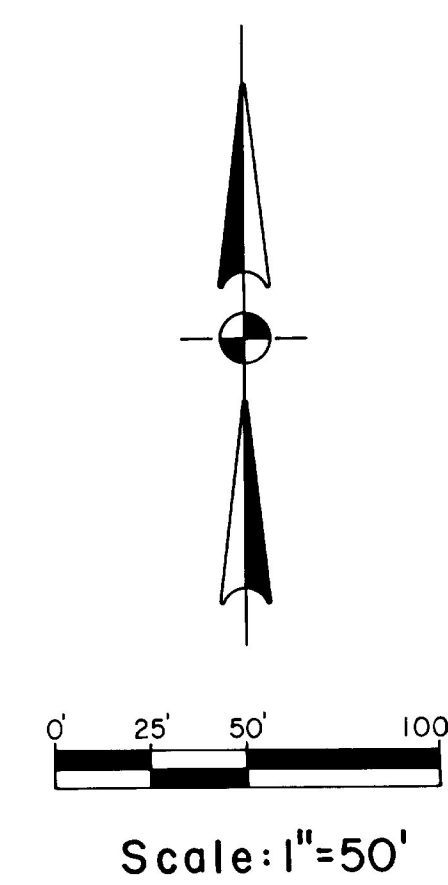
2ND AMENDED FINAL PLAT OF A  
REPLAT OF HIDDEN PALMS AT  
WESTBROOK VILLAGE

SHEET  
1 OF 3

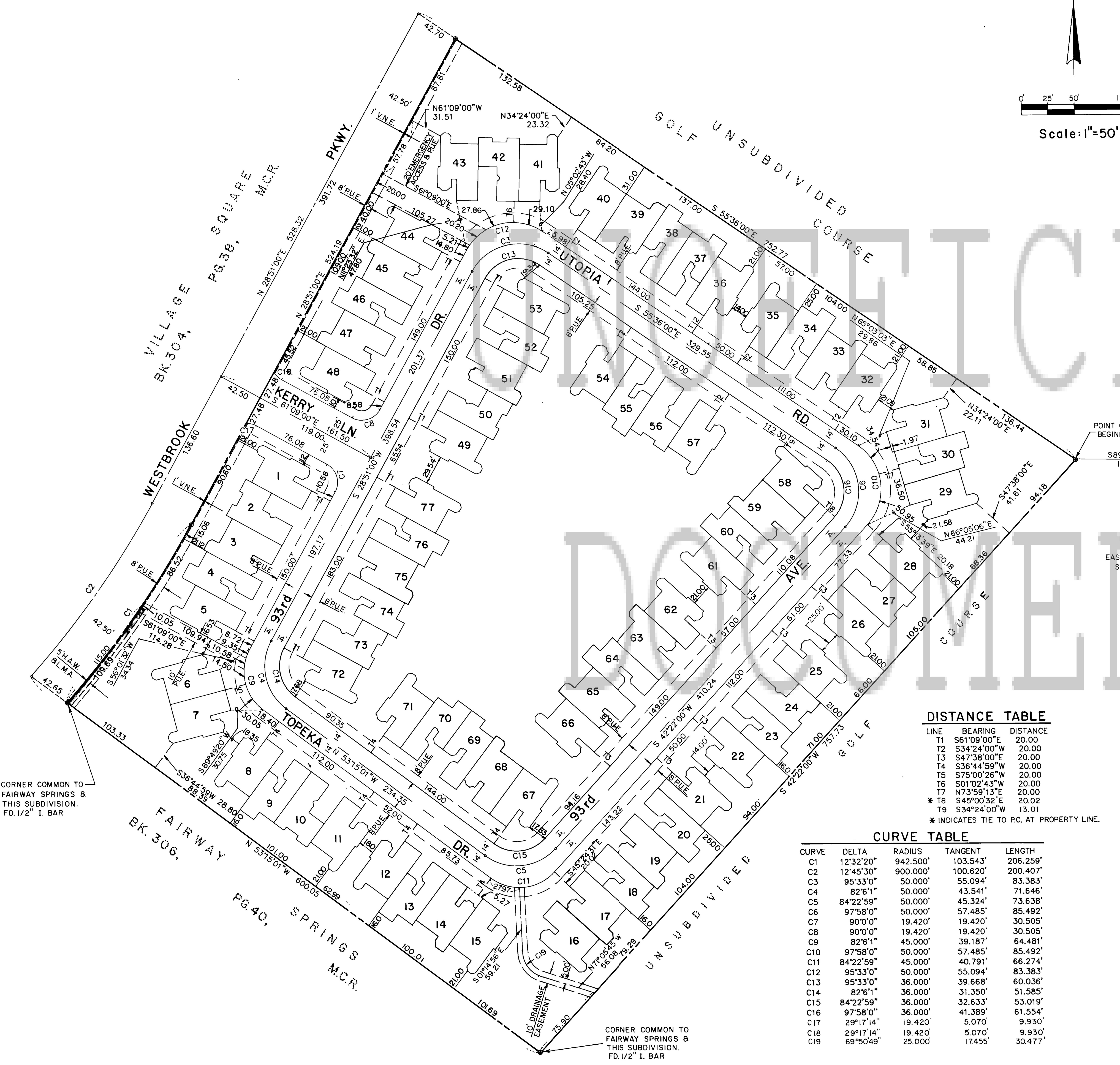
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348-12





