

DEDICATION:

STATE OF ARIZONA }
COUNTY OF MARICOPA }SS

KNOW ALL MEN BY THESE PRESENTS: THAT FIRST AMERICAN TITLE INSURANCE COMPANY, A CALIFORNIA CORPORATION, AS TRUSTEE OF ITS TRUST NUMBER 8306, AS OWNER OF THE PROPERTY DESCRIBED AND DEPICTED HEREON, HEREBY:

(1) PUBLISHES THIS FIRST AMENDED FINAL PLAT OF SUBDIVISION FOR WILLOW RIDGE PHASE II AT WESTBROOK VILLAGE, A PLANNED AREA DEVELOPMENT CONSISTING OF A PORTION OF THE NORTHEAST 1/4 OF SECTION 27, TOWNSHIP 4 NORTH, RANGE 1 EAST, GILA & SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.

(2) DECLARES 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 SHALL BE KNOWN BY THE NUMBER, LETTER OR NAME GIVEN TO EACH, RESPECTIVELY, ON SAID PLAT:

(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 9th DAY OF February, 1998.

FIRST AMERICAN TITLE INSURANCE COMPANY
A CALIFORNIA CORPORATION, AS TRUSTEE
BY: Barbara M. Meines
ITS: TRUST OFFICER

ACKNOWLEDGEMENT:

STATE OF ARIZONA }
COUNTY OF MARICOPA }SS

ON THIS, 9th DAY OF February, 1998 BEFORE ME, THE UNDERSIGNED OFFICER PERSONALLY APPEARED Barbara M. Meines OF FIRST AMERICAN TITLE INSURANCE COMPANY, A CALIFORNIA CORPORATION, AS TRUSTEE, OF ITS TRUST NO.8306 AND NOT PERSONALLY, AND THAT HE/SHE, IN SUCH CAPACITY, BEING AUTHORIZED SO TO DO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED BY SIGNING THE NAME OF SAID CORPORATION BY HIMSELF/HERSELF.

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

Michelle C. Brown
NOTARY PUBLIC

MY COMMISSION EXPIRES

LEGAL DESCRIPTION:

A PORTION OF THE NORTHEAST 1/4 OF SECTION 27, TOWNSHIP 4 NORTH, RANGE 1 EAST OF THE GILA & SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOTS 1300 AND 1301, OF WILLOW RIDGE PHASE II AT WESTBROOK VILLAGE ACCORDING TO THE FINAL PLAT THEREOF FILED IN MAP BOOK 440, PAGE 12, MARICOPA COUNTY RECORDER.

NOTES:

