

**CITY OF PEORIA, ARIZONA  
COUNCIL COMMUNICATION**

**CC:** \_\_\_\_\_

**Amend No.** \_\_\_\_\_

**Date Prepared: May 25, 2010**

**Council Meeting Date: July 6, 2010**

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**TO:** Carl Swenson, City Manager

**THROUGH:** Susan J. Daluddung, Deputy City Manager

**FROM:** Andrew Granger, P.E., City Engineer

**SUBJECT:** Approve the Map of Dedication of Edgewater Park at Westbrook Village, located on Edgewater Road west of Westbrook Parkway. A request made by Edgewater Park at Westbrook Village Condo Association. (Project No. R090023)

**RECOMMENDATION:**

Discussion and possible action to approve a Map of Dedication of Edgewater Park at Westbrook Village, located on Edgewater Road west of Westbrook Parkway, and authorize the Mayor and City Clerk to sign and record the Map of Dedication with the Maricopa County Recorder's Office subject to the following stipulations:

1. The HOA will retain maintenance of the parking areas and landscaped areas, including water and electrical bills.
2. The HOA shall retain maintenance responsibility of the street lights including electrical costs.
3. The HOA shall execute the Blue Stake & Maintenance Agreement.
4. The HOA shall pay the City \$1170 to remove the existing sub-standard signs and install new City signs.
5. The HOA shall pay the City for 1 year of sweeping costs, at a total of \$4984.44.
6. Items 3-5 above must be completed prior to recording the Map of Dedication. In the event that the Map of Dedication is not recorded within 60 days of Council approval, the Map of Dedication will become void. The developer may request re-approval from the City, with the understanding that the City has the option of imposing additional requirements or stipulations.

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**CITY CLERK USE ONLY:**

- Consent Agenda
- Carry Over to Date: \_\_\_\_\_
- Approved
- Unfinished Business (Date heard previous: \_\_\_\_\_)
- New Business
- Public Hearing: No Action Taken

**ORD. #** \_\_\_\_\_ **RES. #** \_\_\_\_\_  
**LCON#** \_\_\_\_\_ **LIC. #** \_\_\_\_\_  
**Action Date:** \_\_\_\_\_

Council Communication – R090023  
Map of Dedication – Edgewater Park at Westbrook Village  
July 6, 2010  
Page: 2

**SUMMARY:**

The purpose of the Map of Dedication is to dedicate the streets within a subdivision to the City for public use. The internal streets within this subdivision were previously private streets, owned and maintained by the HOA. This Map of Dedication dedicates Taro Lane, 97<sup>th</sup> Lane, and Kerry Lane to the City.

Edgewater Park is a subdivision located within Westbrook Village at the cross roads of Edgewater Road and Westbrook Parkway. In 2007, the Edgewater Park Homeowners Association (HOA) submitted an application (M-0705) for conversion of the private streets to public streets in accordance with the City of Peoria Administrative Procedure AP1-11 Conversion of Public and Private Streets. On May 6, 2008, City Council granted preliminary approval for the conversion of the Edgewater Park private streets to public streets.

