

PARKER AND PINE CONDOMINIUM PLAT BUILDING #3

LOT 2, PARKER AND PINE FILING 2
 SITUATED IN 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
 50 UNITS
 SHEET 1 OF 7

SURVEYOR'S 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 CONDOMINIUM PLAT - BUILDING #3 WAS MADE BY ME OR DIRECTLY UNDER MY SUPERVISION ON OR ABOUT THE 2ND DAY OF AUGUST, 2023, 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 PARKER AND PINE CONDOMINIUM PLAT - BUILDING #3 AND THE SURVEY THEREOF.

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

CHARLES N. BECKSTROM
 COLORADO P.L.S. NO. 33202
 FOR AND ON BEHALF OF
 ENGINEERING SERVICE COMPANY



GENERAL NOTES:

- THIS MAP WAS BASED ON INFORMATION CONTAINED IN TITLE COMMITMENT NUMBER 00503991-201-2S2-EG, AMENDMENT NO. 1 PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, WITH A COMMITMENT DATE OF JUNE 17, 2024, AND DOES NOT CONSTITUTE A TITLE SEARCH BY THIS SURVEYOR FOR OTHER EASEMENTS AND/OR EXCEPTIONS OF RECORD.
- 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. 0803500067G WITH A MAP REVISED DATE OF MARCH 16, 2016. NO OFFICE CALCULATIONS OR FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS INFORMATION.
- BEARINGS ARE BASED ON THE WEST LINE OF THE SOUTHWEST 1/4 OF SECTION 10, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN HAVING A RECORD BEARING OF N00°17'51"E AS REFERENCED ON THE PLAT OF PARKER AUTO PLAZA FILING 2 AND MONUMENTED BY A 3-1/4" ALUMINUM CAP ON A 3" PIPE, WITH APPROPRIATE MARKINGS AND STAMPED "SC, 1999, LS 19003" FOUND AT THE SOUTHWEST CORNER OF SAID SECTION 10 AND A 3-1/4" ALUMINUM CAP ON A #6 REBAR, WITH APPROPRIATE MARKINGS AND STAMPED "AZTEC CONSULTANTS INC, 2008, PLS 22561" FOUND AT THE WEST 1/4 CORNER OF SAID SECTION 10, WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO.
- ALL UNITS SHOWN HEREON ARE COMMERCIAL UNITS AS DEFINED IN THE RECORDED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF PARKER AND PINE CONDOMINIUM PLAT - BUILDING #3 DATED _____ AS RECORDED AT RECEPTION NO. _____ OF THE DOUGLAS COUNTY, COLORADO RECORDS.
- THE USE OF THE WORD "CERTIFY" OR "CERTIFICATION" AS SHOWN AND USED HEREON CONSTITUTES AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THOSE FACTS OF FINDING WHICH ARE THE SUBJECT OF THE CERTIFICATION AND DOES NOT CONSTITUTE A GUARANTY OF WARRANTY, EITHER EXPRESSED OR IMPLIED.
- THE ENTIRE CONDOMINIUM COMMUNITY IS SUBJECT TO RESERVED DEVELOPMENT RIGHTS AS SET FORTH IN THE DECLARATION.
- ALL INTERIOR HORIZONTAL MEASUREMENTS ARE BETWEEN THE FACE OF THE BLOCK AND/OR STUD WALLS; ALL INTERIOR VERTICAL MEASUREMENTS ARE FROM TOP OF CONCRETE FLOORING TO THE BOTTOM OF THE CEILING RAFTERS.
- GENERAL COMMON ELEMENTS (G.C.E.) AND LIMITED COMMON ELEMENTS (L.C.E.) ARE DEFINED IN THE DECLARATION.
- ALL PORTIONS OF THIS CONDOMINIUM NOT SHOWN AS UNITS OR LIMITED COMMON ELEMENTS (L.C.E.) SHALL BE GENERAL COMMON ELEMENTS (G.C.E.)
- THE REAL ESTATE DESCRIBED ON THIS CONDOMINIUM MAP IS SUBJECT TO DEVELOPMENT RIGHTS (AS DEFINED IN THE COLORADO COMMON INTEREST OWNERSHIP ACT, C.R.S. 38-33.3-10, et. seq.) INCLUDING THE RIGHT TO CONSTRUCT ADDITIONAL UNITS AND COMMON ELEMENTS AND TO ANNEX EXPANSION PROPERTY, MORE SPECIFICALLY DESCRIBED IN THE DECLARATION.
- ALL LINEAL 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

LEGAL DESCRIPTION:

LOT 2, PARKER AND PINE FILING 2,
 COUNTY OF DOUGLAS, STATE OF COLORADO.