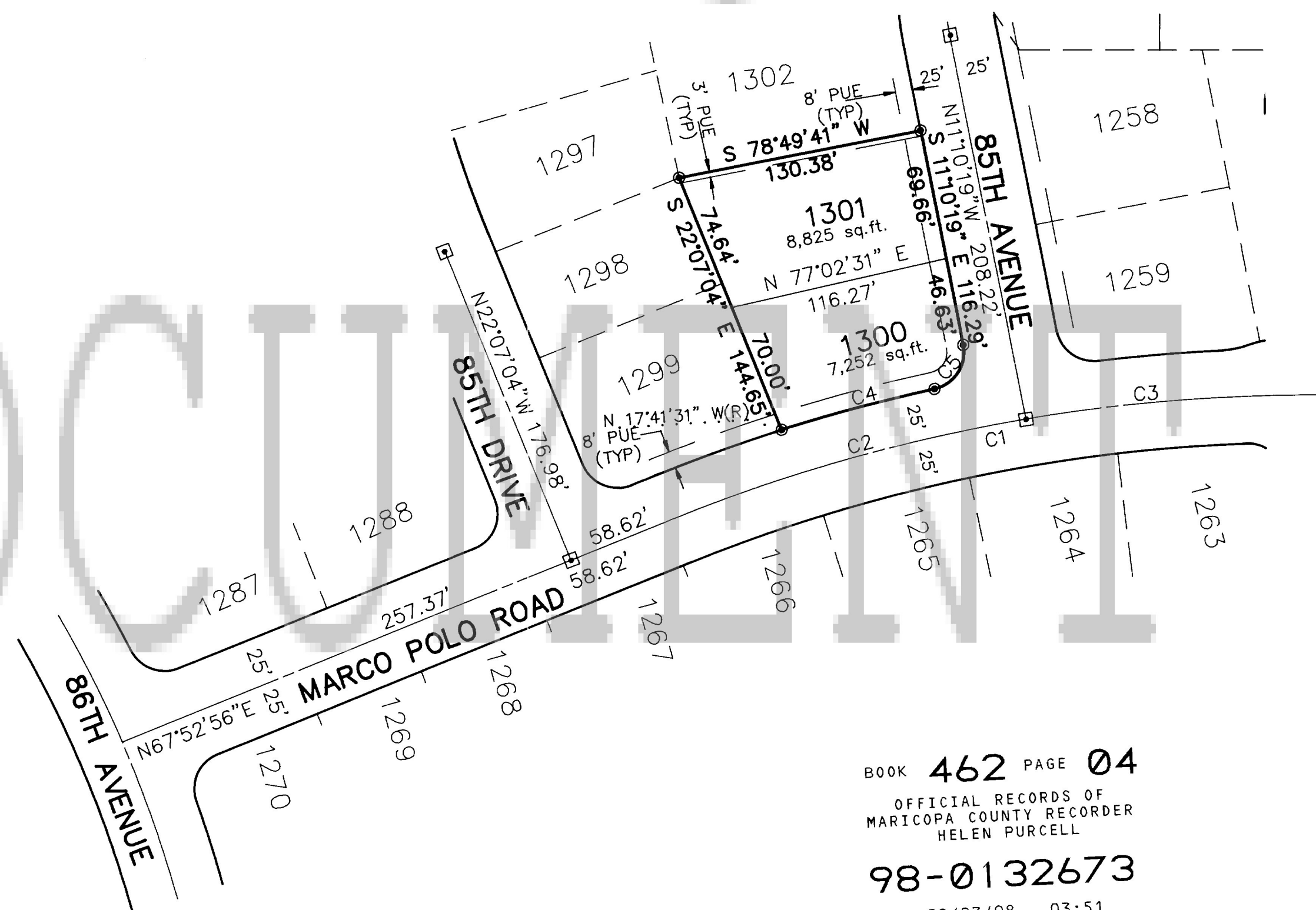
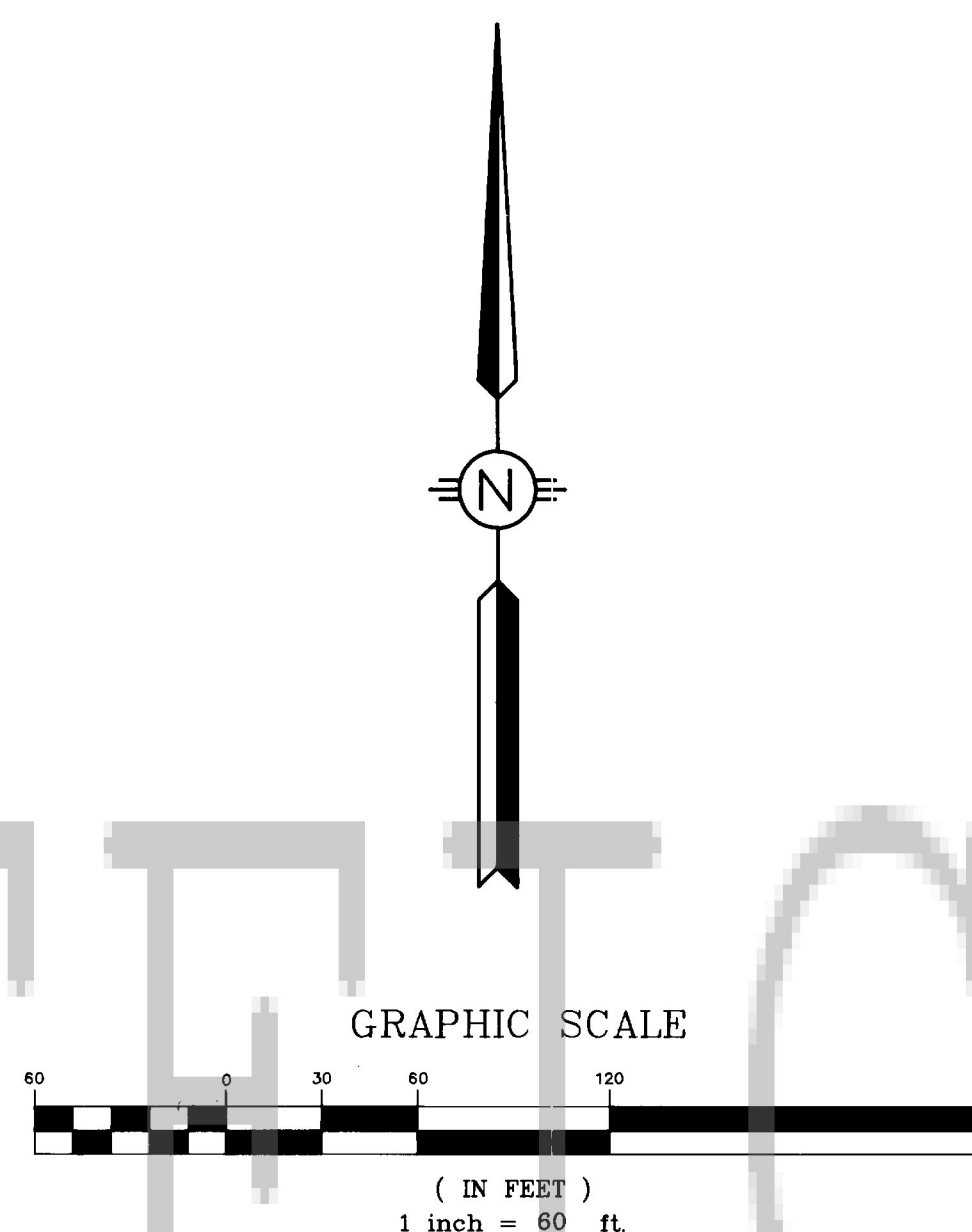
- CONSTRUCTION WITHIN THE UTILITIES EASEMENTS SHALL BE LIMITED TO UTILITIES AND WOOD, WIRE, OR REMOVABLE SECTION TYPE FENCING.
- COMMUNICATION LINES TO BE CONSTRUCTED UNDERGROUND AS REQUIRED BY THE ARIZONA CORPORATION COMMISSION ORDER R-14-2-133.
- NO OBSTRUCTION WILL BE ALLOWED WITHIN THE DRAINAGE EASEMENTS,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

