

PARKER AND PINE FILING 2

A REPLAT OF TRACT A, PARKER AND PINE FILING 1 AND TRACT C, PARKER AUTO PLAZA FILING NO. 1 SITUATED IN THE SE 1/4 OF SECTION 9 AND THE SW 1/4 OF SECTION 10, T.6S., R.66W. OF THE 6TH P.M. TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
SHEET 1 OF 4

9.4935 ACRES - 3 LOTS & 3 TRACTS

LEGAL DESCRIPTION:

TRACT C, PARKER AUTO PLAZA FILING NO. 1 AND TRACT A, PARKER AND PINE FILING 1, SITUATED IN THE SOUTHEAST 1/4 OF SECTION 9 AND THE SOUTHWEST 1/4 OF SECTION 10, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO.

DEDICATION STATEMENT:

THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGEES, BENEFICIARIES OF DEEDS OF TRUST AND HOLDERS OF OTHER INTERESTS OF THE LANDS DESCRIBED HEREIN, HAVE LAID OUT, SUBDIVIDED AND PLATTED INTO LOTS, TRACTS, BLOCKS, STREETS AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF **PARKER AND PINE FILING 2**. THE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED FOR PUBLIC UTILITIES AND CABLE COMMUNICATION SYSTEMS AND OTHER PURPOSES AS SHOWN HEREON. THE ENTITIES ARE RESPONSIBLE FOR PROVIDING THE UTILITY SERVICES FOR WHICH THE EASEMENTS ARE ESTABLISHED ARE HEREBY GRANTED THE PERPETUAL RIGHT OF INGRESS AND EGRESS FROM AND TO ADJACENT PROPERTIES FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF UTILITY LINES AND RELATED FACILITIES. THE OWNERS OF THE LANDS DESCRIBED HEREIN ARE RESPONSIBLE FOR THE MAINTENANCE AND OPERATION OF DRAINAGE EASEMENTS SHOWN HEREON AND RELATED FACILITIES, AS PROVIDED IN THE STORM DRAINAGE AND ENVIRONMENTAL CRITERIA MANUAL, AS AMENDED. THE UNDERSIGNED GRANTS THE TOWN OF PARKER A PERPETUAL RIGHT OF INGRESS AND EGRESS FROM AND TO ADJACENT PROPERTY TO MAINTAIN, OPERATE AND RECONSTRUCT THE DRAINAGE EASEMENTS AND RELATED FACILITIES COVERED BY CHAPTER 4.08 OF THE PARKER MUNICIPAL CODE, AS AMENDED; AND TO MAINTAIN, OPERATE AND RECONSTRUCT THE DRAINAGE EASEMENTS AND RELATED FACILITIES NOT COVERED BY CHAPTER 4.08 OF THE PARKER MUNICIPAL CODE AS AMENDED, WHEN THE OWNER(S) FAIL TO ADEQUATELY MAINTAIN SUCH DRAINAGE EASEMENTS AND RELATED FACILITIES, WHICH MAINTENANCE, OPERATION AND RECONSTRUCTION SHALL BE AT THE COST OF THE OWNER(S). ALL PUBLIC STREETS AND RIGHTS-OF-WAY SHOWN HEREON ARE DEDICATED AND CONVEYED TO THE TOWN OF PARKER, COLORADO, IN FEE SIMPLE ABSOLUTE, FOR PUBLIC USES AND PURPOSES. DRAINAGE AND DETENTION EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE TOWN. THE TOWN IS HEREBY GRANTED THE PERPETUAL RIGHT OF INGRESS AND EGRESS FROM AND TO THE ADJACENT PROPERTIES FOR CONSTRUCTION, REPAIR, MAINTENANCE, OPERATION AND REPLACEMENT OF STORM SEWERS AND DRAINAGE FACILITIES. THE UNDERSIGNED GRANTS TO THE TOWN A SIGHT EASEMENT(S) AS SHOWN HEREON WITHIN THE SUBDIVISION TO MAINTAIN ADEQUATE SIGHT DISTANCE AT ALL ROADWAY INTERSECTIONS AS PROVIDED BY THE TOWN OF PARKER ROADWAY DESIGN AND CONSTRUCTION CRITERIA MANUAL, AS AMENDED. THE TOWN IS HEREBY GRANTED THE PERPETUAL RIGHT OF INGRESS AND EGRESS ACROSS ALL LOTS AND TRACTS WITHIN THE SUBDIVISION TO REMOVE ANY OBSTRUCTION TO THE PROPER SITE DISTANCE, INCLUDING, BUT NOT LIMITED TO, ANY STRUCTURE, FENCE, UTILITY BOX, RAISED MEDIAN AND LANDSCAPING, AT THE SOLE COST AND EXPENSE OF THE OWNER OF THE LOT AND/OR TRACT UPON WHICH SUCH OBSTRUCTION IS SITUATED. THE OWNERS OR ADJACENT PROPERTY OWNERS OF THE LANDS ARE RESPONSIBLE FOR THE MAINTENANCE AND OPERATION OF SIGHT EASEMENTS SHOWN HEREON. WHEN THE OWNER(S) OR ADJACENT OWNERS FAIL TO ADEQUATELY MAINTAIN SUCH SIGHT EASEMENTS, THE MAINTENANCE, OPERATION AND RECONSTRUCTION SHALL BE AT THE COST OF THE OWNER(S). THE UNDERSIGNED HEREBY DEDICATES SIDEWALK EASEMENTS AS SHOWN FOR PUBLIC SIDEWALK PURPOSES. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR MAINTAINING ALL SIDEWALK ADJACENT TO THE PROPERTY IN GOOD CONDITION AND FREE FROM ANY HAZARD. THE UNDERSIGNED GRANTS THE TOWN THE PERPETUAL RIGHTS OF INGRESS AND EGRESS UPON THE PROPERTY FOR THE OPERATION, MAINTENANCE, AND RECONSTRUCTION OF THE PUBLIC SIDEWALK WHEN THE OWNERS FAIL TO MAINTAIN SUCH PUBLIC SIDEWALK, WHICH MAINTENANCE, OPERATION AND RECONSTRUCTION SHALL BE AT THE COST OF THE OWNER(S). THE TOWN SHALL ALSO HAVE THE RIGHT TO REMOVE AN OBSTRUCTION THAT WOULD ADVERSELY AFFECT THE OPERATION AND MAINTENANCE OF THE SIDEWALK, AS DETERMINED BY THE TOWN.

