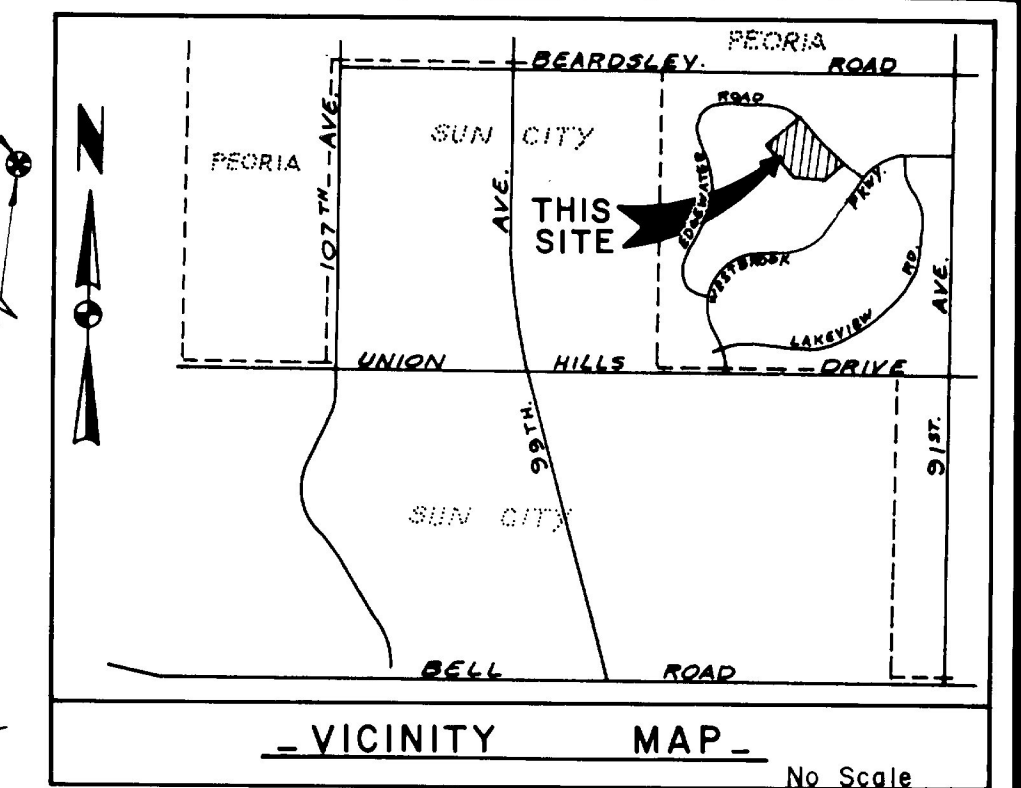


CURVE DATA				
NO.	RADIUS	DELTA	LENGTH	TANGENT
1	13.00'	94°20'00"	21.40'	14.02'
2	20.00'	21°02'22"	7.34'	3.71'
3	13.00'	83°02'23"	18.84'	11.51'
4	13.00'	99°54'38"	22.67'	15.47'
5	12.00'	90°00'00"	18.85'	12.00'
6	20.00'	28°57'18"	10.11'	5.16'
7	12.00'	92°15'53"	19.32'	12.48'
8	20.00'	73°23'54"	25.62'	14.91'
9	12.00'	91°34'59"	19.18'	12.34'
10	12.34'	88°25'01"	19.04'	12.00'
11	13.00'	87°41'18"	19.90'	12.49'
12	11.67'	91°34'59"	18.66'	12.00'

# FINAL PLAT FOR MONTEREY GREENS AT WESTBROOK VILLAGE

PARCEL 7 (UNSUBDIVIDED)

Scale: 1" = 50'



**BENCHMARK**  
U.S.C. & G.S. BRASS CAP LOCATED  
87' (±) EAST OF THE N.W. COR. OF  
SEC. 28, T.4N., R.1E., STAMPED R-266-1948  
ELEVATION 1248.04'

- LEGEND**
- BRASS CAP FLUSH IN P.V.M.T. FOUND THIS SURVEY
  - G.L.O. SEC. COR. FOUND THIS SURVEY
  - BRASS CAP FLUSH IN P.V.M.T. SET THIS SURVEY
  - 1/2" RE-BAR w/ 14187 TAB SET THIS SURVEY
  - 8" P.U.E. (TYP.)
  - 1" V.E. (TYP.)
  - 1" VEHICULAR NON-ACCESS EASEMENT
  - 5" LANDSCAPE HOME OWNERS' ASSOCIATION MAINTENANCE AREA
  - NO MONUMENT FOUND OR SET
  - (N.R.) INDICATES NON-RADIAL BEARING