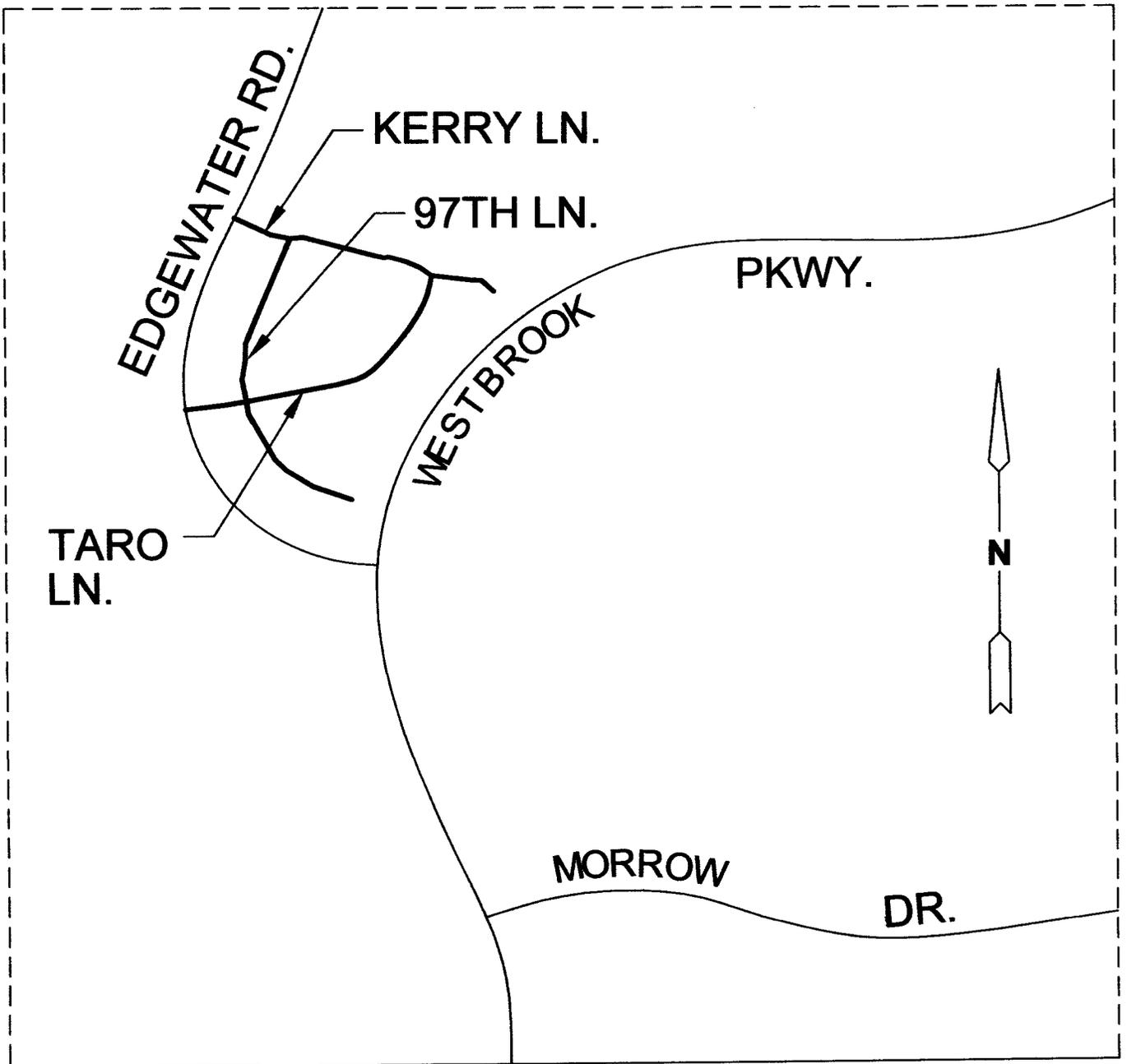
The Edgewater Park HOA has met the necessary requirements and agreed to certain stipulations for final acceptance of the private streets. As stated in the recommendation, the stipulations must be completed prior to recordation of the Map of Dedication. Staff will coordinate with the HOA to ensure the stipulations are complied with.

**ATTACHMENTS:**

1. Map of Dedication
2. Vicinity Map

**CONTACT:**

Jodi Breyfogle, P.E., Civil Engineer: 623-773-7577, [Jodi.Breyfogle@peoriaaz.gov](mailto:Jodi.Breyfogle@peoriaaz.gov)



UNION HILLS DRIVE

# ***VICINITY MAP***

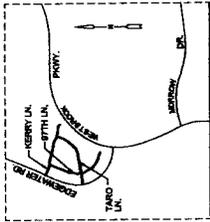
SW 1/4, SECTION 28, T4N, R1E

(NOT TO SCALE)

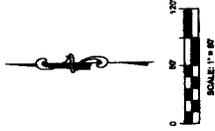


# MAP OF DEDICATION

of  
**"EDGEWATER PARK AT WESTBROOK VILLAGE"**  
 AS RECORDED IN BOOK 249, PAGE 32, M.C.R.  
 LOCATED WITHIN THE SOUTHWEST QUARTER OF SECTION 28,  
 T. 4 N., R. 1 E. OF THE G. & S.R.B. & M., MARICOPA COUNTY, ARIZONA



