

# ONE CAREFREE PLACE,

AN OFFICE CONDOMINIUM  
A PORTION OF LOT 76, CAREFREE, ARIZONA  
REC IN BK 80 OF MAPS, PG 27 MCR  
SECTION 35 TOWNSHIP 6 NORTH RANGE 4 EAST

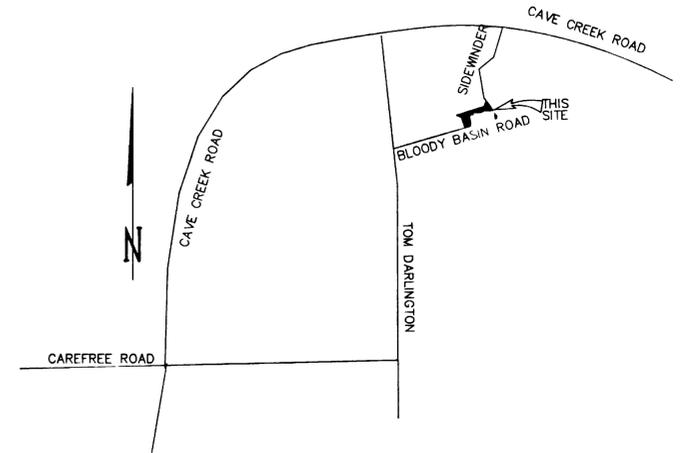
BOOK 516 PAGE 29

OFFICIAL RECORDS OF  
MARICOPA COUNTY RECORDER  
HELEN PURCELL

99-1028895

11/09/99 12:01

CLARK



VICINITY MAP  
N.T.S.

## CERTIFICATION

THIS IS TO CERTIFY THAT THE SURVEY AND SUBDIVISION OF THE PREMISES DESCRIBED AND PLATTED HEREON WERE MADE UNDER MY DIRECTION DURING THE MONTH OF June, 1999, AND THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN, AND THAT THE MONUMENTS SHOWN ACTUALLY EXIST OR WILL BE SET AS SHOWN AND THAT THEIR POSITIONS ARE CORRECTLY SHOWN AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED

*Gerald L. Graham*  
24520  
GERALD L. GRAHAM  
ONE SIGNATURE  
ARIZONA, U.S.A.

GERALD L. GRAHAM RLS NO. 24520

UNOFFICIAL

## DEDICATION

STATE OF ARIZONA )  
COUNTY OF MARICOPA ) SS

THAT ONE CAREFREE PLACE, LLC AN ARIZONA LIMITED LIABILITY COMPANY, HAS SUBDIVIDED UNDER THE NAME "ONE CAREFREE PLACE, AN OFFICE CONDOMINIUM", A PORTION OF LOT 76, RECORDED IN BK 80 OF MAPS PG. 27, MARICOPA COUNTY, ARIZONA, AS SHOWN HEREON; AND HEREBY DECLARES THAT THE PLAT SETS FORTH THE LOCATION AND GIVES THE MEASUREMENTS AND DIMENSIONS OF THE UNITS, PRIVATE STREETS, COMMON ELEMENTS AND EASEMENTS CONSTITUTING THE SAME, AND THAT EACH UNIT AND PRIVATE STREETS SHALL BE KNOWN BY THE NUMBER, NAME, OR LETTER GIVEN EACH RESPECTIVELY ON SAID PLAT

THE PRIVATE STREETS AND COMMON ELEMENTS SHALL BE MAINTAINED BY THE OFFICE CONDOMINIUM OWNERS ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION, AND SHALL NOT BE DEDICATED TO THE CITY OF CAREFREE FOR MAINTENANCE, EXCEPT SUCH EASEMENT RIGHTS AS PROVIDED HEREIN NOTHING CONTAINED IN THIS PLAT SHALL BE INTERPRETED AS A DEDICATION TO THE PUBLIC OF THE PRIVATE STREETS. EASEMENTS ARE HEREBY RESERVED FOR THE PURPOSES SHOWN HEREON THERE IS HEREBY PROVIDED A BLANKET EASEMENT UPON, ACROSS, OVER, AND UNDER ALL PRIVATE STREETS FOR INGRESS OR EMERGENCY AND SERVICE TYPE VEHICLES

TO PUBLIC SERVICE CORPORATIONS REGULATED PURSUANT TO THE ARIZONA REVISED STATUTES, AS AMENDED, WHICH PROVIDE ELECTRIC, SEWER, GAS, WATER, CABLE, TELEVISION, OR TELEPHONE SERVICE ("utility companies"), AN EASEMENT, IN, OVER, AND UNDER THE COMMON ELEMENTS FOR THE INSTALLATION, MAINTENANCE, REPAIR, AND REMOVAL AS NECESSARY.

