

## GENERAL 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-14-2-135.
- 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. Homeowner's Association is responsible for maintenance of drainage easement.

## LEGAL DESCRIPTION

That part of the East 1/2 of Section 28, Township 4 North, Range 1 East, of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, being more particularly described as follows:

Commencing at the northeast corner of said Section 28;  
thence South 00 degrees 42 minutes 04 seconds East along the east line of said Section 28 a distance of 1,300.00 feet;  
thence South 89 degrees 17 minutes 56 seconds West a distance of 742.42 feet to the POINT OF BEGINNING;  
thence South 00 degrees 42 minutes 04 seconds East a distance of 42.50 feet;  
thence South 89 degrees 17 minutes 56 seconds West a distance of 7.15 feet to a point of curvature from which the radius bears South 00 degrees 42 minutes 04 seconds East a distance of 24.42 feet;  
thence southwesterly along a said curve, through a central angle of 90 degrees 00 minutes 00 seconds, a distance of 38.36 feet to a point of tangency;  
thence South 00 degrees 42 minutes 04 seconds East a distance of 85.38 feet;  
thence South 04 degrees 05 minutes 22 seconds West a distance of 81.58 feet to a point on a non-tangent curve from which the radius bears North 87 degrees 01 minutes 20 seconds East a distance of 870.00 feet;  
thence southeasterly along said curve, through a central angle of 25 degrees 42 minutes 20 seconds, a distance of 390.32 feet to a point of tangency;  
thence South 28 degrees 41 minutes 00 seconds East a distance of 100.00 feet to a point of curvature from which the radius bears South 61 degrees 19 minutes 00 seconds West a distance of 1,230.00 feet;  
thence southerly along said curve, through a central angle of 28 degrees 41 minutes 00 seconds, a distance of 615.76 feet to a point of tangency;  
thence South a distance of 324.91 feet to a point on the north line of MOUNTAIN VIEW ESTATES, as recorded in Book 287 of Maps, Page 45, records of Maricopa County, Arizona;  
thence West along said north line a distance of 30.00 feet;  
thence North 80 degrees 14 minutes 00 seconds West along said north line a distance of 30.44 feet;  
thence North a distance of 319.75 feet to a point of curvature from which the radius bears West a distance of 1,170.00 feet;  
thence northerly along said curve, through a central angle of 01 degrees 48 minutes 35 seconds, a distance of 36.95 feet to a point of non-tangency;  
thence North 77 degrees 02 minutes 13 seconds West a distance of 159.40 feet;  
thence North 38 degrees 12 minutes 11 seconds West a distance of 339.24 feet;  
thence North 74 degrees 31 minutes 50 seconds West a distance of 371.26 feet;  
thence North 67 degrees 22 minutes 00 seconds West a distance of 417.25 feet;  
thence North 28 degrees 51 minutes 00 seconds East a distance of 385.37 feet to a point of curvature from which the radius bears South 61 degrees 09 minutes 00 seconds East a distance of 757.50 feet;  
thence northeasterly along said curve, through a central angle of 02 degrees 49 minutes 27 seconds, a distance of 37.34 feet to a point of non-tangency;  
thence North 58 degrees 19 minutes 33 seconds West a distance of 85.00 feet to a point on a non-tangent curve from which the radius bears South 58 degrees 19 minutes 33 seconds East a distance of 842.50 feet;  
thence northeasterly along said curve, through a central angle of 57 degrees 37 minutes 29 seconds, a distance of 847.34 feet to a point of tangency;  
thence North 89 degrees 17 minutes 56 seconds East a distance of 138.54 feet;  
thence South 00 degrees 42 minutes 04 seconds East a distance of 42.50 feet to the POINT OF BEGINNING.

## CURVE DATA

DESC.	DELTA	RADIUS	LENGTH	TANGENT	CHORD	BEARING
C1	4-21-56	1170.00	89.15	44.60	89.13	N 10-16-29 W
C2	1-48-35	1170.00	36.95	18.48	36.95	N 0-54-18 W
C3	91-26-45	15.00	23.94	15.38	21.48	N 53-48-53 W
C4	16-19-39	125.00	35.62	17.93	35.50	N 66-22-00 W
C5	16-19-39	100.00	28.50	14.35	28.40	N 66-22-00 W
C6	92-11-00	15.00	24.13	15.58	21.61	S 33-38-03 W
C7	42-04-16	126.00	92.52	48.46	90.45	N 79-14-19 W
C8	90-00-00	15.00	23.56	15.00	21.21	N 13-12-11 W
C9	60-28-49	75.00	79.17	43.72	75.54	S 1-33-25 W
C10	90-00-00	15.00	23.56	15.00	21.21	S 76-47-49 W
C11	16-19-39	150.00	42.75	21.52	42.60	N 66-22-00 W

## LEGEND

- BRASS CAP FLUSH IN P.V.M.T. INDICATES CORNER OF THIS SUBDIVISION 1/2" REBAR
- NO MONUMENT FOUND OR SET
- PUBLIC UTILITIES EASEMENT
- VEHICULAR NON-ACCESS EASEMENT
- HOME OWNER'S ASSOCIATION LANDSCAPE MAINTENANCE AREA
- HOME OWNER'S ASSOCIATION WALL & LANDSCAPE EASEMENT
- HAWLE

SCALE: 1" = 50'

# A FINAL PLAT FOR SHADOW RIDGE AT WESTBROOK VILLAGE

LOCATED IN  
A PORTION OF THE NE 1/4,  
SECTION 28, T.4N, R.1E,  
G. & S.R.B. & M., MARICOPA COUNTY,  
ARIZONA

## 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 "SHADOW 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 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 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 purposes 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 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 9th day of MARCH, 1987.