APPROVAL:

APPROVED BY THE COUNCIL OF THE CITY OF PEORIA ON THIS THE 20th DAY OF February, 1998.

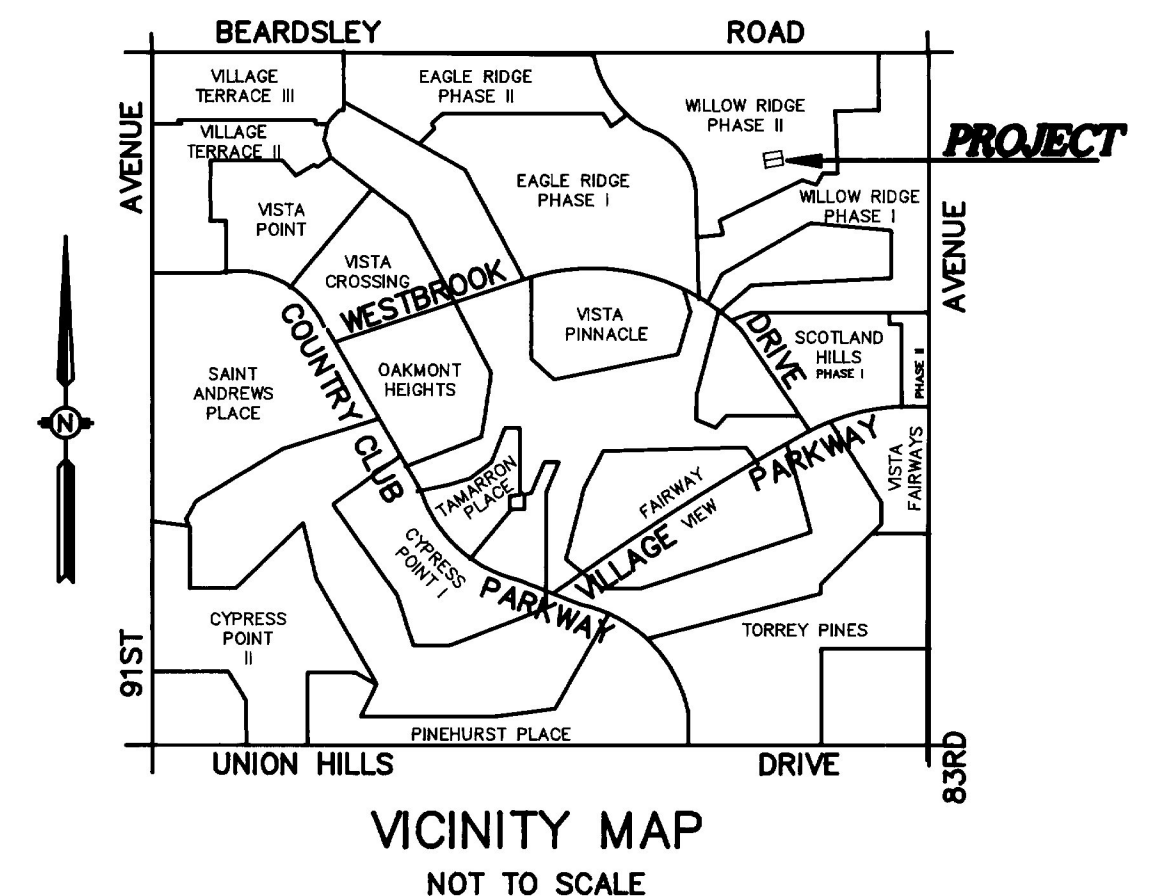
BY: [Signature]
MAYOR
BY: [Signature]
CITY ENGINEER

ATTEST: [Signature]
CITY CLERK
DATE: 2/20/98



BOOK 462 PAGE 04
OFFICIAL RECORDS OF
MARICOPA COUNTY RECORDER
HELEN PURCELL
98-0132673
02/23/98 03:51
L111041

CURVE TABLE					
CURVE	RADIUS	LENGTH	TANGENT	CHORD	DELTA
C1	900.00'	356.00'	180.36'	353.68'	22°39'49"
C2	900.00'	194.82'	97.79'	194.44'	12°24'10"
C3	900.00'	161.18'	80.81'	160.96'	10°15'40"
C4	925.00'	83.61'	41.83'	83.58'	05°10'44"
C5	20.00'	30.95'	19.54'	27.95'	88°39'32"



LEGEND:

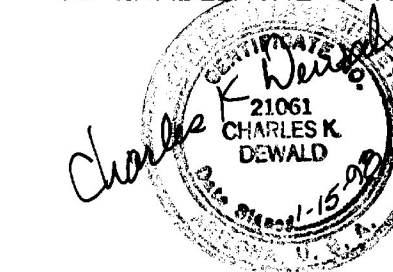
- FOUND 1/2" REBAR UNLESS OTHERWISE NOTED
- FOUND 2" BRASS CAP SET IN CONCRETE
- 1/2" REBAR TO BE SET
- NOTE: 1/2" REBAR TO BE SET AT ALL LOT CORNERS
- P.U.E. PUBLIC UTILITY EASEMENT
- (R) RADIAL

WATER ASSURANCE:

THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF PEORIA WATER SERVICE AREA AND HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY PURSUANT TO A.R.S. SECTION 45-576.E (municipal water systems.)

CERTIFICATION:

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 JANUARY 1998; 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

1-15-98
DATE

FIRST AMENDED FINAL PLAT OF
WILLOW RIDGE PHASE II
AT WESTBROOK VILLAGE

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

TERRITORIAL ENGINEERS, INC.

2636 HIGHWAY 95 SUITE 44
BULLHEAD CITY, ARIZONA 86442
(520) 758-7600 FAX 758-5958
TEI J.N.19416FPR

SHEET 1 OF 1 SHEET

462-04