OWNER REPRESENTS AND WARRANTS TO THE TOWN OF CAREFREE TO BE THE SOLE OWNER OF THE OFFICE CONDOMINIUM COVERED HEREBY AND THAT ANY ASSOCIATION, LENDER, STEARNS BANK, ARIZONA WHOSE ADDRESS IS 9225 E. SHEA BLVD. SCOTTSDALE ARIZONA 85260 EASEMENT HOLDER, OR OTHER PERSON OR ENTITY HAVING ANY INTEREST IN SAID OFFICE CONDOMINIUM HAS CONSENTED TO AND JOINED IN THIS PLAT

IN WITNESS WHEREOF:

ONE CAREFREE PLACE, L.L.C. AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HAS HEREWITH CAUSED ITS NAME TO BE AFFIXED AND THE SAME TO BE ATTESTED BY THE SIGNATURES OF THE UNDERSIGNED AGENT THEREUNTO DULY AUTHORIZED THIS 11 DAY OF October 1999

ONE CAREFREE PLACE, L.L.C.  
AN ARIZONA LIMITED LIABILITY COMPANY

BY: *[Signature]*  
ITS \_\_\_\_\_ MANAGER

DOCUMENT

## ACKNOWLEDGMENT

STATE OF ARIZONA )  
COUNTY OF MARICOPA ) SS

ON THIS 11 DAY OF October 1999, BEFORE ME THE UNDERSIGNED NOTARY PUBLIC APPEARED Das Dreyer WHO ACKNOWLEDGES THAT HE, AS THE MANAGER OF ONE CAREFREE PLACE, L.L.C. AN ARIZONA LIMITED LIABILITY COMPANY, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED BY SIGNING HIS NAME AS SUCH MANAGER

IN WITNESS WHEREOF:

I HEREBY SET BY MY HAND AND OFFICIAL SEAL.

BY: *Rubina Malone*  
NOTARY PUBLIC  
11-05-99  
MY COMMISSION EXPIRES



## APPROVALS:

APPROVED BY THE SUBDIVISION COMMITTEE OF THE TOWN OF CAREFREE, ARIZONA THIS 18th OF August, 1999

BY: *Anthony W. Cannon*  
TOWN ENGINEER  
ATTEST: *Elizabeth L. White*  
CLERK

516-29

## BENCHMARK:

SAN. SEW MANHOLE RIM VICINITY N.E. PROP.  
CORNER ELEVATION = ( 2372.32 CENTER )

## ZONING:

GARDEN OFFICE

## DATE:

PLAT 06/24/99(ML)  
SITE PLAN 06/28/99(ML)  
BUILDINGS 06/29/99(ML)  
UNIT PLANS 06/30/99(ML)  
REVISIONS 07/27/99(ML)

## SHEET INDEX

SHEET NO.	DESCRIPTION
SHEET 1	COVER SHEET
SHEET 2	SITE PLAN
SHEET 3	BUILDING A
SHEET 4	UNIT PLANS
SHEET 5	BUILDING B
SHEET 6	UNIT PLANS
SHEET 7	BUILDING C
SHEET 8	UNIT PLANS

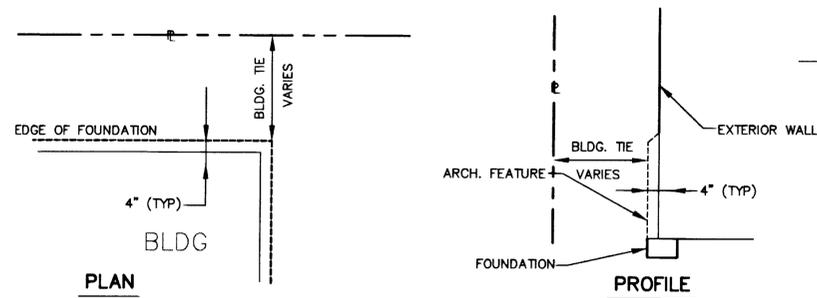
GRAHAM ENGINEERING & SURVEYING INC.

Civil Engineers & Land Surveyors  
P.O. BOX 1243, Carefree, Arizona 85377  
480-488-4393

ONE CAREFREE PLACE, SHT. 1 OF 8, JOB #97-295CP

# ONE CAREFREE PLACE

AN OFFICE CONDOMINIUM,  
 A PORTION OF LOT 76, CAREFREE, ARIZONA  
 REC. IN BK. 80 OF MAPS, PG. 27 M.C.R.  
 SECTION 35 TOWNSHIP 6 NORTH RANGE 4E ASSET



TYPICAL BLDG. TIE  
 N.T.S.



**LEGEND:**

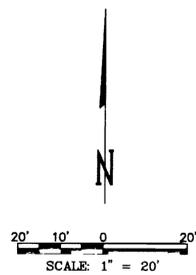
- PUE PUBLIC UTILITIES EASEMENT
- GPE GENERAL PURPOSE EASEMENT
- NVAE NON-VEHICULAR ACCESS EASEMENT
- DE DRAINAGE EASEMENT
- FIRE HYDRANT
- FOUND BUILDING ENVELOPE STAKE
- RECORD MONUMENT
- FOUND MONUMENT
- TELEPHONE RISER
- WATER VALVE
- WMS WATER METER BOX WITH SERVICE
- WM WATER METER BOX
- CATV CABLE TELEVISION
- GAS VALVE
- INDICATES SUBDIVISION CORNER
- LIGHT POST

**BENCHMARK:**

SAN SEW MANHOLE RIM VICINITY N.E. PROP. CORNER. ELEVATION = (2372.32 CENTER)

**DATE:**

- PLAT 06/24/99(ML)
- SITE PLAN 06/28/99(ML)
- BUILDINGS 06/29/99(ML)
- UNIT PLANS 06/30/99(ML)
- REVISIONS 07/27/99(ML)



