

## 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 herein, hereby: (1) Publishes this final plat of subdivision for Pine Ridge at Westbrook Village, a planned area of development consisting of a portion of the East Half 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 hereon; (5) Grants to Westbrook Village Association, an Arizona non-profit corporation, and its successors and assigns, 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 24th day of August, 1989.

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

By: *William C. Penn*  
Its: Trust Officer

## ACKNOWLEDGEMENT

STATE OF ARIZONA )  
COUNTY OF MARICOPA ) SS

On this, the 24th day of August, 1989, before me, the undersigned officer, personally appeared *William C. Penn*, 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.

*Mary E. Positron*  
Notary Public

My Commission Expires 12/31/91

## 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-14-2-133.
- No obstruction will be allowed within the drainage easements, nor vegetation be planted or allowed to grow that would obstruct flow.

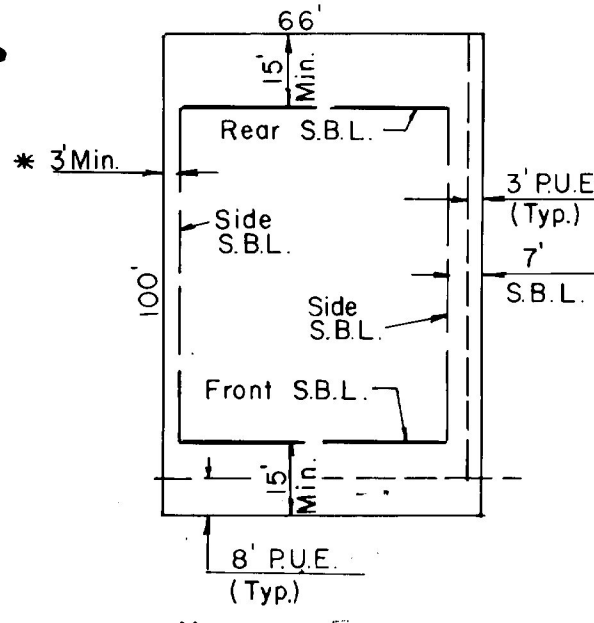
## LEGEND

- ① INDICATES CORNER OF THIS SUBDIVISION FOUND 1/2" REBAR
- 8' P.U.E. 8' PUBLIC UTILITY EASEMENT
- 15' B.S.L. 15' BUILDING SETBACK LINE
- 3' P.U.E. 3' PUBLIC UTILITY EASEMENT
- 1' V.N.E. 1' VEHICULAR NON-ACCESS EASEMENT
- 5' H.A.W. & L.M.A. 5' HOMEOWNERS ASSOCIATION WALL AND LANDSCAPE MAINTENANCE AREA.

## WATER ASSURANCE

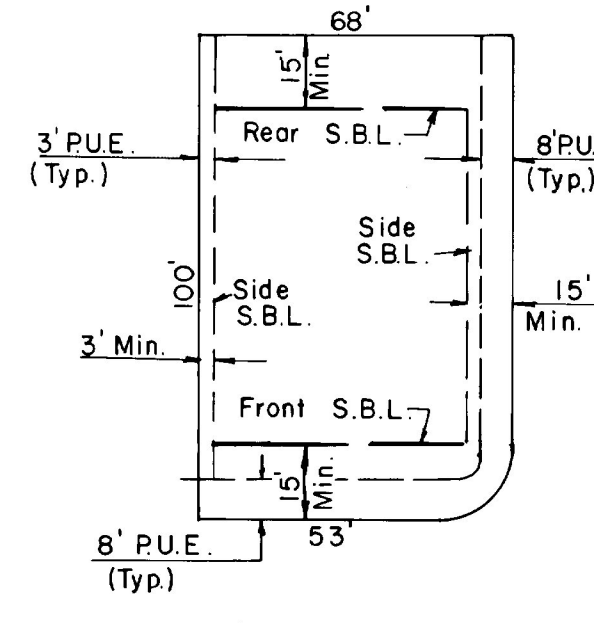
This development is located within the City of Peoria Water Service Area and has been designated as having an assured water supply.

## FINAL PLAT FOR PINERIDGE AT WESTBROOK VILLAGE LOCATED IN THE EAST 1/2, SECTION 28, T.4 N., R.1 E., G. & S.R.B. & M., MARICOPA COUNTY, ARIZONA.

