

# A FINAL PLAT FOR FAIRWAY SPRINGS AT WESTBROOK VILLAGE

STATE OF ARIZONA  
County of Maricopa

I hereby certify that the within  
instrument was filed and re-  
corded at request of

CARTER ASSOC., INC.  
JAN 7 '87 - 11 00

in Book 306

on page 40  
Witnessed by me and official  
seal the day and year above.

Keith Polata County Recorder  
D. J. Hall Deputy Recorder

## DEDICATION

87 008297

STATE OF ARIZONA  
County of Maricopa

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 "FAIRWAY SPRINGS AT WESTBROOK VILLAGE", a planned area of development consisting of a portion of Section 28, Township 4 North, Range 1 East, of the 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 private streets within said planned area of development and that each such lot, tract and private street shall be known by the number or name given to each respectively, on said plat; (3) declares that the public utility and drainage easements set forth on said plat are provided for the purpose or purposes shown hereon; and (4) 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 "Homeowner's Association 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 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 property. In addition, First Service Title Agency, Inc., as trustee, hereby grants and establishes rights and easements of use and enjoyment over those areas described and depicted on the plat as "use easements", each of which use easements shall be appurtenant to and non-severable from title to the lot lying immediately adjacent to the use easement in question; thus, for example, the use easement described and depicted as covering a portion of Lot 74 is and shall be appurtenant to and non-severable from title to Lot 73. The owner of the lot to which the use easement is appurtenant shall be responsible for maintaining the property subject to said use easement, and any boundary or fence wall situated upon the use easement shall be deemed to be a party wall subject to the provisions relating to party walls in the Declaration of Covenants, Conditions and Restrictions for Fairway Springs at Westbrook Village to be recorded subsequent to recordation of this plat. To the extent, if any, that any boundary wall constructed wholly or partly upon any such use easement in connection with the original construction of a dwelling unit on a lot encroaches upon adjacent property not subjected hereby to such a use easement, the owner shall be (and there is hereby established) an easement, appurtenant to title to the adjacent lot served by such use easement, for such encroachment (and for maintenance and repair of the encroaching wall).

IN WITNESS WHEREOF, First Service Title Agency, Inc., an Arizona corporation, as Trustee, has caused its corporate name to be signed by the undersigned, duly authorized officer this 9th day of December, 1986.

FIRST SERVICE TITLE AGENCY, INC.,  
an Arizona corporation, as Trustee  
By: *[Signature]*  
Its: Trust Officer

## NOTARY'S ACKNOWLEDGEMENT

STATE OF ARIZONA  
COUNTY OF MARICOPA

On this, the 9th day of December, 1986, before me, the undersigned officer, personally appeared *Robert P. Roberson*, 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. ROBERTSON  
Notary Public  
My Comm. Expires Feb. 8, 1987

My Commission Expires: 2-8-87

## APPROVAL

Approved by the Council of the City of Peoria on this 23rd day of December, 1986.

By: *Ronald S. Jones* Mayor  
By: *Eldon A. Johnson* City Engineer  
Attest: *[Signature]* City Clerk  
Date: 1-5-87

CARTER ASSOCIATES, INC.  
CONSULTING ENGINEERS, PLANNERS & SURVEYORS  
7447 EAST INDIAN SCHOOL ROAD, SUITE 225  
SCOTTSDALE, ARIZONA 85251 (602)949-0633

## A FINAL PLAT FOR FAIRWAY SPRINGS AT WESTBROOK VILLAGE

JOB NO: 89133 DATE: 10/86 DRN: REM SHT: 1 OF 1

## LEGAL DESCRIPTION

A TRACT OF GROUND LOCATED IN THE SOUTH HALF OF SECTION 28, TOWNSHIP 4 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
CONNECTING AT THE SOUTH QUARTER CORNER OF SAID SECTION 28; THENCE NORTH 00° 39' 13" WEST ALONG THE NORTH-SOUTH REDSECTION LINE OF SAID SECTION 28, 1732.82 FEET TO A POINT ON THE NORTHEASTLY LINE OF LAKEVIEW ESTATES SUBDIVISION, WESTBROOK VILLAGE, AS RECORDED IN BOOK 245 AT PAGE 28 OF THE RECORDS OF MARICOPA COUNTY ARIZONA, SAID POINT BEING THE TRUE POINT OF BEGINNING;

THENCE NORTH 38° 24' 00" WEST, 160.52 FEET TO A POINT CORNER TO SAID;