ACKNOWLEDGMENT:

THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGEES, BENEFICIARIES OF DEEDS OF TRUST AND HOLDERS OF OTHER INTERESTS OF THE LANDS DESCRIBED HEREIN, HEREBY ACKNOWLEDGE THAT ANY SUBDIVISION APPROVAL OBTAINED BY THE TOWN OF PARKER DOES NOT OBLIVATE SAID UNDERSIGNED'S NEED OR RESPONSIBILITY TO COMPLY WITH THE REQUIREMENTS OF THE ENDANGERED SPECIES ACT OF 1973, 16 U.S.C. § 1 531, ET SEQ., AS AMENDED, OR WITH ANY OTHER APPLICABLE FEDERAL, STATE OR LOCAL LAWS OR REGULATIONS.

OWNER: (LOTS 1-3 AND TRACT A-B)

ECHOLON PARKER, LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: GARRETT PARTNERS XIX, LLC, AN INDIANA LIMITED LIABILITY COMPANY
ITS MANAGING MEMBER

BY: _____
ERIC M. GARRETT, MANAGER

NOTARY:

STATE OF _____)
COUNTY OF _____) SS

THE FOREGOING WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____, BY ERIC M. GARRETT.

WITNESS MY HAND AND OFFICIAL SEAL:

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

LENDER: (LOTS 1-3 AND TRACT A-B)

ASSOCIATED BANK, NATIONAL ASSOCIATION, A NATIONAL BANKING ASSOCIATION

BY: _____ SIGNATURE _____ PRINT NAME AND TITLE _____

NOTARY:

STATE OF _____)
COUNTY OF _____) SS

THE FOREGOING WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____,
BY _____

WITNESS MY HAND AND OFFICIAL SEAL:

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

OWNER: (TRACT C)