THIS IS A COPY OF THE ORIGINAL

**SITE PLAN**

**GRAHAM ENGINEERING & SURVEYING INC.**

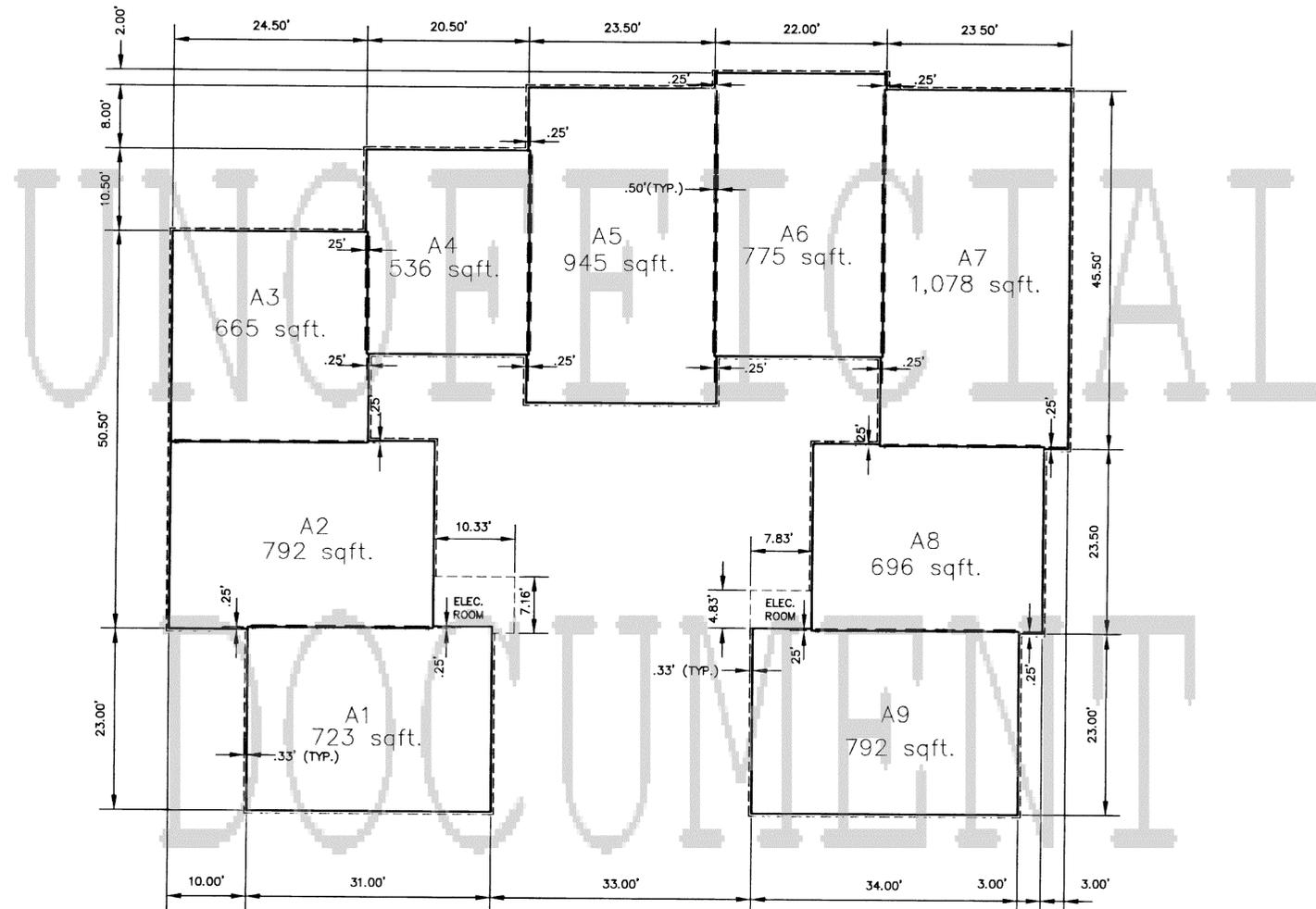
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 480 - 488-4393

ONE CAREFREE PLACE, SHT. 2 OF 8, JOB #97-295CP

*516-29*

# ONE CAREFREE PLACE

AN OFFICE CONDOMINIUM,



SCALE 1" = 10'

516-29



THIS IS A COPY OF THE ORIGINAL

DATE:

PLAT	06/24/99(ML)
SITE PLAN	06/28/99(ML)
BUILDINGS	06/29/99(ML)
UNIT PLANS	06/30/99(ML)
REVISIONS	07/27/99(ML)

### BUILDING A

GRAHAM ENGINEERING & SURVEYING INC.

Civil Engineers & Land Surveyors

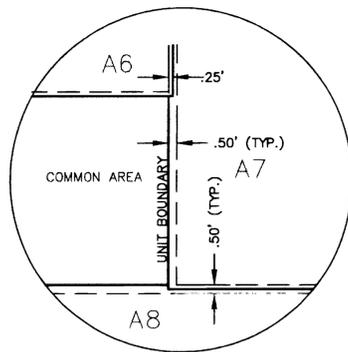
P.O. BOX 1243, Carefree, Arizona 85377

480 - 488-4393

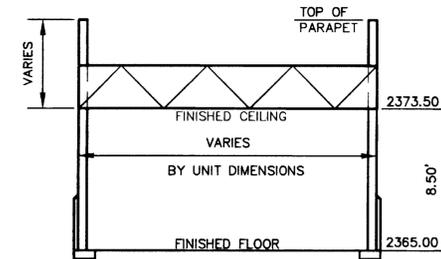
ONE CAREFREE PLACE, SHT. 3 OF 8, JOB #97-295CP

# ONE CAREFREE PLACE

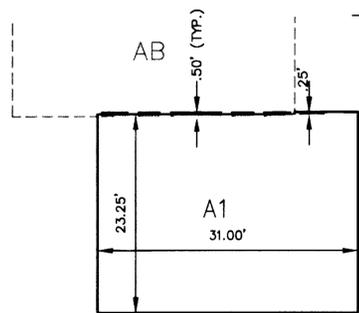
AN OFFICE CONDOMINIUM,



TYPICAL UNIT  
 DIMENSION DETAIL  
 SCALE: N.T.S.