OWNER'S CERTIFICATION:

ECHOLON PARKER, LLC, A DELAWARE LIMITED LIABILITY COMPANY, BEING THE OWNER OF THE PROPERTY DESCRIBED HEREON, DOES HEREBY CERTIFY THAT THIS CONDOMINIUM MAP FOR PARKER AND PINE CONDOMINIUM PLAT - BUILDING #3 HAS BEEN PREPARED PURSUANT TO THE PURPOSES STATED IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF PARKER AND PINE CONDOMINIUM PLAT - BUILDING #3 DATED _____ AS RECORDED AT RECEPTION NO. _____ OF THE DOUGLAS COUNTY, COLORADO RECORDS.

ECHOLON PARKER, LLC, A DELAWARE LIMITED LIABILITY COMPANY

SIGNATURE _____ PRINT NAME AND TITLE _____

STATE OF _____)
 COUNTY OF _____) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ 20_____ BY _____ AS _____ OF ECHOLON PARKER, LLC, A DELAWARE LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC _____

MY COMMISSION EXPIRES: _____

PLANNING DIRECTOR APPROVAL:

THIS CONDOMINIUM UNIT MAP WAS APPROVED BY THE PLANNING DIRECTOR OF THE TOWN OF PARKER, COLORADO, ON THE _____ DAY OF _____, 20_____ FOR FILING.

PLANNING DIRECTOR _____



SHEET INDEX

SHEET	TITLE
1 OF 7	COVER SHEET
2 OF 7	LIMITED IMPROVEMENT SURVEY
3 OF 7	LEVEL 1 FLOORPLAN
4 OF 7	LEVEL 2 FLOORPLAN
5 OF 7	LEVEL 3 FLOORPLAN
6 OF 7	LEVEL 4 FLOORPLAN
7 OF 7	BUILDING SECTION

COVER SHEET
 PARKER AND PINE CONDOMINIUM PLAT - BUILDING #3
 LOT 2, PARKER AND PINE FILING 2
 SITUATED IN 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
 9550 TWENTY MILE ROAD

Client: THE GARRETT COMPANIES
 10375 PARK MEADOWS DRIVE, SUITE 125
 LONG TREE, COLORADO 80124
 ATTN: KARL STOUT

Date: 10/22/2023
 Description: INITIAL CONDO MAP SUBMITTAL

Date: 09/03/2024
 Description: SECOND CONDO MAP SUBMITTAL

Date: 08/27/2024
 Description: THIRD CONDO MAP SUBMITTAL

No.: 1

No.: 2

No.: 3

14190 East Evans Avenue
 Aurora, Colorado 80014
 engineeringserviceco.com
 P 303.337.1383
 F 303.337.7481
 T/F 1.877.273.0659

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 SERVICE
 COMPANY
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ESC Team: CNB, JDP
 Survey No.: 23-025-CM
 Sheet No.: _____

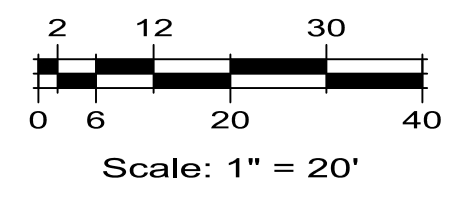
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1 OF 7

