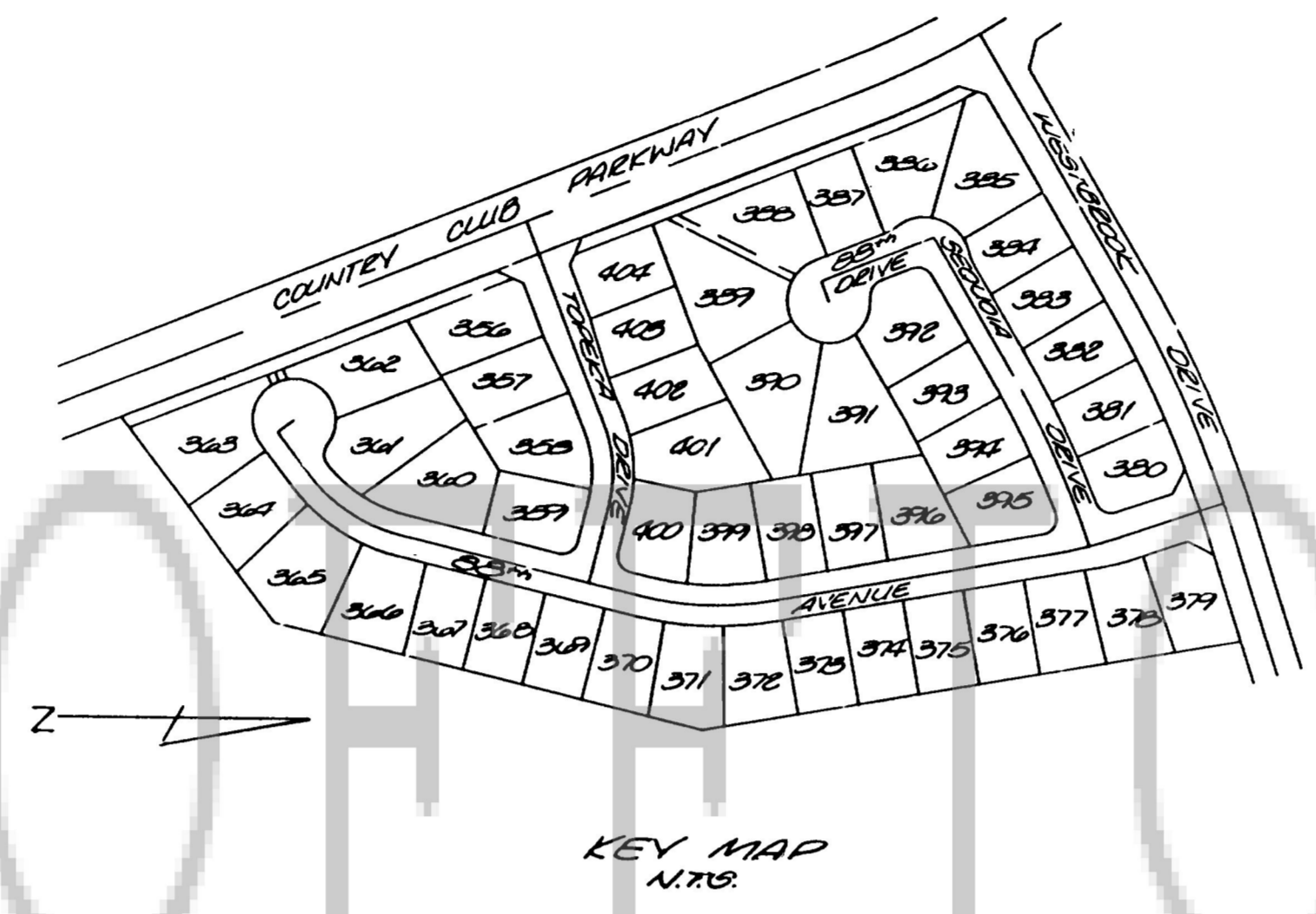
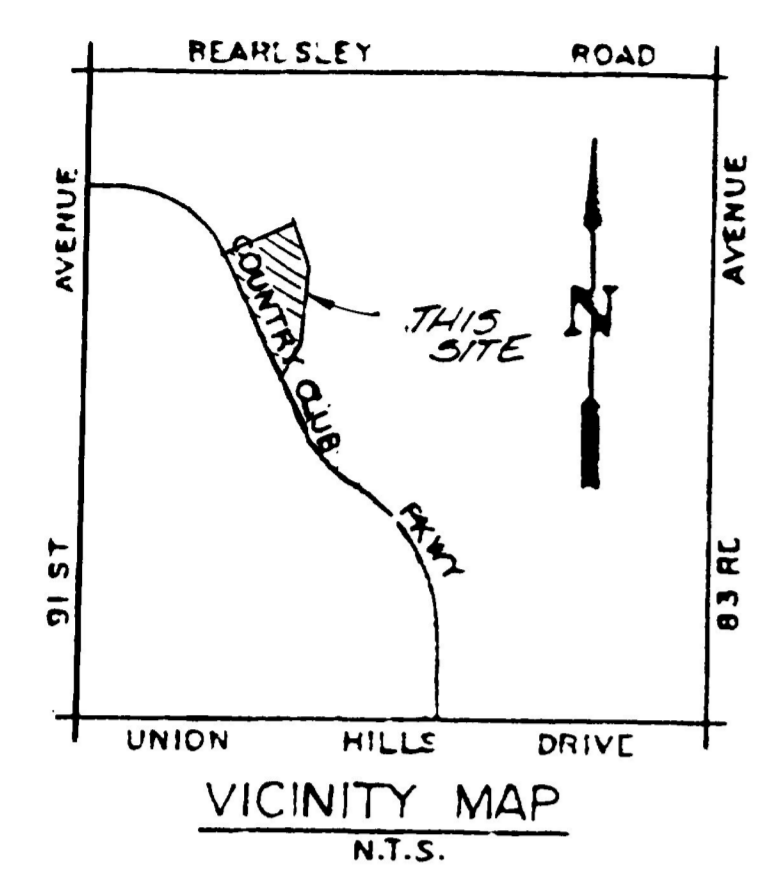