STATE OF ARIZONA | SS  
County of Maricopa  
I hereby certify that the within  
instrument was filed and recorded  
at request of  
**City of Peoria**  
**2-5-92 2:48**  
in Book **348**  
on page **12**  
Witness my hand and official  
seal the day and year aforesaid.  
By **[Signature]** Deputy Recorder  
**92-60967**  
RECORDING NUMBER



**DISTANCE TABLE**

| LINE | BEARING     | DISTANCE |
|------|-------------|----------|
| T1   | S61°09'00"E | 20.00    |
| T2   | S34°24'00"W | 20.00    |
| T3   | S47°38'00"E | 20.00    |
| T4   | S36°44'59"W | 20.00    |
| T5   | S75°00'26"W | 20.00    |
| T6   | S01°02'43"W | 20.00    |
| T7   | N73°59'13"E | 20.00    |
| * T8 | S45°00'32"E | 20.02    |
| T9   | S34°24'00"W | 13.01    |

\* INDICATES TIE TO P.C. AT PROPERTY LINE.

**CURVE TABLE**

| CURVE | DELTA     | RADIUS   | TANGENT  | LENGTH   |
|-------|-----------|----------|----------|----------|
| C1    | 12°32'20" | 942.500' | 103.543' | 206.259' |
| C2    | 12°45'30" | 900.000' | 100.620' | 200.407' |
| C3    | 95°33'0"  | 50.000'  | 55.094'  | 83.383'  |
| C4    | 82°6'1"   | 50.000'  | 43.541'  | 71.646'  |
| C5    | 84°22'59" | 50.000'  | 45.324'  | 73.638'  |
| C6    | 97°58'0"  | 50.000'  | 57.485'  | 85.492'  |
| C7    | 90°0'0"   | 19.420'  | 19.420'  | 30.505'  |
| C8    | 90°0'0"   | 19.420'  | 19.420'  | 30.505'  |
| C9    | 82°6'1"   | 45.000'  | 39.187'  | 64.481'  |
| C10   | 97°58'0"  | 50.000'  | 57.485'  | 85.492'  |
| C11   | 84°22'59" | 45.000'  | 40.791'  | 66.274'  |
| C12   | 95°33'0"  | 50.000'  | 55.094'  | 83.383'  |
| C13   | 95°33'0"  | 36.000'  | 39.668'  | 60.036'  |
| C14   | 82°6'1"   | 36.000'  | 31.350'  | 51.585'  |
| C15   | 84°22'59" | 36.000'  | 32.633'  | 53.019'  |
| C16   | 97°58'0"  | 36.000'  | 41.389'  | 61.554'  |
| C17   | 29°17'14" | 19.420'  | 5.070'   | 9.930'   |
| C18   | 29°17'14" | 19.420'  | 5.070'   | 9.930'   |
| C19   | 69°50'49" | 25.000'  | 17.455'  | 30.477'  |

