

**CONDOMINIUM PLAT OF
ANDARE**
815 E. ROSE LANE
CITY OF PHOENIX, ARIZONA
LOCATED IN THE SOUTHWEST QUARTER OF THE
SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP
2 NORTH, RANGE 3 EAST OF THE GILA AND SALT
RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA



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VICINITY MAP
N. T. S.

DEDICATION

STATE OF ARIZONA }
COUNTY OF MARICOPA } 55.

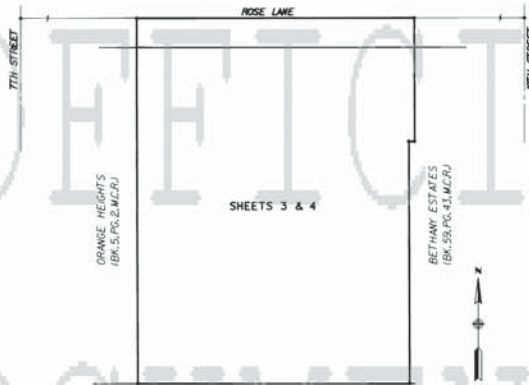
BY RECORDATION OF THIS CONDOMINIUM PLAT, MERITAGE HOMES OF ARIZONA, INC., AN ARIZONA CORPORATION, DBA MONTEREY HOMES, HAS SUBDIVIDED FOR CONDOMINIUM USE, UNDER THE NAME OF ANDARE, BEING A SUBDIVISION OF A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 2 NORTH, RANGE 3 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA AS MORE PARTICULARLY DESCRIBED AND DEPICTED ON THIS PLAT AND HEREBY PUBLISHES THIS CONDOMINIUM PLAT AS AND FOR THE CONDOMINIUM PLAT OF SAID ANDARE AND HEREBY DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE BUILDINGS, UNITS AND EASEMENTS CONSTITUTING SAME, AND GIVES A NUMBER TO EACH CONDOMINIUM UNIT.

OWNER DECLARES THAT THE COMMON ELEMENTS CONSIST OF ALL LAND AND AMENITIES SHOWN HEREON EXCEPT THAT THE COMMON ELEMENTS DO NOT INCLUDE THE SPACE DESCRIBED HEREIN FOR THE UNITS; THAT THE COMMON ELEMENTS WILL BE OPERATED AND MAINTAINED BY ANDARE CONDOMINIUM ASSOCIATION FOR THE BENEFIT OF THE OWNERS OF UNITS WITHIN THE CONDOMINIUM. OWNER FURTHER DECLARES THAT THE COMMON ELEMENTS ARE NOT DEDICATED TO THE PUBLIC FOR ITS USE, EXCEPT THAT THE COMMON ELEMENTS MAY BE USED BY UTILITY COMPANIES, GOVERNMENTAL AND OTHER ENTITIES, FOR INGRESS AND EGRESS DURING, BUT NOT LIMITED TO, THE OPERATION AND MAINTENANCE OR PROVISION OF UTILITIES, REFUSE COLLECTION, EMERGENCY VEHICLE AND MAIL SERVICES. IN CONNECTION WITH THE RECORDING OF THIS PLAT, THE OWNER WILL RECORD HEREAFTER A DECLARATION OF CONDOMINIUM FOR THE CONDOMINIUM WHICH WILL GOVERN THE USE AND MAINTENANCE OF ALL REAL PROPERTY WITHIN THE CONDOMINIUM.

MERITAGE HOMES OF ARIZONA, INC., AN ARIZONA CORPORATION, DBA MONTEREY HOMES, AS OWNER, HAS HERETO CAUSED THIS INSTRUMENT TO BE AFFIXED BY THE UNDERSIGNED OFFICER, THEREUNTO DULY AUTHORIZED THIS 10 DAY OF August, 2006.

BY: Neil Whee, AN ARIZONA CORPORATION, DBA MONTEREY HOMES

15th: Division President



BETHANY ESTATES
(Bk. 59, Pg. 43, M.C.R.)

KEY MAP
N. T. S.

ACKNOWLEDGEMENT

STATE OF ARIZONA }
COUNTY OF MARICOPA } 55.



ON THIS THE 10th DAY OF August, 2006, BEFORE ME THE UNDERSIGNED OFFICER, PERSONALLY APPEARED WHO ACKNOWLEDGED SELF TO BE AN OFFICER OF MERITAGE HOMES OF ARIZONA, INC., AN ARIZONA CORPORATION, DBA MONTEREY HOMES, ACKNOWLEDGED THAT AS SAID OFFICER, BEING DULY AUTHORIZED TO DO SO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES HEREIN CONTAINED.

IN WITNESS WHEREOF, I HERETO SET MY HAND AND OFFICIAL SEAL.

