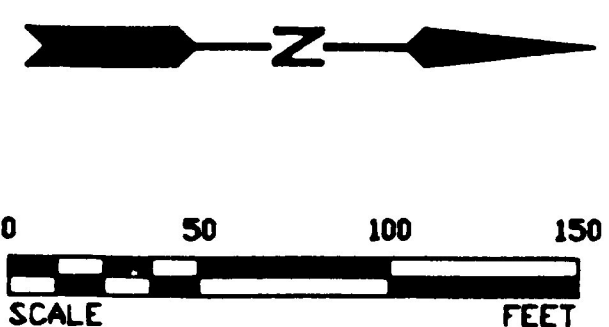
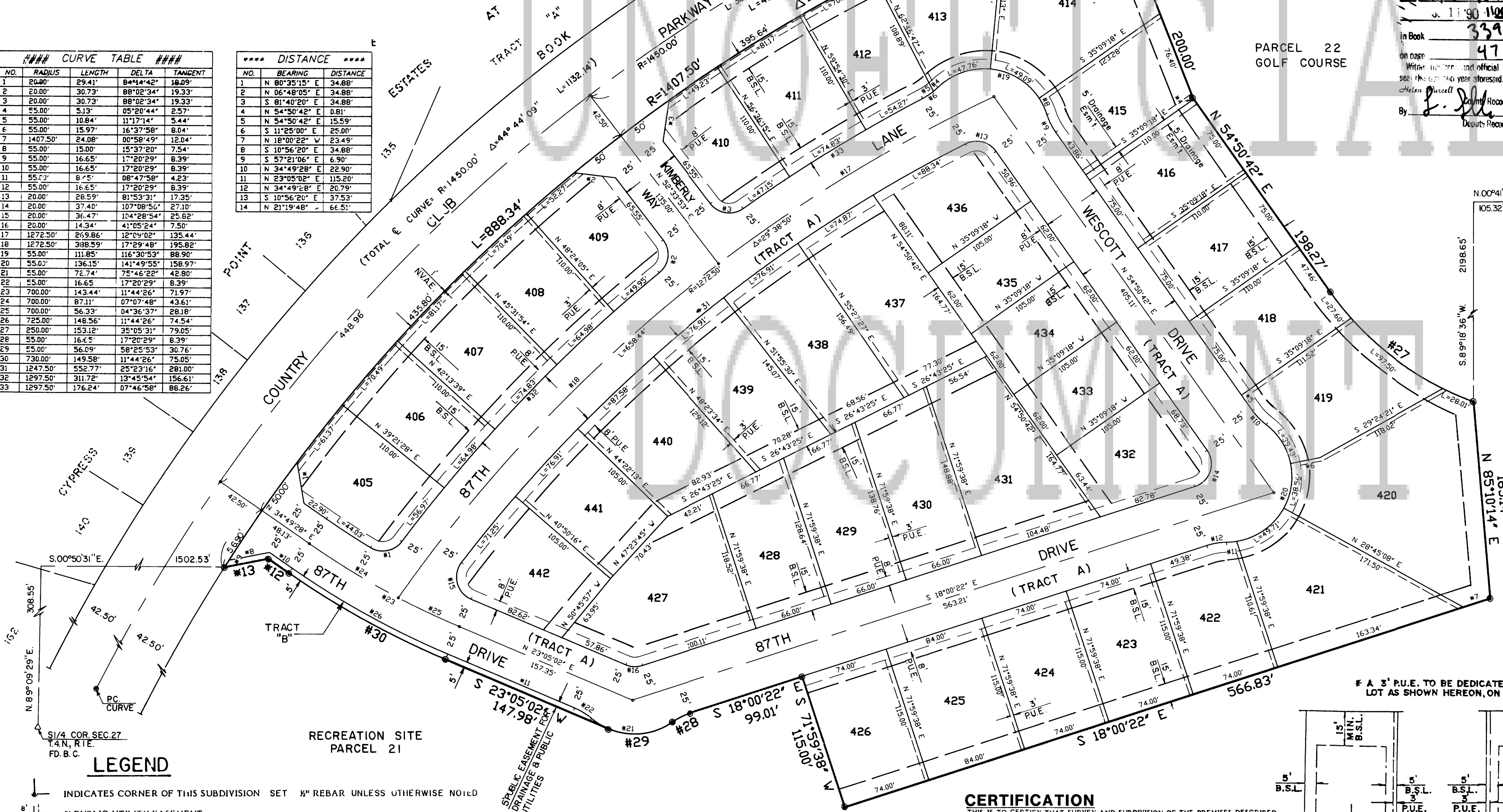