PARKER GATEWAY VILLAGE PROPERTY OWNERS ASSOCIATION, A COLORADO NONPROFIT CORPORATION

BY: _____ SIGNATURE _____ PRINT NAME AND TITLE _____

NOTARY

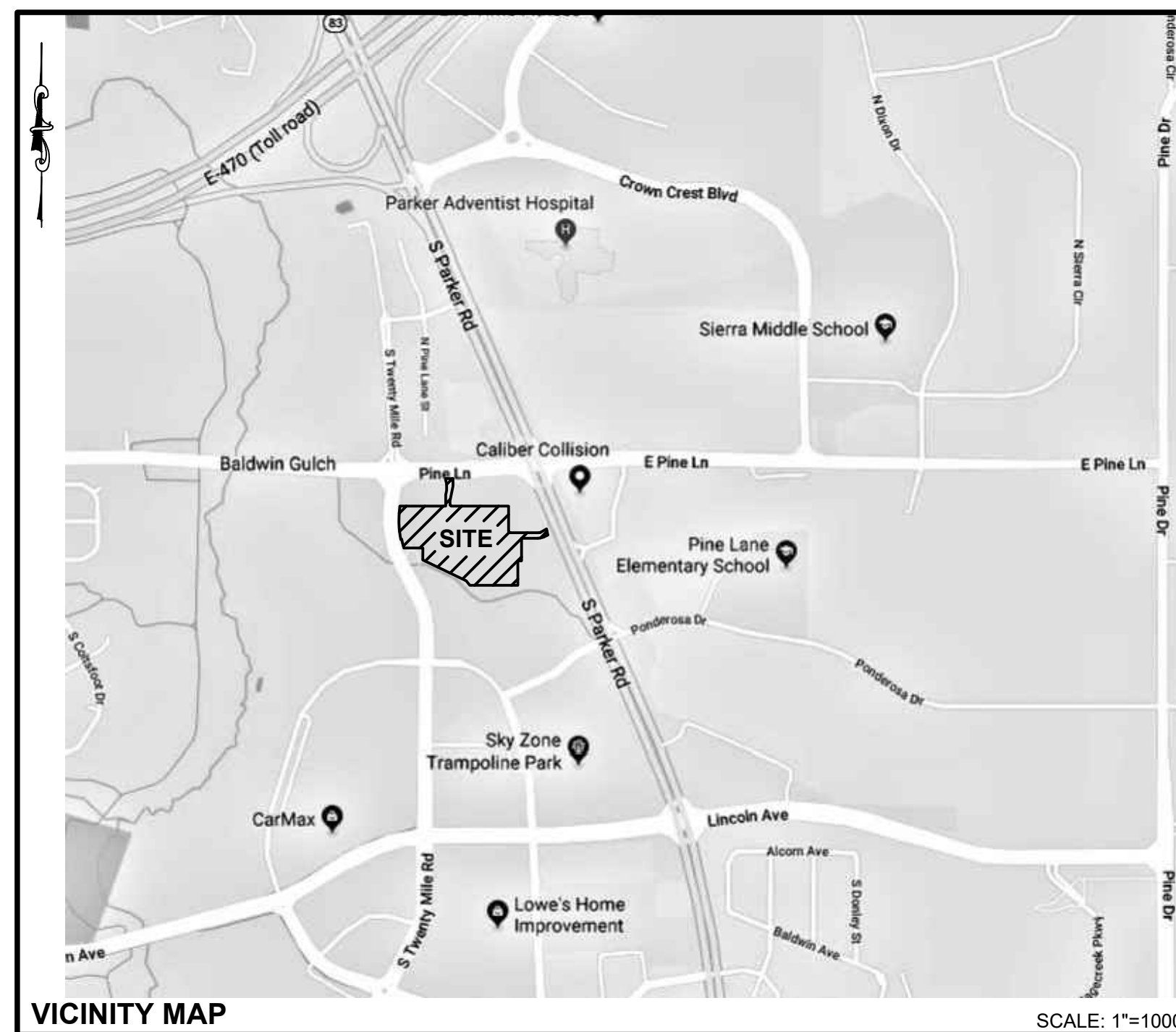
STATE OF _____)
COUNTY OF _____) SS

THE FOREGOING WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____,
BY _____

WITNESS MY HAND AND OFFICIAL SEAL:

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____



SHEET INDEX

SHEET	TITLE
1	COVER SHEET
2	PLAT SHEET
3	DRAINAGE EASEMENT SHEET
4	PARKER WATER & SANITATION EASEMENT SHEET

GENERAL NOTES:

- THE PURPOSE OF THIS REPLAT IS TO SUBDIVIDE TRACT C, PARKER AUTO PLAZA FILING NO. 1 AND TRACT A, PARKER AND PINE FILING 1 INTO SIX FEE SIMPLE LOTS, TRACTS AND TO DEDICATE NEW EASEMENTS.
- THIS PLAT WAS BASED INFORMATION CONTAINED IN TITLE COMMITMENT NUMBER 100-N0026916-020-SB1, AMENDMENT NO. 2 PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, WITH A COMMITMENT DATE OF JUNE 3, 2020, AND TITLE COMMITMENT NUMBER 100-N0024105-020-SB1, AMENDMENT NO. 6 PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, WITH A COMMITMENT DATE OF AUGUST 21, 2020, AND DOES NOT CONSTITUTE A TITLE SEARCH BY THIS SURVEYOR FOR OTHER EASEMENTS AND/OR EXCEPTIONS OF RECORD.
- BEARINGS ARE BASED ON THE WEST LINE OF THE SW 1/4 OF SECTION 10, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN BEARING N00°17'51"E AS REFERENCED ON THE PLAT OF PARKER AUTO PLAZA FILING NO. 1 AND BOUNDED BY THE MONUMENTS SHOWN HEREON.
- BY GRAPHIC PLOTTING ONLY THE SUBJECT PROPERTY IS SITUATED IN FLOOD ZONE "X" AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN AND FLOOD ZONE "AE" WITH BASE FLOOD ELEVATIONS DETERMINED ACCORDING TO FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 08035C0067G WITH A MAP REVISED DATE OF MARCH 16, 2016. NO OFFICE CALCULATIONS OR FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS INFORMATION.
- THE SUBJECT PROPERTY IS AFFECTED BY AN AVIGATION AND HAZARD EASEMENT RECORDED ON SEPTEMBER 6, 2001 IN BOOK 2124 AT PAGE 522 OF THE DOUGLAS COUNTY, COLORADO RECORDS.
- DISTANCES ON THIS SURVEY ARE EXPRESSED IN U.S. SURVEY FEET AND DECIMALS THEREOF. A U.S. SURVEY FOOT IS DEFINED AS EXACTLY 1200/3937 METERS.
- ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS, OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT, LAND BOUNDARY MONUMENT, OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR, PURSUANT TO STATE STATUTE 18-4-508 OF THE COLORADO REVISED STATUTES.
- PRIVATE ACCESS DRIVES/ROADWAYS MUST BE CONSTRUCTED PRIOR TO THE ISSUANCE OF TEMPORARY CERTIFICATE OF OCCUPANCY AND/OR CERTIFICATE OF OCCUPANCY FOR ANY DEVELOPMENT OCCURRING ON PROPERTY SHOWN HEREIN.
- WITHIN THE SIGHT TRIANGLES, AS SHOWN, LIMITED LANDSCAPING SHALL BE ALLOWED BUT NO SOLID STRUCTURES OR TREES WILL BE PERMITTED. SOLID STRUCTURES SHALL INCLUDE, BUT NOT BE LIMITED TO, FENCES, MAILBOXES, AND UTILITY BOXES. LANDSCAPING WITHIN THE SIGHT TRIANGLES WILL BE LIMITED TO SHRUBS AND PLANTINGS THAT AT MATURITY WILL BE NO TALLER THAN TWO FEET. LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE MAINTAINED BY THE PROPERTY OWNER OR APPROPRIATE ASSOCIATION.
- THE MAINTENANCE OF INTERNAL ACCESS DRIVES AND ROAD WILL BE THE RESPONSIBILITY OF THE BUSINESS OWNERS ASSOCIATION.
- NO CERTIFICATES OF OCCUPANCY, TEMPORARY OR OTHERWISE, SHALL BE ISSUED UNTIL ALL PUBLIC IMPROVEMENTS AND NECESSARY ONSITE IMPROVEMENTS ARE COMPLETED AND PROBABLY ACCEPTED IN WRITING BY THE TOWN.
- NO CERTIFICATES OF OCCUPANCY, TEMPORARY OR OTHERWISE, SHALL BE ISSUED UNTIL THE LANDSCAPING IS INSTALLED AND APPROVED IN WRITING BY THE TOWN OR AS OTHERWISE ALLOWED IN THE LAND DEVELOPMENT ORDINANCE.
- ACCESS EASEMENT ARE HEREBY GRANTED OVER ALL PRIVATE ENTRANCES AND INTERNAL ROADWAYS WITHIN THE DEVELOPMENT FOR THE BENEFIT OF ALL CURRENT AND FUTURE OWNERS OF THIS PROPERTY FOR INGRESS, EGRESS AND TRAFFIC CIRCULATION. SHOULD THIS PROPERTY BE SUBDIVIDED INTO ADDITIONAL LOTS, ALL SUCH LOTS SHALL HAVE THE RIGHT TO USE ALL SUCH ENTRANCES AND ROADWAYS FOR PUBLIC ACCESS PURPOSES.
- THIS PLAT IS SUBJECT TO A PERPETUAL, NON-EXCLUSIVE CROSS PARKING EASEMENT FOR THE SHARED USE OF ALL PARKING SPACES SITUATED WITH THE PROPERTY SHOWN HEREIN. THE OWNERS OF EACH LOT SHALL KEEP AND MAINTAIN THE PARKING SPACES CONTAINED WITHIN THEIR RESPECTIVE LOT IN A COMMERCIALLY REASONABLE CONDITION AND STATE OF REPAIR.

