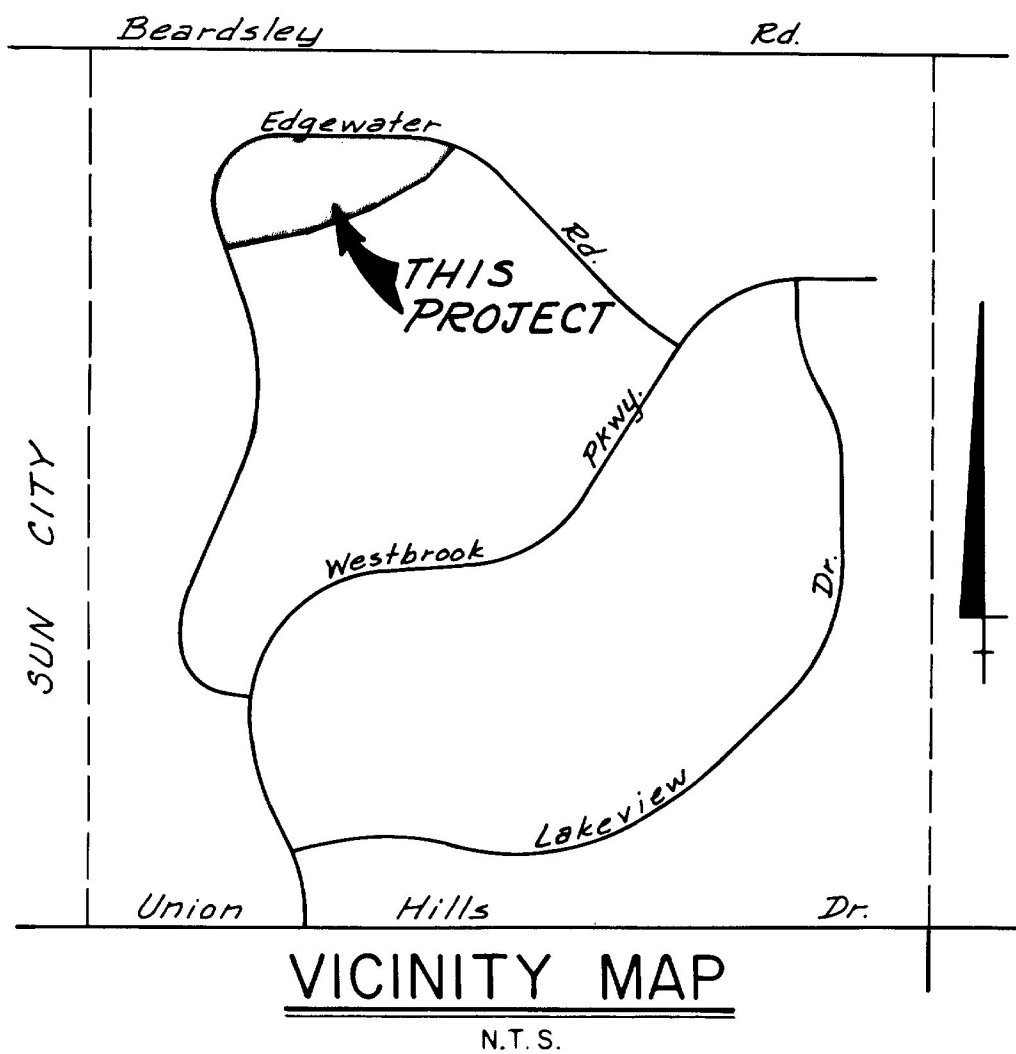


GENERAL NOTES

- Construction within utilities easement 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. Homeowner's Association is responsible for maintenance of drainage easement.



WATER ASSURANCE

This subdivision is situated in the City of Peoria water system and has a certificate of assured water supply.