FINAL PLAT  
OF  
OAKMONT HEIGHTS AT WESTBROOK VILLAGE  
LOCATED IN A PORTION OF THE W.1/2, SECTION 27,  
T.4 N., R.1 E., G.& S.R.B.& M., MARICOPA COUNTY, ARIZONA



STATE OF ARIZONA  
County of Maricopa  
I hereby certify that the within instrument was filed and recorded at request of  
City of Peoria  
JUL 11 1990  
in Book 339  
Page 46  
Witnessed and official seal of the County Recorder  
by J. S. [Signature] County Recorder

**DEDICATION**

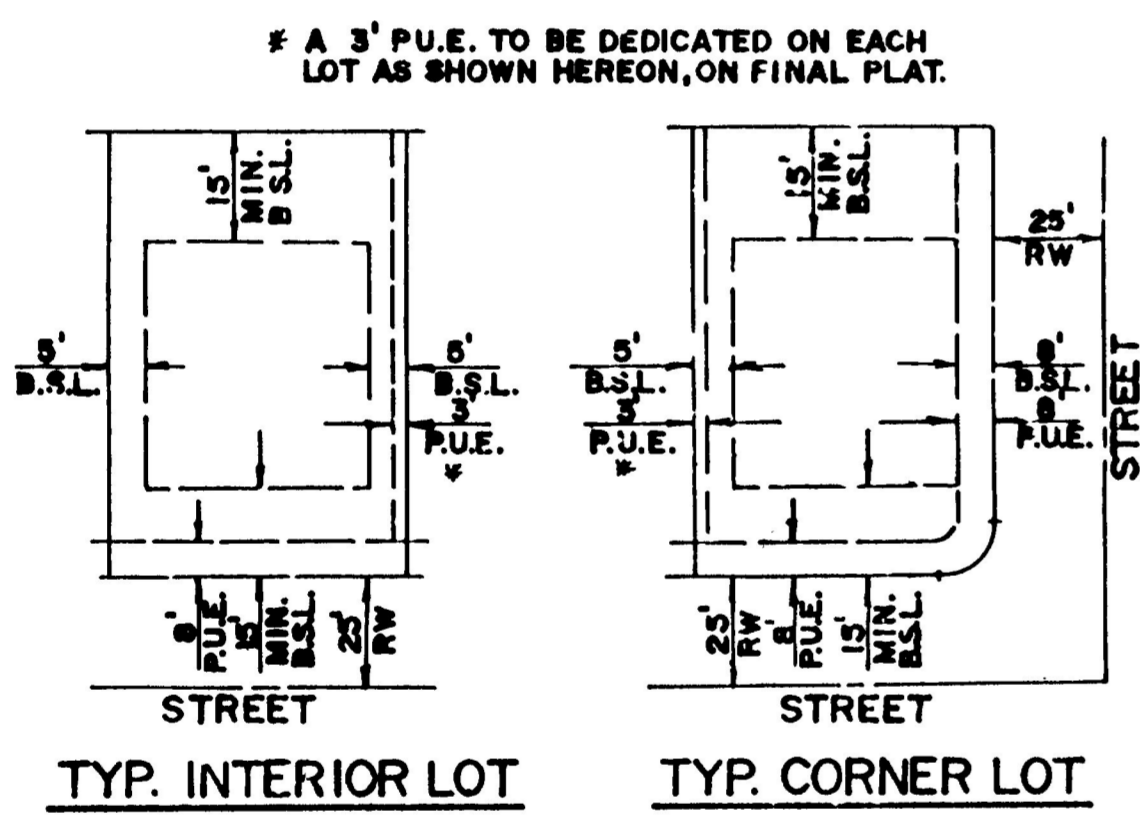
STATE OF ARIZONA )  
COUNTY OF MARICOPA ) SS

