



STATE OF ARIZONA           )  
COUNTY OF MARICOPA       ) SS

(1) PUBLISHES THIS FINAL PLAT OF SUBDIVISION FOR TAMARRON PLACE II AT WESTBROOK VILLAGE. A PLANNED AREA DEVELOPMENT CONSISTING OF A PORTION OF THE EAST 1/2 OF SECTION 27, TOWNSHIP 4 NORTH, RANGE 1 EAST, GILA & SALT RIVER BASE & MERIDIAN, MARICOPA COUNTY, ARIZONA.

(3) DECLARES THAT THE EASEMENTS SET FORTH ON THIS PLAT ARE PROVIDED FOR THE PURPOSE OR PURPOSES SHOWN HEREON:

IN WITNESS WHEREOF, FIRST AMERICAN TITLE INSURANCE COMPANY,  
A CALIFORNIA CORPORATION, AS TRUSTEE HAS CAUSED ITS CORPORATE  
NAME TO BE SIGNED BY THE UNDERSIGNED OFFICER DULY AUTHORIZED THIS  
6th DAY OF February, 1997.

BY: Glen A. Bayne  
ITS  
TRUST OFFICER

STATE OF ARIZONA           )  
COUNTY OF MARICOPA       ) SS

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND SEAL

MY COMMISSION EXPIRES 5-3-99

1. CONSTRUCTION WITHIN THE UTILITIES EASEMENTS SHALL BE LIMITED TO UTILITIES AND WOOD, WIRE, OR REMOVABLE SECTION TYPE FENCING.
2. COMMUNICATION LINES TO BE CONSTRUCTED UNDERGROUND AS REQUIRED BY THE ARIZONA CORPORATION COMMISSION ORDER R-14-2-133.
3. NO OBSTRUCTION WILL BE ALLOWED WITHIN THE DRAINAGE EASEMENTS. NOR SHALL VEGETATION BE PLANTED OR ALLOWED TO GROW SO AS TO OBSTRUCT THE FLOW THROUGH SUCH DRAINAGE EASEMENTS.

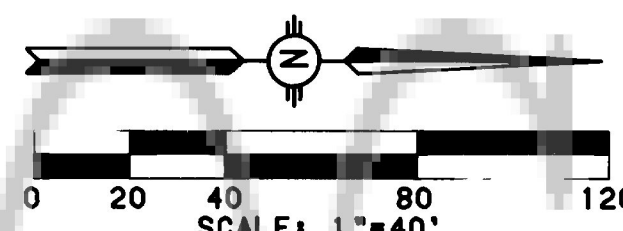
- FOUND 1/2" REBAR UNLESS OTHERWISE NOTED
- ☐ FOUND 2" BRASS CAP SET IN CONCRETE
- 1/2" REBAR TO BE SET