SURVEYOR CERTIFICATION:

I, CHARLES N. BECKSTROM, A PROFESSIONAL LAND SURVEYOR LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY OF **PARKER AND PINE FILING 2** WAS MADE BY ME OR DIRECTLY UNDER MY SUPERVISION ON OR ABOUT THE 4TH DAY OF JUNE, 2020, AND THAT THE SURVEY IS BASED UPON MY KNOWLEDGE, INFORMATION AND BELIEF THAT ALL MONUMENTS EXIST AS SHOWN HEREON; IT HAS BEEN PREPARED IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE, THAT MATHEMATICAL CLOSURE ERRORS ARE LESS THAN 1:50,000 (SECOND ORDER); AND THAT SAID PLAT HAS BEEN PREPARED IN FULL COMPLIANCE WITH ALL APPLICABLE LAWS OF THE STATE OF COLORADO DEALING WITH MONUMENTS' SUBDIVISIONS OR SURVEYING OF LAND AND ALL PROVISIONS, WITHIN MY CONTROL, OF THE TOWN SUBDIVISION REGULATIONS. THIS SURVEY IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED, AND THE ACCOMPANYING PLAT ACCURATELY AND PROPERLY SHOWS SAID MINOR DEVELOPMENT PLAT AND THE SURVEY THEREOF.

I ATTEST THE ABOVE ON THIS _____ DAY OF _____, 20____.

CHARLES N. BECKSTROM
COLORADO REGISTERED
PROFESSIONAL LAND SURVEYOR NO. 33202
FOR AND ON BEHALF OF
ENGINEERING SERVICE COMPANY



TITLE VERIFICATION:

WE, FIDELITY NATIONAL TITLE INSURANCE COMPANY, A QUALIFIED TITLE INSURANCE COMPANY, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE OF ALL LAND PLATTED HEREON AND THAT TITLE TO SUCH LAND IS IN THE DEDICATOR(S) FREE AND CLEAR OF ALL LIENS, TAXES AND ENCUMBRANCES, EXCEPT AS FOLLOWS:

FIDELITY NATIONAL TITLE INSURANCE COMPANY DATE _____

NOTARY:

STATE OF _____)
COUNTY OF _____) SS

THE FOREGOING WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____,
BY _____ OF FIDELITY NATIONAL TITLE INSURANCE COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL:

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

TOWN COUNCIL:

TRACT C, PARKER AUTO PLAZA FILING NO. 1 AND TRACT A, PARKER AND PINE FILING 1 IS HEREWIT AMENDED BY THIS PLAT WHICH IS HEREBY APPROVED BY THE TOWN COUNCIL AND/OR, WHERE APPLICABLE, THE PLANNING DIRECTOR AND THE DIRECTOR OF ENGINEERING OF THE TOWN OF PARKER, COLORADO, FOR FILING IN THE OFFICE OF THE DOUGLAS COUNTY CLERK AND RECORDER, SUBJECT TO ALL COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED AGAINST AND APPURTENANT TO THE ORIGINAL PLAT RECORDED IN THE OFFICE OF THE DOUGLAS COUNTY CLERK AND RECORDER, RECEPTION NO.S 2004113377 AND 2020059999.