FINAL PLAT FOR
IRONWOOD ESTATES
AT WESTBROOK VILLAGE

LOCATED IN A PORTION OF THE N.W. 1/4 OF
SECTION 28, T.4N., R.1E., G.8S.R.B.8M.
MARICOPA COUNTY, ARIZONA

LEGAL DESCRIPTION

A parcel of land located in the Northwest 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 northwest corner of said Section 28;
thence South 01 degrees 12 minutes 33 seconds East along the west line of said Section 28 1,444.71 feet;
thence North 88 degrees 47 minutes 27 seconds East 329.08 feet;
thence North 79 degrees 00 minutes 00 seconds East 30.00 feet to the TRUE POINT OF BEGINNING;
thence North 11 degrees 25 minutes 00 seconds West 330.48 feet;
thence along a circular curve concave to the Southeast, Radius = 470.00 feet, Central Angle = 100 degrees 42 minutes 28 seconds, 826.11 feet;
thence North 89 degrees 17 minutes 28 seconds 466.21 feet;
thence along a circular curve concave to the Southwest, Radius = 970.00 feet, Central Angle = 28 degrees 08 minutes 48 seconds, 476.51 feet;
thence South 45 degrees 00 minutes 00 seconds West 439.02 feet;
thence South 55 degrees 26 minutes 00 seconds West 192.28 feet;
thence South 60 degrees 34 minutes 00 seconds West 285.20 feet;
thence South 63 degrees 30 minutes 00 seconds West 315.81 feet;
thence South 79 degrees 00 minutes 00 seconds West 499.23 feet to the POINT OF BEGINNING.

Containing 21.0121 acres more or less.

LEGEND

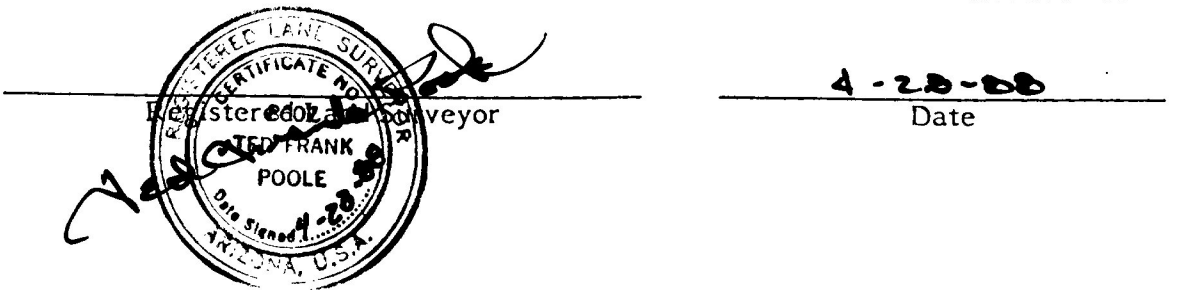
- BRASS CAP FLUSH IN P.V.M.T. 8 INDICATES CORNER OF THIS SUBDIVISION.
- 1/2" REBAR
- 8' PUBLIC UTILITY EASEMENT
- 1' VEHICULAR NON-ACCESS EASEMENT
- 25' BUILDING SETBACK LINE
- 5' HOMEOWNERS ASSOCIATION WALL AND LANDSCAPE MAINTENANCE AREA
- 3' PUBLIC UTILITY EASEMENT

BENCHMARK

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

SURVEYOR'S CERTIFICATE

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 April, 1988, THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN; THAT THE MONUMENTS SHOWN ACTUALLY EXIST; THAT THEIR POSITIONS ARE CORRECTLY SHOWN; AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.



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 Ironwood Estates at Westbrook Village, a planned area of development consisting of a portion of Section 28, 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 exclusive easement on, over, under and above the area designated 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 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 "A" 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.

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 _____ day of _____, 1988.

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

By: _____
Its: Trust Officer

ACKNOWLEDGEMENT

STATE OF ARIZONA }
COUNTY OF MARICOPA } SS

On this, the _____ day of _____, 1988, before me, the undersigned officer, personally appeared _____, 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.