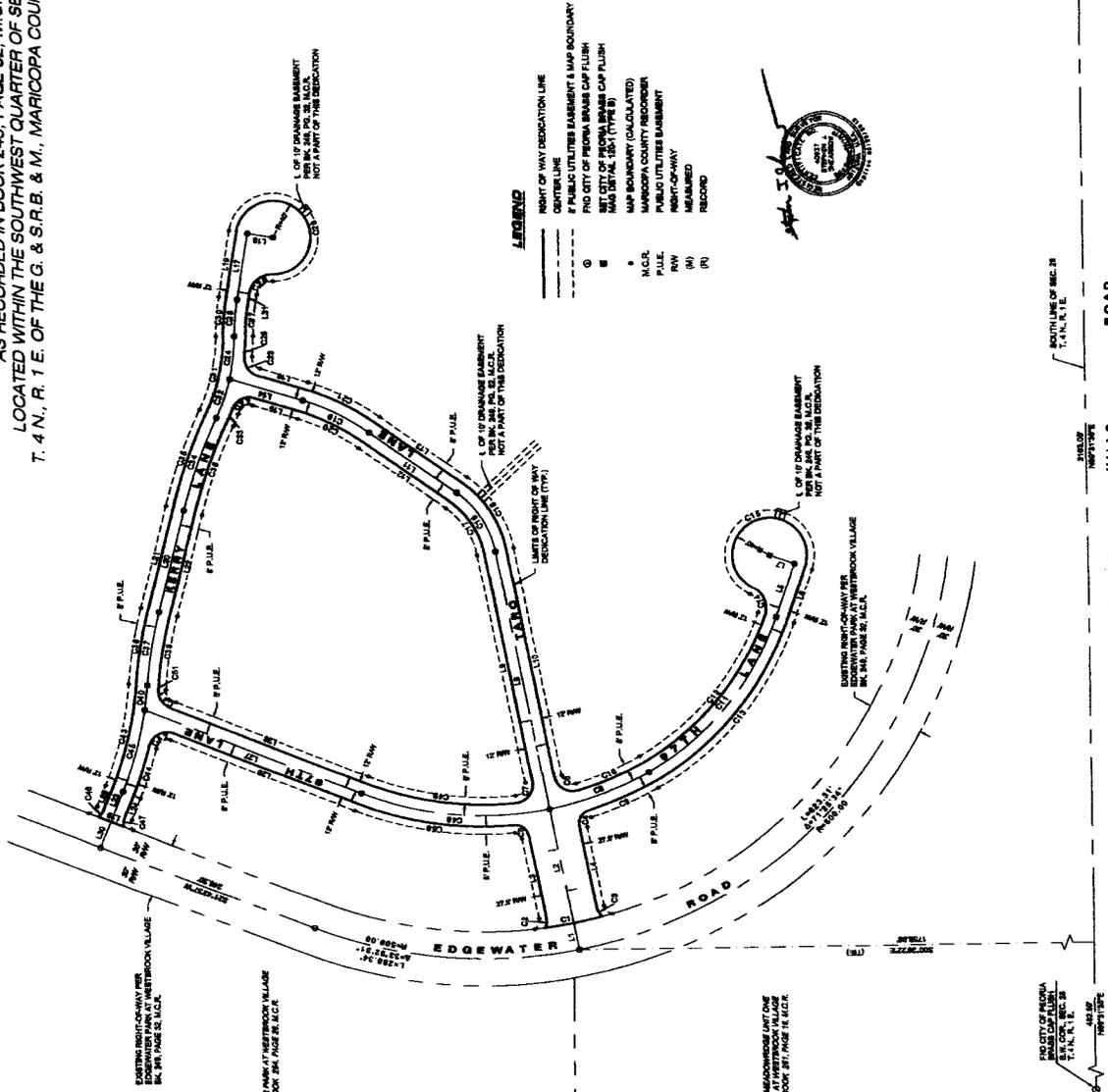
**VICINITY MAP**  
 UNION HILLS DRIVE  
 BY 1/4 SECTION 28, T4N, R1E  
 (NOT TO SCALE)