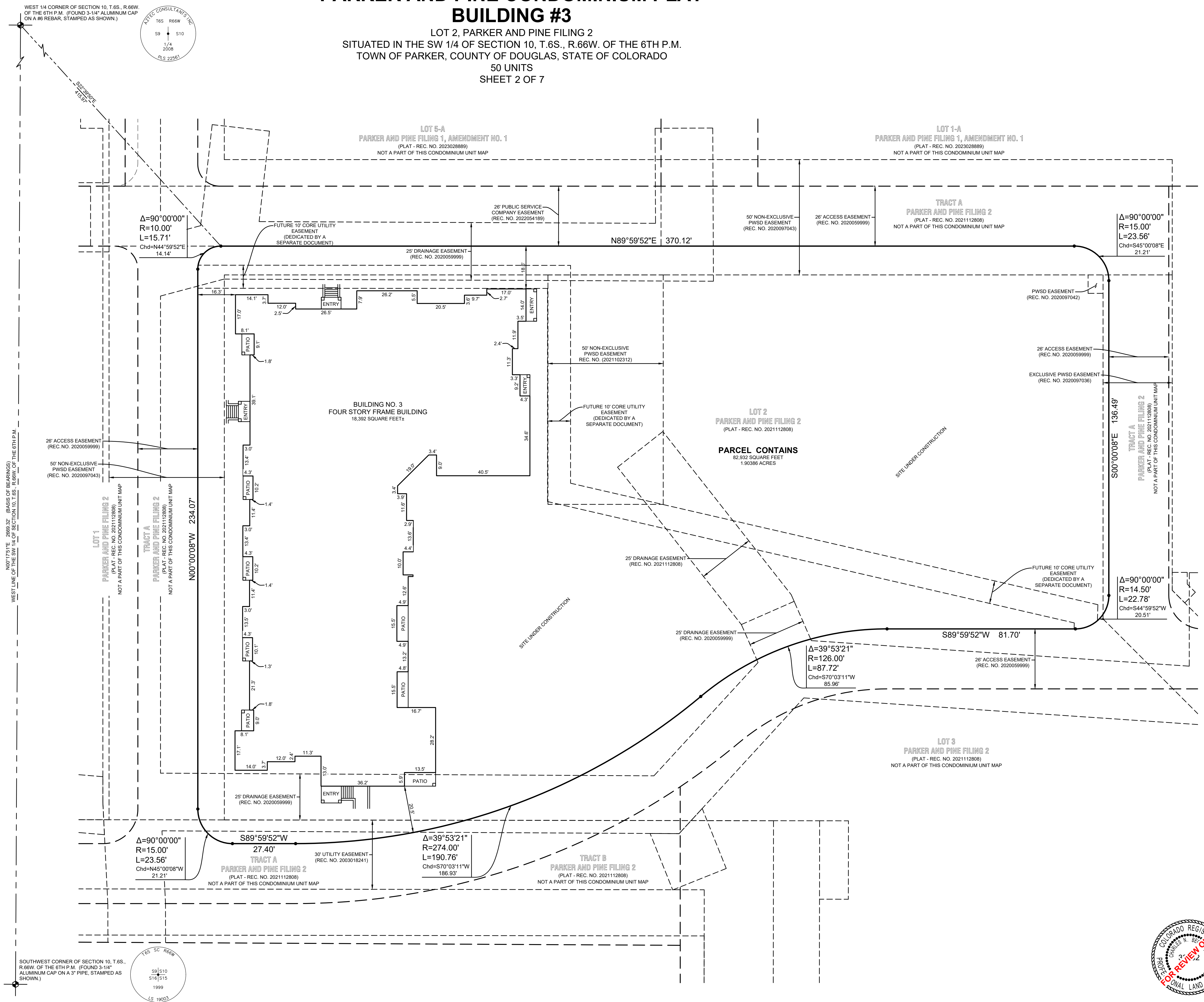
File Name: M:\Projects\The Garrett Condominium Plat - Parker & Pine Condo Map\CAD\Cover Map\Sheet 1 - 02501.dwg Plot Date: 07/10/2024 Company: ESC

PARKER AND PINE CONDOMINIUM PLAT BUILDING #3

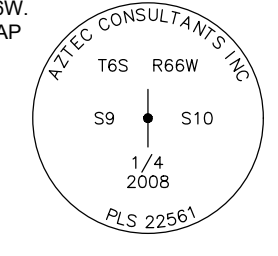
LOT 2, PARKER AND PINE FILING 2
 SITUATED IN THE SW 1/4 OF SECTION 10, T.6S., R.66W. OF THE 6TH P.M.
 TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
 50 UNITS
 SHEET 2 OF 7



LEGEND	
REC. NO.	RECEPTION NUMBER
●	ALIQUOT CORNER
•	NO MONUMENT FOUND OR SET

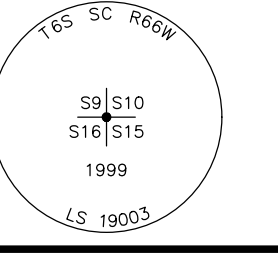


WEST 1/4 CORNER OF SECTION 10, T.6S., R.66W. OF THE 6TH P.M. (FOUND 3-1/4" ALUMINUM CAP ON A #6 REBAR, STAMPED AS SHOWN.)



NORTH 1/4 CORNER OF SECTION 10, T.6S., R.66W. OF THE 6TH P.M.

SOUTHWEST CORNER OF SECTION 10, T.6S., R.66W. OF THE 6TH P.M. (FOUND 3-1/4" ALUMINUM CAP ON A 3" PIPE, STAMPED AS SHOWN.)