By: _____ Notary Public My Commission Expires _____

APPROVAL

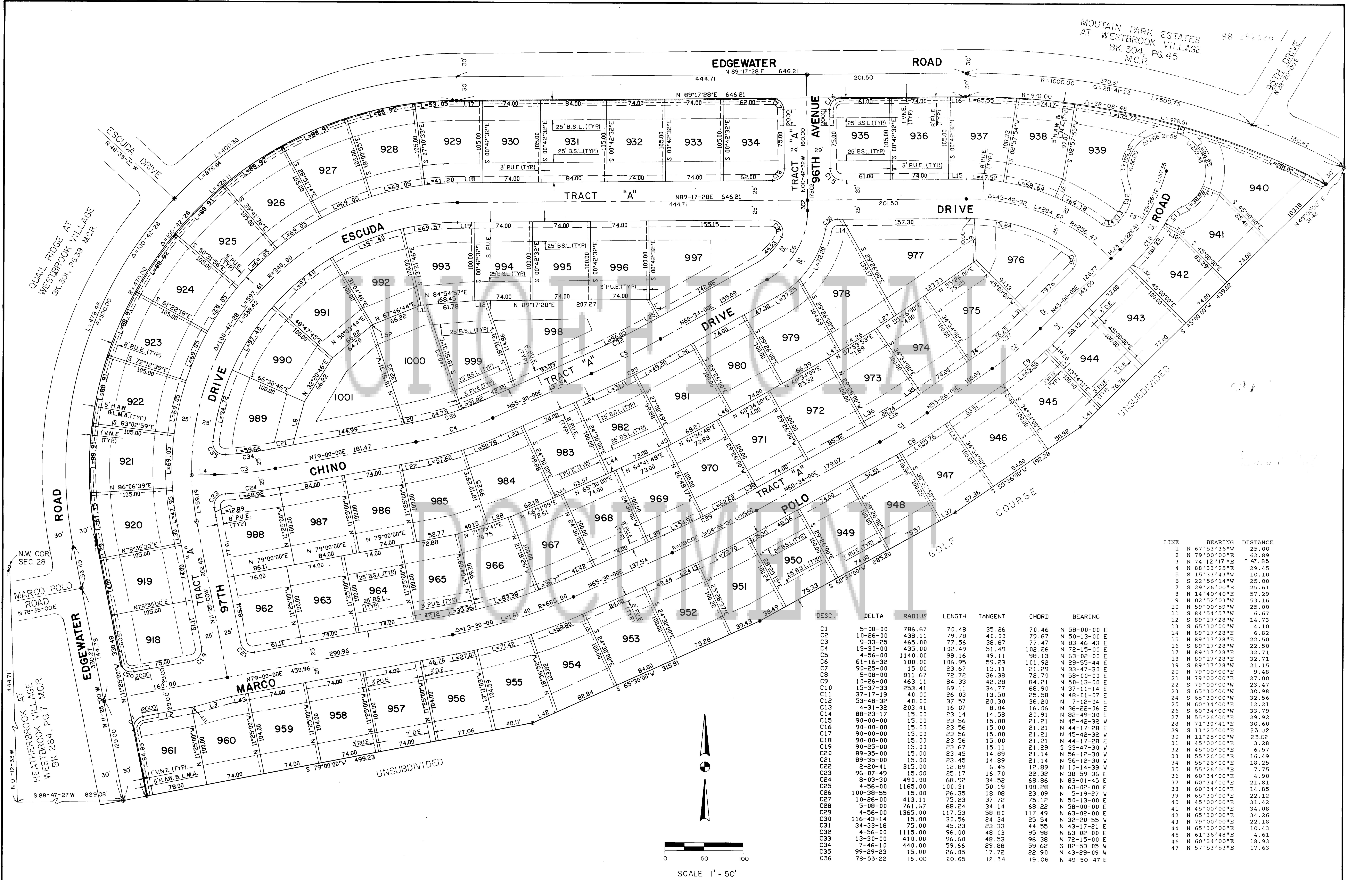
Approved by the Council of the City of Peoria on this 14th day of June, 1988.

By: Ronald S. Jones Mayor Attest: Ronald S. Jones City Clerk
By: John G. Johnson City Engineer Date: 5-13-88

Prepared: April 14, 1988

CARTER ASSOCIATES, INC.
CONSULTING ENGINEERS, PLANNERS & SURVEYORS
5060 North 40th Street • Suite 300 • Phoenix, Az 85018 • (602) 955-0900
2730 East Broadway • Suite 140 • Tucson, A. 85716 • (602) 323-3302
7675 Dagget Street • Suite 350 • San Diego, Ca 92111 • (619) 292-6161
210 North Park • Flagstaff, Az 86001 • (602) 779-4505