BY: Dale A. Wilson, 4/30/2010
NOTARY PUBLIC MY COMMISSION EXPIRES

SITE DESCRIPTION

LOT 1 ACCORDING TO THE FINAL PLAT FOR "ANDARE CONDOMINIUM" AS RECORDED IN BOOK 852, PAGE 34, MARICOPA COUNTY RECORDS.

INDEX OF SHEETS	
SHEET NO.	DESCRIPTION
1	COVER SHEET
2	EASEMENTS
3	FIRST FLOOR LEVEL SITE PLAN
4	SECOND FLOOR LEVEL SITE PLAN
5	THIRD FLOOR LEVEL SITE PLAN
6	BUILDING TYPE BB3, 1ST & 2ND FLOORS
7	BUILDING TYPE BS, 1ST & 2ND FLOORS
8	BUILDINGS TYPE BB3 & BS, 3RD FLOORS
9	BUILDING B2, 1ST, 2ND & 3RD FLOORS
10	BUILDING B4, 1ST, 2ND & 3RD FLOORS

NOTES

- ALL EASEMENTS (EXCEPT PUBLIC UTILITY IMPROVEMENTS WITHIN PERIMETER PUBLIC UTILITY EASEMENTS), EXTERIOR PERIMETER WALLS AND ALL COMMON ELEMENTS SHALL BE MAINTAINED BY THE ANDARE CONDOMINIUM ASSOCIATION EXCEPT AS SET FORTH IN THE CONDOMINIUM DECLARATION. COMMON ELEMENTS ARE ALL COMPONENTS AND AREAS OUTSIDE THE BOUNDARY OF THE UNITS.
- THE BOUNDARIES OF EACH UNIT SHALL, AS MORE SPECIFICALLY SET FORTH IN THE PROVISIONS OF THE CONDOMINIUM DECLARATION FOR THIS PROJECT, BE THE INTERIOR UNFINISHED SURFACES OF THE PERIMETER WALLS, STUDS, FLOORS, CEILING, EXTERIOR DOORS AND WINDOWS OF EACH DWELLING WITHIN EACH BUILDING WITHIN THE PROJECT. THEREFORE, THE ACTUAL BOUNDARIES OF EACH UNIT AND THE COMMON ELEMENTS FOR THIS PROJECT SHALL BE DEFENDANT UPON THE LOCATIONS AND DIMENSIONS OF THE BUILDINGS AND THE COMPONENTS THEREOF AS ACTUALLY CONSTRUCTED. IN THE EVENT OF ANY CONFLICT OR DISCREPANCY BETWEEN THIS PLAT AND THE CONDOMINIUM DECLARATION REGARDING UNIT BOUNDARIES AND DESCRIPTIONS, THE CONDOMINIUM DECLARATION SHALL CONTROL.

OWNER
MERITAGE HOMES OF ARIZONA, INC., DBA MONTEREY HOMES
17851 NORTH PACESSETTER WAY
800 DISCOVER HOUSE
SCOTTSDALE, ARIZONA 85255
CONTACT: BURKE HARE
PHONE: 480-515-8500

ARCHITECT
H&S INTERNATIONAL
17851 NORTH PACESSETTER WAY
800 DISCOVER HOUSE
SCOTTSDALE, ARIZONA 85255
CONTACT: LARRY HEINY
PHONE: 480-585-6898

BENCH MARK
7TH ST. & MARYLAND, S.R.P. B.C. ON S.E. CORNER
IRR. BOX, S.W. CORNER OF INTERSECTION.
ELEVATION: 1179.709 (CITY OF PHOENIX DATUM)

BASIS OF BEARING
THE BASIS OF BEARING IS 89° 59' 30" E ALONG
THE MONUMENT LINE OF ROSE LANE.

NET AREA
1.81 ACRES

BOOK 857 PAGE 31
OFFICIAL RECORDS OF
MARICOPA COUNTY RECORDER
HELEN PURCELL
2006-1069823
08/10/2006 12:34 PM

CERTIFICATION
THIS IS TO CERTIFY THAT THE SURVEY AND MAP TOGETHER WITH THE PROFILE ELEVATION SCHEDULE OF THE PREMISES DESCRIBED AND PLATTED HEREOF WERE MADE UNDER MY DIRECTION DURING THE MONTH OF JULY, 2006 AND CONSISTS OF 10 PAGES.

He. CR
REGISTERED LAND SURVEYOR
STATE OF ARIZONA
STEVEN C. BIRCH
ARIZONA, U.S.A.

8/10/06
DATE

**CONDOMINIUM PLAT OF
ANDARE**

COVER SHEET

SHEET 1 OF 10

RICK
ENGINEERING COMPANY
16150 NORTH 16TH STREET
PHOENIX, AZ 85016
602.957.3330
FAX: 602.283.2396
rickengineering.com

Project: Tucson San Diego Riverside Orange Sacramento
DATE: 08-AUG-2006 PROJECT NO. 34180 DRAWN BY: F.W. MCM

PRELIMINARY-NOT FOR CONSTRUCTION OR RECORDING.