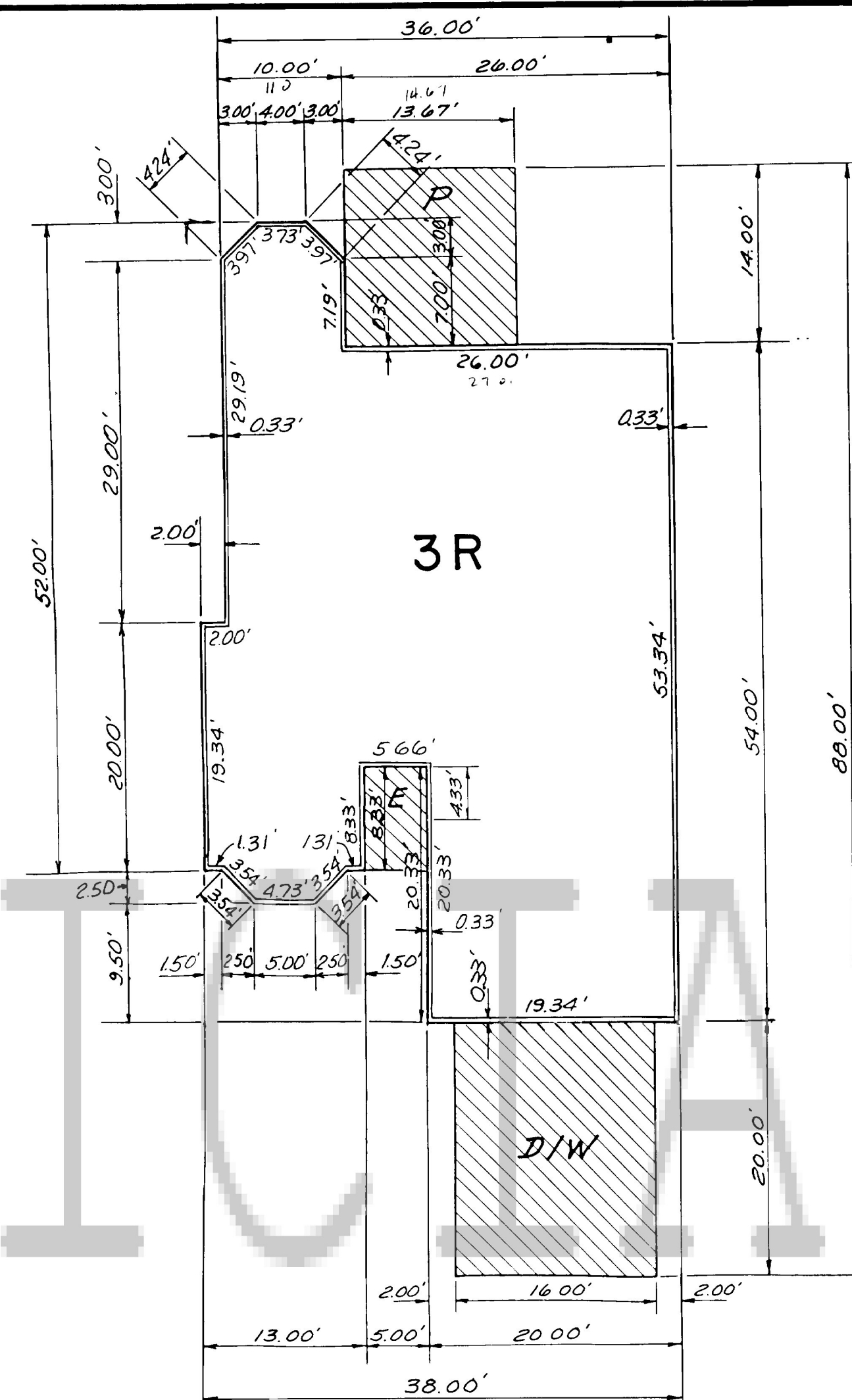
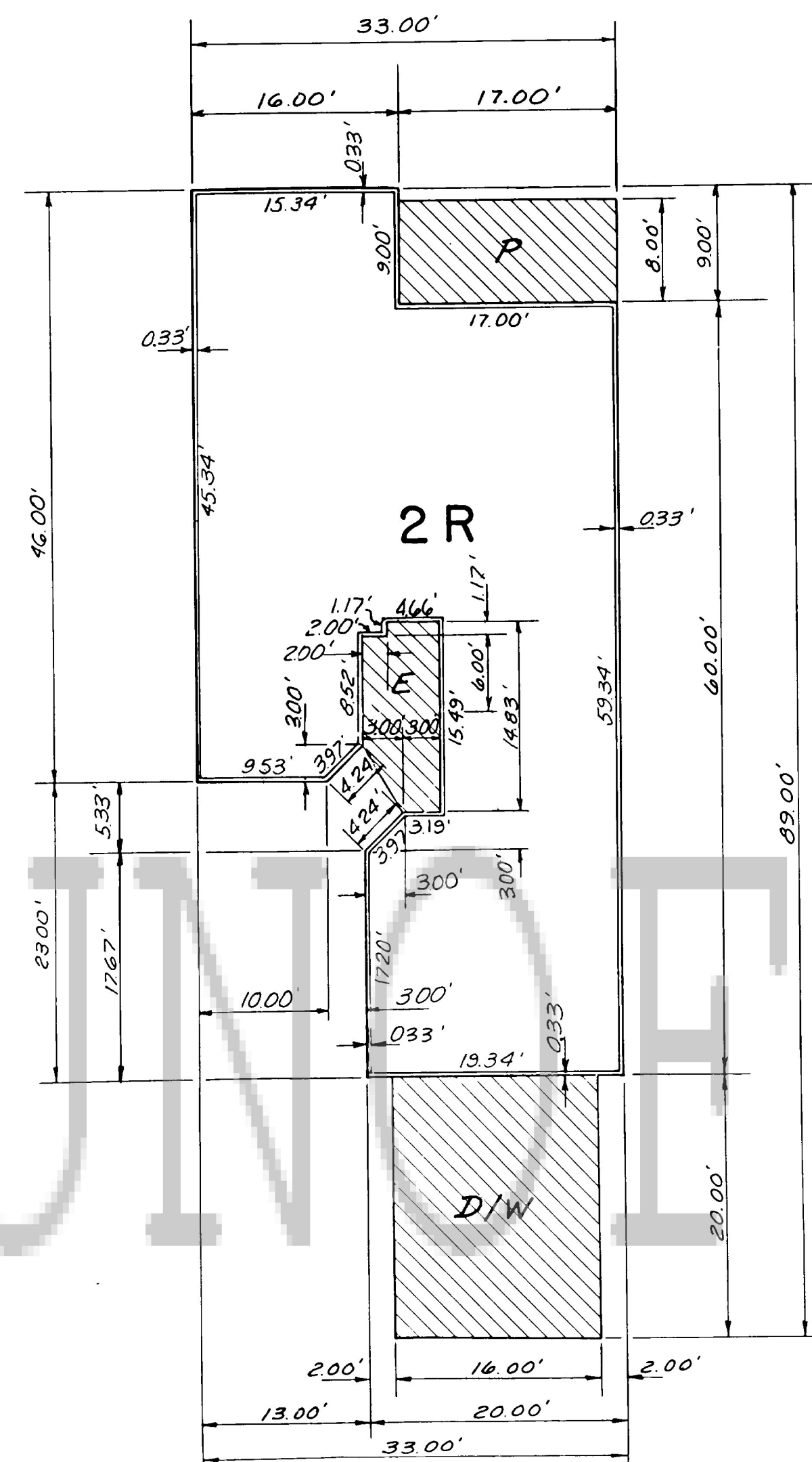
