

LEGEND

- BRASS CAP FLUSH IN PVM'T. SET THIS SURVEY
- 1/2" REBAR
- NO MONUMENT FOUND OR SET
- 8' PUBLIC UTILITIES EASEMENT
- 1' VEHICULAR NON-ACCESS EASEMENT
- 5' HOME OWNER'S ASSOCIATION LANDSCAPE EASEMENT

NORTH

SCALE: 1"=50'

CURVE DATA

DESC	DELTA	RADIUS	LENGTH	TANGENT	CHORD	BEARING
C1	25-50-31	40.00	18.04	9.18	17.89	N76-22-13E
C2	25-50-31	40.00	18.04	9.18	17.89	N07-51-16E
C3	25-50-31	40.00	18.04	9.18	17.89	N17-59-15W
C4	25-50-31	40.00	18.04	9.18	17.89	N77-47-17W
C5	94-21-27	15.00	24.70	16.19	22.00	N42-06-44E
C6	85-38-33	15.00	22.42	13.90	20.39	N47-53-16W

A FINAL PLAT FOR
MOUNTAIN PARK ESTATES
at WESTBROOK VILLAGE

DEDICATION

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 1070, as Owner of the property described and depicted herein, hereby: (1) Publishes this final plat of Subdivision for "Mountain Park 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 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) A perpetual exclusive easement is hereby dedicated to the City of Peoria, Arizona, an Arizona municipal corporation, and its assigns, 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 so long as no abandonment has occurred, such maintenance being the responsibility of the City of Peoria, Arizona or such other person or entity owning the improvements thereon; (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 Landscape 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 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, Tract B, as shown on this plat, subject to the drainage easement on and over said Tract B as shown herein, and maintenance of said Tract B shall be responsibility of said Association. The dedication described in paragraph 5 above is subject, however, to the reservation hereby made by First Service Title Agency, an Arizona corporation, as Trustee of its Trust Number 1070, for itself and its successors and assigns, of (A) the right and easement to install, care for and maintain landscaping on or in the area designated herein as "Homeowner's Association Landscape Easement", and (B) in furtherance of such right and easement, an easement over, under and through the easement dedicated pursuant to paragraph 3 above to install, construct, repair, replace, maintain and otherwise care for 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 easement.

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 21 day of October, 1986.

FIRST SERVICE TITLE AGENCY,
an Arizona corporation, as Trustee
By: [Signature]
Its: Trust Officer

NOTARY'S ACKNOWLEDGEMENT

STATE OF ARIZONA }
County of Maricopa } ss.

On this, the 22nd day of October, 1986, before me, the undersigned officer, personally appeared [Signature], 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.

My Commission Expires [Signature]
Notary Public

APPROVAL

Approved by the Council of the City of Peoria on this 27th day of October, 1986.

By: [Signature] Mayor
By: [Signature] City Engineer
Attest: [Signature] City Clerk
Date: 11-3-86

GENERAL NOTES

- Construction withing 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-14-2-135.
- This development will be served water by the City of Peoria, Arizona, which has been designated as having an Assured Water Supply for its service area.
- 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.

LEGAL DESCRIPTION

A part 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 N 89 Degrees, 17 Minutes, 28 Seconds East, along the North line of said section 28 a distance of 1155.00 feet to the True Point of Beginning; Thence continuing along said north line, North 89 degrees, 17 Minutes, 28 seconds East, 1517.03 feet to the North Quarter corner of said Section 28; Thence continuing along the North line of said section 28 North 89 Degrees, 18 Minutes, 24 Seconds, East, 205.00 feet; Thence South 00 Degrees, 41 Minutes, 36 Seconds East, 385.00 feet to a point on the northerly line of the Westbrook Village Golf course; Thence continuing along the boundary of said golf course, South 89 Degrees, 18 Minutes, 24 seconds West, 335.91 feet; Thence continuing along the boundary of said golf course, South 28 degrees, 20 Minutes, 00 Seconds West, 264.88 feet to a non-tangent point on a curve concave Southwesterly which has a radius of 1030.00 feet which bears South 27 degrees, 59 minutes, 28 seconds West and has an internal angle of 28 Degrees, 42 Minutes, 00 seconds, said point lying on the Northerly Right of Way line of Edgewater Road as dedicated by the Second Map of Dedication as recorded in Book 299 at page 27 of the records of Maricopa County Arizona; Thence continuing along said right of way line and along the arc of said curve 515.94 feet to a point of tangency; Thence continuing along said Right of Way, South 89 Degrees, 17 Minutes, 30 Seconds West, 646.21 feet to the beginning of a curve to the left which has a radius of 530.00 feet and an internal angle of 08 Degrees, 33 Minutes, 03 Seconds; Thence continuing along said right of way line and along the arc of said curve 79.10 feet to non-tangent point, said point being the southeast corner of Quail Ridge Subdivision as recorded in Book 291, at page 27 of the records of Maricopa County Arizona; Thence North 05 Degrees, 03 Minutes, 59 Seconds West, along the easterly boundary of said Quail Ridge Subdivision 497.33 feet to the True Point of Beginning. Containing 18.852 acres, more or less.