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 Oakmont Heights at Westbrook Village, a planned area of development consisting of a portion of the West Half of Section 27, 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, tract 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 or, 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; this easement in Clause (6) is subordinate to the easement to the City of Peoria in Clause (2) above.

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 18th day of May, 1990.

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

By: Allen A. Bagwell  
Is: Trust Officer



**LEGAL DESCRIPTION**

Being a portion of the W. 1/2 of Section 27, Township 4 North, Range 1 East, G.&S.R.B.&M., Maricopa County, Arizona, more particularly described as follows:

Commencing at the W. 1/4 corner of said Section 27; thence S.00°41'24"E., (assumed bearing) 159.32 feet along the west line of the southwest 1/4 of said Section 27; thence S.89°18'36"W., 1662.01 feet to the Point of Beginning; thence N.21°19'48"W., 974.12 feet to a Point of Curve, the central point of which bears S.68°40'12"W., 1002.50 feet from said Point of Curve; thence northwesterly along said curve being concave to the west through a central angle of 06°11'43", an arc length of 108.40 feet and a chord bearing and distance of N.24°25'39"W., 108.34 feet; thence leaving said curve on a bearing of N.15°05'26"E., 34.40 feet; thence N.59°24'23"E., 289.61 feet to a Point of Curve, the central point of which bears S.30°35'37"E., 1320.00 feet from said Point of Curve; thence easterly along a curve which is concave to the south through a central angle of 13°02'47", an arc length of 300.57 feet and a chord bearing and distance of N.65°55'47"E., 299.92 feet to the Point of Tangency; thence N.72°27'10"E., 134.26 feet; thence S.09°56'56"E., 658.60 feet; thence S.13°44'14"W., 530.57 feet; thence S.53°23'05"W., 310.53 feet to the Point of Beginning.

NOTE: Face Of Garage To Be Minimum Of 20 Feet From Front R.O.W. Line.

**ACKNOWLEDGEMENT**

STATE OF ARIZONA )  
COUNTY OF MARICOPA ) SS

On this, the 18th day of May, 1990, before me, the undersigned officer, personally appeared Allen A. Bagwell, 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: 1990

**APPROVAL**

Approved by the Council of the City of Peoria on this 8 day of MAY, 1990.

By: Ronald J. [Signature] Mayor  
Attest: Thomas [Signature] City Clerk

By: Edwin [Signature] City Engineer  
Date: 6-13-90

**NOTES**

- Construction within 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-14-7-133.
- No obstruction will be allowed within the drainage easement, nor vegetation be planted or allowed to grow that would obstruct flow.
- The Westbrook Village Homeowner's Association shall be responsible for maintaining landscaping on Tracts "B" & "C".

**WATER ASSURANCE**

This development is located within the City of Peoria Water Service Area and has been designated as having an assured water supply.

PREPARED: MARCH 19, 1990

**CARTER ASSOCIATES, INC.**  
CONSULTING ENGINEERS, PLANNERS & SURVEYORS  
5080 North 40th Street • Suite 300 • Phoenix, AZ 85018 • (602) 955-0900  
1675 Daguer Street • Suite 350 • San Diego, CA 92111 • (619) 292-6111

dsn:	FINAL PLAT	SHEET
drn:	OAKMONT HEIGHTS	1 OF 2
ckd:	AT WESTBROOK VILLAGE	

**SCHEMATIC**  
NOT FOR CONSTRUCTION USE  
AZ. TECH. BRO. OF REG. R4-30-304

**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 May, 1990; THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN; THAT THE MONUMENTS SHOWN ACTUALLY 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.

