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AS OR WESTI RTION ST, G H BL CORH ROOK VII THIS I FINAL E, A I 1/2 OI IVER B ER 2 L PLAT OF SUBDIVISION PLANNED AREA DEVELOP OF SECTION 27, TOWNSH BASE & MERIDIAN, MARI DPMENT ()
SHIP 4 P OZO >öōö< UR NO TA F. FAIRWAYS
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DIMENS AREA SHALL SPECTI NS D < 00 0 m E M J S C X D D D OK<TO S THIS PLAT SE F THE LOTS, TRACT VELOPMENT AND T WN BY THE NUMBER. ON SAID PLAT: SETS FORT N T R THE SUCH OR N. **₹**_ YE ST AID THI TY MRZ O AND GIVES
SAID PLOT AND STO EACH. ANNED STREET REET

CORPORATION, AND ITS ASSIGNS, A PERPETUAL EASEMENT ON, OVER, UNDER AND ABOVE THE AREA DESIGNATED HEREON AS TRACT "A" FOR PURPOSES OF CONSTRUCTING, REPAIRING, MAINTANNING AND REPLACING A PUBLIC STREET AND RIGHT-OF-WAY AND ALL INCIDENTS THERETO, AND FOR PUBLIC STREET AND RIGHT-OF-WAY AND ALL INCIDENTS THERETO, AND FOR CABLE TELEVISION DISTRIBUTION LINES, AND DRAINAGE, AND FOR CABLE TELEVISION DISTRIBUTION LINES, 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 ASSET A CLAIM OF ABANDONMENT OF THE EASEMENT OR ANY PORTION THEREOF. FEE OWNERS AND ASSIGNS, AND COUPLED BY THE EASEMENT OF THE GOVERNING BODY OF THE RECORD OWNERS OF THE EASEMENT IS EXPRESSLY APPROVED ABANDONMENT OF THE RECORD OWNERS OF THE EASEMENT OF THE EASEMENT OF THE FOREGOING DEDICATION, EXPRESSLY: (A) DISCLAIMS OWNERSHIP OF THE FOREGOING DEDICATION, EXPRESSLY: (A) DISCLAIMS OWNERSHIP OF THE FORE OF THIS DEDICATION OF THE REASEMENT ON THE EASEMENT OR OPERTY OCCUPIED BY THE EASEMENT OF THE EASEMENT ON OF THE EASEMENT ON THE EASEMENT ON OF THE EASEMENT ON THE EASEMENT ON THE EASEMENT ON THE EASEMENT ON THE DEDICATOR AND ITS SUCCESSOR AND ASSIGNS SHALL HAVE NO RESPONSIBILITY FOR MAINTENANCE OF THE IMPROVEMENTS ON THE EASEMENT OR ANY PORTION THEREON, EXCEPT AS SET FORTH IN CLAUSE (6) BELOW.

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(5) GRANTS TO VISTA FAIRWAYS AT WESTBROOK VILLAGE MASTER ASSOCIATION. AN ARIZONA NON-PROFIT CORPORATION. AND ITS SUCCESSORS AND ASSIGNS AN EASEMENT UPON. ACROSS. OVER AND UNDER THE PROPER MAINTENANCE AND ACCESS EASEMENT FOR INSTALLING. CONSTRUCTING MAINTAINING. REPLATED AND OTHERWISE CARING FOR BOUND ARY WALLS. DIRECTIONAL AND OTHER SIGNS, LANDSCAPING. SIDEWALKS AN ANTONIC AND MAINTED ON SUCH EASEMENT PROPERTY OR IN OR WALKWAYS. WHETHER SITUATED ON SUCH EASEMENT PROPERTY OR IN OR WALKWAYS. WHETHER SITUATED ON SUCH EASEMENT PROPERTY OR IN OR WALLING AND MAINTAINING. OR CAUSING TO BE INSTALLED AN MAINTAINED. WATER LINES FOR IRRIGATION OF SUCH LANDSCAPING AND SUCH OTHER UTILITY LINES AS MAY BE NECESSARY OR APPROPRIATE SERVE SUCH EASEMENT PROPERTY. TE AND TO TO

