

PARCEL DESCRIPTION

A parcel of land located in the Northwest Quarter and Northeast Quarter of Section 28, Township 4 North, Range 1 East, of the Gila and Salt River Base and Meridian, more particularly described as follows:

Commencing at the northeast corner of said Section 28; thence South 00 degrees 42 minutes 04 seconds East a distance of 955.98 feet; thence South 89 degrees 17 minutes 56 seconds West a distance of 1655.76 feet to the POINT OF BEGINNING; thence South 20 degrees 27 minutes 58 seconds West a distance of 564.11 feet; thence South 28 degrees 51 minutes 00 seconds West to the north right-of-way line of Edgewater Road a distance of 39.99 feet; thence North 61 degrees 09 minutes 00 seconds West a distance of 55.00 feet to a point of curvature; thence along a tangent curve right, Radius = 1170.00 feet, Central Angle = 24 degrees 38 minutes 00 seconds a distance of 503.02 feet to a point of tangency; thence North 36 degrees 31 minutes 00 seconds West a distance of 100.51 feet to a point of curvature; thence along a tangent curve left, Radius = 1230.00 feet, Central Angle = 19 degrees 29 minutes 00 seconds a distance of 418.26 feet; thence North 56 degrees 00 minutes 00 seconds West a distance of 119.34 feet; thence North 34 degrees 00 minutes 00 seconds East a distance of 81.52 feet; thence South 85 degrees 45 minutes 00 seconds East a distance of 399.35 feet; thence South 73 degrees 32 minutes 00 seconds East a distance of 232.19 feet; thence South 65 degrees 20 minutes 00 seconds East a distance of 476.97 feet to the POINT OF BEGINNING.

Containing 10.0400 acres.

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) Publishes this final plat of subdivision for Willowbrook Estates 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 Base and Meridian, Maricopa County, Arizona; (2) Declares that said 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) Dedicates to the City of Peoria, Arizona, an Arizona municipal corporation, and its assigns, a perpetual exclusive easement on, over, under and above the area designated as Tract A for purposes of constructing, repairing, maintaining and replacing a public street and right-of-way and all incidents thereto, 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 assert a claim of abandonment of the easement or any portion thereof only when the governing body of the City of Peoria, Arizona has 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 (a) disclaims ownership of fee title to the real property occupied by the easement by virtue of this dedication or the recordation of the plat or operation of law, (b) acknowledges that its interest hereunder is and will be as owner of the easement only, and (c) confirms that when the easement has been improved, the Dedicator and its successors and assigns shall have no responsibility for maintenance of the improvements on the easement or any portion thereof; (4) Declares that the easements set forth on said plat are provided for the purpose or purposes shown hereon; (5) Grants to Westbrook Village Association, an Arizona non-profit corporation, and its successors and assigns, an easement upon, across, over and under the property designated on this plat as "Homeowners' Association Wall and Landscape Maintenance Area" for installing, constructing, maintaining, repairing, replacing and otherwise caring for boundary walls, directional and 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 irrigating such landscaping and sprinkler systems, water lines and the like for irrigating such landscaping and 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.

IN WITNESS WHEREOF: First Service Title Agency, Inc., an Arizona corporation, as Trustee has caused its corporate name to be signed by the undersigned officer duly authorized this 14th day of December, 1988.

FIRST SERVICE TITLE AGENCY, INC.  
an Arizona corporation, as Trustee  
By: *William C. Penn*  
Its: Trust Officer

