FINAL REPLAT
ASHBROOK CONDOMINIUMS II
DECLARATION OF CONDOMINIUM

A SUBDIVISION OF LOT 15, BLOCK 7, FOUNTAIN HILLS ARIZONA FINAL PLAT NO. 111, AS RECORDED IN BOOK 150 OF MAPS, PAGE 12 RECORDS OF MARICOPA COUNTY RECORDER, MARICOPA COUNTY, ARIZONA BEING A PORTION OF SECTION 10, T. 3 N., R. 6 E., OF THE G.& S.R.B. & M., MARICOPA COUNTY, ARIZONA

Notes:

1. INDIVIDUAL HOME OWNERS SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL LIMITED COMMON ELEMENTS, AND DRIVEWAYS IN AND AROUND THEIR RESPECTIVE UNITS. ASHBROOK CONDOMINIUMS II HOMEOWNERS' ASSOCIATION, INC. SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL COMMON ELEMENTS.

2. ALL WATER, SEWER AND DRIVEWAY IMPROVEMENTS SHALL BE CONSTRUCTED ACCORDING TO THE CHAPARRAL CITY WATER COMPANY, FOUNTAIN HILLS SANITARY DISTRICT AND TOWN OF FOUNTAIN HILLS STANDARD DETAILS AND SPECIFICATIONS, RESPECTIVELY.

3. THE DECLARANT HEREBY GRANTS TO THE PUBLIC UTILITY COMPANIES THE RIGHT TO INSTALL AND MAINTAIN UTILITIES NECESSARY FOR THIS SITE IN ALL COMMON ELEMENT AREAS AS DESIGNATED ON THIS PLAT.

4. THE DEPARTMENT OF WATER RESOURCES HAS DETERMINED THAT CHAPARRAL CITY WATER COMPANY HAS CONDITIONAL PRESUMPTION OF AN ASSURED WATER SUPPLY.

5. DRIVEWAYS, PATIOS, COVERED AND/OR OPEN. WILL BE LIMITED COMMON ELEMENTS FOR THE EXCLUSIVE USE OF THE RESPECTIVE UNIT.

6. DRIVEWAY AREAS IMMEDIATELY ADJACENT TO GARAGE ENTRIES SHALL BE FOR THE EXCLUSIVE USE OF THE RESPECTIVE UNIT.

7. THE STREET ADDRESS WILL BE "16713 ASHBROOK DRIVE."

8. THE BOUNDARIES OF EACH UNIT ARE THE EXTERIOR FINISHED SURFACES OF THE THREE EXTERIOR PERIMETER WALLS; THE BOTTOM OF THE BUILDING SLAB; AND THE TOP SURFACE OF THE ROOF.

9. IF ANY CHUTE, FLUE, DUCT, WIRE, CONDUIT, BEARING WALL, BEARING COLUMN, HEATING OR AIR CONDITIONING UNIT OR APPARATUS OR OTHER FIXTURE LIES PARTIALLY WITHIN AND PARTIALLY OUTSIDE OF THE BOUNDARIES OF A UNIT, ANY PORTION SERVING ONLY THAT UNIT IS A LIMITED COMMON ELEMENT ALLOCATED SOLELY TO THAT UNIT AND ANY PORTION SERVING MORE THAT ONE UNIT IS A PART OF THE COMMON ELEMENTS

10. SUBJECT TO THE PROVISIONS OF NOTES 8 AND 9 ABOVE, ALL SPACES, INTERIOR PARTITIONS AND OTHER FIXTURES AND IMPROVEMENTS WITHIN THE BOUNDARIES OF A UNIT ARE PART OF THE UNIT.

11. ANY SHUTTERS, AWNINGS, WINDOW BOXES, DOORSTEPS, STOOPS, PORCHES, BALCONIES, ENTRYWAYS, OR PATIOS, AND ALL EXTERIOR DOORS AND WINDOWS OR OTHER FIXTURES DESIGNED TO SERVE A SINGLE UNIT, BUT LOCATED OUTSIDE OF THE UNITS' BOUNDARIES, ARE LIMITED COMMON ELEMENTS ALLOCATED EXCLUSIVELY TO THAT UNIT.

