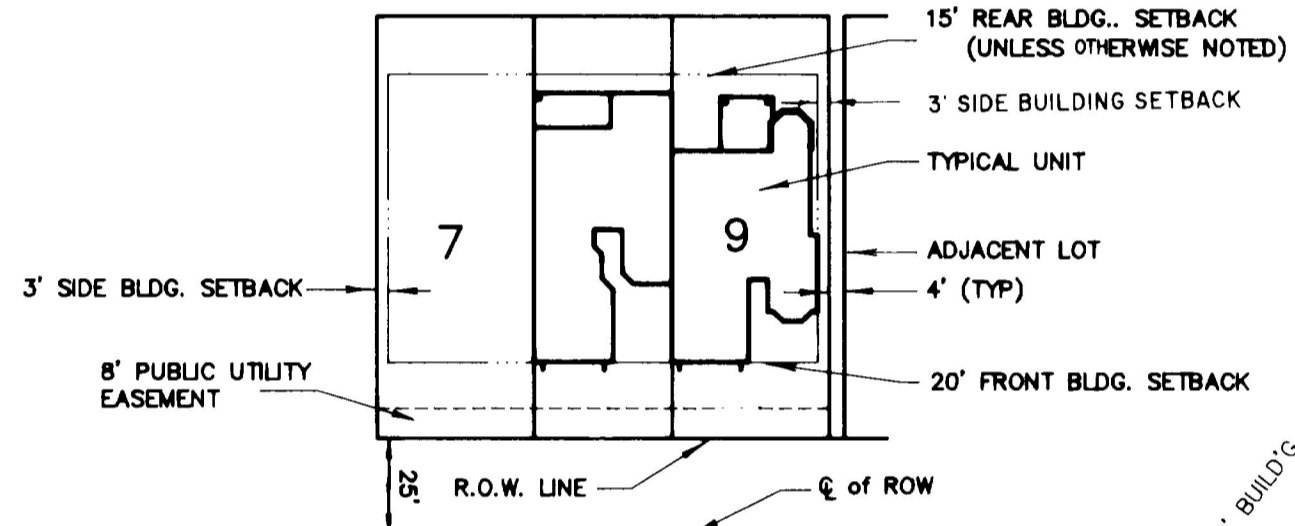


CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	DELTA	CURVE	RADIUS	LENGTH	TANGENT	DELTA
C1	20.00'	31.42'	20.00'	90°00'00"	C23	20.00'	1.42'	0.71'	04°04'00"
C2	20.00'	31.42'	20.00'	90°00'00"	C24	1395.00'	23.60'	11.80'	00°58'10"
C3	20.00'	41.17'	33.24'	117°56'17"	C25	1395.00'	9.34'	4.67'	00°23'01"
C4	20.00'	41.17'	33.24'	117°56'17"	C26	185.00'	27.05'	13.55'	08°22'35"
C5	20.00'	34.65'	23.53'	98°15'08"	C27	21.73'	4.17'	2.09'	10°56'30"
C6	20.00'	31.98'	20.57'	91°37'06"	C28	21.73'	17.53'	8.77'	14°31'05"
C7	361.78'	64.12'	32.14'	10°09'18"	C29	50.00'	26.26'	13.44'	30°05'46"
C8	1380.00'	30.67'	15.33'	01°16'23"	C30	1018.50'	21.91'	10.95'	01°13'57"
C9	21.73'	21.70'	11.85'	57°12'32"	C31	1018.50'	26.75'	13.37'	01°30'17"
C10	20.00'	20.33'	11.14'	58°14'25"	C32	50.00'	12.90'	6.40'	14°37'10"
C11	185.00'	23.40'	11.72'	07°14'52"	C33	50.00'	4.02'	2.01'	04°36'19"
C12	245.00'	3.62'	1.81'	00°50'48"	C34	185.00'	20.34'	10.18'	06°18'03"
C13	245.00'	4.00'	2.00'	00°50'09"	C35	185.00'	3.06'	1.53'	00°56'49"
C14	245.00'	4.13'	2.07'	00°57'57"	C36	1018.50'	4.03'	2.02'	00°13'36"
C15	20.00'	9.76'	4.98'	27°57'34"	C37	20.00'	8.23'	4.17'	23°34'41"
C16	50.00'	10.06'	5.05'	11°31'27"	C38	20.00'	5.05'	2.54'	14°28'39"
C17	20.00'	4.95'	2.49'	14°10'58"	C39	195.00'	7.05'	3.53'	02°04'19"
C18	245.00'	6.88'	3.34'	01°33'46"	C40	135.00'	3.50'	1.75'	04°33'12"
C19	245.00'	4.50'	2.25'	01°03'07"	C41	20.00'	26.36'	15.49'	75°31'21"
C20	271.86'	8.03'	4.02'	01°41'35"	C42	20.00'	30.56'	19.16'	87°32'57"
C21	217.86'	4.08'	2.04'	01°04'25"	C43	1018.50'	4.20'	2.10'	00°14'11"
C22	217.86'	5.14'	2.57'	01°04'57"	C44	20.00'	23.19'	13.09'	66°25'19"