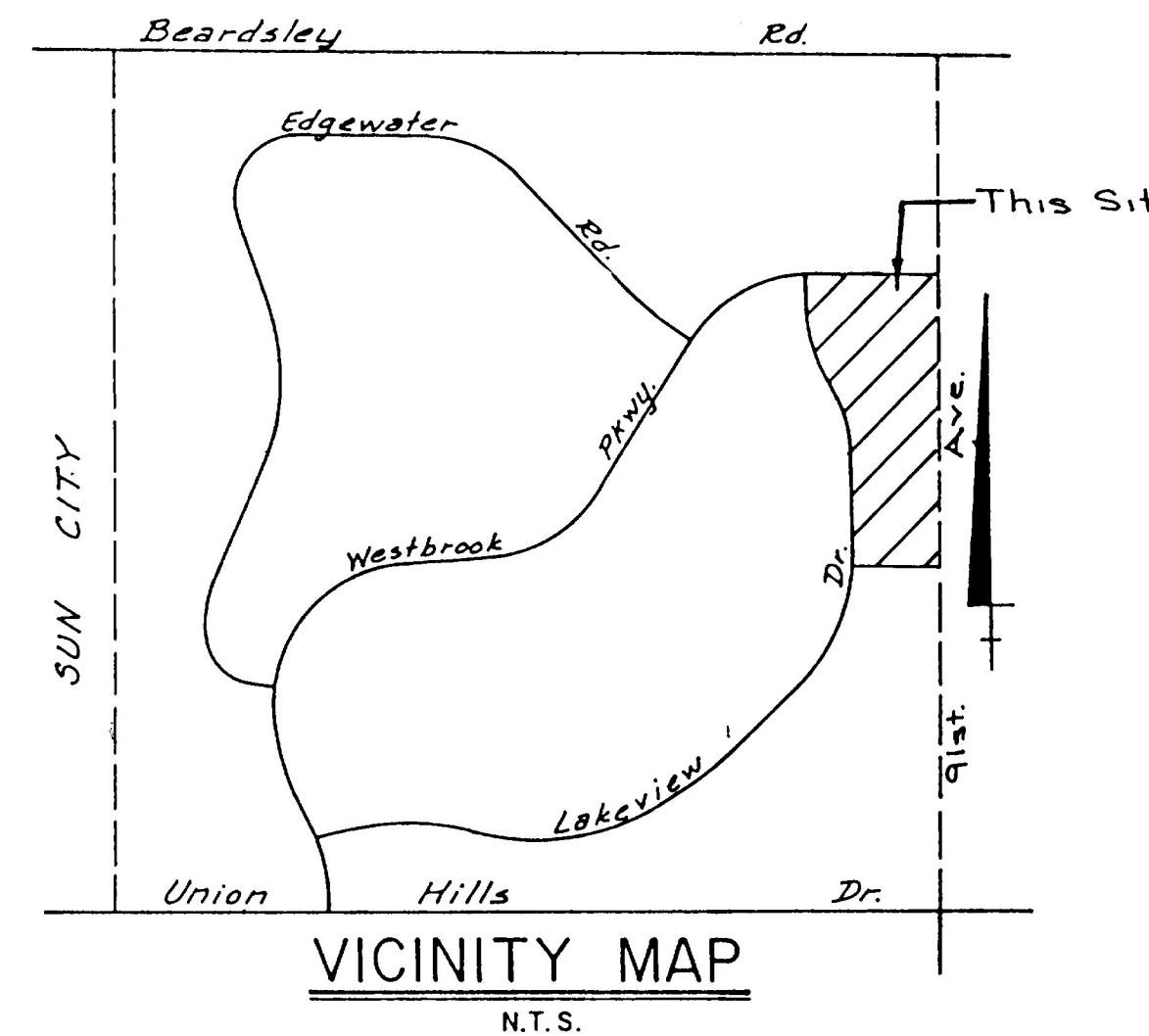


TYPICAL INTERIOR LOT

\* Indicates Aggregate Of 10 Ft. For Side Yards.