12. IF THE EXTERIOR FINISHED SURFACES OF THE EXTERIOR PERIMETER WALLS, THE BOTTOM OF THE BUILDING SLAB, OR THE TOP OF THE ROOF ARE NOT EXACTLY WHERE INDICATED ON THIS PLAT DUE TO SETTLING OR MINOR VARIANCES RESULTING FROM THE CONSTRUCTION OF THE UNITS, THE EXISTING PHYSICAL EXTERIOR FINISHED SURFACES OF THE EXTERIOR PERIMETER WALLS, THE BOTTOM OF THE BUILDING SLAB, AND THE TOP OF THE ROOF SHALL BE DEEMED TO BE ITS ACTUAL BOUNDARIES RATHER THEN THE BOUNDARIES AS SHOWN ON THIS PLAT.

13. ALL THE AREAS OUTSIDE BUILDING UNITS ARE COMMON AREAS OR LIMITED COMMON ELEMENTS AS DESIGNATED HEREON.

14. THE TOWN OF FOUNTAIN HILLS IS NOT RESPONSIBLE FOR AND WILL NOT ACCEPT MAINTENANCE FOR ANY PRIVATE FACILITIES, STREETS, FACILITIES, LANDSCAPED AREAS, ETC. WITHIN THE PROJECT.

15. THE FIRST AMENDED AND RESTATED COVENANTS, CONDITIONS AND RESTRICTIONS FOR ASHBROOK CONDOMINIUMS II ARE RECORDED IN INSTRUMENT 96-715011 RECORDS OF MARICOPA COUNTY.

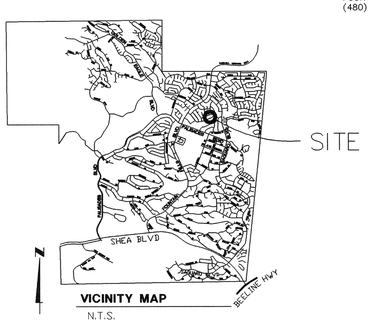
ASSURED WATER SUPPLY

THE DEPARTMENT OF WATER RESOURCES HAS DETERMINED THAT CHAPARRAL CITY WATER COMPANY HAS A CONDITIONAL PRESUMPTION OF AN ASSURED WATER SUPPLY.

BASIS OF BEARING

CENTERLINE OF ASHBROOK DRIVE ESTABLISHING A BEARING OF NORTH 68 DEGREES 00 MINUTES 00 SECONDS EAST AS RECORDED IN FOUNTAIN HILLS ARIZONA FINAL PLAT No. 111, BOOK 150 OF MAPS, PAGE 12, RECORDS OF MARICOPA COUNTY.