CURVE TABLE

LINE	DIRECTION	DISTANCE	LINE	DIRECTION	DISTANCE
L1	S 77°07'40" E	34.40'	L20	S 39°51'46" E	4.00'
L2	N 80°55'05" E	34.40'	L21	S 25°03'29" W	21.44'
L3	N 06°00'48" W	34.40'	L22	S 59°24'23" W	4.00'
L4	S 18°49'13" E	35.88'	L23	S 59°24'23" W	4.00'
L5	S 63°11'02" E	34.96'	L24	S 59°24'23" W	9.05'
L6	S 18°49'13" E	36.08'	L25	N 04°14'02" E (R)	31.53'
L7	N 72°27'10" E	34.66'			
L8	N 72°27'10" E	23.79'	L27	N 37°27'08" E	34.28'
L9	S 80°55'05" W	11.34'	L28	N 52°32'52" W	4.00'
L10	S 37°27'08" W	4.00'	L29	S 37°27'08" W	4.00'
L11	N 40°46'47" E	4.01'	L30	N 59°24'23" E	4.00'
L12	S 37°27'08" W	4.00'	L31	S 59°24'23" W	4.00'
L13	S 37°27'08" W	4.16'	L32	N 37°27'08" E	4.00'
L14	N 48°28'32" W	4.66'	L33	S 50°08'14" W	13.99'
L15	N 39°51'46" W	7.93'	L34	N 59°24'23" E	2.67'
L16	N 39°51'46" W	4.00'	L35	S 77°07'40" E	11.34'
L17	N 39°51'46" W	4.00'	L36	S 77°07'40" E	23.06'
L18	N 39°51'46" W	4.00'	L37	S 06°00'48" E	11.34'
L19	N 39°51'46" W	4.00'	L38	N 10°42'46" E (R)	18.38'



TYPICAL LOT DETAIL

NOT TO SCALE

LEGEND

- FOUND 1/2" REBAR UNLESS OTHERWISE NOTED
- FOUND 2" BRASS CAP SET IN CONCRETE
- 1/2" REBAR TO BE SET
- 1/2" REBAR TO BE SET
- 2" BRASS CAP TO BE SET IN CONCRETE
- 10' HOA ESMT
- 10' HOME OWNERS ASSOCIATION WALL, LANDSCAPE MAINTENANCE & ACCESS EASEMENT
- V.N.A.E. (VEHICULAR NON-ACCESS EASEMENT)

NOTES:

- CONSTRUCTION WITHIN THE 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 PLANTED OR ALLOWED TO GROW THAT WOULD OBSTRUCT FLOW.
- WESTBROOK VILLAGE ASSOCIATION SHALL BE RESPONSIBLE FOR MAINTAINING ALL LANDSCAPING ON TRACTS "W", "X", "Y" AND "Z".
- VISTA CROSSING AT WESTBROOK VILLAGE ASSOCIATION SHALL BE RESPONSIBLE FOR MAINTAINING ALL LANDSCAPING ON TRACTS "V" THROUGH "Y". TRACT "V" CONSISTS OF THE STREETS WITHIN THE SUBDIVISION WHICH IS SUBJECT TO THE PROVISIONS IN THE DEDICATION STATEMENT SET FORTH ELSEWHERE ON THIS PLAN.
- VISTA CROSSING AT WESTBROOK VILLAGE ASSOCIATION SHALL MAINTAIN THE BOUNDARY WALL ALONG THE NORTHEAST BOUNDARY OF THE SUBDIVISION (ADJACENT TO THE GOLF COURSE).
- UNTIL BOUNDARY OF THE SUBDIVISION HAS BEEN DEVELOPED, VISTA CROSSING AT WESTBROOK VILLAGE ASSOCIATION SHALL MAINTAIN SAID BOUNDARY. ONCE THE MODEL DEVELOPMENT OF THE SUBDIVISION HAS BEEN DEVELOPED, THE NORTHWEST OF THE SUBDIVISION HAS BEEN DEVELOPED, THE ASSOCIATION SHALL MAINTAIN THE SIDE OF SUCH WALL FACING THE ADJACENT LOT. THE ASSOCIATION SHALL BE RESPONSIBLE FOR MAINTAINING THE SIDE OF SUCH BOUNDARY WALL FACING AWAY FROM THE SUBDIVISION.