TYPICAL CORNER LOT



## PARCEL DESCRIPTION

A portion of the East 1/2 of Section 28, T.4N., R.1E., G.&S.R.B.&M., Maricopa County, AZ, more particularly described as follows:

Commencing at the Northeast corner of said Section 28; thence S.00°42'04"E., 1,382.50 feet; thence S.89°17'56"W., 55.00 feet to the Point of Beginning; thence S.00°42'04"E., 1,276.36 feet along a line which is 55.00 feet west of and parallel to the east line of the N.E.1/4, said Section 28; thence S.00°41'24"E., 529.33 feet, along a line which is 55.00 feet west of and parallel to the east line of the S.E.1/4, said Section 28; thence West, 441.37 feet along the north line of "Cambridge Crossing" as recorded in Book 314, Page 14, Maricopa County records, AZ; (The following 7 courses are along the east right-of-way line for "Lakeview Road" as shown on the plats of "Mountain View Estates," Book 287, Page 45 and "Shadow Ridge", Book 309, Page 47, as shown in the records of Maricopa County, AZ; thence North, 595.13 feet to a Point of Curve, the central point of which bears West, 1,230.00 feet from said Point of Curve; thence along said curve being concave to the west through a central angle of 28°41'00" an arc length of 615.76 feet to the Point of Tangency; thence N.28°41'00"W., 100.00 feet to a Point of Curve, the central point of which bears N.61°19'01"E., 870.00 feet from said Point of Curve; thence along said curve being concave to the east through a central angle of 25°42'21" an arc length of 390.33 feet to a Point of Non-Tangency; thence along said non-tangent line N.04°05'25"E., 81.58 feet; thence N.00°42'04"E., 85.58 feet to a Point of Curve, the central point of which bears N.89°17'56"E., 24.42 feet from said Point of Curve; thence along said curve being concave to the East through a central angle of 90°00'00" an arc length of 38.36 feet to a point on the south right-of-way line of "Westbrook Parkway", as shown on the plat of "Highland Hills", shown in Book 322, Page 2, records of Maricopa County, AZ; thence N.89°17'56"E., 654.57 feet along said south right-of-way line and its prolongation to the east; thence S.45°42'04"E., 56.57 feet to the Point of Beginning.

Containing 22.812 acres, gross, and being subject to any easements, restrictions or rights-of-way of record or otherwise.

## APPROVAL

Approved by the Council of the City of Peoria on this 26 day of September, 1989.

By: *Ronald S. Lawrence* Mayor Attest: *Thomas Somers* City Clerk

By: *Edith A. Johns* City Engineer Date: 9-13-89

Revised: July 20, 1989  
Prepared: June 24, 1989

CARTER ASSOCIATES, INC.  
CONSULTING ENGINEERS, PLANNERS & SURVEYORS  
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FINAL PLAT FOR  
PINERIDGE  
AT WESTBROOK VILLAGE