LOCATION MAP



SURVEYOR

HTPO, Inc.
16743 E. PALISADES BLVD
SUITE 203
FOUNTAIN HILLS, AZ 85268
(480) 836-0535

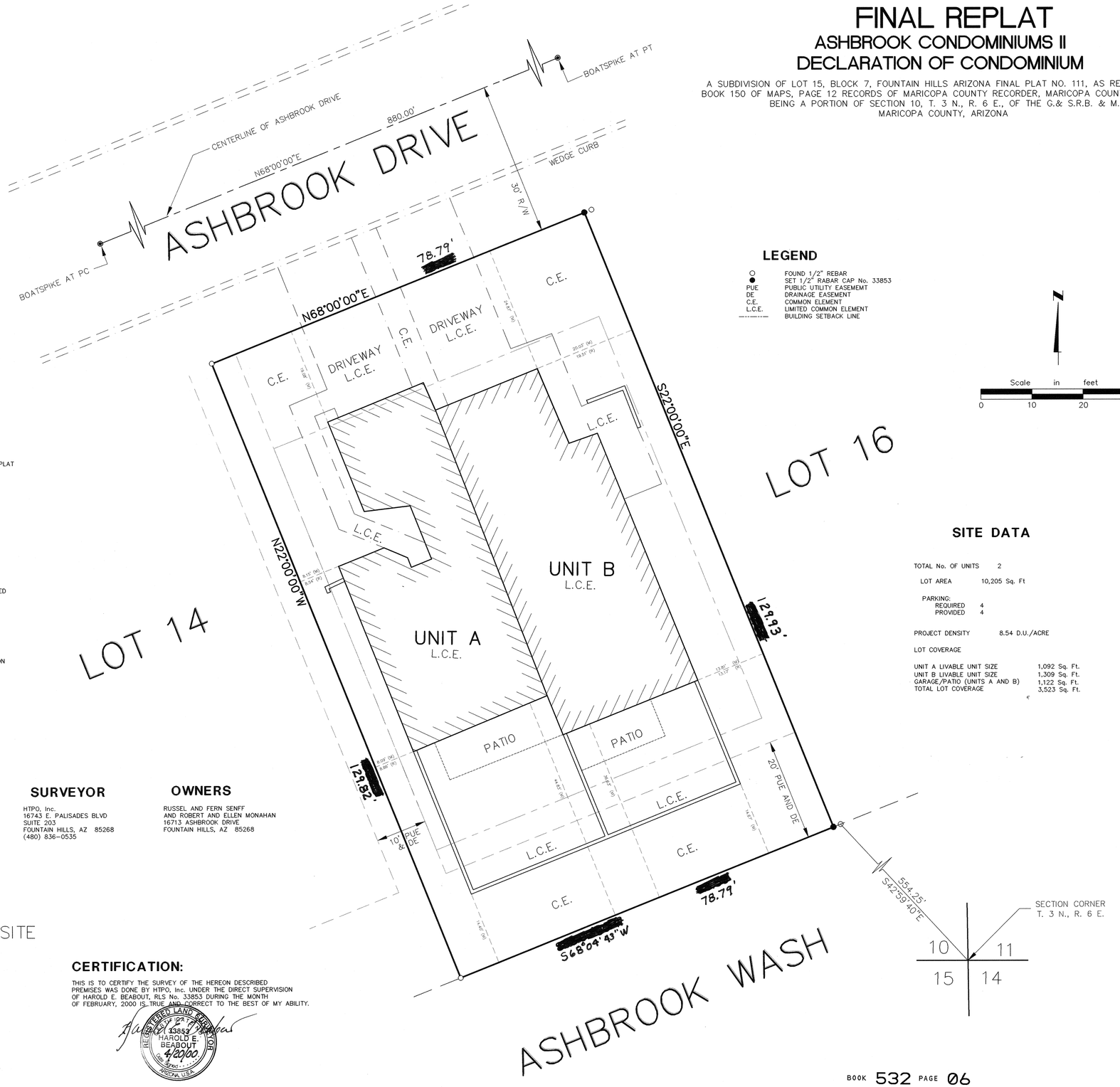
OWNERS

RUSSEL AND FERN SENFF
AND ROBERT AND ELLEN MONAHAN
16713 ASHBROOK DRIVE
FOUNTAIN HILLS, AZ 85268

CERTIFICATION:

THIS IS TO CERTIFY THE SURVEY OF THE HEREON DESCRIBED PREMISES WAS DONE BY HTPO, Inc. UNDER THE DIRECT SUPERVISION OF HAROLD E. BEABOUT, RLS No. 33853 DURING THE MONTH OF FEBRUARY, 2000 IS TRUE AND CORRECT TO THE BEST OF MY ABILITY.

REGISTERED LAND SURVEYOR 33853 HAROLD E. BEABOUT 4/20/00 ARIZONA U.S.A.



LEGEND

O	FOUND 1/2" REBAR
●	SET 1/2" RABAR CAP No. 33853
PUE	PUBLIC UTILITY EASEMEMT
DE	DRAINAGE EASEMENT
C.E.	COMMON ELEMENT
L.C.E.	LIMITED COMMON ELEMENT
----------	BUILDING SETBACK LINE

Scale in feet
0 10 20 30

SITE DATA

TOTAL No. OF UNITS 2

LOT AREA 10,205 Sq. Ft

PARKING:
REQUIRED 4
PROVIDED 4

PROJECT DENSITY 8.54 D.U./ACRE

LOT COVERAGE

UNIT A LIVABLE UNIT SIZE	1,092 Sq. Ft.
UNIT B LIVABLE UNIT SIZE	1,309 Sq. Ft.
GARAGE/PATIO (UNITS A AND B)	1,122 Sq. Ft.
TOTAL LOT COVERAGE	3,523 Sq. Ft.