## LEGAL DESCRIPTION

A portion of Section 28, Township 4 North, Range 1 East, Gila and Salt River Base and Meridian, Maricopa County, Arizona and is more particularly described as follows: Beginning at a point which bears S 48° 00' 59" W from the Northeast corner of said Section 28 a distance of 2409.90 feet, said point being in the centerline of Edgewater Road; thence S 45° 55' 00" W, 31.38' to the true point of beginning; thence S 45° 55' 00" W, 189.86'; thence N 88° 20' 00" W, 807.68'; thence N 50° 05' 01" W, 603.19'; thence N 38° 20' 00" E, 710.91' to a point in the South Westerly right-of-way line of Edgewater Road; thence along said right-of-way line S 56° 00' 00" E, 121.61' to a point of curve which bears S 73° 54' 17" E from the Northwest corner of said Section 28 a distance of 2,642.76'; thence from said point of curve curving to the right having a radius of 1,171.07' and a central angle of 19° 29' 00" and an arc length of 397.86' to a point of tangent; thence still along said right-of-way S 36° 31' 00" E, 100.51' to a point of curve; thence from said point of curve curving to the left having a radius of 1,230', and a central angle of 24° 38' 00", and an arc length of 528.82' to a point of tangent; thence still along same S 61° 09' 00" E, 141.23' to the true point of beginning.

Containing 15.9566 acres of land be the same more or less.

## OWNER'S CERTIFICATE

STATE OF ARIZONA }  
COUNTY OF MARICOPA } SS

KNOW ALL MEN BY THESE PRESENTS: That First Service Title Agency, an Arizona corporation, as Trustee of its Trust Number 1008, as Owner of the property described and depicted herein, hereby: (1) Publishes this final plat of Subdivision for "MONTEREY GREENS 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 and streets within said planned area of development and that each such lot and street shall be known by the number or name given to each, respectively, on said plat; (3) Dedicates to the public, for use as such, the streets as shown hereon; (4) Declares that the easements set forth on said plat are provided for the purpose or purposes shown hereon. The dedications described in paragraph 3 above are subject, however, to the reservation hereby made by First Service Title Agency, an Arizona corporation, as Trustee of its Trust Number 1008, for itself and its successors and assigns, of (A) the right and easement to install, care for and maintain landscaping areas, and (B) in furtherance of such right and easement, an easement over, under and through the streets or other property hereby dedicated to install, repair and maintain water and other utility lines, sprinkler systems and the like.

IN WITNESS WHEREOF, First Service Title Agency, an Arizona corporation, as Trustee, has caused its corporate name to be signed by the undersigned officer duly authorized this 20th day of May, 1986.

FIRST SERVICE TITLE AGENCY  
an Arizona corporation as Trustee  
By: *James P. Roberts*  
Its: Trust Officer Todd P. Roberts

**CARTER ASSOCIATES, INC**  
CONSULTING ENGINEERS, PLANNERS & SURVEYORS

7447 EAST INDIAN SCHOOL ROAD, SUITE 225  
SCOTTSDALE, ARIZONA 85261 (602)949-0633

JOB NO: 89123 DATE: 4/86 DRN: M.J. SHT. 1 OF 1

## SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THE SURVEY SHOWN HEREON WAS PREPARED UNDER MY DIRECTION DURING THE MONTH OF APRIL, 1986; AND THAT IT IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; AND THAT THERE ARE NO ENCROACHMENTS ACROSS PROPERTY LINES EXCEPT AS SHOWN OR NOTED HEREON.

REGISTERED LAND SURVEYOR #14187

PARCEL 26A (GOLF COURSE)

## APPROVALS

Approved by the Council of the City of Peoria on this 24 day of JUNE, 19 86.

By: *Ronald L. Favers*  
Mayor

Attest: *Conrad Sanchez*  
City Clerk

By: *Ralph W. Schmidt*  
City Engineer

27 June 86  
Date

## NOTARY'S ACKNOWLEDGEMENT

STATE OF ARIZONA }  
COUNTY OF MARICOPA } SS

On this, the 25th day of May, 1986, before me, the undersigned officer, personally appeared Todd P. Roberts, 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.

*P. Ann Butler*  
Notary Public

My commission expires: June 17, 1989

294-28