SHEET  
1 OF 2

JOB NO.: 219-89346-02

334-26

## CERTIFICATION

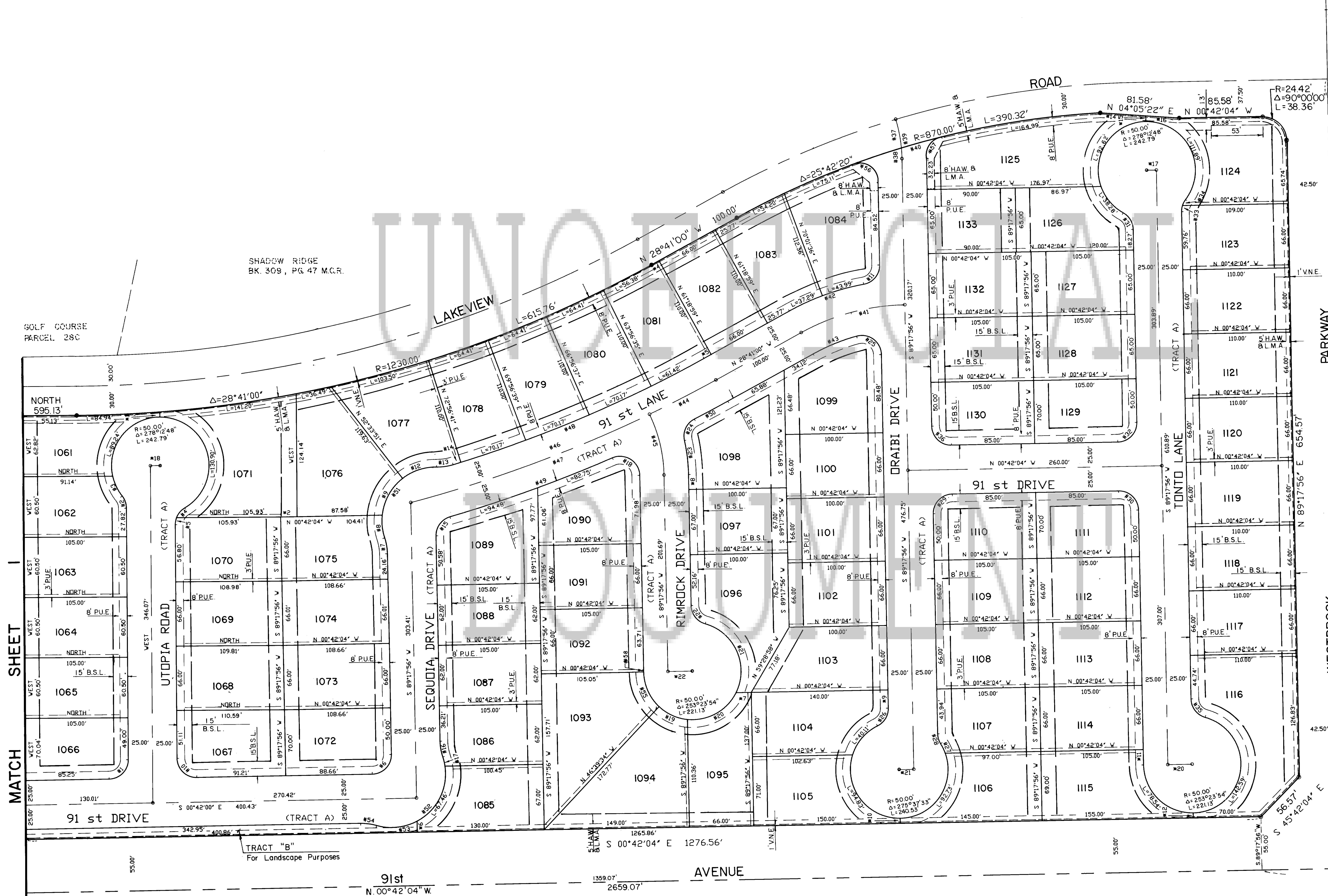
THIS IS TO CERTIFY THAT SURVEY AND SUBDIVISION OF THE PREMISES DESCRIBED AND PLATTED HEREON WAS MADE UNDER MY DIRECTION DURING THE MONTH OF August, 1989; THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN; THAT THE MONUMENTS SHOWN ACTUALLY EXIST OR WILL BE SET AS SHOWN; THAT THEIR POSITIONS ARE CORRECTLY SHOWN; AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENFORCE THE SURVEY TO BE RETRACTED.

8-24-89  
Date

## BENCHMARK

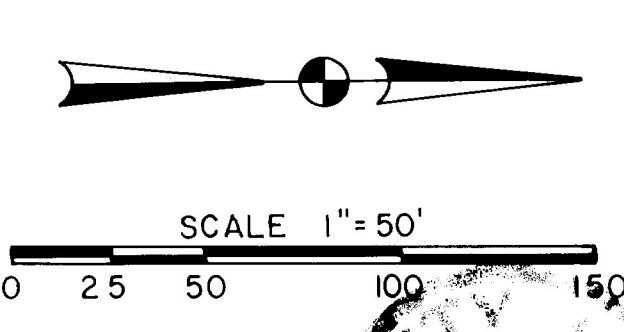
U.S.C.&G.S. BRASS CAP LOCATED 87' (±) EAST OF AND 30' (±) NORTH OF THE N.W. CORNER OF SECTION 28, T.4N., R.1E., STAMPED R-266-1948 ELEVATION = 1248.04.