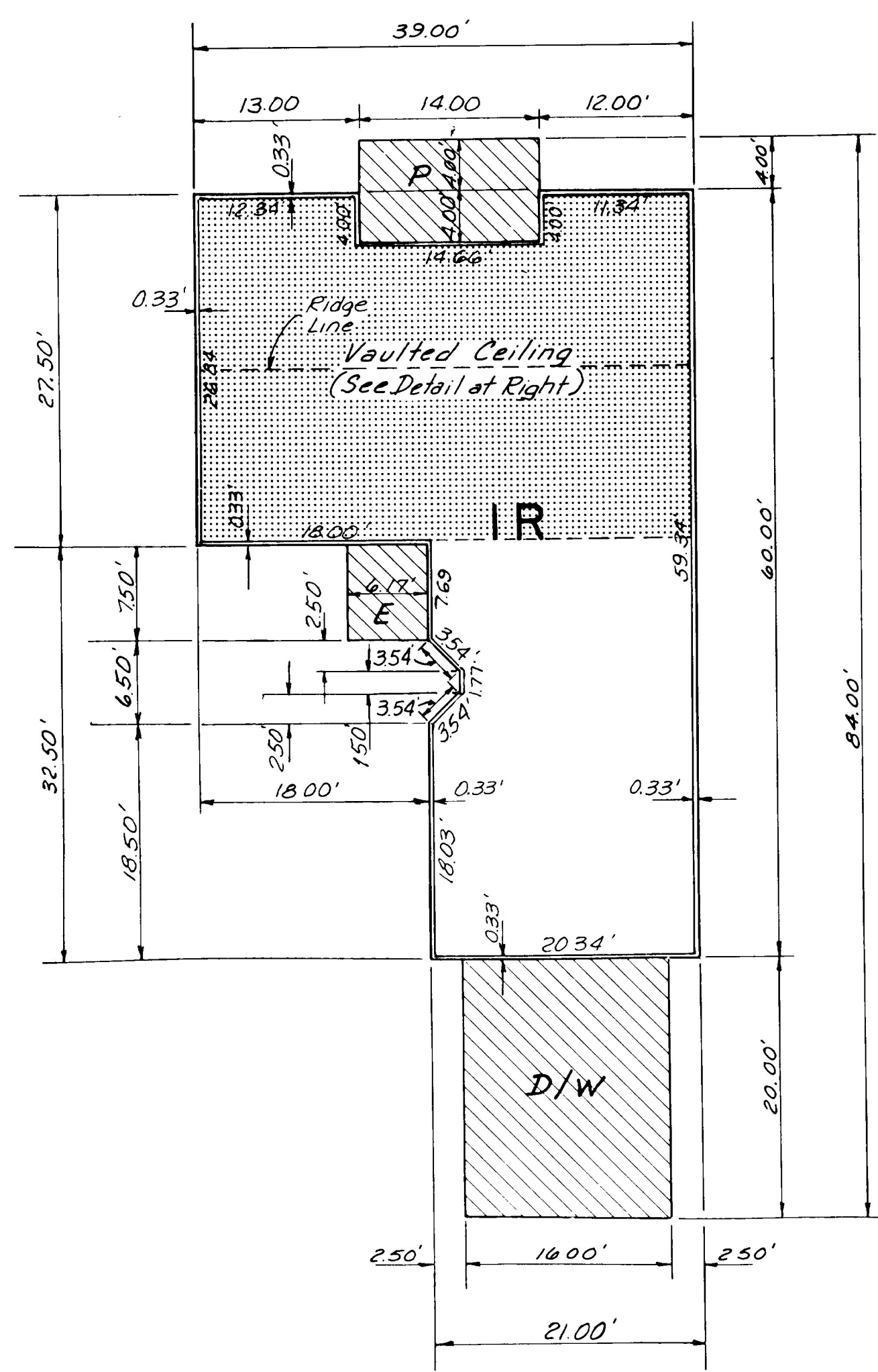
NOTE: SEE SHEET 3 FOR DIMENSIONS OF THE  
INDIVIDUAL UNITS AS SHOWN HEREON.