AND (6) GRANTS TO WESTBROOK VILLAGE ASSOCIATION. AN ARIZONA NON-PROFIT CORPORATION. EASEMENTS UPON, ACROSS, OVER, UNDER AND THROUGH THE AREA DESIGNATED HEREON AS TRACT "A" TO INSTALL, CONSTRUCT, REPAIR, REPLACE, MAINTAIN AND OTHERWISE CARE FOR LAND-SCAPING AND SPRINKLER SYSTEMS, WATER LINES, AND THE LIKE FOR IRRIGATING SUCH LANDSCAPING AND SUCH CINES, AND THE LIKE FOR IRRIGATING SUCH LANDSCAPING, AND THE EXTENT REQUIRED OR PERMITTED BY THE CITY OF PERIOA, ARIZONA PROVIDED THAT THE EASEMENT TO SERVE SUCH LANDSCAPING, ALL AS AND TO AND SUBDRDINATE TO THE DEDICATION OF PERPETUAL EASEMENT TO THE CITY OF PERIOA, ARIZONA, AS ESTABLISHED IN CLAUSE (3) ABOVE. NO WALL, FENCE OR OTHER PERMANENT STRUCTURE SHALL BE BUILT WITHIN THE AREA IMMEDIATELY ADJACENT TO 83RD AVENUE DESIGNATED AS A "5" LANDSCAPE EASEMENT" AREA UNLESS: (a) SUCH WALL, FENCE OR OTHER STRUCTURE LISE ENTIRELY ON OR TO THE WEST OF THE LINE ON THIS PLAT RUNNING PARALLEL (MORE OR LESS) TO STRUCTURE THE WEST SIDE OF SUCH BOUNDARY WALL LIRE OR CLOSER TO THE RIGHT-OF-WAY FOR STRUCTURE THAN SUCH "5" WALL LIRE".

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THAT PORTION OF THE SOUTH ONE HALF RIVER BASE AND MERIDIAN MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 27, THENCE ALONG THE EAST LINE OF THE SOUTHEAST ONE DUARTER OF SECTION 27, THENCE LOUR THE SOUTH 89°859" FEET TO A SECTION 27, THENCE LOUR TERM OF SECTION 27, THENCE LOUR THENCE POINT OF THE NORTH OF SECTION 27, THENCE LOUR THENCE POINT OF THE NORTH OF SECTION 27, THENCE LOUR THENCE POINT OF TAXOCECT NORTH OF SAID CURVE THROUGH A CENTRAL ANGLE OF STANLINE OF SAID CURVE THROUGH A CENTRAL ANGLE OF SAID CURVE THROUGH A CENTRAL ANGLE OF SAID CURVE THROUGH A CENTRAL ANGLE OF 21°43'NO FEET THENCE LOUR THE NORTH OF SAID CURVE THROUGH A CENTRAL ANGLE OF 21°43'NO FEET TO A COUNT OF SAID CURVE THROUGH A CENTRAL ANGLE OF 21°43'NO FEET TO A COUNT OF SAID CURVE THROUGH A CENTRAL ANGLE OF 21°43'NO FEET TO A COUNT OF SAID SOUTH AS A COUNT OF SAID SOUTH SO SAID CURVE THROUGH A CENTRAL ANGLE OF 21°43'NO FEET TO A COUNT OF SAID SOUTH AS A COUNT OF SAID SOUTH SO SAID CURVE THROUGH A CENTRAL ANGLE OF 21°43'NO FEET TO A COUNT OF SAID SOUTH AS A COUNT OF SAID SOUTH SO SAID CURVE THROUGH ANGLE OF SAID SOUTH SO SAID SOUTH SOUTH SO SAID SOUTH SO SAID SOUTH SO SAID SOUTH SO SAID SOUTH SOUTH SO SAID SOUTH SOUTH SO SAID SOUTH SO SAID SOUTH SO SAID SOUTH SO SAID SOUTH SOUTH SO SAID SOUTH SOUTH

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PREPARED UNDER THE DIRECTION OF DATE OF PREPARATION: 11/10/93



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County Recorder

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