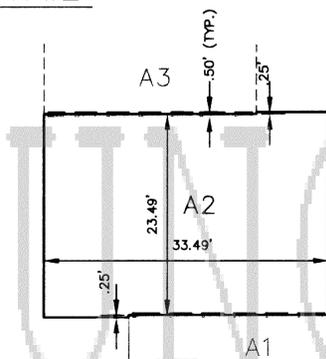


TYPICAL ELEVATIONS  
 FOR ALL UNITS  
 SCALE: N.T.S.



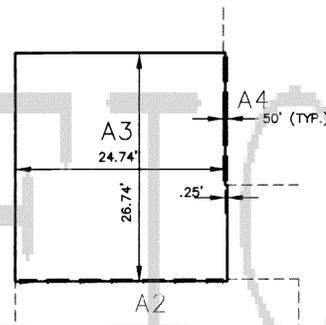
UNIT A1:

SCALE: 1" = 10'  
 AREA: 723 sqft.



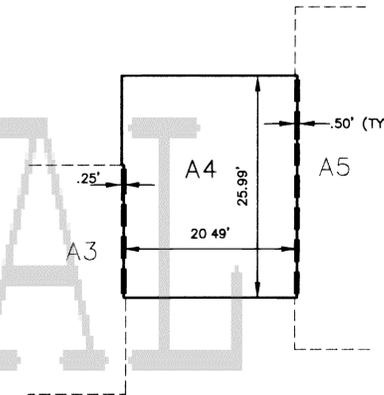
UNIT A2:

SCALE: 1" = 10'  
 AREA: 792 sqft.



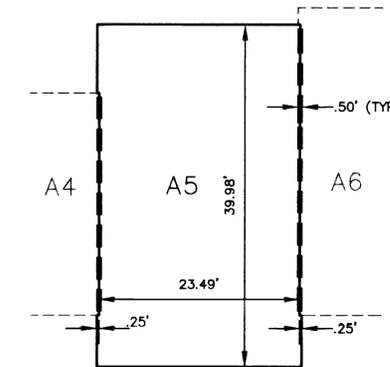
UNIT A3:

SCALE: 1" = 10'  
 AREA: 665 sqft.



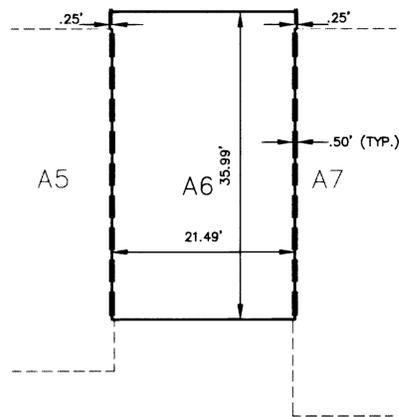
UNIT A4:

SCALE: 1" = 10'  
 AREA: 536 sqft.



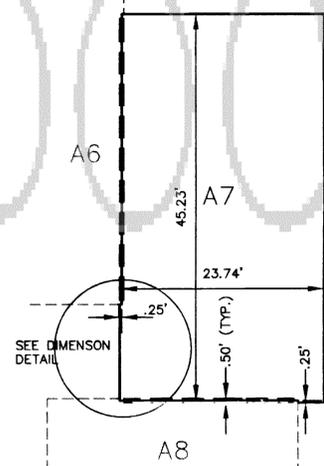
UNIT A5:

SCALE: 1" = 10'  
 AREA: 945 sqft.



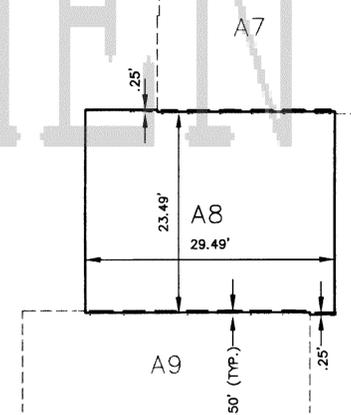
UNIT A6:

SCALE: 1" = 10'  
 AREA: 775 sqft.



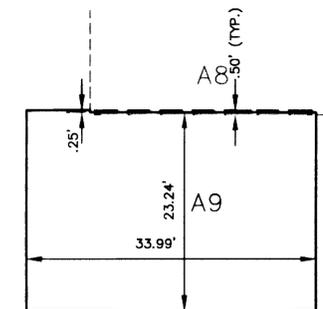
UNIT A7:

SCALE: 1" = 10'  
 AREA: 1,078 sqft.



UNIT A8:

SCALE: 1" = 10'  
 AREA: 696 sqft.



UNIT A9:

SCALE: 1" = 10'  
 AREA: 792 sqft.

THIS IS A COPY OF THE ORIGINAL



DATE:

PLAT	06/24/99(ML)
SITE PLAN	06/28/99(ML)
BUILDINGS	06/29/99(ML)
UNIT PLANS	06/30/99(ML)
REVISIONS	07/27/99(ML)

UNIT PLANS 'A'

GRAHAM ENGINEERING & SURVEYING INC.

