

OFFICIAL RECORDS OF  
MARICOPA COUNTY RECORDER  
HELEN PURCELL

Recording Number  
91-0487713

10/18/91 01:37

TAMMIE

COMMENCING at the Northeast corner of said Section 28;  
thence South 00 degrees 42 minutes 04 seconds East 2200.34 feet;  
thence South 89 degrees 17 minutes 56 seconds West 1906.62 feet to the TRUE POINT  
OF BEGINNING, said point also being located on the Westerly right of way line of  
Westbrook Parkway as described in Map 245, Page 27 of Maps, Maricopa County  
Recorder;  
thence North 28 degrees 51 minutes 00 seconds West along said right of way line 464.75  
feet to the beginning of a curve concave northwesterly and having a radius of 857.50 feet;  
thence southwesterly along said right of way and the arc of said curve through a central  
angle of 08 degrees 34 minutes 37 seconds a distance of 128.36 feet to a point on the  
boundary of Village Square at Westbrook Village, as recorded in Map 304, Page 38 of  
Maps, Maricopa County Recorder, said point also being the beginning of a non-tangent  
arc whose center bears North 17 degrees 09 minutes 30 seconds East and having a  
radius of 15.00 feet;  
thence northwesterly along said boundary line and the arc of said curve through a central  
angle of 67 degrees 53 minutes 28 seconds a distance of 177.77 feet to a point of reverse  
curvature concave southwesterly and having a radius of 40.00 feet;  
thence northwesterly along said boundary line and the arc of said curve through a central  
angle of 88 degrees 07 minutes 46 seconds a distance of 69.21 feet to a point of reverse  
curvature concave northeasterly and having a radius of 10.00 feet;  
thence northwesterly along said boundary line and the arc of said curve through a central  
angle of 53 degrees 07 minutes 48 seconds a distance of 9.27 feet to a point of  
tangency;  
thence North 50 degrees 57 minutes 02 seconds West along said boundary line 107.57  
feet to the beginning of a curve concave northeasterly and having a radius of 15.00 feet;  
thence northwesterly along said boundary line and the arc of said curve through a central  
angle of 50 degrees 28 minutes 44 seconds a distance of 13.22 feet to a point of reverse  
curvature concave southwesterly and having a radius of 40.00 feet;  
thence northwesterly along said boundary line and the arc of said curve through a central  
angle of 106 degrees 02 minutes 32 seconds a distance of 74.03 feet;  
thence North 53 degrees 09 minutes 00 seconds West along said boundary line 208.47  
feet;  
thence North 24 degrees 05 minutes 27 seconds East leaving said boundary line 52.87  
feet;  
thence North 51 degrees 39 minutes 46 seconds East 242.45 feet;  
thence North 76 degrees 55 minutes 44 seconds East 147.81 feet;  
thence North 78 degrees 49 minutes 38 seconds East 137.09 feet;  
thence North 84 degrees 11 minutes 15 seconds East 118.85 feet;  
thence South 64 degrees 17 minutes 04 seconds East 65.98 feet to the TRUE POINT OF  
BEGINNING.

TRACT 'A' -	EASEMENT FOR LANDSCAPING, PUBLIC UTILITIES, GUEST PARKING & WALL PURPOSES.
TRACTS 'C' & 'D' -	EASEMENT FOR LANDSCAPING, PUBLIC UTILITIES AND WALL PURPOSES.
TRACT 'E' -	EASEMENT FOR LANDSCAPING, PUBLIC UTILITIES, DRAINAGE & EMERGENCY VEHICLE INGRESS & EGRESS PURPOSES.
TRACT 'F' -	EASEMENT FOR LANDSCAPING AND DRAINAGE PURPOSES.
TRACTS 'G' & 'H' -	EASEMENT FOR LANDSCAPING, PUBLIC UTILITIES AND WALL PURPOSES.
TRACT 'I' -	EASEMENT FOR LANDSCAPING, PUBLIC UTILITIES, DRAINAGE AND GUEST PARKING.

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


D: I hereby certify that the within instrument was filed and recorded at request of *R. J. Maricopa*


S CORNERS THIS SUBDIVISION. UNLESS NOTED OTHERWISE.