NOTE: FACE OF GARAGE TO BE MINIMUM OF 20 FEET FROM FRONT R.O.W. LINE.



CURVE TABLE				
NO.	RADIUS	LENGTH	DELTA	TANGENT
1	20.00'	29.41'	84°14'42"	18.09'
2	20.00'	30.73'	88°02'34"	19.33'
3	20.00'	30.73'	88°02'34"	19.33'
4	55.00'	5.13'	05°20'44"	0.81'
5	55.00'	10.84'	11°17'44"	1.65'
6	55.00'	15.97'	16°57'58"	2.57'
7	1407.50'	24.08'	00°58'49"	12.04'
8	55.00'	15.00'	15°37'20"	7.54'
9	55.00'	16.65'	17°20'29"	8.39'
10	55.00'	16.65'	17°20'29"	8.39'
11	55.00'	16.65'	17°20'29"	8.39'
12	55.00'	16.65'	17°20'29"	8.39'
13	20.00'	26.59'	81°53'31"	17.35'
14	20.00'	37.40'	107°08'56"	27.10'
15	20.00'	34.47'	104°28'54"	25.82'
16	20.00'	14.34'	41°05'24"	7.50'
17	1272.50'	265.86'	12°09'02"	135.44'
18	1272.50'	308.59'	17°29'48"	155.62'
19	55.00'	111.85'	116°30'53"	88.90'
20	55.00'	136.15'	141°49'55"	108.97'
21	55.00'	76.74'	75°46'22"	42.80'
22	55.00'	16.65'	17°20'29"	8.39'
23	700.00'	143.44'	11°44'26"	71.97'
24	700.00'	87.11'	07°07'48"	42.61'
25	700.00'	56.33'	04°36'37"	28.81'
26	725.00'	148.56'	11°44'26"	74.54'
27	250.00'	153.12'	35°05'31"	79.05'
28	55.00'	16.65'	17°20'29"	8.39'
29	55.00'	56.09'	58°25'53"	30.76'
30	730.00'	145.58'	11°44'26"	75.05'
31	1247.50'	555.77'	25°23'16"	281.00'
32	1297.50'	311.72'	13°45'54"	156.61'
33	1297.50'	176.24'	07°46'58"	88.26'

DISTANCE		
NO.	BEARING	DISTANCE
1	N 80°35'15" E	34.88'
2	N 06°48'05" E	34.88'
3	S 81°40'20" E	34.88'
4	N 54°50'42" E	0.81'
5	N 54°50'42" E	15.59'
6	S 11°25'00" E	25.00'
7	N 18°00'22" W	23.49'
8	S 10°56'20" E	34.88'
9	S 57°21'06" E	6.90'
10	N 34°49'28" E	22.90'
11	N 23°05'02" E	115.20'
12	N 34°49'28" E	20.79'
13	S 10°56'20" E	37.53'
14	N 21°19'48" E	66.51'