ALL EXPENSES INCURRED WITH RESPECT TO IMPROVEMENTS FOR ALL UTILITY SERVICES, PAVING, GRADING, CURBS, GUTTER, SIDEWALKS, ROAD LIGHTING, ROAD SIGNS, FLOOD PROTECTION DEVICES, DRAINAGE STRUCTURES AND ALL OTHER IMPROVEMENTS THAT MAY BE REQUIRED SHALL BE THE RESPONSIBILITY OF THE SUBDIVIDER AND NOT THE TOWN OF PARKER. THE TOWN SHALL ONLY ACCEPT MAINTENANCE OF THE ROADWAY IMPROVEMENTS AFTER CONSTRUCTION HAS BEEN COMPLETED, AND AFTER THE WARRANTY PERIOD, IN ACCORDANCE WITH TOWN REGULATIONS.

THIS ACCEPTANCE DOES NOT GUARANTEE THAT THE SOIL CONDITIONS, SUBSURFACE GEOLOGY, GROUNDWATER CONDITIONS OR FLOODING CONDITIONS OF ANY LOT SHOWN HEREON ARE SUCH THAT A BUILDING PERMIT WILL BE ISSUED.

TOWN OF PARKER, PLANNING DIRECTOR TOWN OF PARKER, DIRECTOR OF PUBLIC WORKS / ENGINEERING

CLERK AND RECORDER:

STATE OF COLORADO)
COUNTY OF DOUGLAS) SS

I HEREBY CERTIFY THAT THIS PLAT WAS FILED IN MY OFFICE ON THIS _____ DAY OF _____, 20____ A.D., AT _____ A.M./P.M., AND WAS RECORDED AT RECEPTION NUMBER _____.

COUNTY CLERK AND RECORDER

OWNER:

ECHOLON PARKER, LLC
1051 GREENWOOD SPRINGS BLVD.,
SUITE 101
GREENWOOD, INDIANA 46143
PHONE: (317) 886-7923

OWNER:

PARKER GATEWAY VILLAGE
PROPERTY OWNERS ASSOCIATION
2710 E. CAMELBACK RD., SUITE 210
PHOENIX, ARIZONA 85016
PHONE: (602) 468-6100

APPLICANT:

THE GARRETT COMPANIES
1051 GREENWOOD SPRINGS BLVD.,
SUITE 101
GREENWOOD INDIANA 46143
PHONE: (317) 886-7923

Revision Dates:
12/11/2020
02/01/2021
04/18/2021
08/10/2021

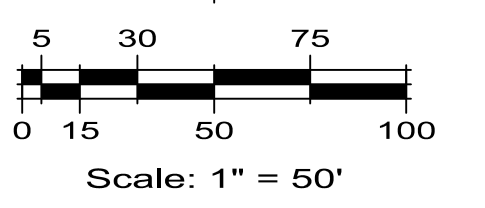
PARKER AND PINE FILING 2

A REPLAT OF TRACT A, PARKER AND PINE FILING 1 AND TRACT C, PARKER AUTO PLAZA FILING NO. 1 SITUATED IN THE SE 1/4 OF SECTION 9 AND THE SW 1/4 OF SECTION 10, T.6S., R.66W. OF THE 6TH P.M. TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
SHEET 2 OF 4