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THE SURVEY SHOWN HEREON WAS PREPARED UNDER MY DIRECTION DURING THE MONTH OF Oct, 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

BENCHMARK

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

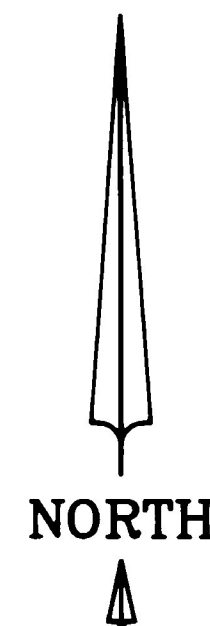
304-45

CARTER ASSOCIATES, INC
CONSULTING ENGINEERS, PLANNERS & SURVEYORS

7447 EAST INDIAN SCHOOL ROAD, SUITE 225
SCOTTSDALE, ARIZONA 86251 (602)948-0688

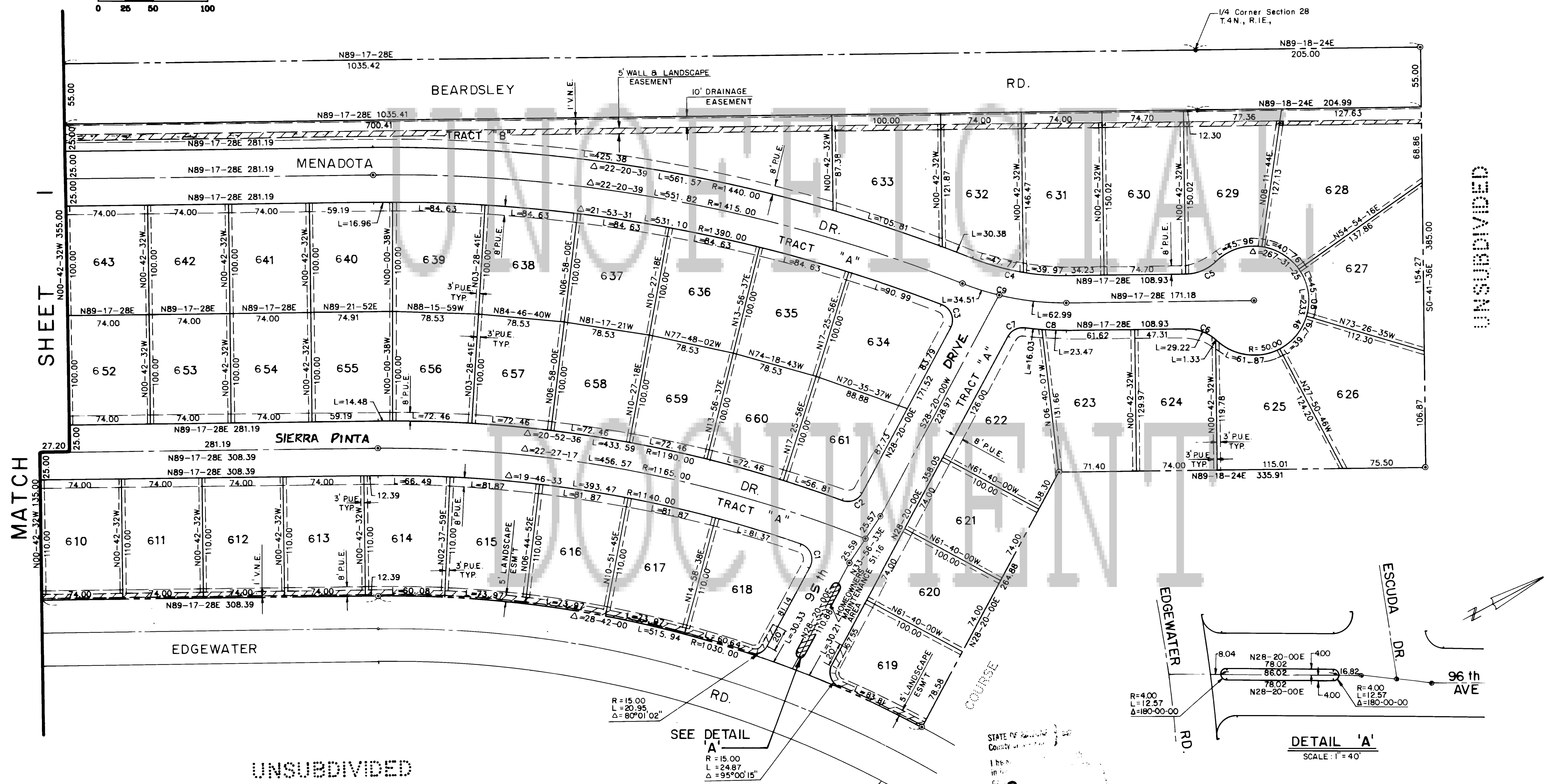
MOUNTAIN PARK ESTATES
at WESTBROOK VILLAGE