Civil Engineers & Land Surveyors

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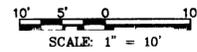
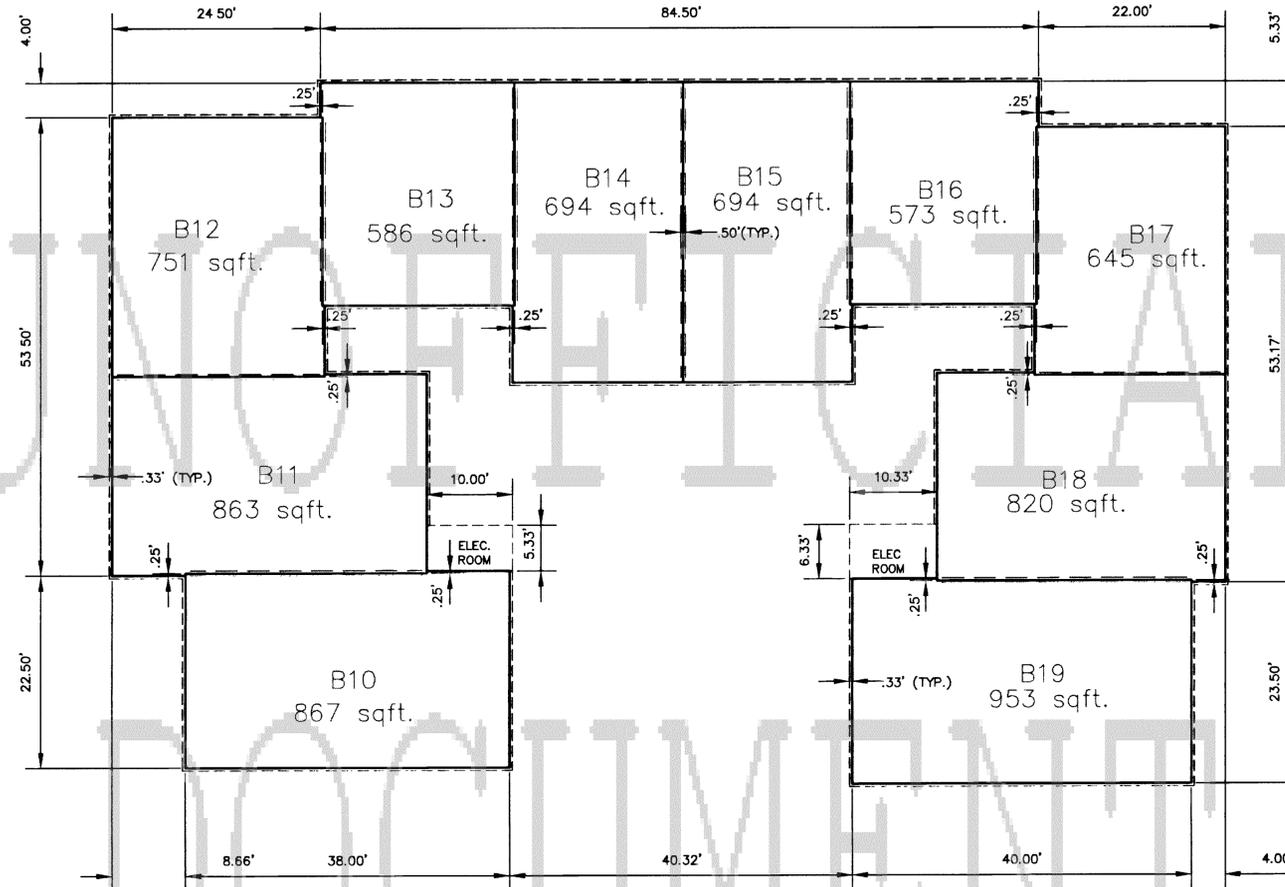
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ONE CAREFREE PLACE, SHT. 4 OF 8, JOB #97-295CP

516-29

# ONE CAREFREE PLACE

AN OFFICE CONDOMINIUM,



516-29



**DATE:**

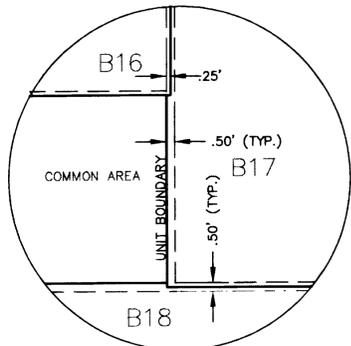
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SITE PLAN	06/28/99(ML)
BUILDINGS	06/29/99(ML)
UNIT PLANS	06/30/99(ML)
REVISIONS	07/27/99(ML)

**BUILDING B**

**GRAHAM ENGINEERING & SURVEYING INC.**  
 Civil Engineers & Land Surveyors  
 P.O. BOX 1243, Carefree, Arizona 85377  
 480-488-4393  
 ONE CAREFREE PLACE, SHT. 5 OF 8, JOB #97-295CP

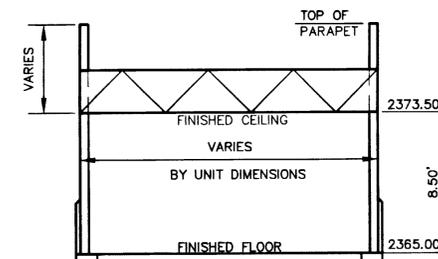
# ONE CAREFREE PLACE

AN OFFICE CONDOMINIUM,



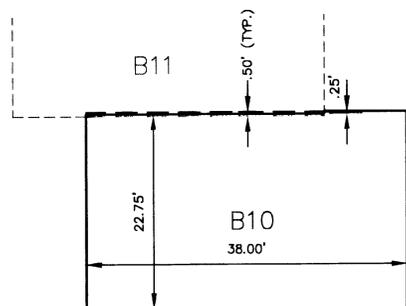
TYPICAL UNIT  
 DIMENSION DETAIL

SCALE: N.T.S.