Prepared: Sept. 20, 1991

**CARTER ASSOCIATES, INC.**  
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210 North Park • Flagstaff, Az 86001 • (602) 779-4505

|      |   |                 |
|------|---|-----------------|
| dsn: | 2ND AMENDED FINAL PLAT OF A<br>REPLAT OF HIDDEN PALMS AT<br>WESTBROOK VILLAGE | SHEET<br>2 OF 3 |
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| ckd: |   |                 |

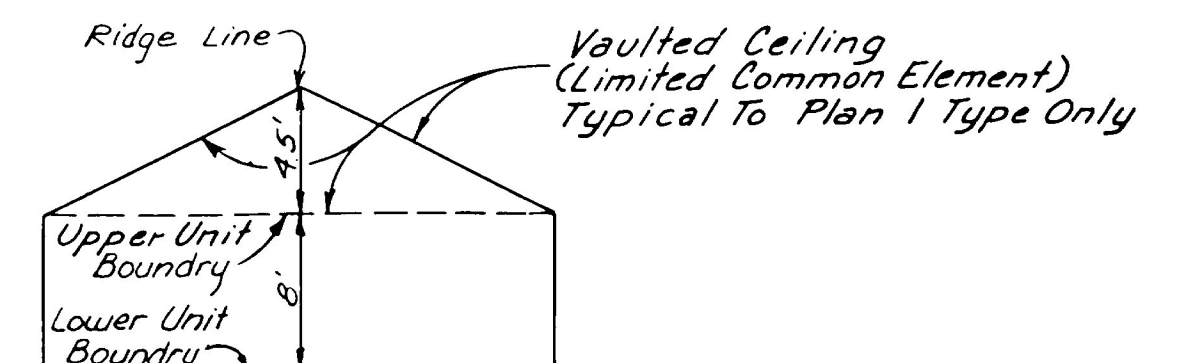




- Note:
1. Plan 1L is a mirror image of plan 1R.
  2. Plan 2L is a mirror image of plan 2R.
  3. Plan 3L is a mirror image of plan 3R.
  4. Plan 4L is a mirror image of plan 4R.

#### LEGEND

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



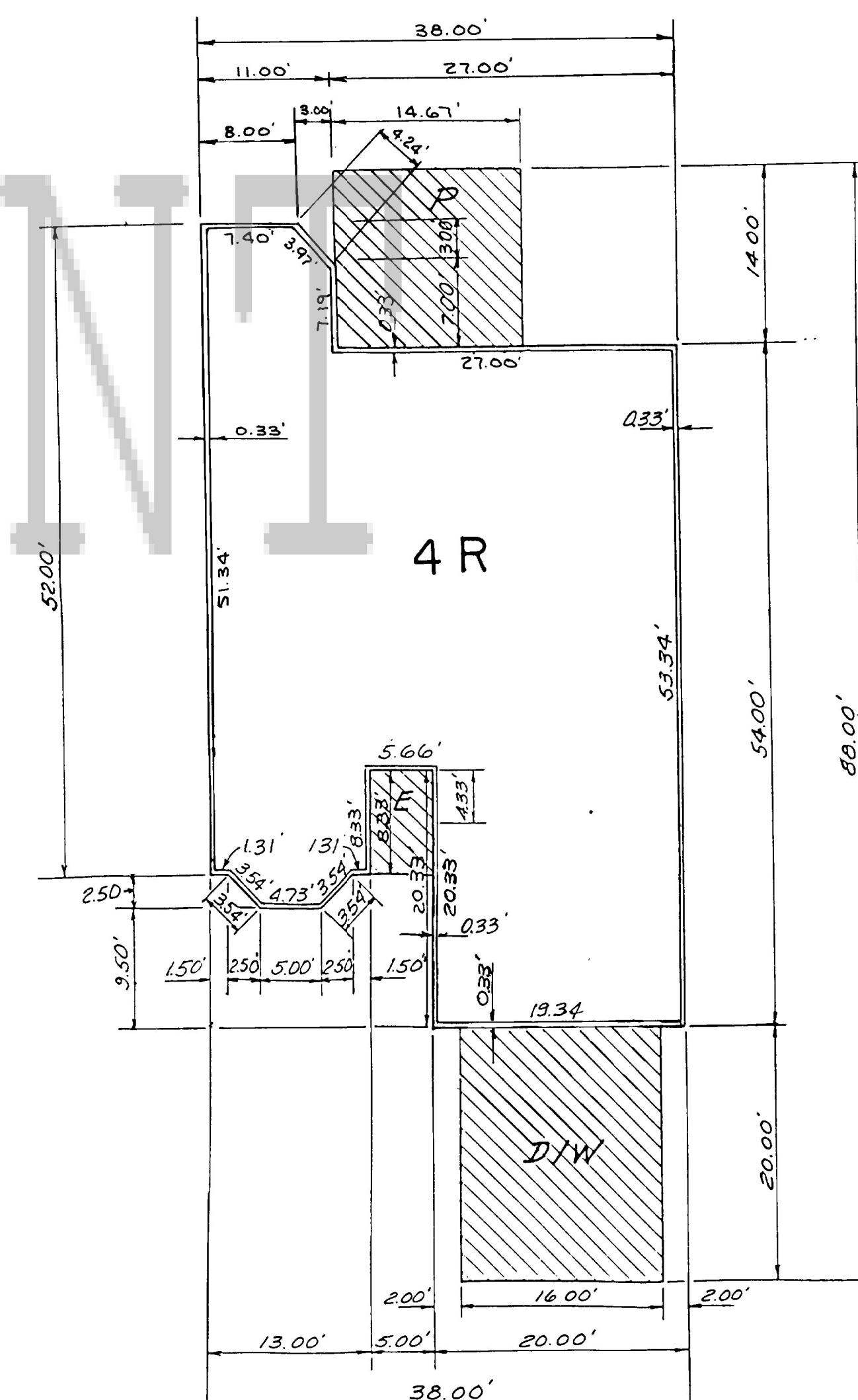
TYPICAL SECTION FOR PLAN 1  
(With Vaulted Ceiling)