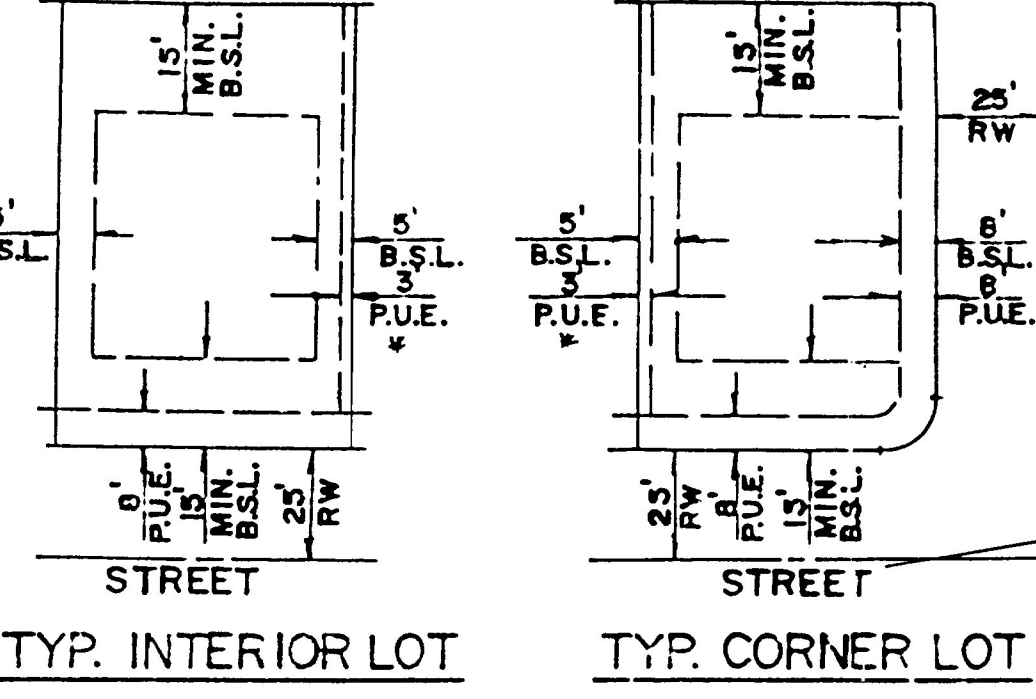
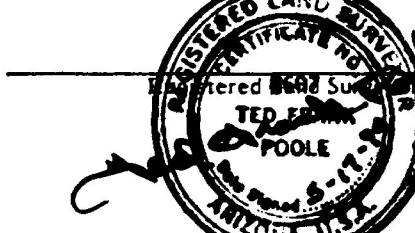


LEGEND

- INDICATES CORNER OF THIS SUBDIVISION SET
- 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

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 A SURVEY TO BE RETRACED.



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 Tamarron Place at Westbrook Village, a planned area of development consisting of a portion of the Southwest Quarter of Section 27, Township 4 North, Range 1 East, 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 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 owner's 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 (3) 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: *Stella G. Bagwell*  
Its: Trust Officer

ACKNOWLEDGEMENT

STATE OF ARIZONA }  
COUNTY OF MARICOPA } SS  
On this, the 18th day of May, 1990, before me, the undersigned officer, personally appeared *Stella G. 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.  
*May E. Bagwell*  
Notary Public

APPROVAL

Approved by the Council of the City of Peoria on this 22 day of May, 1990.  
By: *Ronald L. Hansen* Mayor  
Attest: *Thomas Gomez* City Clerk  
By: *Edna G. Johnson* 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-14-2-133.
- No obstruction will be allowed within the drainage easements, nor vegetation be planted or allowed to grow that would obstruct flow.
- The Westbrook Village Homeowners Association shall be responsible for maintaining landscaping on Tract "B".

WATER ASSURANCE

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

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

PARCEL 20  
JOB NO. 219.89404.04  
PREPARED: MARCH 14, 1990

CARTER ASSOCIATES, INC.  
CONSULTING ENGINEERS, PLANNERS & SURVEYORS  
5080 North 40th Street • Suite 300 • Phoenix, AZ 85018 • (602) 955-0900  
7675 Daguer Street • Suite 350 • San Diego, CA 92111 • (619) 292-6161

FINAL PLAT  
TAMARRON PLACE  
AT WESTBROOK VILLAGE

SHEET  
1 OF 1