THE GARRETT COMPANIES
 10375 PARK MEADOWS DRIVE, SUITE 125
 LONG TREE, COLORADO 80124
 TEL: 303.337.7481
 ATTN: KARL STOUT

Date:	Description:	No.:
10/22/2023	INITIAL CONDO MAP SUBMITTAL	1
06/20/2024	SECOND CONDO MAP SUBMITTAL	2
07/2/2024	THIRD CONDO MAP SUBMITTAL	3

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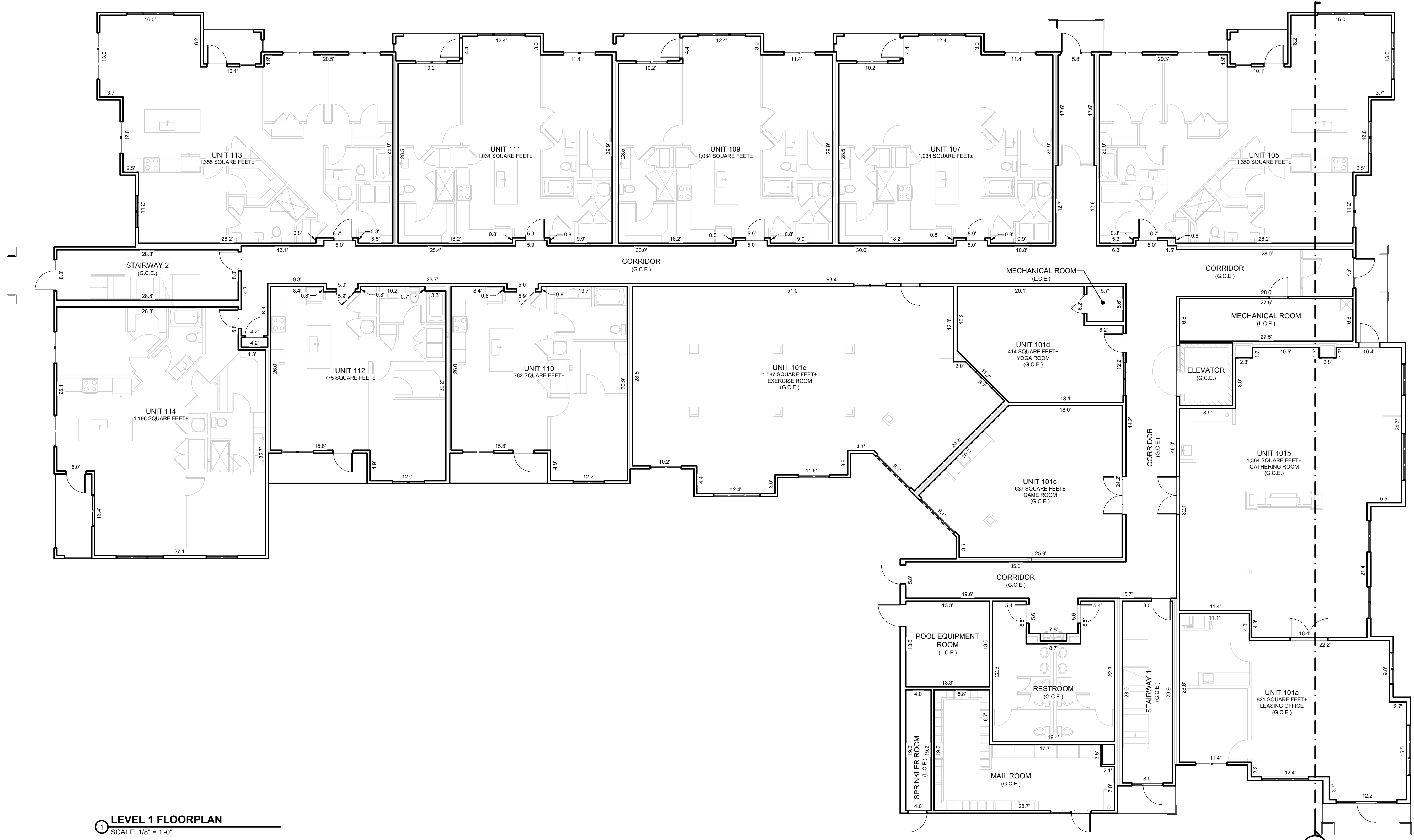
LIMITED IMPROVEMENT SURVEY
 PARKER AND PINE CONDOMINIUM PLAT - BUILDING #3
 SITUATED IN THE SW 1/4 OF SECTION 9 AND THE SW 1/4 OF SECTION 10, T.6S., R.66W. OF THE 6TH P.M.
 TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
 9550 TWENTY MILE ROAD