CURVE TABLE				
NO.	RADIUS	LENGTH	DELTA	TANGENT
1	20.00'	31.17'	89°18'00"	19.76'
2	20.00'	13.34'	38°12'47"	6.93'
3	50.00'	22.64'	25°56'54"	11.52'
4	20.00'	11.39'	32°53'19"	11.39'
5	20.00'	9.56'	27°22'41"	4.87'
6	20.00'	31.42'	90°00'04"	20.00'
7	55.00'	16.65'	17°20'29"	8.39'
8	55.00'	25.74'	26°49'01"	13.11'
9	55.00'	42.04'	49°47'23"	22.10'
10	20.00'	31.66'	90°42'00"	20.25'
11	20.00'	28.09'	80°29'02"	16.93'
12	55.00'	37.23'	38°47'16"	19.36'
13	55.00'	17.33'	18°03'29"	8.74'
14	1340.00'	8.16'	00°20'57"	4.08'
15	20.00'	26.10'	74°46'17"	15.28'
16	55.00'	16.65'	17°20'29"	8.39'
17	55.00'	9.63'	10°01'46"	4.83'
18	20.00'	39.31'	112°37'05"	30.00'
19	50.00'	32.61'	37°21'51"	16.91'
20	50.00'	60.66'	69°30'30"	34.69'
21	50.00'	87.95'	100°47'08"	60.42'
22	20.00'	25.62'	73°23'54"	14.91'
23	175.00'	25.38'	11°34'58"	17.75'
24	20.00'	26.25'	75°12'27"	15.40'
25	20.00'	36.41'	104°17'57"	25.74'
26	20.00'	22.56'	64°37'23"	12.65'
27	50.00'	12.87'	14°44'33"	6.47'
28	20.00'	10.82'	31°00'00"	5.55'
29	20.00'	31.42'	90°00'00"	20.00'
30	20.00'	31.42'	90°00'00"	20.00'
31	20.00'	20.94'	60°00'00"	11.55'
32	20.00'	31.42'	90°00'00"	20.00'
33	20.00'	6.34'	18°09'55"	3.20'
34	20.00'	7.00'	20°06'52"	3.54'
35	20.00'	25.62'	73°23'54"	14.91'
36	20.00'	31.42'	90°00'00"	20.00'
37	150.00'	30.21'	11°32'20"	15.16'
38	150.00'	10.95'	04°10'58"	5.48'
39	150.00'	41.16'	15°43'19"	20.71'
40	870.00'	92.00'	06°03'31"	46.04'
41	227.20'	110.96'	27°58'55"	56.11'
42	252.20'	81.28'	18°27'59"	41.00'
43	202.20'	48.29'	13°40'59"	24.26'
44	1365.00'	76.88'	03°13'38"	38.45'
45	150.00'	64.81'	24°45'18"	32.92'
46	1365.00'	338.11'	14°11'32"	169.93'
47	1365.00'	261.23'	10°57'55"	131.02'
48	1340.00'	280.11'	11°58'38"	140.57'
49	1390.00'	177.24'	07°18'21"	88.74'
50	1390.00'	38.98'	01°36'25"	19.49'
51	55.00'	105.01'	109°23'40"	77.67'
52	55.00'	119.69'	124°40'59"	104.94'
53	55.00'	42.60'	44°22'38"	22.43'
54	55.00'	16.65'	17°20'29"	8.39'
55	50.00'	37.62'	43°06'46"	37.62'
56	20.00'	38.21'	109°27'28"	28.28'
57	50.00'	26.83'	76°51'29"	15.87'
58	50.00'	2.29'	02°37'39"	1.15'

DISTANCE		
NO.	BEARING	DISTANCE
1	WEST	5.13'
2	N 00°42'04" W	16.83'
3	N 28°41'00" W	8.23'
4	N 28°41'00" W	8.23'
5	N 28°41'00" W	8.23'
6	S 89°17'56" W	11.01'
7	N 00°42'04" W	15.60'
8	S 89°17'56" W	15.44'
9	S 89°17'56" W	18.75'
10	S 89°17'56" W	5.00'
11	S 89°17'56" W	14.00'
12	N 89°17'56" E	5.00'
13	S 04°05'25" W	46.46'
14	S 89°17'56" W	6.03'
15	N 04°05'25" E	35.12'
16	N 00°42'04" W	10.00'
17	N 00°42'04" W	10.00'
18	NORTH	10.00'
19		
20	N 00°42'04" W	25.00'
21	N 00°42'04" W	15.00'
22	N 00°42'04" W	25.00'



Prepared: June 26, 1989

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dsn: T.S.

drn: C.Q.

ckd:

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SHEET  
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