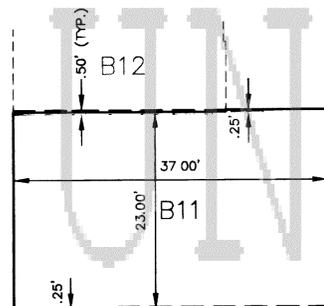
TYPICAL ELEVATIONS  
 FOR ALL UNITS

SCALE: N.T.S.



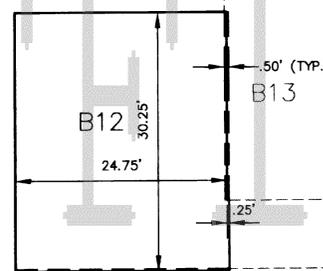
UNIT B10:

SCALE: 1" = 10'  
 AREA: 867 sqft.



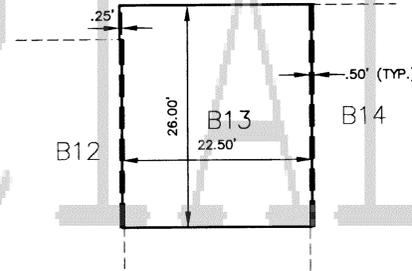
UNIT B11:

SCALE: 1" = 10'  
 AREA: 863 sqft.



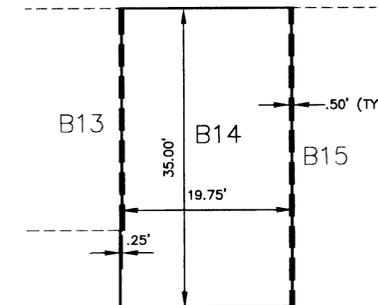
UNIT B12:

SCALE: 1" = 10'  
 AREA: 751 sqft.



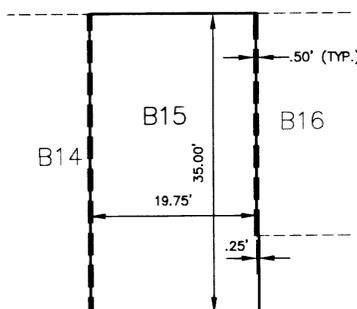
UNIT B13:

SCALE: 1" = 10'  
 AREA: 586 sqft.



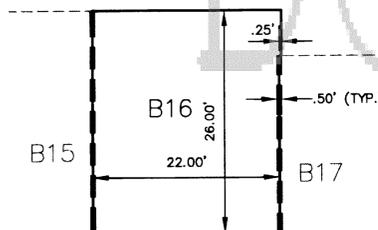
UNIT B14:

SCALE: 1" = 10'  
 AREA: 694 sqft.



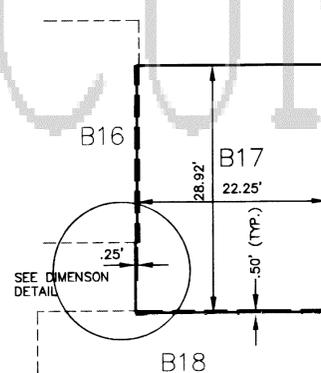
UNIT B15:

SCALE: 1" = 10'  
 AREA: 694 sqft.



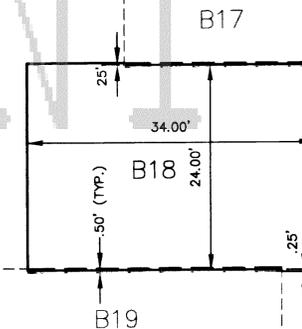
UNIT B16:

SCALE: 1" = 10'  
 AREA: 573 sqft.



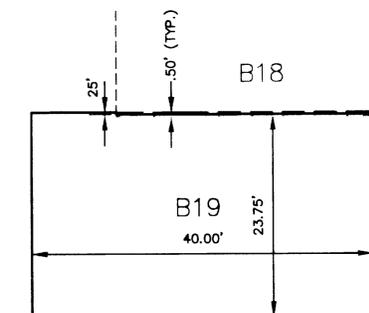
UNIT B17:

SCALE: 1" = 10'  
 AREA: 645 sqft.



UNIT B18:

SCALE: 1" = 10'  
 AREA: 820 sqft.



UNIT B19:

SCALE: 1" = 10'  
 AREA: 953 sqft.



DATE:

PLAT	06/24/99(ML)
SITE PLAN	06/28/99(ML)
BUILDINGS	06/29/99(ML)
UNIT PLANS	06/30/99(ML)
REVISIONS	07/27/99(ML)