ESC Team:	CMB, JDP	Date:	8/21/2024
Survey No.:	23-025-CM	Scale:	1" = 20'
Sheet No.:			



PARKER AND PINE CONDOMINIUM PLAT BUILDING #3

LOT 2, PARKER AND PINE FILING 2
 SITUATED IN 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
 50 UNITS
 SHEET 3 OF 7



1 LEVEL 1 FLOORPLAN
 SCALE: 1/8" = 1'-0"



LEGEND

G.C.E.	GENERAL COMMON ELEMENT
L.C.E.	LIMITED COMMON ELEMENT

GENERAL NOTES:
 ALL LINENWORK DEPICITING INTERIOR IMPROVEMENTS THAT ARE WITHIN AND PART OF A UNIT SHOWN HEREON ARE PER THE ARCHITECTURAL DESIGN PROVIDED BY SEBRE ARCHITECTS, INC. AND MAY NOT REPRESENT THE ACTUAL LOCATIONS OF SUCH INTERIOR IMPROVEMENTS.



LEVEL 1 FLOORPLAN
 PARKER AND PINE CONDOMINIUM PLAT - BUILDING #3
 LOT 2, PARKER AND PINE FILING 2
 SITUATED IN THE SW 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
 9550 TWENTY MILE ROAD

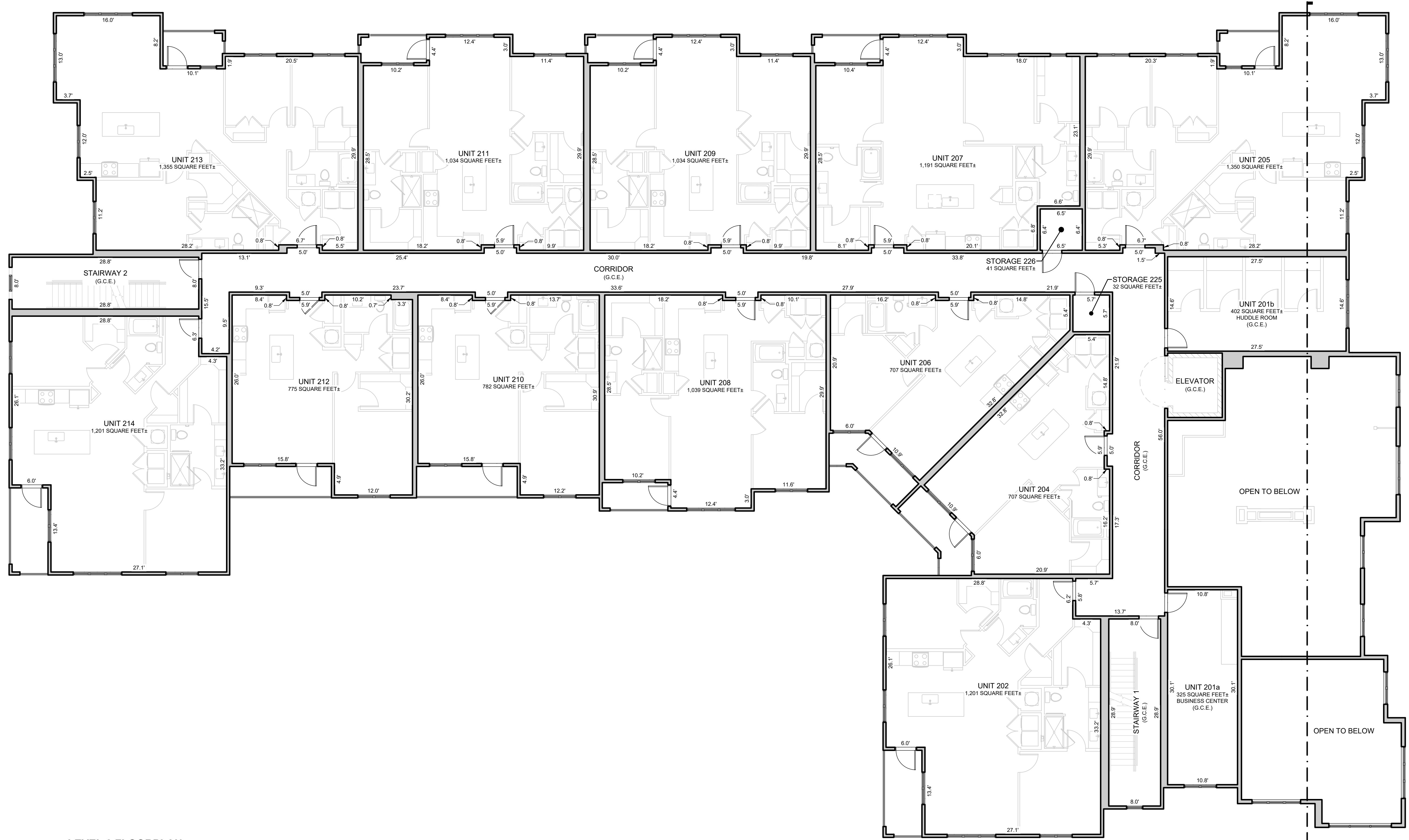
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 F 303.337.7481
 T/F 1.877.273.0659