ACKNOWLEDGEMENT

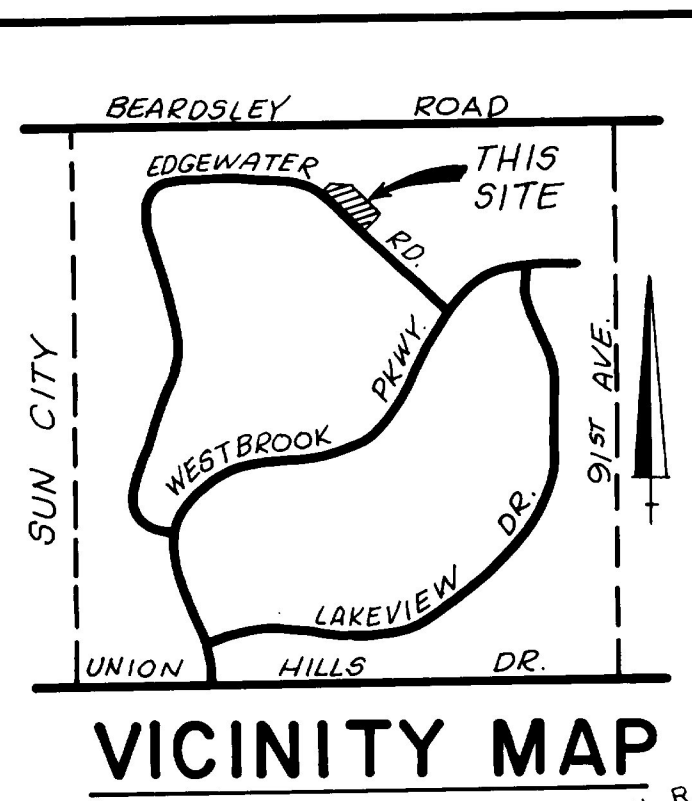
STATE OF ARIZONA )  
COUNTY OF MARICOPA ) SS

On this, the 14th day of December, 1988, before me, the undersigned officer, personally appeared *William C. Penn*, who acknowledged himself to be the Trust Officer of First Service Title Agency, an Arizona corporation, as Trustee, and that he being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself as such officer.

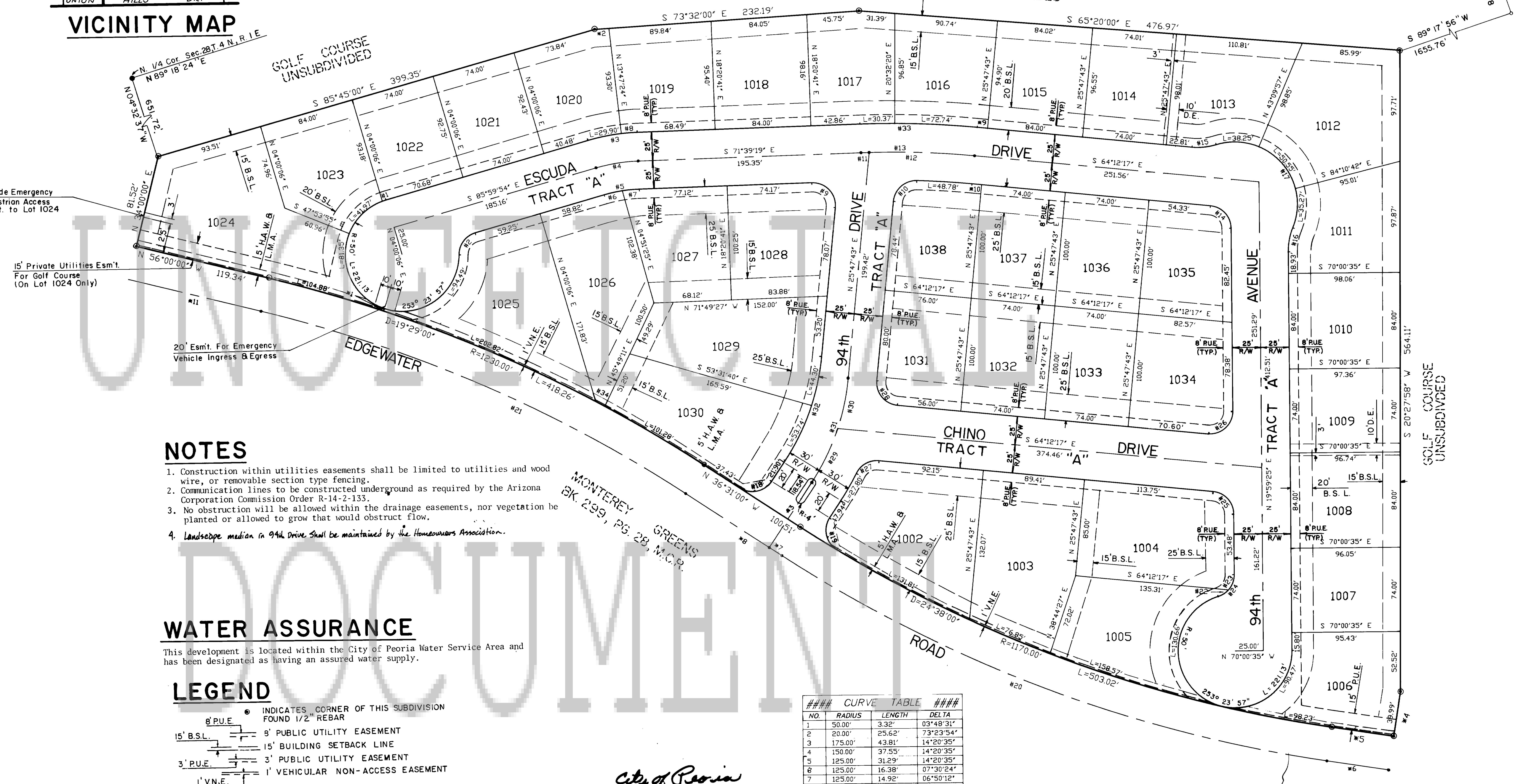
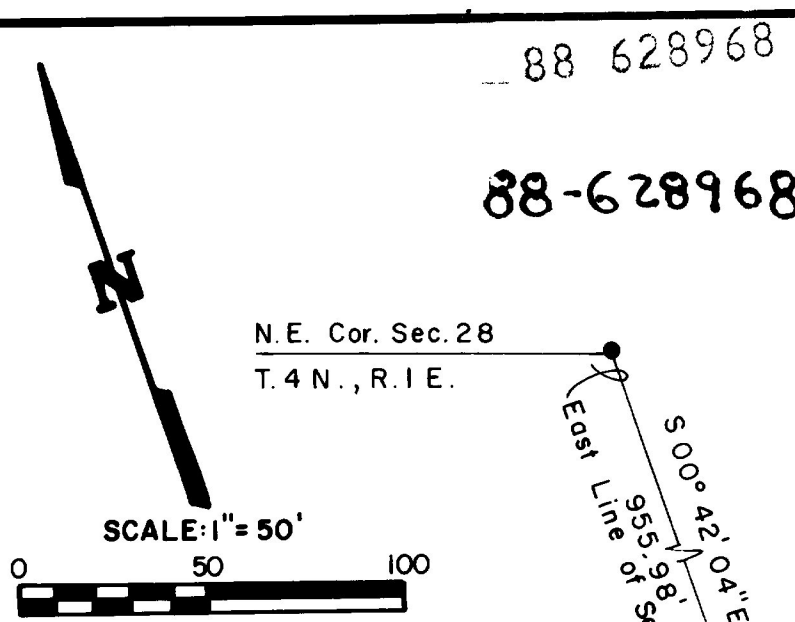
IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