LEGAL DESCRIPTION

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

BEGINNING AT THE CENTERLINE INTERSECTION OF COUNTRY CLUB PARKWAY AND WESTBROOK DRIVE AS SHOWN UPON THE MAP OF DEDICATION OF STREETS, WATERLINE AND DRAINAGE EASEMENTS AT WESTBROOK VILLAGE, RECORDED IN BOOK 343 OF MAPS AT PAGE 42, MARICOPA COUNTY RECORDER;

THENCE NORTHWESTERLY ALONG A CURVE OF THE CENTERLINE OF SAID COUNTRY CLUB PARKWAY, BEING 85.00 FEET WIDE, HAVING A RADIUS OF 960.00 FEET, AN INCLUDED ANGLE OF 29°58'55", AN ARC LENGTH OF 502.35 FEET;

THENCE LEAVING SAID CENTERLINE RADIAL TO SAID CURVE N 29°25'28" E A DISTANCE OF 42.50 FEET TO THE CURVE OF THE NORTH RIGHT-OF-WAY LINE OF SAID COUNTRY CLUB PARKWAY, SAID POINT BEING THE TRUE POINT OF BEGINNING;

THENCE N 37°27'08" E A DISTANCE OF 792.54 FEET TO A POINT;

THENCE S 48°28'32" E A DISTANCE OF 255.59 FEET TO A POINT;

THENCE S 39°51'46" E A DISTANCE OF 602.71 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF WESTBROOK DRIVE, BEING 60.00 FEET WIDE, AND AS SHOWN UPON THE AFORESAID MAP OF DEDICATION;

THENCE S 72°27'10" W A DISTANCE OF 155.85 FEET ALONG SAID RIGHT-OF-WAY LINE TO A POINT OF CURVATURE;

THENCE S 59°24'23" W A DISTANCE OF 289.60 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE TO THE SOUTHWEST, SAID POINT BEING ON THE NORTHEASTLY RIGHT-OF-WAY LINE OF COUNTRY CLUB PARKWAY, BEING 85.00 FEET WIDE, AND AS SHOWN UPON SAID MAP OF DEDICATION, A RADIAL TO SAID CURVE THROUGH SAID POINT BEARS N 56°20'17" E;

THENCE NORTHWESTERLY ALONG SAID CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 1002.50 FEET, AN INCLUDED ANGLE OF 26°54'49", AND AN ARC LENGTH OF 470.90 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING THEREIN 11.429 ACRES, MORE OR LESS.

GRAPHIC SCALE



STATE OF ARIZONA }
COUNTY OF MARICOPA } SS

I hereby certify that the within instrument was filed and recorded at request of

City of Peoria
5-6-92 3:21

In Book 350
on page 10

Witness my hand and official seal the day and year aforesaid.

John P. Davis County Recorder
By: S. Meagher Deputy Recorder
92-243138
RECORDING NUMBER

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) PUBLICLY DEDICATES THIS FINAL PLAT OF SUBDIVISION FOR VISTA CROSSING AT WESTBROOK VILLAGE, A PLANNED AREA DEVELOPMENT CONSISTING OF A PORTION OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 4 NORTH, RANGE 1 EAST, GILA & SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA; (2) DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE STREETS WITHIN SAID PLANNED AREA OF DEVELOPMENT AND THAT EACH SUCH LOT, TRACT, AND STREET SHALL BE KNOWN BY THE NUMBER OF THE LOT, TRACT, AND STREET RESPECTIVELY ON SAID PLAT; (3) DEDICATES TO THE CITY OF PEORIA, ARIZONA, AN ARIZONA MUNICIPAL CORPORATION, AND ITS SUCCESSORS, AN EASEMENT ON, OVER, UNDER AND ABOVE THAT AREA DESIGNATED TRACT "A" FOR PURPOSES OF CONSTRUCTING, REPAIRING, MAINTAINING AND REPLACING A PUBLIC STREET AND RIGHT-OF-WAY, AND ALL INCIDENTS THEREOF, 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 ASSURE CLAIM OF ABANDONMENT OF THE EASEMENTS OR ANY PORTION THEREOF, ONLY WHEN THE GOVERNING BODY OF THE CITY OF PEORIA, ARIZONA, 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 DISCLAIMS OWNERSHIP OF THE FEE TITLE TO THE REAL PROPERTY OCCUPIED BY THE EASEMENT OR ANY PORTION THEREOF, AND THE CITY OF PEORIA, ARIZONA, HEREBY RELEASES AND WAIVES ALL RIGHTS OF OPERATION OF LAW, (B) ACKNOWLEDGES THAT ITS INTERESTS HEREUNDER IS AND WILL BE THE EASEMENT ON, OVER, UNDER AND ABOVE THAT AREA DESIGNATED TRACT "A" FOR PURPOSES OF CONSTRUCTING, REPAIRING, MAINTAINING AND REPLACING A PUBLIC STREET AND RIGHT-OF-WAY, AND ALL INCIDENTS THEREOF, 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. 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