LINE NUMBER	LENGTH	BEHAVIOR	LINE NUMBER	LENGTH	BEHAVIOR
1	12.14	PAVE	101	11.10	PAVE
2	11.10	PAVE	102	11.10	PAVE
3	11.10	PAVE	103	11.10	PAVE
4	11.10	PAVE	104	11.10	PAVE
5	11.10	PAVE	105	11.10	PAVE
6	11.10	PAVE	106	11.10	PAVE
7	11.10	PAVE	107	11.10	PAVE
8	11.10	PAVE	108	11.10	PAVE
9	11.10	PAVE	109	11.10	PAVE
10	11.10	PAVE	110	11.10	PAVE
11	11.10	PAVE	111	11.10	PAVE
12	11.10	PAVE	112	11.10	PAVE
13	11.10	PAVE	113	11.10	PAVE
14	11.10	PAVE	114	11.10	PAVE
15	11.10	PAVE	115	11.10	PAVE
16	11.10	PAVE	116	11.10	PAVE
17	11.10	PAVE	117	11.10	PAVE
18	11.10	PAVE	118	11.10	PAVE
19	11.10	PAVE	119	11.10	PAVE
20	11.10	PAVE	120	11.10	PAVE
21	11.10	PAVE	121	11.10	PAVE
22	11.10	PAVE	122	11.10	PAVE
23	11.10	PAVE	123	11.10	PAVE
24	11.10	PAVE	124	11.10	PAVE
25	11.10	PAVE	125	11.10	PAVE
26	11.10	PAVE	126	11.10	PAVE
27	11.10	PAVE	127	11.10	PAVE
28	11.10	PAVE	128	11.10	PAVE
29	11.10	PAVE	129	11.10	PAVE
30	11.10	PAVE	130	11.10	PAVE
31	11.10	PAVE	131	11.10	PAVE
32	11.10	PAVE	132	11.10	PAVE
33	11.10	PAVE	133	11.10	PAVE
34	11.10	PAVE	134	11.10	PAVE
35	11.10	PAVE	135	11.10	PAVE
36	11.10	PAVE	136	11.10	PAVE
37	11.10	PAVE	137	11.10	PAVE
38	11.10	PAVE	138	11.10	PAVE
39	11.10	PAVE	139	11.10	PAVE
40	11.10	PAVE	140	11.10	PAVE
41	11.10	PAVE	141	11.10	PAVE
42	11.10	PAVE	142	11.10	PAVE
43	11.10	PAVE	143	11.10	PAVE
44	11.10	PAVE	144	11.10	PAVE
45	11.10	PAVE	145	11.10	PAVE
46	11.10	PAVE	146	11.10	PAVE
47	11.10	PAVE	147	11.10	PAVE
48	11.10	PAVE	148	11.10	PAVE
49	11.10	PAVE	149	11.10	PAVE
50	11.10	PAVE	150	11.10	PAVE
51	11.10	PAVE	151	11.10	PAVE
52	11.10	PAVE	152	11.10	PAVE
53	11.10	PAVE	153	11.10	PAVE
54	11.10	PAVE	154	11.10	PAVE
55	11.10	PAVE	155	11.10	PAVE
56	11.10	PAVE	156	11.10	PAVE
57	11.10	PAVE	157	11.10	PAVE
58	11.10	PAVE	158	11.10	PAVE
59	11.10	PAVE	159	11.10	PAVE
60	11.10	PAVE	160	11.10	PAVE
61	11.10	PAVE	161	11.10	PAVE
62	11.10	PAVE	162	11.10	PAVE
63	11.10	PAVE	163	11.10	PAVE
64	11.10	PAVE	164	11.10	PAVE
65	11.10	PAVE	165	11.10	PAVE
66	11.10	PAVE	166	11.10	PAVE
67	11.10	PAVE	167	11.10	PAVE
68	11.10	PAVE	168	11.10	PAVE
69	11.10	PAVE	169	11.10	PAVE
70	11.10	PAVE	170	11.10	PAVE
71	11.10	PAVE	171	11.10	PAVE
72	11.10	PAVE	172	11.10	PAVE
73	11.10	PAVE	173	11.10	PAVE
74	11.10	PAVE	174	11.10	PAVE
75	11.10	PAVE	175	11.10	PAVE
76	11.10	PAVE	176	11.10	PAVE
77	11.10	PAVE	177	11.10	PAVE
78	11.10	PAVE	178	11.10	PAVE
79	11.10	PAVE	179	11.10	PAVE
80	11.10	PAVE	180	11.10	PAVE
81	11.10	PAVE	181	11.10	PAVE
82	11.10	PAVE	182	11.10	PAVE
83	11.10	PAVE	183	11.10	PAVE
84	11.10	PAVE	184	11.10	PAVE
85	11.10	PAVE	185	11.10	PAVE
86	11.10	PAVE	186	11.10	PAVE
87	11.10	PAVE	187	11.10	PAVE
88	11.10	PAVE	188	11.10	PAVE
89	11.10	PAVE	189	11.10	PAVE
90	11.10	PAVE	190	11.10	PAVE
91	11.10	PAVE	191	11.10	PAVE
92	11.10	PAVE	192	11.10	PAVE
93	11.10	PAVE	193	11.10	PAVE
94	11.10	PAVE	194	11.10	PAVE
95	11.10	PAVE	195	11.10	PAVE
96	11.10	PAVE	196	11.10	PAVE
97	11.10	PAVE	197	11.10	PAVE
98	11.10	PAVE	198	11.10	PAVE
99	11.10	PAVE	199	11.10	PAVE
100	11.10	PAVE	200	11.10	PAVE