Dedication:

STATE OF ARIZONA

COUNTY OF MARICOPA

KNOW ALL MEN BY THESE PRESENTS THAT RUSSELL AND FERN SENFF AND ROBERT AND ELLEN MONAHAN, AS OWNERS, HAVE SUBDIVIDED UNDER THE NAME OF ASHBROOK COMDOMINIUMS II, A DECLARATION OF CONDOMINIUM FINAL REPLAT OF LOT 15, BLOCK 7, FOUNTAIN HILLS HILLS ARIZONA FINAL PLAT No. 111, AS RECORDED IN BOOK 150 OF MAPS, PAGE 12, RECORDS OF MARICOPA COUNTY, ARIZONA AS SHOWN PLATTED HEREON; AND HEREBY PUBLISHES SAID REPLAT AS AND FOR THE PLAT OF SAID ASHBROOK COMDOMINIUMS II. A DECLARATION OF CONDOMINIUM FINAL REPLAT AND HEREBY DECLARES THAT SAID REPLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE BOUNDARY CONSTITUTING THE SAME, AND THAT EACH UNIT SHALL BE KNOWN BY THE LETTER GIVEN EACH ON SAID REPLAT.

COMMON AREAS ARE TO BE MAINTAINED BY ASHBROOK CONDOMINIUMS II HOMEOWNERS' ASSOCIATION, INC., ALL OF SAID USES BEING MORE PARTICULARLY SET FORTH IN THE CONDOMINIUM DECLARATION FOR ASHBROOK CONDOMINIUMS II.

IN WITNESS WHEREOF: RUSSELL AND FERN SENFF AND ROBERT AND ELLEN MONAHAN AS OWNERS, HAVE HEREUNTO CAUSED THEIR NAMES TO BE AFFIXED AND THE SAME TO BE ATTESTED BY THE SIGNATURES OF THE UNDERSIGNED PUBLIC NOTARY THEREUNTO DULY AUTHORIZED THE 25 DAY OF Apr. 2000

BY: Russell B. Senff Fern Senff ITS: OWNER
RUSSELL AND FERN SENFF

BY: Robert Monahan Ellen Monahan ITS: OWNER
ROBERT AND ELLEN MONAHAN

Acknowledgments:

STATE OF ARIZONA

COUNTY OF MARICOPA

ON THIS 25 DAY OF APR, 2000. BEFORE ME, THE OWNERS, RUSSELL AND FERN SENFF, PERSONALLY APPEARED THEMSELVES AS OWNERS AND THAT AS SUCH OWNERS BEING AUTHORIZED SO TO DO EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSE THEREIN CONTAINED BY SIGNING THEIR NAMES BY THEMSELVES.

IN WITNESS WHEREOF:
I HEREUNTO SET MY HAND AND OFFICIAL SEAL.

BY Mary A. Wheeler MY COMMISSION EXPIRES: 6-6-2000

OFFICIAL SEAL
MARY A. WHEELER
Notary Public - State of Arizona
MARICOPA COUNTY
My comm. expires June 6, 2000

STATE OF ARIZONA

COUNTY OF MARICOPA

ON THIS 25 DAY OF APR, 2000. BEFORE ME, THE OWNERS, ROBERT AND ELLEN MONAHAN, PERSONALLY APPEARED THEMSELVES AS OWNERS AND THAT AS SUCH OWNERS BEING AUTHORIZED SO TO DO EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSE THEREIN CONTAINED BY SIGNING THEIR NAMES BY THEMSELVES.

IN WITNESS WHEREOF:
I HEREUNTO SET MY HAND AND OFFICIAL SEAL.

BY Mary A. Wheeler MY COMMISSION EXPIRES: 6-6-2000

OFFICIAL SEAL
MARY A. WHEELER
Notary Public - State of Arizona
MARICOPA COUNTY
My comm. expires June 6, 2000

Approvals:

Approved by the Town Council of Fountain Hills, Arizona,
This 20th day of April 2000.

By Mayor Attest Clerk

Approved by the Town Engineer and the Community Development Director.

Town Engineer (Acting For) — Date 5-5-00

Community Development Director — Date May 5, 2000

DECLARATION PLAT
16713 ASHBROOK DRIVE
ASHBROOK CONDOMINIUMS II

BOOK 532 PAGE 06
OFFICIAL RECORDS OF
MARICOPA COUNTY RECORDER
HELEN PURCELL
00-0344906
05/05/00 04:22
MESA1

PAGE 1 OF 2

HTPO Engineers • Surveyors
Hansen Thorp Pellinen Olson Inc.
16743 E. Palisades Blvd. Suite 203
Fountain Hills, AZ 85268
(480) 836-0535 FAX (480) 836-0575

Project No.	A00-030
Drawn by	TH
Checked by	MDL
Date	4-19-00
Book/Page	X