No.	Description	Date
1	INITIAL CONDO MAP SUBMITTAL	10/2/2023
2	SECOND CONDO MAP SUBMITTAL	05/2/2024
3	THIRD CONDO MAP SUBMITTAL	07/2/2024

THE GARRETT COMPANIES
 10375 PARK MEADOWS DRIVE, SUITE 125
 LONE TREE, COLORADO 80124
 ATTN: KARL STOUT

PARKER AND PINE CONDOMINIUM PLAT BUILDING #3

LOT 2, PARKER AND PINE FILING 2
 SITUATED IN 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
 50 UNITS
 SHEET 4 OF 7



2 LEVEL 2 FLOORPLAN
 SCALE: 1/8" = 1'-0"



LEGEND

G.C.E.	GENERAL COMMON ELEMENT
L.C.E.	LIMITED COMMON ELEMENT

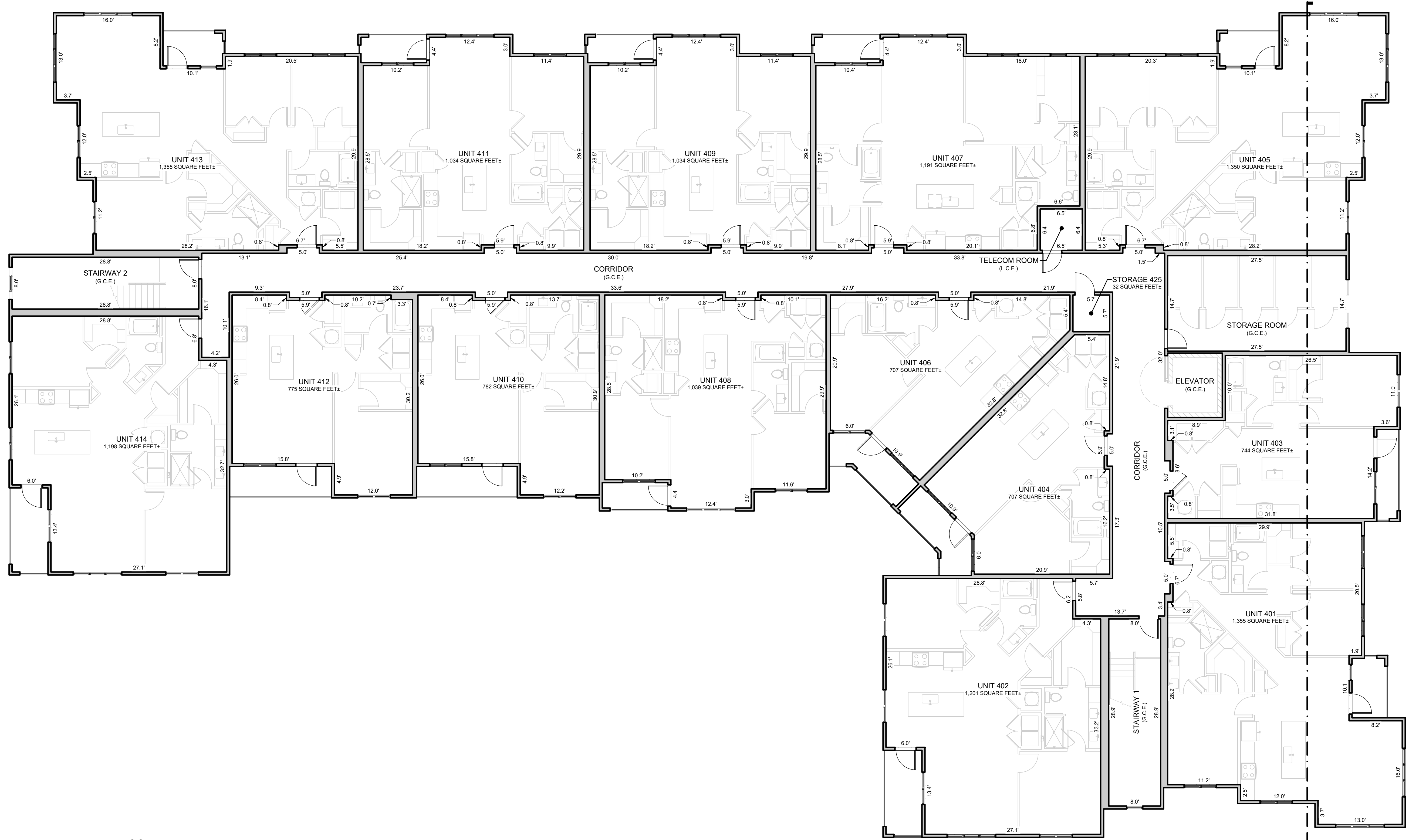
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LEVEL 2 FLOORPLAN									
PARKER AND PINE CONDOMINIUM PLAT - BUILDING #3									
LOT 2, PARKER AND PINE FILING 2									
SITUATED IN THE SW 1/4 OF SECTION 9 AND THE SW 1/4 OF SECTION 10, T.6S., R.66W. OF THE 6TH P.M.									
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO									
9550 TWENTY MILE ROAD									
<p>ES&C ENGINEERING SERVICE COMPANY Creative Solutions Since 1954 CIVIL ENGINEERS LAND SURVEYORS</p> <p>14190 East Evans Avenue Aurora, Colorado 80014 engineering@esandc.com P 303.337.1393 F 303.337.7481 T/F 1.877.273.0659</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 20%;">Date:</td> <td>10/2/2023</td> </tr> <tr> <td style="width: 20%;">Description:</td> <td>INITIAL CONDO