

PARKER AND PINE CONDOMINIUM PLAT BUILDING #4

A PART OF LOT 3, PARKER AND PINE FILING 2 •
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

9554 TWENTY MILE ROAD

all of lot 3 ? match
the legal description
at the right (typical
comment all sheets)

this plat is just in
the SW1/4 of
section 10 (see
sheet cm-2) (typical
comment all
sheets)

match sheet title
above

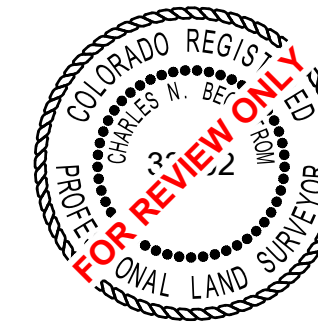
match sheet title
above

SURVEYOR'S CERTIFICATION:

I, CHARLES N. BECKSTROM, A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THE FOREGOING CONDOMINIUM MAP FOR PARKER AND PINE CONDOMINIUMS WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND CHECKING DEPICTING THE BUILDING AND UNIT LOCATIONS, UNIT DESIGNATIONS, UNIT DIMENSIONS AND ELEVATIONS SUBSEQUENT TO THE SUBSTANTIAL COMPLETION OF THE BUILDING AND UNITS. FURTHER, ALL IMPROVEMENTS SHOWN ON THIS CONDOMINIUM MAP HAVE BEEN SUBSTANTIALLY COMPLETED, ALL STRUCTURAL COMPONENTS OF ALL BUILDINGS THAT CONTAIN OR COMPRISE ANY UNITS SHOWN ON THIS CONDOMINIUM MAP ARE SUBSTANTIALLY COMPLETED, AND THIS CONDOMINIUM MAP CONTAINS ALL OF THE INFORMATION REQUIRED BY SECTION 38-33.3-209 OF THE COLORADO COMMON INTEREST OWNERSHIP ACT.

DATE OF SURVEY MAP: FEBRUARY 19, 2024

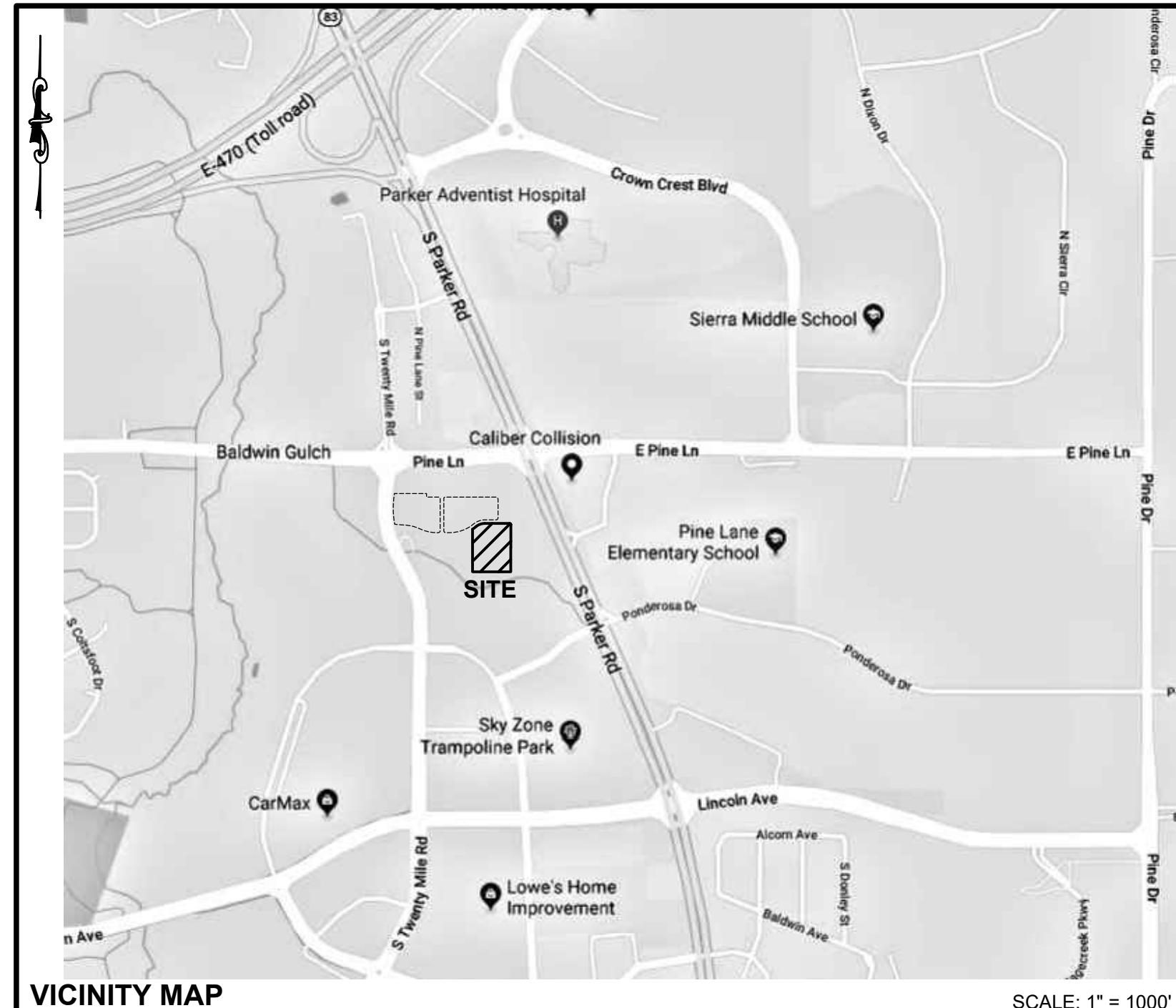
CHARLES N. BECKSTROM
COLORADO P.L.S. NO. 33202
FOR AND ON BEHALF OF
ENGINEERING SERVICE COMPANY