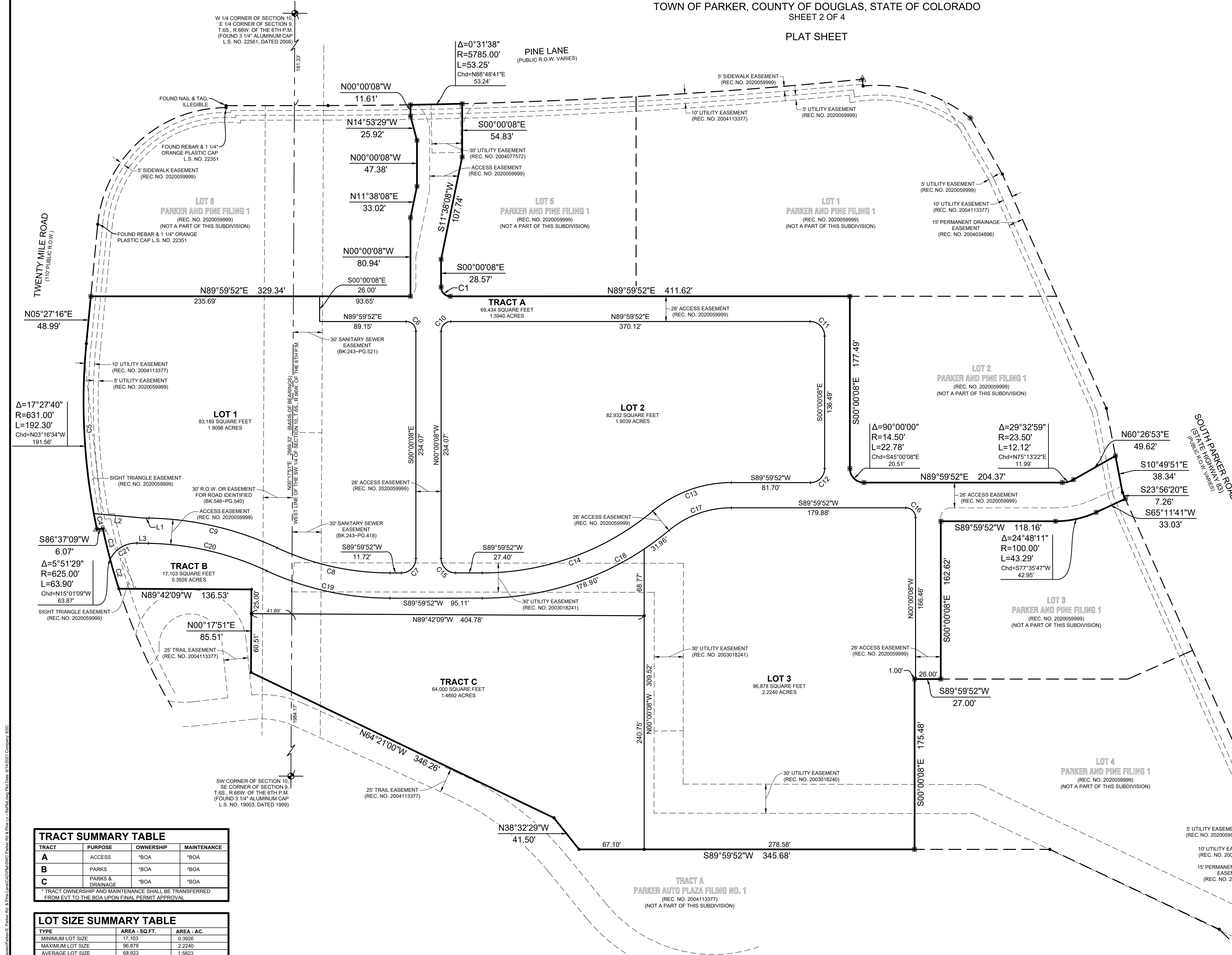
PLAT SHEET

COURSE	BEARING	LENGTH
L1	N88°56'41"W	5.90'
L2	N84°52'13"W	51.06'
L3	N88°56'41"W	12.01'

COURSE	DELTA	RADIUS	LENGTH	Chd BEARING	Chd LENGTH
C1	90°00'00"	9.50'	14.92'	S45°00'08"E	13.44'
C2	2°54'04"	635.00'	31.64'	N16°29'51"W	31.64'
C3	2°57'25"	625.00'	32.26'	N13°34'07"W	32.25'
C4	1°29'34"	631.00'	16.44'	N11°15'37"W	16.44'
C5	15°56'06"	631.00'	175.86'	N02°31'47"W	175.29'
C6	90°00'00"	10.00'	15.71'	S45°00'08"E	14.14'
C7	90°00'00"	15.00'	23.56'	S44°59'52"W	21.21'
C8	25°04'41"	274.00'	119.93'	N77°27'47"W	118.67'
C9	24°01'15"	328.00'	136.67'	N76°56'04"W	135.67'
C10	90°00'00"	10.00'	15.71'	N44°59'52"E	14.14'
C11	90°00'00"	15.00'	23.56'	S45°00'08"E	21.21'
C12	90°00'00"	14.50'	22.78'	S44°59'52"W	20.51'
C13	39°53'21"	126.00'	87.72'	S70°03'11"W	85.96'
C14	39°53'21"	274.00'	190.76'	S70°03'11"W	186.93'
C15	90°00'00"	15.00'	23.56'	N45°00'08"W	21.21'
C16	90°00'00"	10.00'	15.71'	N45°00'08"W	14.14'
C17	39°53'21"	100.00'	69.62'	S70°03'11"W	68.22'
C18	25°04'41"	300.00'	131.31'	N77°27'47"W	130.26'
C19	24°01'15"	300.00'	125.77'	N76°56'04"W	124.85'
C20	64°40'43"	30.00'	33.87'	S88°42'57"W	32.10'
C21	64°40'43"	30.00'	33.87'	S88°42'57"W	32.10'



	PLAT BOUNDARY LINE
	ADJACENT LOT/PARCEL LINES
	SECTION LINE
	NEW LOT LINE
	EXISTING EASEMENT LINE
	BOOK AND PAGE
	LAND SURVEYOR NUMBER
	PARKER WATER & SANITATION DISTRICT
	RECEPTION NUMBER
	RIGHT-OF-WAY
	ALIQUOT CORNER
	FOUND REBAR & 3/4" RED PLASTIC CAP L.S. NO. 23524 UNLESS NOTED OTHERWISE
	FOUND NAIL & TAG L.S. NO. 23524
	FOUND 3/4"x24" REBAR & 1 1/4" YELLOW PLASTIC CAP STAMPED "ESC LS 33202"
	SET 3/4"x24" REBAR & 1 1/4" YELLOW PLASTIC CAP STAMPED "ESC LS 33202"