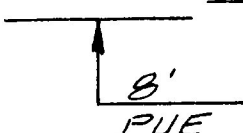
LINE	BEARING	DISTANCE
L1	N 24°05'27" E	52.87
L2	S 64°17'04" E	65.98
L3	N 29°37'56" W	2.15
L4	N 29°37'56" W	55.13
L5	S 61°09'00" E	4.08
L6	N 50°57'02" E	8.47
L7	N 76°25'28" E	11.73
L8	N 76°25'28" E	11.73
L9	S 61°09'00" E	16.99
L10	N 47°07'16" E	35.46
L11	N 47°07'16" E	7.79
L12	N 19°22'05" E	5.35
L13	N 44°07'18" E	32.45
L14	N 47°07'16" E	38.45
L15	N 86°49'38" E	10.01
L16	S 28°51'00" W	15.00
L17	N 53°09'00" W	22.75
L18	N 53°09'00" W	35.08
L19	N 53°20'26" E	22.60
L20	N 76°36'12" E	21.00
L21	N 28°51'00" E	58.76
L22	N 7°17'06" E	14.44
L23	N 10°55'22" W	40.67
L25	S 61°09'00" E	51.00
L26	S 61°09'00" E	36.00
L27	S 61°09'00" E	41.00
L28	S 34°19'36" W	12.38
L29	N 10°55'22" W	45.30
L30	N 42°54'53" E	41.01
L32	N 42°20'21" E	35.93
L34	N 43°24'59" E	41.06
L35	N 42°54'53" E	41.09
L36	N 42°20'39" E	36.10


L40	S	71°45'42" E	12.47
L41	N	71°33'19" E	31.00
L42	N	71°33'19" E	36.00
L43	N	71°33'19" E	31.00
L44	N	28°51'00" E	13.61
L45	N	47°07'16" E	43.25
L46	N	76°25'28" E	69.91
L47	N	28°51'00" E	27.62

**LEGEND**

 INDICATE SET REBAR


 INDICATE


 INDICATE

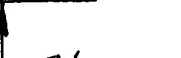
 INDICATE ACCESS

THE STREETS WITHIN THE SUBSTREETS TO BE OWNED AND MAINTAINED BY WESTBROOK VILLAGE ASSOCIATION. MEMBERS OF WHICH ARE ALL THE OWNERS OF THE LOTS. THAT, IN THE EVENT IT IS EVER NECESSARY TO REPAIR OR REPLACE ANY OF THE STREETS (OR TO TEAR UP PORTIONS THEREOF) WITHOUT THE CONSENT OF THE ASSOCIATION, THE COST SHALL BE PAID BY THE ASSOCIATION. THE ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE STREETS AND SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE STREETS AND SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE STREETS.

INDICATES CORNERS THIS SUBDIVISION.  
SET REBAR UNLESS NOTED OTHERWISE


 INDICATES CORNERS THIS SUBDIVISION.  
 SET REBAR UNLESS NOTED OTHERWISE.


 INDICATES 8 FT. PUBLIC UTILITY EASEMENT.


 INDICATES 1 FT. NON-VEHICULAR  
 ACCESS EASEMENT.

NOTE:

County of Maricopa } SS  
I hereby certify that the within  
instrument was filed and recorded  
at request of  
City of Phoenix  
10-18-91 1:37  
in Book 346  
On page 19  
Witness my hand and official  
seal the day and year aforesaid.  
Mabel Parrell  
By Carl M. McPherson County Recorder  
Deputy Recorder