MAP SUBMITTAL</td> </tr> <tr> <td style="width: 20%;">No.:</td> <td>2 SECOND CONDO MAP SUBMITTAL</td> </tr> <tr> <td style="width: 20%;">No.:</td> <td>3 THIRD CONDO MAP SUBMITTAL</td> </tr> </table> <p style="text-align: right; font-size: small;">Client: THE GARRETT COMPANIES 10375 PARK MEADOWS DRIVE, SUITE 125 LONE TREE, COLORADO 80124 ATTN: KARL STOUT</p>	Date:	10/2/2023	Description:	INITIAL CONDO MAP SUBMITTAL	No.:	2 SECOND CONDO MAP SUBMITTAL	No.:	3 THIRD CONDO MAP SUBMITTAL
Date:	10/2/2023								
Description:	INITIAL CONDO MAP SUBMITTAL								
No.:	2 SECOND CONDO MAP SUBMITTAL								
No.:	3 THIRD CONDO MAP SUBMITTAL								
<p>ES&C 70th Anniversary</p> <p>ES&C Team: CNB, JDP Date: 8/21/2024 Survey No.: 23-025-CM Scale: 1/8" = 1'-0" Sheet No.: 4 OF 7</p>									

PARKER AND PINE CONDOMINIUM PLAT BUILDING #3

LOT 2, PARKER AND PINE FILING 2
 SITUATED IN 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
 50 UNITS
 SHEET 6 OF 7



4 LEVEL 4 FLOORPLAN
 SCALE: 1/8" = 1'-0"



LEGEND

G.C.E.	GENERAL COMMON ELEMENT
L.C.E.	LIMITED COMMON ELEMENT

GENERAL NOTES:
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LEVEL 4 FLOORPLAN
 PARKER AND PINE CONDOMINIUM PLAT - BUILDING #3
 LOT 2, PARKER AND PINE FILING 2
 SITUATED IN THE SW 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
 9550 TWENTY MILE ROAD