THENCE NORTH 00° 00' 00" WEST, 313.44 FEET TO A NON-TANGENT POINT ON A CURVE CONCAVE NORTHWESTERLY WHOSE CENTER BEARS NORTH 09° 04' 04" WEST, 942.50 FEET, SAID POINT LYING ON THE SOUTHERLY RIGHT OF WAY LINE OF WESTBROOK PARKWAY AS DEDICATED BY THE FIRST MAP OF DEDICATION AS RECORDED IN BOOK 245 AT PAGE 27 OF THE RECORDS OF MARICOPA COUNTY ARIZONA;

THENCE NORTHEASTERLY ALONG SAID RIGHT OF WAY LINE THROUGH A CENTRAL ANGLE OF 39° 30' 37", A DISTANCE OF 649.99 FEET TO A NON-TANGENT POINT ON SAID CURVE;

THENCE DEPARTING SAID SOUTHERLY RIGHT OF WAY LINE NORTH 33° 15' 01" EAST, 557.41 FEET TO A POINT;

THENCE SOUTH 32° 04' 08" WEST, 465.20 FEET TO A POINT;

THENCE SOUTH 72° 40' 58" WEST, 565.04 FEET TO A POINT;

THENCE NORTH 38° 24' 00" WEST, 190.01 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 12.6307 ACRES MORE OR LESS.

## TYPICAL USE ESM'T.

\* 5' OR AS NOTED

## SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THE SURVEY SHOWN HEREON WAS PREPARED UNDER MY DIRECTION DURING THE MONTH OF *DECEMBER*, 1986; AND THAT IT IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT THERE ARE NO ENCROACHMENTS ACROSS PROPERTY LINES EXCEPT AS SHOWN OR NOTED HEREON.

REGISTERED LAND SURVEYOR

## GENERAL 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. This development is located within the City of Peoria Water Service Area and has been designated as having an assured water supply.
4. No obstruction will be allowed within the drainage easements, nor vegetation be planted or allowed to grow that would obstruct flow. Homeowner's Association is responsible for maintenance of drainage easement.

## BENCHMARK

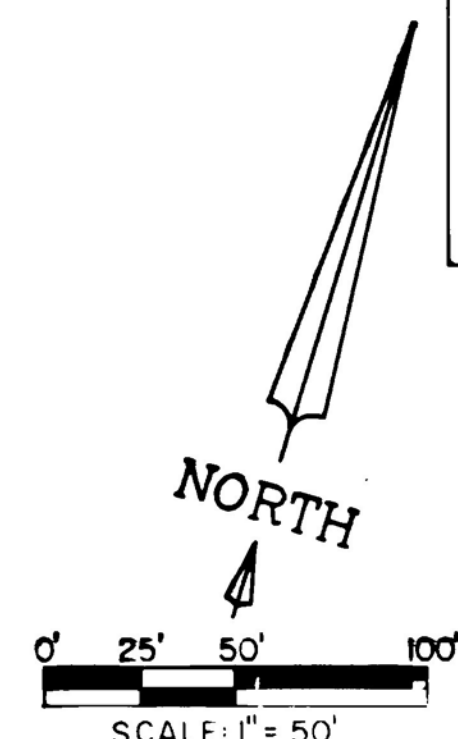
U.S.C. & G.S. BRASS CAP  
LOCATED 87' EAST OF  
A 30' NORTH OF THE  
N.W. CORNER OF SECT. 28,  
T.4N., R.1E., STAMPED  
R-266-1948, ELEV.=1248.04'

## LEGEND

- BRASS CAP FLUSH IN P.V.M.T. SET THIS SURVEY
- 1/2" REBAR
- PUBLIC UTILITY EASEMENT
- VEHICULAR NON-ACCESS EASEMENT
- HOMEOWNERS ASSN. LANDSCAPE MAINTENANCE AREA

CURVE DATA					
DESC.	DELTA	RADIUS	LENGTH	TANGENT	CHORD
C1	87-54-19	15.00	23.01	14.46	20.82
C2	91-56-33	15.00	24.07	15.52	21.57
C3	77-20-12	48.00	64.79	38.41	59.98
C4	85-23-09	48.00	71.53	44.28	65.09
C5	40-32-50	60.00	42.46	22.16	41.58
C6	68-55-02	48.00	57.74	32.94	54.32
C7	38-24-00	60.00	40.21	20.89	39.46
C8	73-26-53	48.00	61.53	35.81	57.40
C9	92-09-53	15.00	24.13	15.58	21.61
C10	87-39-56	15.00	22.95	14.40	20.78

WESTBROOK PARKWAY R.O.W. DEDICATED IN  
FIRST MAP OF DEDICATION, BOOK 245,  
PAGE 7, M.C.R.



GOLF COURSE