TRACT	PURPOSE	OWNERSHIP	MAINTENANCE
A	ACCESS	*BOA	*BOA
B	PARKS	*BOA	*BOA
C	PARKS & DRAINAGE	*BOA	*BOA

* TRACT OWNERSHIP AND MAINTENANCE SHALL BE TRANSFERRED FROM EVT TO THE BOA UPON FINAL PERMIT APPROVAL

TYPE	AREA - SQ.FT.	AREA - AC.
MINIMUM LOT SIZE	17,103	0.3926
MAXIMUM LOT SIZE	96,878	2.2240
AVERAGE LOT SIZE	68,923	1.5823

USAGE	AREA - SQ.FT.	AREA - AC.	PERCENTAGE
MIXED RESIDENTIAL	413,536	9.4895	100.0%
TOTAL	413,536	9.4895	100.0%

OWNER:
ECHOLON PARKER, LLC
1051 GREENWOOD SPRINGS BLVD., SUITE 101
GREENWOOD, INDIANA 46143
PHONE: (317) 886-7923

OWNER:
PARKER GATEWAY VILLAGE
PROPERTY OWNERS ASSOCIATION
2710 E. CAMELBACK RD., SUITE 210
PHOENIX, ARIZONA 85016
PHONE: (602) 466-6100

APPLICANT:
THE GARRETT COMPANIES
1051 GREENWOOD SPRINGS BLVD., SUITE 101
GREENWOOD INDIANA 46143
PHONE: (317) 886-7923

60' PERMANENT DRAINAGE EASEMENT (REC. NO. 2004034896)



ESC ENGINEERING SERVICE COMPANY
Creative Solutions Since 1954
CIVIL ENGINEERS / LAND SURVEYORS
engineer@escservices.com

14190 East Evans Avenue
Aurora, Colorado 80014
P 303.337.1393
F 303.337.7481
T/F 1.877.273.0659

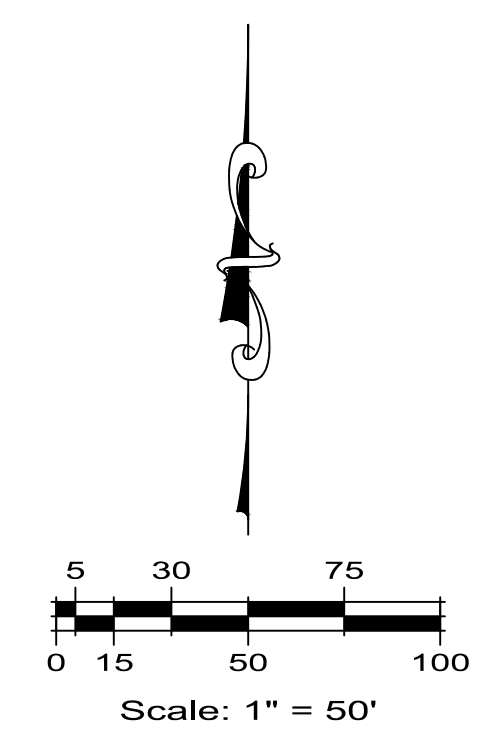
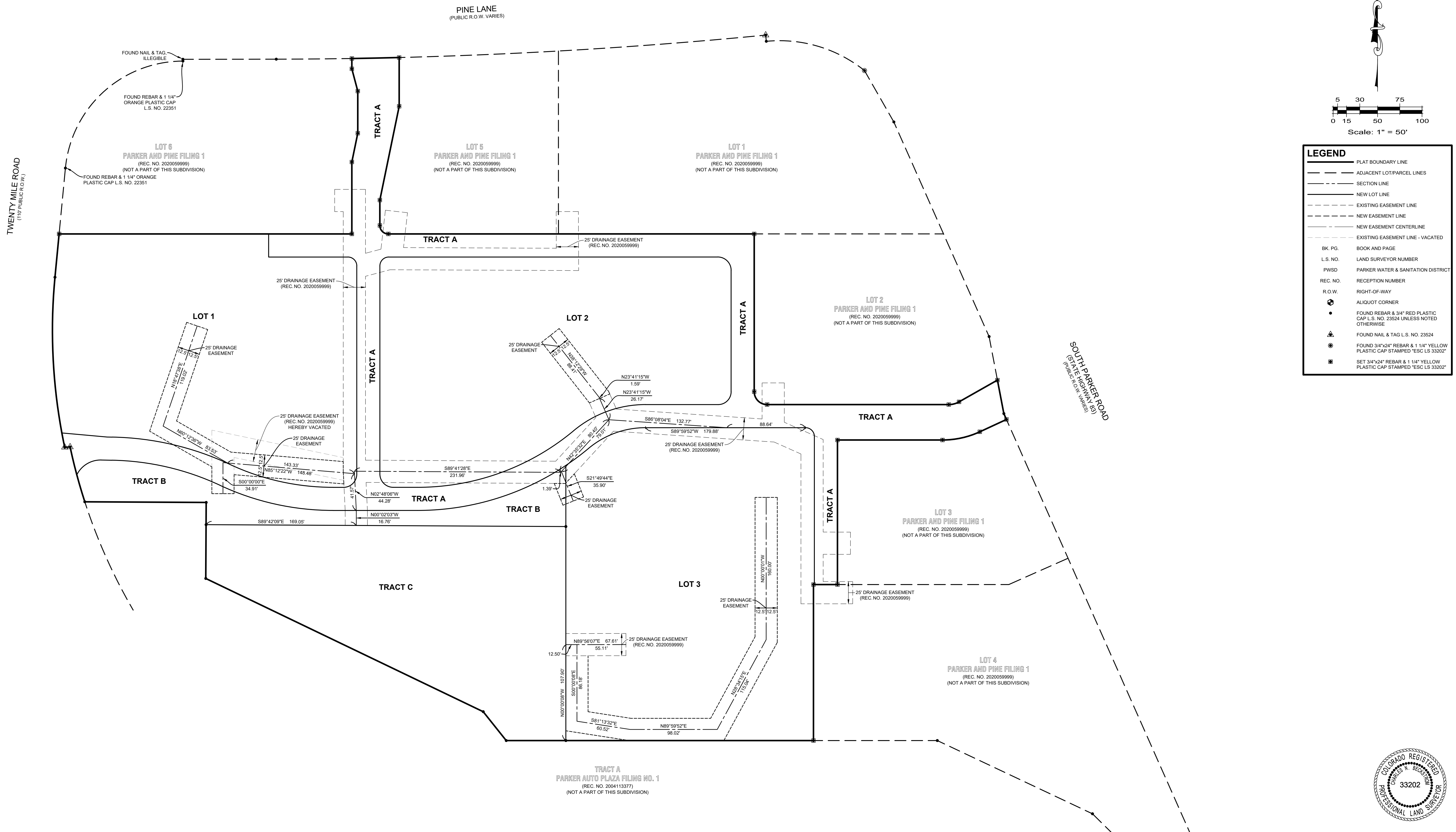
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08/10/2021