*Mary E. Pashin*  
Notary Public

My Commission Expires: *12-12-90*



FINAL PLAT FOR  
WILLOWBROOK ESTATES  
AT WESTBROOK VILLAGE  
A REPLAT OF WILLOWBROOK AT WESTBROOK VILLAGE  
AS RECORDED IN BOOK 323, PAGE 44, M.C.R.  
LOCATED IN A PORTION OF THE N.W. 1/4 AND  
A PORTION OF THE N.E. 1/4 OF SECTION 28,  
T.4 N., R.1 E., G.8 S.R.B. & M.  
MARICOPA COUNTY, ARIZONA



NOTES

1. Construction within 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 vegetation be planted or allowed to grow that would obstruct flow.
4. Landscape median in 94th Drive shall be maintained by the Homeowners Association.

WATER ASSURANCE

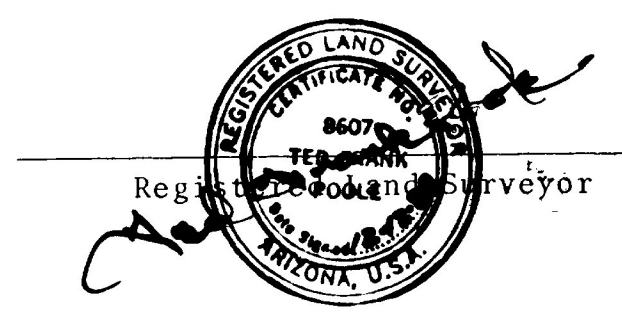
This development is located within the City of Peoria Water Service Area and has been designated as having an assured water supply.

