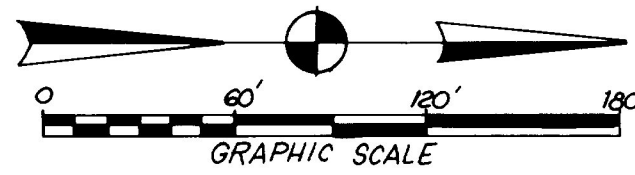


NOTES:

- 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.
- This development is located within the City of Peoria Water Service Area and has been designated as having an assured water supply.
- No obstruction will be allowed within the drainage easements, nor vegetation be planted or allowed to grow that would obstruct flow. Home Owners' Association is responsible for maintenance of drainage easement.
- No lot owner shall alter grading within the 5' individual lot slope and retention area.



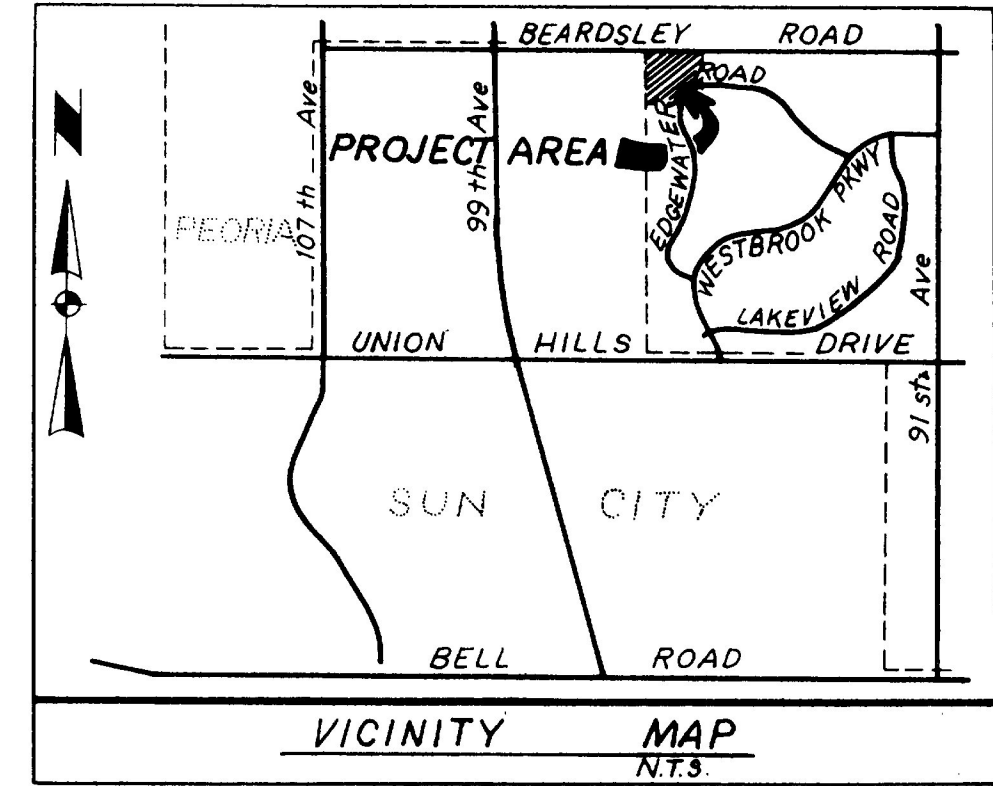
SPANISH GARDENS REVISED  
BOOK 200, MAP 96, PAGE 1010  
N00-56-21W 1328.80'

- 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' PUBLIC UTILITIES EASEMENT
- 1' VEHICULAR NON-ACCESS EASEMENT
- HOMEOWNERS ASSOCIATION WALL & LANDSCAPE EASEMENT
- NO MONUMENT FOUND OR SET
- (N.R.) INDICATES NON-RADIAL BEARING

# FINAL PLAT FOR QUAIL RIDGE AT WESTBROOK VILLAGE

86 447097



## LEGAL DESCRIPTION

A portion of Section 28, Township 4 North, Range 1 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, and is more particularly described as follows:

Beginning at the Northwest corner of said Section 28; thence North 89°17'28" East 1155.00 feet to a point on the North line of said Section 28; thence South 05°03'59" West, 497.33 feet to a point on a curve concave Southeasterly which has a radius of 530.00 feet and an internal angle of 92°09'25"; thence Southwesterly along the arc of said curve 852.47 feet to a point of tangency; thence South 11°25'00" East 207.09 feet; thence South 88°47'27" West, 783.99 feet to a point on the West line of said Section 28; thence N 00°56'21" West, 1328.80 feet along said West line to the point of beginning.