#### TYPICAL UNIT DETAILS

Scale: 1" = 10'

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

| Unit Elevations |      |                     |                     | Unit Elevations |      |                     |                     |
|-----------------|------|---------------------|---------------------|-----------------|------|---------------------|---------------------|
| Unit            | Plan | Lower Unit Boundary | Upper Unit Boundary | Unit            | Plan | Lower Unit Boundary | Upper Unit Boundary |
| 1               | 3L   | 1235.67             | 1243.67             | 27              | 1R   | 1234.57             | 1242.57             |
| 2               | 1L   | 1235.67             | 1243.67             | 28              | 3R   | 1234.57             | 1242.57             |
| 3               | 4R   | 1235.37             | 1243.37             | 29              | 3L   | 1234.67             | 1242.67             |
| 4               | 2R   | 1235.37             | 1243.37             | 30              | 2R   | 1234.67             | 1242.67             |
| 5               | 3R   | 1234.97             | 1242.97             | 31              | 3R   | 1234.67             | 1242.67             |
| 6               | 3L   | 1234.97             | 1242.97             | 32              | 3L   | 1234.97             | 1242.97             |
| 7               | 3R   | 1234.17             | 1242.17             | 33              | 4L   | 1234.97             | 1242.97             |
| 8               | 3L   | 1234.17             | 1242.17             | 34              | 2L   | 1234.97             | 1242.97             |
| 9               | 2L   | 1234.17             | 1242.17             | 35              | 3R   | 1234.97             | 1242.97             |
| 10              | 1R   | 1234.17             | 1242.17             | 36              | 3L   | 1235.27             | 1243.27             |
| 11              | 3R   | 1234.17             | 1242.17             | 37              | 2L   | 1235.27             | 1243.27             |
| 12              | 3L   | 1233.87             | 1241.87             | 38              | 2R   | 1235.27             | 1243.27             |
| 13              | 2L   | 1233.87             | 1241.87             | 39              | 4L   | 1235.67             | 1243.67             |
| 14              | 4R   | 1233.87             | 1241.87             | 40              | 3R   | 1235.67             | 1243.67             |
| 15              | 3R   | 1233.87             | 1241.87             | 41              | 3L   | 1236.67             | 1244.67             |
| 16              | 3L   | 1233.87             | 1241.87             | 42              | 1R   | 1236.67             | 1244.67             |
| 17              | 4L   | 1233.87             | 1241.87             | 43              | 3R   | 1236.67             | 1244.67             |
| 18              | 2L   | 1233.87             | 1241.87             | 44              | 3L   | 1236.17             | 1244.17             |
| 19              | 4L   | 1233.97             | 1241.97             | 45              | 4L   | 1236.17             | 1244.17             |
| 20              | 2L   | 1233.97             | 1241.97             | 46              | 2R   | 1236.17             | 1244.17             |
| 21              | 3R   | 1233.97             | 1241.97             | 47              | 4R   | 1236.17             | 1244.17             |
| 22              | 3L   | 1234.27             | 1242.27             | 48              | 3R   | 1236.17             | 1244.17             |
| 23              | 2L   | 1234.27             | 1242.27             | 49              | 3L   | 1235.67             | 1243.67             |
| 24              | 1R   | 1234.27             | 1242.27             | 50              | 1R   | 1235.67             | 1243.67             |
| 25              | 3R   | 1234.27             | 1242.27             | 51              | 4L   | 1235.67             | 1243.67             |
| 26              | 3L   | 1234.57             | 1242.57             | 52              | 2L   | 1235.67             | 1243.67             |