THE STREETS WITHIN THE ENCLAVE, VILLAGE SQUARE AT WESTBROOK VILLAGE, CONSISTING OF TRACTS "B" AND "J" AS DEPICTED ON THIS PLAT, ARE PRIVATE STREETS TO BE REPAIRED, REPAVED AND OTHERWISE MAINTAINED BY A HOMEOWNERS ASSOCIATION TO BE FORMED, THE MEMBERS OF WHICH WILL BE ALL OWNERS OF PROPERTY SUBJECT TO THIS PLAT. THE STREETS DO NOT MEET CITY OF PEORIA STANDARDS AND THEREFORE ARE NOT ELIGIBLE TO BE ACCEPTED INTO THE CITY SYSTEM AS PUBLIC STREETS. THE CITY OF PEORIA HAS APPROVED THIS PLAT ON THE EXPRESS CONDITION THAT SUCH STREETS WILL REMAIN PRIVATE STREETS AND WILL NOT BE SUBJECT TO CONVERSION TO PUBLIC STREETS AT A FUTURE DATE. THE CITY OF PEORIA HAS EXPRESSLY STATED THAT IT WILL NOT CONSIDER OR ACCEPT ANY PETITION OR OTHER REQUEST FROM ANY PRESENT OR FUTURE OWNER OR OWNERS OF ALL OR ANY PORTION OF THE PROPERTY SUBJECT TO THIS PLAT TO CONVERT SUCH PRIVATE STREETS TO PUBLIC STREETS.

## DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That First Service Title Agency, Inc., an Arizona corporation, as Trustee of its Trust Number 1030, is the owner of the property described and depicted herein, and in that capacity hereby: (1) publishes this final plat of subdivision (this "Plat" for The Enclave, Village Square 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 Bases and Meridian, Maricopa County, Arizona); (2) declares that this 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 is to be known by the number, letter or symbol appearing on this Plat; (3) dedicates to the City of Peoria, Arizona, an agency, a municipal corporation, and its assigns, a perpetual exclusive easement on, over, under and above the area designated as Tracts "B" and "J" for purposes of access for providing fire protection and other emergency services, and all incidents thereto, and for utilities, including but not limited to water, sewerage 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 its successors and assigns, hereby certifies that it shall assign a certain portion of its interest in the property shown on this Plat to the City of Peoria, Arizona, has expressly provided 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, but by virtue of this dedication or the recordation of this Plat or operation of law, (b) acknowledges its interest hereunder is and will be as owner of the easement only, and (c) certifies that the easement has been properly abandoned, and that its successors and assigns shall have no responsibility for maintenance or improvements on the easement or any portion thereof which maintenance shall be the responsibility of The Enclave, Village Square at Westbrook Village Association, as more particularly described below; (4) declares that the easements set forth on this 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, under and above the area designated on this Plat as "Homeowners Association Area" for the purpose of "Access and Maintenance Area" for installing and maintaining, and maintaining, and otherwise caring for, and otherwise caring for, and otherwise caring for 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, a non-profit Arizona association, an easement upon, across, over, under and above the area designated as Tracts "B" and "J" for the purpose of installing, maintaining, and otherwise caring for, and otherwise caring for, and otherwise caring for other signs, landscaping, sidewalks and walkways, whether situated on 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. Tracts "B" and "J" shall be private streets and shall be owned and maintained by and at the expense of The Enclave, Village Square at Westbrook Village Association, an Arizona non-profit corporation, the members of which are the owners of the lots shown on this Plat. Tracts "C", "D", "E", "F", "G", "H", "I", "K", "L", "M", "N", "O", "P", "Q", "R", "S", "T", "U", "V", "W", "X", "Y", "Z", "AA", "AB", "AC", "AD", "AE", "AF", "AG", "AH", "AI", "AJ", "AK", "AL", "AM", "AN", "AO", "AP", "AQ", "AR", "AS", "AT", "AU", "AV", "AW", "AX", "AY", "AZ", "BA", "BB", "BC", "BD", "BE", "BF", "BG", "BH", "BI", "BJ", "BK", "BL", "BM", "BN", "BO", "BP", "BQ", "BR", "BS", "BT", "BU", "BV", "BW", "BX", "BY", "BZ", "CA", "CB", "CC", "CD", "CE", "CF", "CG", "CH", "CI", "CJ", "CK", "CL", "CM", "CN", "CO", "CP", "CQ", "CR", "CS", "CT", "CU", "CV", "CW", "CX", "CY", "CZ", "DA", "DB", "DC", "DD", "DE", "DF", "DG", "DH", "DI", "DJ", "DK", "DL", "DM", "DN", "DO", "DP", "DQ", "DR", "DS", "DT", "DU", "DV", "DW", "DX", "DY", "DZ", "EA", "EB", "EC", "ED", "EE", "EF", "EG", "EH", "EI", "EJ", "EK", "EL", "EM", "EN", "EO", "EP", "EQ", "ER", "ES", "ET", "EU", "EV", "EW", "EX", "EY", "EZ", "FA", "FB", "FC", "FD", "FE", "FF", "FG", "FH", "FI", "FJ", "FK", "FL", "FM", "FN", "FO", "FP", "FQ", "FR", "FS", "FT", "FU", "FV", "FW", "FX", "FY", "FZ", "GA", "GB", "GC", "GD", "GE", "GF", "GG", "GH", "GI", "GJ", "GK", "GL", "GM", "GN", "GO", "GP", "GQ", "GR", "GS", "GT", "GU", "GV", "GW", "GX", "GY", "GZ", "HA", "HB", "HC", "HD", "HE", "HF", "HG", "HH", "HI", "HJ", "HK", "HL", "HM", "HN", "HO", "HP", "HQ", "HR", "HS", "HT", "HU", "HV", "HW", "HX", "HY", "HZ", "IA", "IB", "IC", "ID", "IE", "IF", "IG", "IH", "II", "IJ", "IK", "IL", "IM", "IN", "IO", "IP", "IQ", "IR", "IS", "IT", "IU", "IV", "IW", "IX", "IY", "IZ", "JA", "JB", "JC", "JD", "JE", "JF", "JG", "JH", "JI", "JJ", "JK", "JL", "JM", "JN", "JO", "JP", "JQ", "JR", "JS", "JT", "JU", "JV", "JW", "JX", "JY", "JZ", "KA", "KB", "KC", "KD", "KE", "KF", "KG", "KH", "KI", "KJ", "KL", "KM", "KN", "KO", "KP", "KQ", "KR", "KS", "KT", "KU", "KV", "KW", "KX", "KY", "KZ", "LA", "LB", "LC", "LD", "LE", "LF", "LG", "LH", "LI", "LJ", "LK", "LL", "LM", "LN", "LO", "LP", "LQ", "LR", "LS", "LT", "LU", "LV", "LW", "LX", "LY", "LZ", "MA", 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FIRST SERVICE TITLE AGENCY, INC.  
an Arizona corporation, as Trustee