LEGEND

- INDICATES CORNER OF THIS SUBDIVISION FOUND 1/2" REBAR
- 8' P.U.E. 8' PUBLIC UTILITY EASEMENT
- 15' B.S.L. 15' BUILDING SETBACK LINE
- 3' P.U.E. 3' PUBLIC UTILITY EASEMENT
- 1' V.N.E. 1' VEHICULAR NON-ACCESS EASEMENT
- 5' H.A.W. & L.M.A. 5' HOMEOWNERS ASSOCIATION WALL AND LANDSCAPE MAINTENANCE AREA.

CERTIFICATION

THIS IS TO CERTIFY THAT SURVEY AND SUBDIVISION OF THE PREMISES DESCRIBED AND PLATTED HEREON WAS MADE UNDER MY DIRECTION DURING THE MONTH *Dec*, 1988, 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.



Date *12-12-88*

###	CURVE	TABLE	###
NO.	RADIUS	LENGTH	DELTA
1	50.00'	3.32'	03°48'31"
2	20.00'	25.62'	73°23'54"
3	175.00'	43.81'	14°20'35"
4	150.00'	37.55'	14°20'35"
5	125.00'	31.29'	14°20'35"
6	125.00'	16.38'	07°30'24"
7	125.00'	14.92'	06°50'12"
8	175.00'	13.91'	04°33'17"
9	20.00'	34.02'	97°27'01"
10	20.00'	30.10'	86°14'18"
11	767.95'	7.20'	00°32'15"
12	767.95'	92.66'	06°54'46"
13	767.95'	99.86'	07°27'01"
14	20.00'	29.39'	84°11'43"
15	55.00'	21.58'	26°28'33"
16	55.00'	21.66'	26°28'33"
17	55.00'	124.66'	129°14'24"
18	20.00'	31.42'	90°00'00"
19	20.00'	32.06'	91°50'22"
20	1200.00'	515.92'	24°38'00"
21	1200.00'	408.06'	19°29'00"
22	20.00'	10.98'	31°27'08"
23	20.00'	14.64'	41°56'46"
24	20.00'	25.62'	73°23'54"
25	20.00'	29.39'	84°11'43"
26	20.00'	33.44'	95°48'17"
27	20.00'	24.14'	69°05'58"
28	20.00'	31.42'	90°00'00"
29	202.89'	52.67'	14°52'25"
30	202.89'	45.38'	12°48'52"
31	202.89'	98.05'	27°41'17"
32	202.89'	98.05'	27°41'17"
33	792.95'	103.11'	07°27'01"
34	1230.00'	9.28'	00°25'56"

BENCHMARK

U.S.C. & G.S. BRASS CAP LOCATED 87' (±) EAST OF AND 30' (±) NORTH OF THE N.W. CORNER OF SECTION 28, T.4 N., R.1 E., STAMPED R-266-1948 ELEVATION = 1248.04

NO.	BEARING	DISTANCE
1	N 38°53'07" E	2.02'
2	S 73°32'00" E	12.55'
3	N 53°29'00" E	68.54'
4	S 28°51'00" W	39.99'
5	N 61°09'00" W	55.00'
6	N 61°09'00" W	55.00'
7	N 36°31'00" W	130.8'
8	N 36°31'00" W	100.51'
9	S 64°12'17" E	9.21'
10	S 64°12'17" E	8.57'
11	N 56°00'00" W	119.34'

APPROVAL

Approved by the Council of the City of Peoria on this *13th* day of *December*, 1988.

By: *Ronald L. Spencer* Attest: *Ronald L. Spencer*  
Mayor City Clerk  
By: *F. Lee M. Johnson* 12-23-88  
City Engineer Date

CARTER ASSOCIATES, INC.  
CONSULTING ENGINEERS, PLANNERS & SURVEYORS  
5080 North 40th Street • Suite 300 • Phoenix, AZ 85018 • (602) 955-0900  
7675 Daguer Street • Suite 350 • San Diego, CA 92111 • (619) 292-6161

DATE 10-8-86  
DSN: I  
DRN: R.C.O  
CKD.

FINAL PLAT FOR  
WILLOWBROOK ESTATES  
AT WESTBROOK VILLAGE

PROJ. NO.  
SHEET  
1 of 1