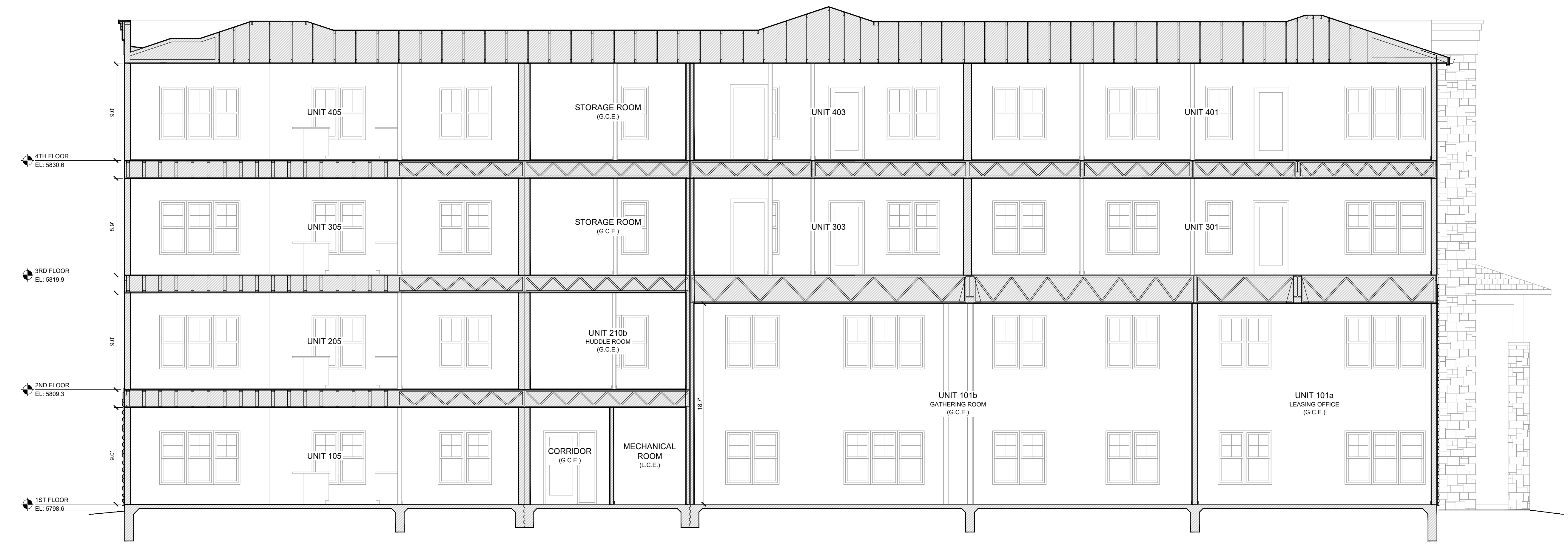
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No.	Description	Date
1	INITIAL CONDO MAP SUBMITTAL	10/2/2023
2	SECOND CONDO MAP SUBMITTAL	05/2/2024
3	THIRD CONDO MAP SUBMITTAL	07/2/2024

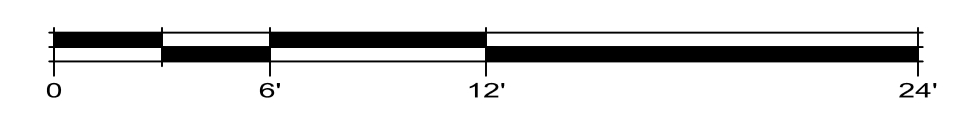
Client: **THE GARRETT COMPANIES**
 10375 PARK MEADOWS DRIVE, SUITE 125
 LONE TREE, COLORADO 80124
 ATTN: KARL STOUT

PARKER AND PINE CONDOMINIUM PLAT BUILDING #3

LOT 2, PARKER AND PINE FILING 2
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TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
50 UNITS
SHEET 7 OF 7



1 BUILDING SECTION
SCALE: 3/16" = 1'-0"



LEGEND

G.C.E.	GENERAL COMMON ELEMENT
L.C.E.	LIMITED COMMON ELEMENT

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Date:	10/2/2023
No.:	1 INITIAL CONDO MAP SUBMITTAL
Description:	2 SECOND CONDO MAP SUBMITTAL
	3 THIRD CONDO MAP SUBMITTAL
Date:	06/21/2024
No.:	1
Description:	2
Date:	07/1/2024
No.:	3
Description:	4
Date:	-
No.:	-
Description:	-

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70th Anniversary

BUILDING SECTION
PARKER AND PINE CONDOMINIUM PLAT - BUILDING #3
LOT 2, PARKER AND PINE FILING 2
SITUATED IN THE SW 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
9550 TWENTY MILE ROAD

ESC Team:	Date:
CMB, JDP	8/21/2024
Survey No.:	Scale:
23-025-CM	3/16" = 1'-0"
Sheet No.:	
	7 OF 7