By: [Signature] Mayor  
Date: 6-13-90

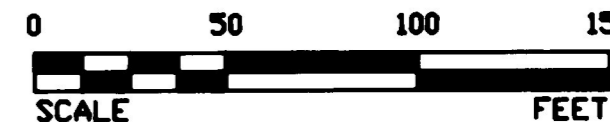
- LEGEND**
- INDICATES CORNER OF THIS SUBDIVISION FOUND 1/2" REBAR
  - 8' PUBLIC UTILITY EASEMENT
  - 15' BUILDING SETBACK LINE
  - 3' PUBLIC UTILITY EASEMENT
  - 1' VEHICULAR NON-ACCESS EASEMENT
  - 5' HOMEOWNERS ASSOCIATION WALL AND LANDSCAPE MAINTENANCE AREA

CYPRESS POINT  
ESTATES  
BK. 336, PG. 37  
M.C.R.  
(PARCEL 2)

PARCEL A  
GOLF COURSE

# FINAL PLAT OF OAKMONT HEIGHTS AT WESTBROOK VILLAGE

85' R.O.W., Dedicated w/ PLAT OF DEDICATION  
BK. PG.  
M.C.R.



DISTANCE		
NO.	BEARING	DISTANCE
1	N 26°48'58" E	34.96'
2	N 18°49'13" W	15.39'
3	N 09°56'56" W	6.46'
4	S 68°40'12" W	11.76'
5	N 53°23'05" E	9.92'
6	S 68°40'12" W	49.69'
7	S 64°48'17" W	1.61'
8	S 64°48'17" W	72.56'
9	S 68°40'12" W	1.61'
10	S 68°40'12" W	66.39'
11	N 23°40'12" E	12.73'
12	N 23°40'12" E	22.63'
13	N 23°40'12" E	35.36'
14	N 53°23'05" E	16.59'
15	S 68°40'12" W	68.00'
16	S 72°32'08" W	74.17'
17	S 68°40'12" W	49.69'
18	N 66°19'47" W	35.36'
19	N 66°19'47" W	12.73'
20	N 66°19'47" W	22.63'
21	S 61°06'10" W	27.67'
22	N 21°19'48" W	19.18'
23	N 13°44'14" E	18.41'
24	N 62°20'00" E	42.21'
25	N 09°56'56" W	32.77'
26	N 21°19'48" W	17.46'
27	N 15°56'26" E	11.34'
28	N 15°56'26" E	23.06'
29	N 15°56'26" E	34.40'
30	S 59°24'23" W	7.29'
31	S 59°24'23" W	7.29'
32	N 64°44'34" W	34.78'
33	N 36°36'55" W	25.00'
34	S 68°40'12" W	25.00'
35	N 17°32'50" W	30.00'

STATE OF ARIZONA  
County of Maricopa  
I hereby certify that the within  
instrument was filed and re-  
corded at request of  
City of Peoria  
JUL 1 1990  
in book 339  
on page 46  
Witness my hand and official  
seal on the day and date aforesaid.  
By [Signature] County Recorder  
Deputy Recorder

CURVE TABLE			
NO.	RADIUS	LENGTH	TANGENT
1	200.00'	30.97'	08°52'18"
2	200.00'	26.01'	74°31'22"
3	200.00'	31.42'	90°00'00"
4	135.00'	11.63'	04°56'12"
5	200.00'	31.42'	90°00'00"
6	365.00'	3.75'	00°35'20"
7	200.00'	35.43'	101°30'33"
8	200.00'	58.18'	80°44'11"
9	200.00'	25.62'	73°23'54"
10	50.00'	42.61'	48°49'35"
11	1018.50'	126.86'	07°08'12"
12	1018.50'	110.98'	06°14'36"
13	1018.50'	15.88'	00°53'37"
14	55.00'	16.65'	17°20'29"
15	55.00'	18.63'	19°24'10"
16	55.00'	16.65'	17°20'29"
17	20.00'	30.60'	87°39'39"
18	195.00'	134.94'	39°38'50"
19	170.00'	114.22'	38°29'50"
20	220.00'	152.23'	39°38'50"
21	390.00'	161.23'	23°41'10"
22	365.00'	150.89'	23°41'10"
23	415.00'	171.56'	23°41'10"
24	505.15'	78.46'	08°53'57"
25	505.15'	42.59'	04°49'52"
26	505.15'	35.87'	04°04'05"
27	185.00'	113.23'	35°04'02"
28	160.00'	97.93'	35°04'02"
29	135.00'	82.63'	35°04'02"
30	55.00'	110.79'	115°25'09"
31	1205.00'	198.41'	09°26'02"
32	1180.00'	241.19'	11°42'41"
33	1155.00'	184.16'	09°08'07"
34	1002.50'	108.40'	06°11'43"
35	50.00'	221.13'	233°23'58"
36	50.00'	221.11'	233°22'22"

PREPARED: MARCH 19, 1990

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FINAL PLAT  
OAKMONT HEIGHTS  
AT WESTBROOK VILLAGE  
SHEET  
2 OF 2

SCHEMATIC  
NOT FOR CONSTRUCTION USE  
AZ. TECH. BRO. OF REG. R4-30-304

19.568 ACRES