NOTE: 1/2" REBAR TO BE SET AT ALL LOT CORNERS

P.U.E. PUBLIC UTILITY EASEMENT

HOA HOMEOWNERS ASSOCIATION WALL, MAINTENANCE,  
ESM'T ACCESS, AND DRAINAGE EASEMENT

(R) RADIAL



1 AMARRON PLACE AT WESTBROOK VILLAGE  
2 / MB 339, PG.47, M.C.R.



THAT PORTION OF SECTION 27, TOWNSHIP 4 NORTH, RANGE 1 EAST, GILA  
& SALT RIVER BASE & MERIDIAN, MARICOPA COUNTY, ARIZONA BEING  
MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH ONE QUARTER CORNER OF SAID SECTION 27; THENCE SOUTH 89°09'29" WEST ALONG THE SOUTH LINE OF SAID QUARTER SECTION 308.55 FEET; THENCE LEAVING SAID SOUTH LINE NORTH 00°50'31" WEST 1502.53 FEET TO A POINT ON A CURVE, CONCAVE TO THE NORTHEAST, OF THE NORTHEASTERLY RIGHT-OF-WAY LINE OF COUNTRY CLUB PARKWAY, SAID POINT ALSO BEING THE MOST SOUTHERLY POINT OF THE BOUNDARY OF TAMARRON PLACE AT WESTBROOK VILLAGE AS SHOWN ON THE FINAL PLAT OF SAME FILED IN BOOK 339, PAGE 47 OF MAPS, MARICOPA COUNTY RECORDS, SAID POINT ALSO BEING ON THE EASTERLY LINE OF TRACT "B" AS SHOWN ON SAID FINAL PLAT; THENCE ALONG SAID EASTERLY LINE OF TRACT "B" NORTH 10°56'20" WEST 37.53 FEET; THENCE NORTH 34°49'28" EAST 20.79 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 730.00 FEET; THENCE NORTH ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 11°44'26" AND ARC DISTANCE OF 149.59 FEET TO A POINT OF TANGENCY; THENCE NORTH 23°05'02" EAST 147.98 FEET TO A POINT OF CURVATURE ON THE CURVE OF THE RIGHT-OF-WAY LINE OF 87TH DRIVE, CONCAVE TO THE WEST HAVING A RADIUS OF 55.00 FEET; THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 46°24'24" AN ARC DISTANCE OF 44.55 FEET TO THE TRUE POINT OF BEGINNING; A RADIAL LINE TO SAID CURVE THROUGH SAID POINT BEARS NORTH 66°40'38" EAST; THENCE CONTINUING ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 12°01'29" AN ARC DISTANCE OF 11.54 FEET TO A POINT OF REVERSE CURVATURE, A RADIAL LINE TO SAID CURVE THROUGH SAID POINT BEARS NORTH 54°39'09" EAST; SAID CURVE, CONCAVE TO THE EAST, HAS A RADIUS OF 55.00 FEET; THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 17°20'29" AN ARC DISTANCE OF 16.65 FEET TO A POINT OF TANGENCY; THENCE NORTH 18°00'22" WEST 99.01 FEET ALONG SAID RIGHT-OF-WAY LINE TO THE SOUTHWEST CORNER OF LOT NO.426 OF SAID TAMARRON PLACE; THENCE NORTH 71°59'38" EAST 115.00 FEET ALONG THE SOUTHERLY LINE OF SAID LOT TO THE SOUTHEAST CORNER OF SAID LOT; THENCE SOUTH 60°46'43" EAST 26.71 FEET ALONG THE LINE OF THAT SPECIAL WARRANTY DEED AT RECEPTION NUMBER 96-0908273; THENCE SOUTH 03°54'15" EAST 135.40 FEET; THENCE SOUTH 86°14'44" WEST 98.41 FEET TO THE TRUE POINT OF BEGINNING.

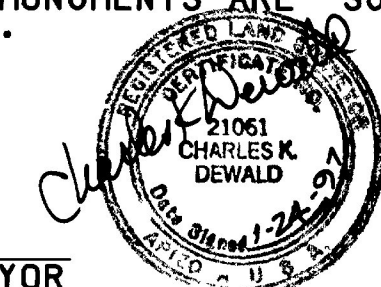
CONTAINING A COMPUTED AREA OF 0.377 ACRES, MORE OR LESS.

THIS DEVELOPMENT IS LOCATED WITHIN THE CITY OF PEORIA WATER SERVICE AREA AND HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY.

APPROVED BY THE COUNCIL OF THE CITY OF PEORIA ON THIS THE 17<sup>th</sup>  
DAY OF JUNE, 1997.

BY: [Signature] MAYOR  
BY: [Signature] CITY ENGINEER  
ATTEST: [Signature] CITY CLERK  
DATE July 7, 1997

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 SEPTEMBER, 1955; 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.



REGISTERED LAND SURVEYOR

DATE \_\_\_\_\_

FINAL PLAT FOR  
TAMARRON PLACE II  
AT WESTBROOK VILLAGE

LOCATED IN A PORTION OF  
SECTION 27, T.4 N., R.1 E., G.& S.R.B. & M.  
MARICOPA COUNTY, ARIZONA


**TERRITORIAL ENGINEERS, INC.**

2636 HIGHWAY 95 • SUITE 44  
BULLHEAD CITY, ARIZONA 86442  
(520) 758-7600  
TEI J.N 194190

SHEET 1 OF 1 SHEETS

LINE TABLE		
NO	BEARING	DISTANCE
T1	N34°49'28"E	22 90
T2	N10°56'20"W	37 53
T3	N34°49'28"E	20 79
T4	N60°46'43"W	26 71
T5	N18°00'22"W	11 79
T6	N71°59'39"E	25 00

CURVE TABLE						
N	BEARING	CHORD	DELTA	RADIUS	LENGTH	TAN
C1	N28°40'19"E	111'42'19"	71°00'	70'00	61'19	7'57
C2	N28°33'05"E	58'09	63°44'26"	55'00	61'19	34'20
C3	S02°32'20"W	14'04	41°05'24"	20'00	14'34	7'50
C4	N28°57'15"E	149'32	11°44'26"	730'00	145'59	75'06
C5	N29°20'06"W	41'52	12°01'29"	55'00	11'54	3'79
C6	N26°40'36"W	16'08	7°12'29"	55'00	16'39	8'39
C7	S00°07'07"E	11'34	26°24'24"	55'00	44'55	23'58

PARCEL 21  
RECREATION CENTER

WESTERLY LINE OF INSTRUMENT  
RECORDED ON 12/31/96  
AT FEE NO 96-0908273

15-W 133-40  
OF INSTRUMENT  
ED ON 12/31/96  
NO 96-0908273

C O U R S E

G O L F

BOOK 445 PAGE 02  
OFFICIAL RECORDS OF  
MARICOPA COUNTY RECORDER  
HELEN PURCELL

97-0460782

07/08/97 01:31

ET DWG NO 194190 1EP