|                 |      |                     |                     | 53              | 3R   | 1235.67             | 1243.67             |
|                 |      |                     |                     | 54              | 3L   | 1235.17             | 1243.17             |
|                 |      |                     |                     | 55              | 2R   | 1235.17             | 1243.17             |
|                 |      |                     |                     | 56              | 1R   | 1235.17             | 1243.17             |
|                 |      |                     |                     | 57              | 3R   | 1235.17             | 1243.17             |
|                 |      |                     |                     | 58              | 3L   | 1234.37             | 1242.37             |
|                 |      |                     |                     | 59              | 4R   | 1234.37             | 1242.37             |
|                 |      |                     |                     | 60              | 2R   | 1234.37             | 1242.37             |
|                 |      |                     |                     | 61              | 3R   | 1234.37             | 1242.37             |
|                 |      |                     |                     | 62              | 3L   | 1234.07             | 1242.07             |
|                 |      |                     |                     | 63              | 4L   | 1234.07             | 1242.07             |
|                 |      |                     |                     | 64              | 2R   | 1234.07             | 1242.07             |
|                 |      |                     |                     | 65              | 4R   | 1234.07             | 1242.07             |
|                 |      |                     |                     | 66              | 3R   | 1234.07             | 1242.07             |
|                 |      |                     |                     | 67              | 3L   | 1233.97             | 1241.97             |
|                 |      |                     |                     | 68              | 4R   | 1233.97             | 1241.97             |
|                 |      |                     |                     | 69              | 2R   | 1233.97             | 1241.97             |
|                 |      |                     |                     | 70              | 2L   | 1233.97             | 1241.97             |
|                 |      |                     |                     | 71              | 3R   | 1233.97             | 1241.97             |
|                 |      |                     |                     | 72              | 3L   | 1234.47             | 1242.47             |
|                 |      |                     |                     | 73              | 1R   | 1234.47             | 1242.47             |
|                 |      |                     |                     | 74              | 2L   | 1234.47             | 1242.47             |
|                 |      |                     |                     | 75              | 4L   | 1234.97             | 1242.97             |
|                 |      |                     |                     | 76              | 2R   | 1234.97             | 1242.97             |
|                 |      |                     |                     | 77              | 3R   | 1234.97             | 1242.97             |



STATE OF ARIZONA } SS  
County of Maricopa  
I hereby certify that the within  
instrument was filed and recorded  
at request of  
**City of Peoria**  
**2-5-92 3:48**  
in Book **348**  
on page **12**  
Witness my hand and official  
seal the day and year aforesaid.  
By **J. S. S. S.** Recorder  
By **92-60964** Deputy Recorder  
RECORDING NUMBER

**348-12**

Prepared: Sept. 20, 1991

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dsr: 2ND AMENDED FINAL PLAT OF A  
drn: REPLAT OF HIDDEN PALMS AT  
ckd: WESTBROOK VILLAGE

SHEET  
3 OF 3

Job No. 219.89365-01