LINE NUMBER	LENGTH	BEHAVIOR	LINE NUMBER	LENGTH	BEHAVIOR
101	11.10	PAVE	201	11.10	PAVE
102	11.10	PAVE	202	11.10	PAVE
103	11.10	PAVE	203	11.10	PAVE
104	11.10	PAVE	204	11.10	PAVE
105	11.10	PAVE	205	11.10	PAVE
106	11.10	PAVE	206	11.10	PAVE
107	11.10	PAVE	207	11.10	PAVE
108	11.10	PAVE	208	11.10	PAVE
109	11.10	PAVE	209	11.10	PAVE
110	11.10	PAVE	210	11.10	PAVE
111	11.10	PAVE	211	11.10	PAVE
112	11.10	PAVE	212	11.10	PAVE
113	11.10	PAVE	213	11.10	PAVE
114	11.10	PAVE	214	11.10	PAVE
115	11.10	PAVE	215	11.10	PAVE
116	11.10	PAVE	216	11.10	PAVE
117	11.10	PAVE	217	11.10	PAVE
118	11.10	PAVE	218	11.10	PAVE
119	11.10	PAVE	219	11.10	PAVE
120	11.10	PAVE	220	11.10	PAVE
121	11.10	PAVE	221	11.10	PAVE
122	11.10	PAVE	222	11.10	PAVE
123	11.10	PAVE	223	11.10	PAVE
124	11.10	PAVE	224	11.10	PAVE
125	11.10	PAVE	225	11.10	PAVE
126	11.10	PAVE	226	11.10	PAVE
127	11.10	PAVE	227	11.10	PAVE
128	11.10	PAVE	228	11.10	PAVE
129	11.10	PAVE	229	11.10	PAVE
130	11.10	PAVE	230	11.10	PAVE
131	11.10	PAVE	231	11.10	PAVE
132	11.10	PAVE	232	11.10	PAVE
133	11.10	PAVE	233	11.10	PAVE
134	11.10	PAVE	234	11.10	PAVE
135	11.10	PAVE	235	11.10	PAVE
136	11.10	PAVE	236	11.10	PAVE
137	11.10	PAVE	237	11.10	PAVE
138	11.10	PAVE	238	11.10	PAVE
139	11.10	PAVE	239	11.10	PAVE
140	11.10	PAVE	240	11.10	PAVE
141	11.10	PAVE	241	11.10	PAVE
142	11.10	PAVE	242	11.10	PAVE
143	11.10	PAVE	243	11.10	PAVE
144	11.10	PAVE	244	11.10	PAVE
145	11.10	PAVE	245	11.10	PAVE
146	11.10	PAVE	246	11.10	PAVE
147	11.10	PAVE	247	11.10	PAVE
148	11.10	PAVE	248	11.10	PAVE
149	11.10	PAVE	249	11.10	PAVE
150	11.10	PAVE	250	11.10	PAVE