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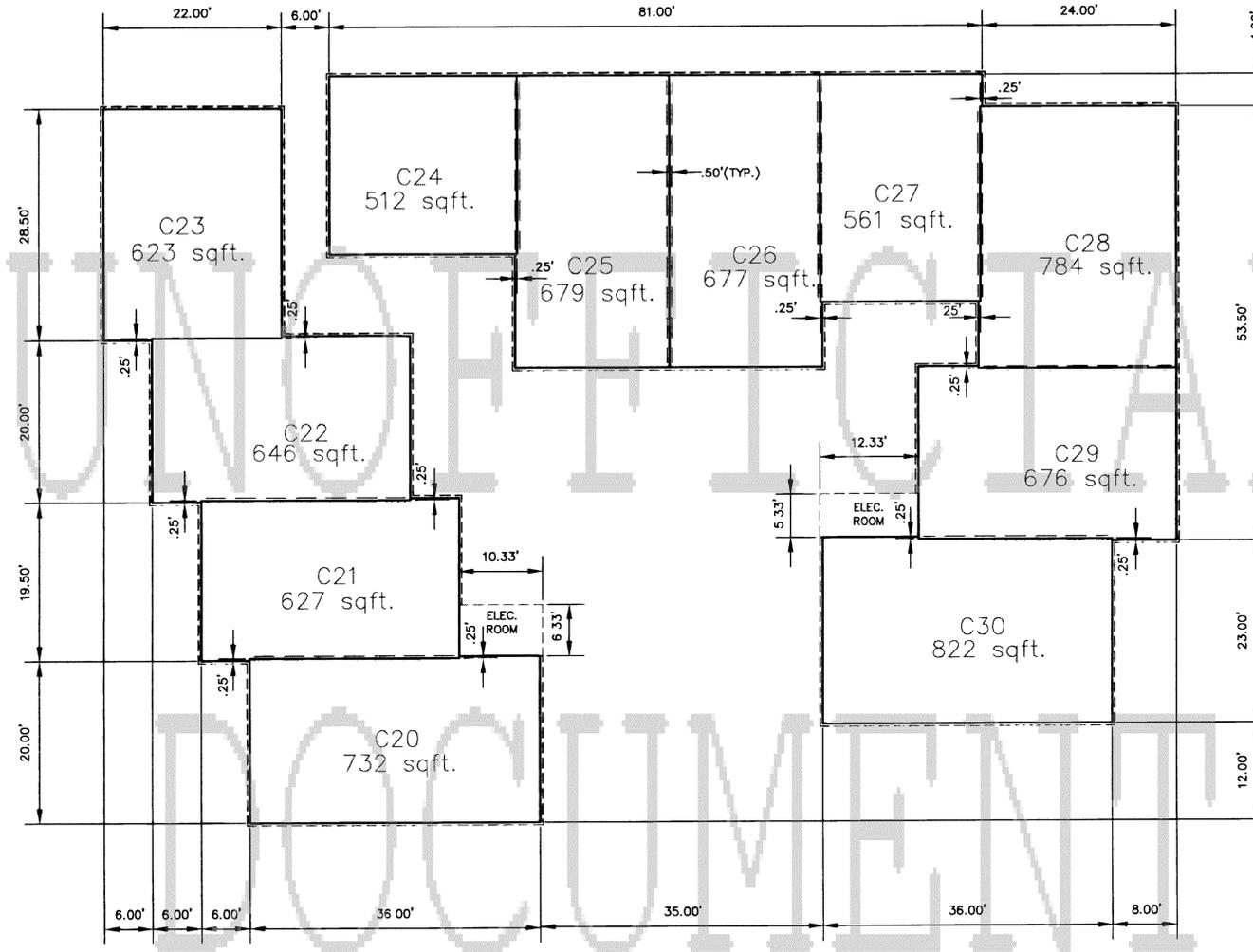
UNIT PLANS 'B'

GRAHAM ENGINEERING & SURVEYING INC.  
 Civil Engineers & Land Surveyors  
 P.O. BOX 1243, Carefree, Arizona 85377  
 480-488-4393  
 ONE CAREFREE PLACE, SHT. 6 OF 8, JOB #97-295CP

516-29

# ONE CAREFREE PLACE

AN OFFICE CONDOMINIUM,



10' 5' 0' 10'  
SCALE: 1" = 10'

516-29

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**DATE:**

PLAT	06/24/99(ML)
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UNIT PLANS	06/30/99(ML)
REVISIONS	07/27/99(ML)

**BUILDING C**

**GRAHAM ENGINEERING & SURVEYING INC.**

Civil Engineers & Land Surveyors

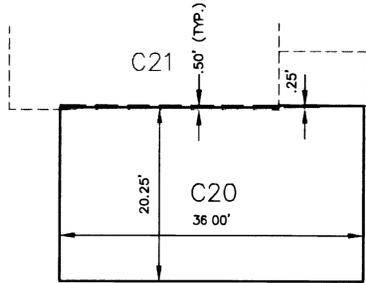
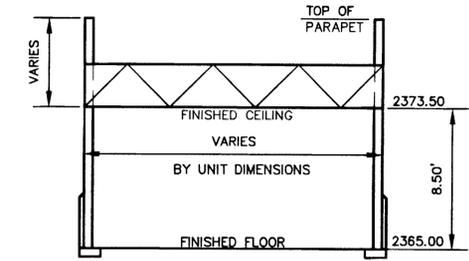
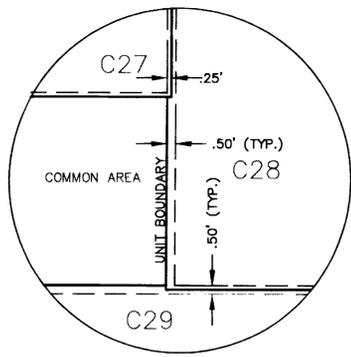
P.O. BOX 1243, Carefree, Arizona 85377

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ONE CAREFREE PLACE, SHT. 7 OF 8, JOB #97-295CP

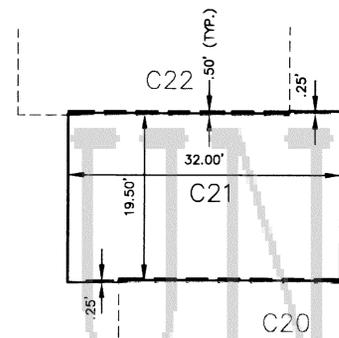
# ONE CAREFREE PLACE

AN OFFICE CONDOMINIUM,



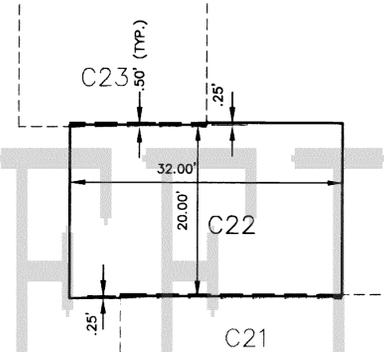
**UNIT C20:**

SCALE: 1" = 10'  
 AREA: 732 sqft.