By: William C. Allen  
Its Trust Officer

[illegible]

On this, the 17<sup>th</sup> day of October, 1991, before me, the undersigned officer, personally appeared William C. Penn, who acknowledged himself/herself to be the Trust Officer of First Service Title Agency, an Arizona corporation, as Trustee, and that he/she being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself/herself as such officer.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

OFFICIAL SEAL  
BARBARA M NIEVES  
Treasurer, Public, State of Arizona  
MARICOPA COUNTY  
My Comm. Expires Mar 3, 1995

Barbara M. Nieves  
Notary Public

My commission expires \_\_\_\_\_

Approved by the City Council of the City of Peoria on this 16 day of Oct, 1991.

By: Kenn C. Forgie Mayor

Attest: Theresa J. Sarna City clerk

By: Edna G. Johnson City Engineer


Date: 10/17/91

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

THIS IS TO CERTIFY THAT THE SURVEY AND SUBDIVISION OF THE PREMISES DESCRIBED AND PLATTED HEREON WERE MADE UNDER MY DIRECTION DURING THE MONTH OF August, 1991, AND THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN, AND THAT MONUMENTS SHOWN ACTUALLY EXIST OR WILL BE SET AS SHOWN, AND THAT THEIR POSITIONS ARE CORRECTLY SHOWN, AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

---

RICHARD D. TABOR, R.L.S.

	<b>GILBERTSON ASSOCIATES, INC.</b> CONSULTING CIVIL ENGINEERS				
	23733 N. SCOTTSDALE RD., SUITE B SCOTTSDALE, ARIZONA 85255 (602) 585-6464				
	<b>FINAL PLAT</b>				
	<b>THE ENCLAVE, VILLAGE SQUARE WESTBROOK VILLAGE</b>				
Date	AUGUST, 1991	Job No.	24301	Sheet	1 of 1

2012