FIRST SERVICE TITLE AGENCY, INC.  
an Arizona corporation, as Trustee  
By: *Carol A. Roberts*  
Its: Trust Officer

## NOTARY'S ACKNOWLEDGEMENT

STATE OF ARIZONA }  
COUNTY OF MARICOPA } ss.

On this, the 9th day of MARCH, 1987, I, *Theresa M. Cerino*, the undersigned officer, personally appeared *Carol A. 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.

OFFICIAL SEAL  
THERESA M. CERINO  
Notary Public - State of Arizona  
MARICOPA COUNTY  
My Comm. Expires May 4, 1990

## APPROVAL

Approved by the Council of the City of Peoria on this 14 day of April, 1987.

By: *Ronald L. Schuman* Mayor  
Attest: *Lillian Gomez* City Clerk  
By: *Blair A. Johnson* City Engineer  
3-12-87 Date

## SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THE SURVEY AND SUBDIVISION OF THE PREMISES DESCRIBED AND PLATTED HEREON WAS MADE UNDER MY DIRECTION DURING THE MONTH OF MARCH, 1987, THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN; THAT THE MONUMENTS SHOWN ACTUALLY EXIST; THAT THEIR POSITIONS ARE CORRECTLY SHOWN; AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

REGISTERED LAND SURVEYOR  
DATE

REVISED: MARCH 6, 1987  
PREPARED: JANUARY 8, 1987

CARTER ASSOCIATES, INC.  
CONSULTING ENGINEERS, PLANNERS & SURVEYORS

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

A FINAL PLAT FOR  
SHADOW RIDGE  
AT WESTBROOK VILLAGE

JOB NO: 89180 DATE: 01-87 DRN: REM SHT. 1 OF 2



### CURVE DATA

DESC.	DELTA	RADIUS	LENGTH	TANGENT	CHORD	BEARING
C1	2-49-27	757.50	37.34	18.67	37.33	N 30-15-43 E
C2	3-36-18	1065.00	67.01	33.52	67.00	S 13-11-24 E
C3	55-16-31	100.00	96.47	52.36	92.78	N 84-59-45 E
C4	17-38-57	30.80	30.80	15.52	30.68	N 66-10-58 E
C5	12-16-28	368.04	78.85	39.57	78.68	S 61-13-06 E
C6	28-57-18	20.00	10.11	5.16	10.00	N 81-50-39 E
C7	28-57-18	20.00	10.11	5.16	10.00	N 43-19-39 E
C8	86-08-00	15.00	22.55	14.02	20.49	N 4-45-06 E
C9	93-23-49	15.00	24.45	15.92	21.83	N 85-00-50 W
C10	11-39-25	393.04	79.96	40.12	79.83	N 61-32-18 E
C11	11-30-21	340.04	68.89	34.56	68.77	N 61-36-50 W
C12	6-47-40	757.50	89.57	44.97	89.78	N 51-41-06 E
C13	90-00-00	24.42	38.36	24.42	34.54	S 45-04-04 E
C14	28-57-18	20.00	10.11	5.16	10.00	N 3-05-24 E
C15	27-13-11	20.00	9.50	4.84	9.41	S 58-54-03 W
C16	86-08-00	15.00	22.55	14.02	20.49	N 81-22-54 E
C17	93-23-50	15.00	24.45	15.92	21.83	N 8-23-01 E
C18	96-13-00	15.00	25.19	16.72	22.33	N 19-15-30 E
C19	2-03-11	587.50	21.05	10.53	21.05	N 29-52-36 W
C20	93-23-14	15.00	24.45	15.91	21.83	N 77-35-48 E
C21	17-38-57	75.00	23.10	11.64	23.01	N 66-42-09 E
C22	87-55-32	15.00	23.02	14.47	20.83	S 61-01-48 E
C23	17-38-57	125.00	38.50	19.41	38.35	S 66-10-58 W
C24	55-16-31	75.00	72.36	39.27	69.58	S 84-59-45 W
C25	94-46-39	15.00	24.61	16.31	22.08	N 8-28-20 W
C26	94-46-03	15.00	24.64	16.11	21.96	S 58-26-17 E
C27	1-31-50	1090.00	29.12	14.56	29.12	S 12-09-10 E
C28	87-55-32	15.00	23.02	14.47	20.83	S 31-02-41 E
C29	87-10-32	20.00	30.43	19.04	27.58	N 75-15-44 E
C30	90-00-00	24.42	38.36	24.42	34.54	S 44-17-56 W
C31	90-00-00	20.00	31.42	20.00	28.28	N 16-09-00 W

STATE OF ARIZONA  
County of Maricopa

I hereby certify that the within and foregoing is a true and correct copy of the original as recorded at my office.

PEORIA  
APR 17 1967-400

in Book 309  
on page 47

sent the following memorandum.

By Gail C. Singer Court Recorder  
Jenny Jones

$$\frac{309}{47}$$


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JOB NO: <u>89180</u>	DATE: <u>01-87</u>	DRN: <u>REM</u>	SHT. <u>2</u> OF <u>2</u>
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