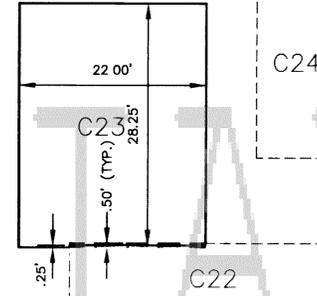
**UNIT C21:**

SCALE: 1" = 10'  
 AREA: 627 sqft.



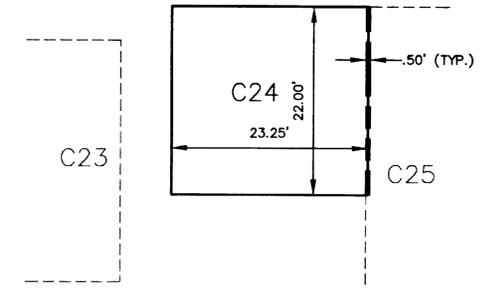
**UNIT C22:**

SCALE: 1" = 10'  
 AREA: 646 sqft.



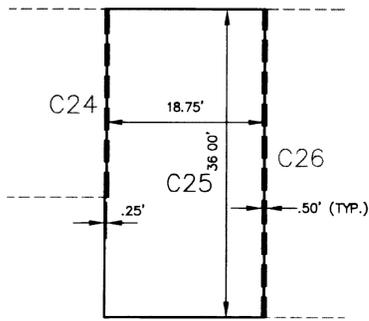
**UNIT C23:**

SCALE: 1" = 10'  
 AREA: 623 sqft.



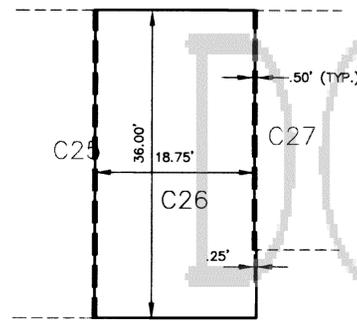
**UNIT C24:**

SCALE: 1" = 10'  
 AREA: 512 sqft.



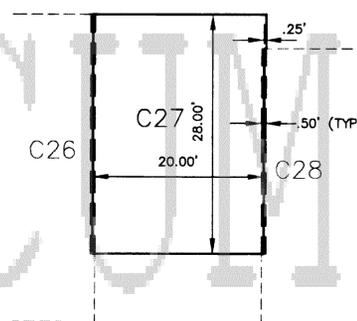
**UNIT C25:**

SCALE: 1" = 10'  
 AREA: 679 sqft.



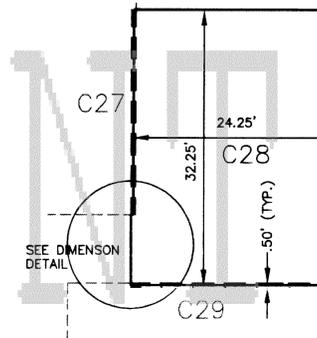
**UNIT C26:**

SCALE: 1" = 10'  
 AREA: 677 sqft.



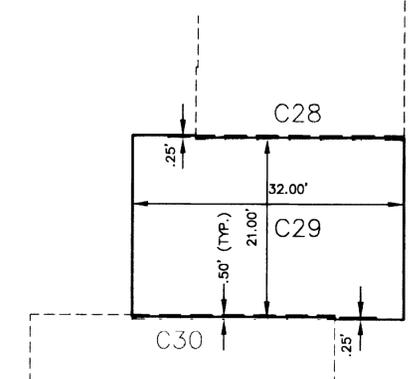
**UNIT C27:**

SCALE: 1" = 10'  
 AREA: 561 sqft.



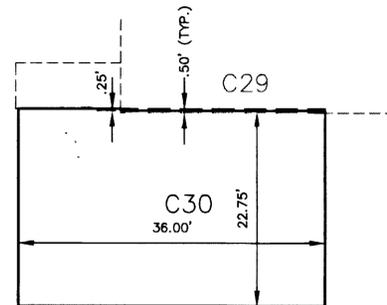
**UNIT C28:**

SCALE: 1" = 10'  
 AREA: 784 sqft.



**UNIT C29:**

SCALE: 1" = 10'  
 AREA: 676 sqft.



**UNIT C30:**

SCALE: 1" = 10'  
 AREA: 822 sqft.

516-29



DATE:

PLAT	06/24/99(ML)
SITE PLAN	06/28/99(ML)
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UNIT PLANS 'C'

GRAHAM ENGINEERING & SURVEYING INC.

Civil Engineers & Land Surveyors  
 P.O. BOX 1243, Carefree, Arizona 85377

480-488-4393

ONE CAREFREE PLACE, SHT. 8 OF 8, JOB #97-295CP