Survey No. 19196-P
Project No. 1426.2
Date 08/28/2020
Elev. Book No. 914, 916
Sheet No. 2 OF 4

PARKER AND PINE FILING 2

A REPLAT OF TRACT A, PARKER AND PINE FILING 1 AND TRACT C, PARKER AUTO PLAZA FILING NO. 1
SITUATED IN THE SE 1/4 OF SECTION 9 AND THE SW 1/4 OF SECTION 10, T.6S., R.66W. OF THE 6TH P.M.
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
SHEET 3 OF 4

DRAINAGE EASEMENT SHEET



LEGEND	
	PLAT BOUNDARY LINE
	ADJACENT LOT/PARCEL LINES
	SECTION LINE
	NEW LOT LINE
	EXISTING EASEMENT LINE
	NEW EASEMENT LINE
	NEW EASEMENT CENTERLINE
	EXISTING EASEMENT LINE - VACATED
	BK. PG. BOOK AND PAGE
	L.S. NO. LAND SURVEYOR NUMBER
	P.W.S.D. PARKER WATER & SANITATION DISTRICT
	REC. NO. RECEPTION NUMBER
	R.O.W. RIGHT-OF-WAY
	ALIQUOT CORNER
	FOUND REBAR & 3/4\" RED PLASTIC CAP L.S. NO. 23524 UNLESS NOTED OTHERWISE
	FOUND NAIL & TAG L.S. NO. 23524
	FOUND 3/4\"x24\" REBAR & 1 1/4\" YELLOW PLASTIC CAP STAMPED \"ESC LS 33202\"
	SET 3/4\"x24\" REBAR & 1 1/4\" YELLOW PLASTIC CAP STAMPED \"ESC LS 33202\"

TRACT A
PARKER AUTO PLAZA FILING NO. 1
(REC. NO. 2004113377)
(NOT A PART OF THIS SUBDIVISION)

OWNER:
ECHOLON PARKER, LLC
1051 GREENWOOD SPRINGS BLVD.,
SUITE 101
GREENWOOD, INDIANA 46143
PHONE: (317) 886-7923

OWNER:
PARKER GATEWAY VILLAGE
PROPERTY OWNERS ASSOCIATION
2710 E. CAMELBACK RD., SUITE 210
PHOENIX, ARIZONA 85016
PHONE: (602) 466-6100

APPLICANT:
THE GARRETT COMPANIES
1051 GREENWOOD SPRINGS BLVD.,
SUITE 101
GREENWOOD INDIANA 46143
PHONE: (317) 886-7923



<p>ESC ENGINEERING SERVICE COMPANY</p> <p><small>Creative Solutions Since 1954 Civil Engineers & Land Surveyors engineer@servicesco.com</small></p>	<p>14190 East Evans Avenue Aurora, Colorado 80014</p> <p>P 303.337.1393 F 303.337.7481 T/F 1.877.273.0659</p>	<p>Revision Dates: 12/11/2020 02/01/2021 04/19/2021 08/10/2021</p>
	<p>Survey No. 19196-P Project No. 1426.2 Date 08/28/2020 Easement Book No. 914, 916</p>	<p>Sheet No. 3 OF 4</p>

19196-P Parker and Pine Filing 2, Tract A, B, C, and Lots 1-6, Douglas M. Beckwith, PLS, 08/28/2020, 1426.2, 914, 916, 3 OF 4