LINE NUMBER	LENGTH	BEHAVIOR	LINE NUMBER	LENGTH	BEHAVIOR
151	11.10	PAVE	301	11.10	PAVE
152	11.10	PAVE	302	11.10	PAVE
153	11.10	PAVE	303	11.10	PAVE
154	11.10	PAVE	304	11.10	PAVE
155	11.10	PAVE	305	11.10	PAVE
156	11.10	PAVE	306	11.10	PAVE
157	11.10	PAVE	307	11.10	PAVE
158	11.10	PAVE	308	11.10	PAVE
159	11.10	PAVE	309	11.10	PAVE
160	11.10	PAVE	310	11.10	PAVE
161	11.10	PAVE	311	11.10	PAVE
162	11.10	PAVE	312	11.10	PAVE
163	11.10	PAVE	313	11.10	PAVE
164	11.10	PAVE	314	11.10	PAVE
165	11.10	PAVE	315	11.10	PAVE
166	11.10	PAVE	316	11.10	PAVE
167	11.10	PAVE	317	11.10	PAVE
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169	11.10	PAVE	319	11.10	PAVE
170	11.10	PAVE	320	11.10	PAVE
171	11.10	PAVE	321	11.10	PAVE
172	11.10	PAVE	322	11.10	PAVE
173	11.10	PAVE	323	11.10	PAVE
174	11.10	PAVE	324	11.10	PAVE
175	11.10	PAVE	325	11.10	PAVE
176	11.10	PAVE	326	11.10	PAVE
177	11.10	PAVE	327	11.10	PAVE
178	11.10	PAVE	328	11.10	PAVE
179	11.10	PAVE	329	11.10	PAVE
180	11.10	PAVE	330	11.10	PAVE
181	11.10	PAVE	331	11.10	PAVE
182	11.10	PAVE	332	11.10	PAVE
183	11.10	PAVE	333	11.10	PAVE
184	11.10	PAVE	334	11.10	PAVE
185	11.10	PAVE	335	11.10	PAVE
186	11.10	PAVE	336	11.10	PAVE
187	11.10	PAVE	337	11.10	PAVE
188	11.10	PAVE	338	11.10	PAVE
189	11.10	PAVE	339	11.10	PAVE
190	11.10	PAVE	340	11.10	PAVE
191	11.10	PAVE	341	11.10	PAVE
192	11.10	PAVE	342	11.10	PAVE
193	11.10	PAVE	343	11.10	PAVE
194	11.10	PAVE	344	11.10	PAVE
195	11.10	PAVE	345	11.10	PAVE
196	11.10	PAVE	346	11.10	PAVE
197	11.10	PAVE	347	11.10	PAVE
198	11.10	PAVE	348	11.10	PAVE
199	11.10	PAVE	349	11.10	PAVE
200	11.10	PAVE	350	11.10	PAVE



**LEGEND**

- RIGHT OF WAY DEDICATION LINE
- CENTERLINE
- PUBLIC UTILITIES BARRIERS & MAP BOUNDARY
- CITY OF PHOENIX BARRIERS CAP FLUSH
- MAP BOUNDARY (CALCULATED)
- PUBLIC UTILITIES BARRIERS
- MEADOWS UNIT ONE
- RECORD



**MAP OF DEDICATION**  
 OF  
**EDGEWATER PARK AT WESTBROOK VILLAGE**  
 LOCATED WITHIN THE SOUTHWEST QUARTER OF SECTION 28,  
 T. 4 N., R. 1 E. OF THE G. & S.R.B. & M.,  
 MARICOPA COUNTY, ARIZONA

DATE: 04/22/10  
 SHEET: 2 OF 2

PREPARED BY: [Name]  
 DRAWN BY: [Name]

7850 W. Ashlee Drive  
 Chandler, AZ 85208  
 Phoenix Surveying, Inc. PH: 602-922-9888 Fax: 602-922-4887