Said parcel containing 28.8674 acres 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 1009, as Owner of the property described and depicted herein, hereby: (1) Publishes this final plat of Subdivision for "QUAIL RIDGE 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; (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 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 A, as shown on this plat, subject to the drainage easement on and over said Tract A as shown hereon, and maintenance of said Tract A shall be the responsibility of said Association. The dedication described in paragraph 3 above is subject, however, to the reservation hereby made by First Service Title Agency, an Arizona corporation, as Trustee of its Trust Number 1009, 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 hereon as "Homeowner's Association Wall & Landscape Easement" and (B) in furtherance of such right and easement, and easement over, under through the streets or other property dedicated pursuant to paragraph 3 above 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 17th day of July, 1986.

FIRST SERVICE TITLE AGENCY,  
an Arizona corporation, as Trustee

By: *[Signature]*  
Its: Trust Officer

## APPROVALS

Approved by the Council of the City of Peoria on this 17 day of August, 1986.

By: *[Signature]* Mayor

Attest: *[Signature]* City Clerk

By: *[Signature]* City Engineer

Date

## NOTARY'S ACKNOWLEDGEMENT

STATE OF ARIZONA }  
COUNTY OF MARICOPA } ss.

On this, the 17th day of July, 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.

*[Signature]*  
Notary Public

My commission expires: 6-17-89

## SURVEYOR'S CERTIFICATE

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

CURVE DATA		DATA	
DESC.	DELTA	RADIUS	LENGTH
C1	90-00-00	12.00	16.95
C2	26-57-19	20.00	10.11
C3	21-35-44	20.00	9.57
C4	85-08-36	12.00	17.83
C5	85-08-36	12.00	17.83
C6	26-57-19	20.00	10.11
C7	26-57-19	20.00	10.11
C8	26-57-19	20.00	10.11
C9	26-57-19	20.00	10.11
C10	90-00-00	12.00	16.95
C11	86-04-08	17.00	16.01
C12	86-04-08	17.00	16.01
C13	93-22-40	12.00	19.56
C14	90-00-00	12.00	16.95
C15	90-00-00	12.00	16.95
C16	90-00-00	12.00	16.95
C17	81-08-05	15.00	21.24
C18	90-00-00	12.00	16.95
C19	90-30-47	12.00	20.00
C20	78-22-34	12.00	16.42
C21	90-00-00	12.00	16.95
C22	90-00-00	12.00	16.95
C23	26-57-19	20.00	10.11
C24	36-48-30	20.00	13.88
C25	86-44-51	15.00	22.71
C26	86-44-51	15.00	22.71
C27	90-00-00	12.00	16.95
C28	90-00-00	12.00	16.95
C29	90-00-00	12.00	16.95
C30	60-21-14	20.00	21.07
C31	10-28-39	150.00	27.43
C32	45-58-41	9.33	17.45
C33	45-58-41	9.33	17.45
C34	140-08-04	60.00	146.75
C35	147-54-36	60.00	154.89
C36	118-16-10	60.00	129.85
C37	10-28-39	125.00	22.86
C38	44-20-59	120.00	92.89
C39	144-04-19	60.00	185.06
T1			10.49
T2			6.16

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'

N 1/4 Cor. Sec. 28  
N 89°17'28"E  
1517.03'

301-39



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

7447 EAST INDIAN SCHOOL ROAD, SUITE 225  
SCOTTSDALE, ARIZONA 85251 (602)949-0633

JOB NO: 89122 DATE: 5-86 DRN: R.C. SHT: 1 OF 1