JOB NO: 89164 DATE: 8/86 DRN-MTG: SHT: 1 OF 2

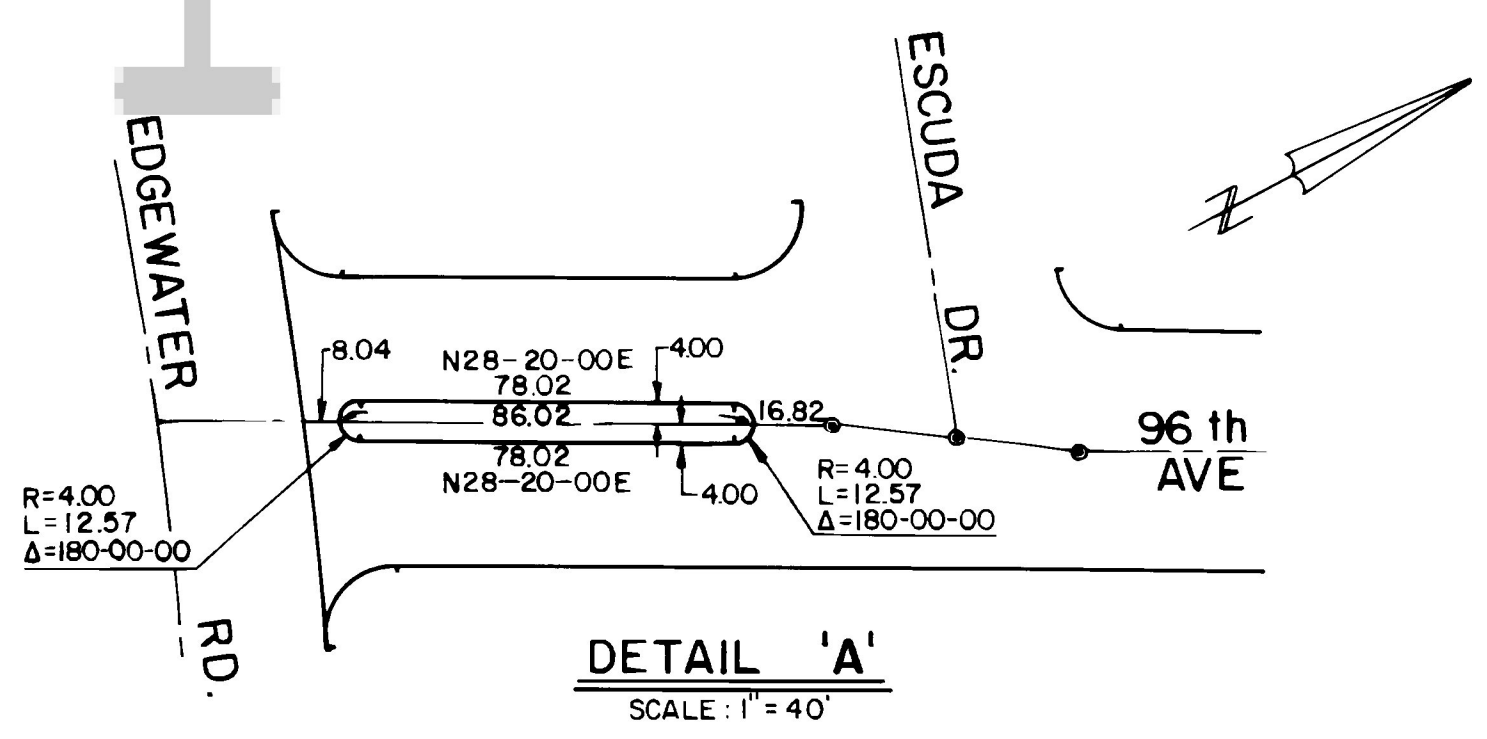


SCALE: 1"=50'

CURVE DATA						
DESC.	DELTA	RADIUS	LENGTH	TANGENT	CHORD	BEARING
C1	99-16-03	15.00	25.99	17.65	22.86	N 21-18-02 W
C2	81-50-04	15.00	21.42	13.00	19.65	N 69-15-02 E
C3	97-09-01	15.00	28.43	17.00	22.49	N 20-14-31 W
C4	22-20-39	225.00	87.75	44.49	87.19	S 79-32-12 E
C5	43-45-42	40.00	30.55	16.06	29.81	N 67-24-37 E
C6	43-45-42	40.00	30.55	16.06	29.81	N 68-49-41 W
C7	69-11-11	15.00	18.11	10.35	17.03	S 62-55-35 W
C8	8-13-43	275.00	39.49	19.78	39.46	S 86-35-41 E
C9	22-20-39	250.00	97.50	49.37	96.88	S 79-32-12 E



STATE OF ARIZONA
COUNTY OF MARICOPA
I hereby certify that the above is a true and correct copy of the original as filed in my office.
Per [Signature]
MAR 5 1986
304-45
[Signature]
By [Signature]



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at WESTBROOK VILLAGE

JOB NO: 89164	DATE: 8/86	DRN-MTG/	SHT. 2 OF 2
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