dsn: _____
drn: _____
ckd: _____
FINAL PLAT
IRONWOOD ESTATES
AT WESTBROOK VILLAGE
SHEET
1 OF 2



LINE	BEARING	DISTANCE
1	N 67°53'36"W	25.00
2	N 79°00'00"E	62.89
3	N 74°12'17"E	47.85
4	N 88°33'25"E	29.45
5	S 15°33'43"W	10.10
6	S 22°56'14"W	25.00
7	S 29°26'00"E	25.61
8	N 14°40'40"E	57.29
9	N 02°52'03"W	33.16
10	N 59°00'55"W	25.00
11	S 84°54'57"W	6.67
12	S 89°17'28"W	14.73
13	S 65°30'00"W	4.10
14	N 89°17'28"E	6.82
15	N 89°17'28"E	22.50
16	S 89°17'28"W	22.50
17	N 89°17'28"E	32.71
18	N 89°17'28"E	32.71
19	S 89°17'28"W	21.15
20	N 79°00'00"E	9.48
21	N 79°00'00"E	27.00
22	S 79°00'00"W	23.47
23	S 65°30'00"W	39.60
24	S 65°30'00"W	32.56
25	N 60°34'00"E	12.21
26	S 36°22'06"E	33.79
27	N 82°49'30"E	29.92
28	N 71°39'41"E	30.60
29	S 11°25'00"W	23.02
30	N 11°25'00"W	23.02
31	N 45°00'00"E	3.28
32	N 45°00'00"E	6.57
33	N 55°26'00"E	16.49
34	N 55°26'00"E	18.25
35	N 55°26'00"E	7.75
36	N 60°34'00"E	4.90
37	N 60°34'00"E	21.81
38	N 60°34'00"E	14.85
39	N 65°30'00"E	22.12
40	N 45°00'00"E	31.12
41	N 45°00'00"E	34.08
42	N 65°30'00"E	34.26
43	N 79°00'00"E	22.18
44	N 65°30'00"E	10.43
45	N 61°36'48"E	4.61
46	N 60°34'00"E	18.93
47	N 57°53'53"E	17.63

DESC.	DELTA	RADIUS	LENGTH	TANGENT	CHORD	BEARING
C1	5-08-00	786.67	70.48	35.26	70.46	N 58-00-00 E
C2	10-26-00	438.11	79.78	40.00	79.67	N 50-13-00 E
C3	9-33-25	465.00	77.56	38.87	77.47	N 83-46-43 E
C4	13-30-00	435.00	102.49	51.49	102.26	N 72-15-00 E
C5	4-56-00	1140.00	98.16	49.11	98.13	N 63-02-00 E
C6	61-16-32	100.00	106.95	59.23	101.92	N 29-55-44 E
C7	90-25-00	15.00	23.67	15.11	21.29	N 33-47-30 E
C8	5-08-00	811.67	72.72	36.38	72.70	N 58-00-00 E
C9	10-26-00	463.11	84.33	42.28	84.21	N 50-13-00 E
C10	15-37-33	253.41	69.11	34.77	68.90	N 37-11-14 E
C11	37-17-19	40.00	26.03	13.50	25.58	N 48-01-07 E
C12	53-48-32	40.00	37.57	20.30	36.20	N 7-12-04 E
C13	4-31-32	203.41	16.07	8.04	16.06	N 36-22-06 E
C14	88-23-17	15.00	23.14	14.58	20.91	N 82-49-30 E
C15	90-00-00	15.00	23.56	15.00	21.21	N 44-17-28 E
C16	90-00-00	15.00	23.56	15.00	21.21	N 45-42-32 W
C17	90-00-00	15.00	23.56	15.00	21.21	N 44-17-28 E
C18	90-00-00	15.00	23.56	15.00	21.21	N 33-47-30 W
C19	90-25-00	15.00	23.67	15.11	21.29	N 56-12-30 W
C20	89-35-00	15.00	23.45	14.89	21.14	N 56-12-30 W
C21	89-35-00	15.00	23.45	14.89	21.14	N 56-12-30 W
C22	2-20-41	315.00	12.89	6.45	12.89	N 10-14-39 W
C23	96-07-49	15.00	26.17	16.70	22.32	N 38-59-36 E
C24	8-03-30	490.00	68.92	34.52	68.86	N 83-01-45 E
C25	4-56-00	1165.00	100.31	50.19	100.28	N 63-02-00 E
C26	100-38-55	15.00	26.35	18.08	23.09	N 5-19-27 W
C27	10-26-00	413.11	75.23	37.72	75.12	N 50-13-00 E
C28	5-08-00	761.67	68.24	34.14	68.22	N 58-00-00 E
C29	4-56-00	1365.00	117.53	58.80	117.49	N 63-02-00 E
C30	116-43-14	15.00	30.56	24.34	25.54	N 32-20-55 W
C31	34-39-18	75.00	45.23	23.33	44.55	N 43-17-21 E
C32	4-56-00	1115.00	96.00	48.03	95.98	N 63-02-00 E
C33	13-30-00	410.00	96.60	48.53	96.38	N 72-15-00 E
C34	7-46-10	440.00	59.66	29.88	59.62	S 82-53-05 W
C35	99-29-23	15.00	26.05	17.72	22.90	N 43-29-09 W
C36	78-53-22	15.00	20.65	12.34	19.06	N 49-50-47 E