GENERAL NOTES:

- THIS SURVEY WAS BASED ON INFORMATION SHOWN AND/OR DEDICATED ON THE PLAT OF PARKER AND PINE FILING 2 AND WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE INSURANCE COMMITMENT OR A TITLE INSURANCE POLICY. A TITLE INSURANCE COMMITMENT OR A TITLE INSURANCE POLICY MAY DISCLOSE FACTS NOT REFLECTED ON THIS SURVEY.
- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THIS SURVEYOR OR ENGINEERING SERVICE COMPANY OF THE PROPERTY SHOWN AND DESCRIBED HEREON TO DETERMINE OWNERSHIP OF THIS TRACT OF LAND, RIGHTS-OF-WAY, EASEMENTS AND ENCUMBRANCES RECORDED OR UNRECORDED AFFECTING THIS TRACT OF LAND.
- PER THE CLIENT'S REQUEST, NO TITLE COMMITMENT WAS PROVIDED AND ANY EASEMENTS SHOWN ON THIS SURVEY MAY, OR MAY NOT, BE AN ACCURATE DEPICTION OF ALL EXISTING EASEMENTS.
- 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.
- 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 CONDOMINIUMS 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

this does not meet
the requirements of
C.R.S. 38-33.3-209



SHEET INDEX

SHEET	TITLE
CM-1	COVER SHEET
CM-2	LIMITED IMPROVEMENT SURVEY
CM-3	LEVEL 1 FLOORPLAN
CM-4	LEVEL 2 FLOORPLAN
CM-5	LEVEL 3 FLOORPLAN
CM-6	LEVEL 4 FLOORPLAN
CM-7	BUILDING SECTIONS

LEGAL DESCRIPTION:

- LOT 3, 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 CONDOMINIUMS HAS BEEN PREPARED PURSUANT TO THE PURPOSES STATED IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF PARKER AND PINE CONDOMINIUMS 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 _____) SS

COUNTY OF _____)

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 _____

CLERK AND RECORDER CERTIFICATE:

STATE OF COLORADO)

) SS

COUNTY OF DOUGLAS)

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 _____.

DOUGLAS COUNTY CLERK AND RECORDER _____

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

Date:
8/24/2024

Description:
INITIAL CONDO MAP SUBMITTAL

No.:
1

14190 East Evans Avenue
Aurora, Colorado 80014
engineering@esc-engineering.com
P 303.337.1383
F 303.337.7481
T/F 1.877.273.0659



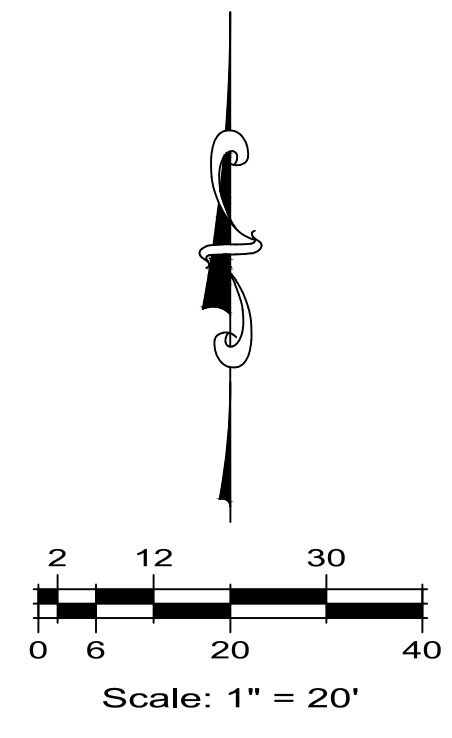
COVER SHEET
PARKER AND PINE CONDOMINIUM PLAT - BUILDING #4
A PART OF LOT 3, PARKER AND PINE FILING 2
SITUATED IN THE SE 1/4 OF SECTION 9 AND THE SW 1/4 OF SECTION 10, T.6S., R.66W. OF THE 6TH P.M.
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
9554 TWENTY MILE ROAD

ESC Team:
CNS, JDP
Date:
8/24/2024
Scale:
N.A.
Sheet No.:
CM-1

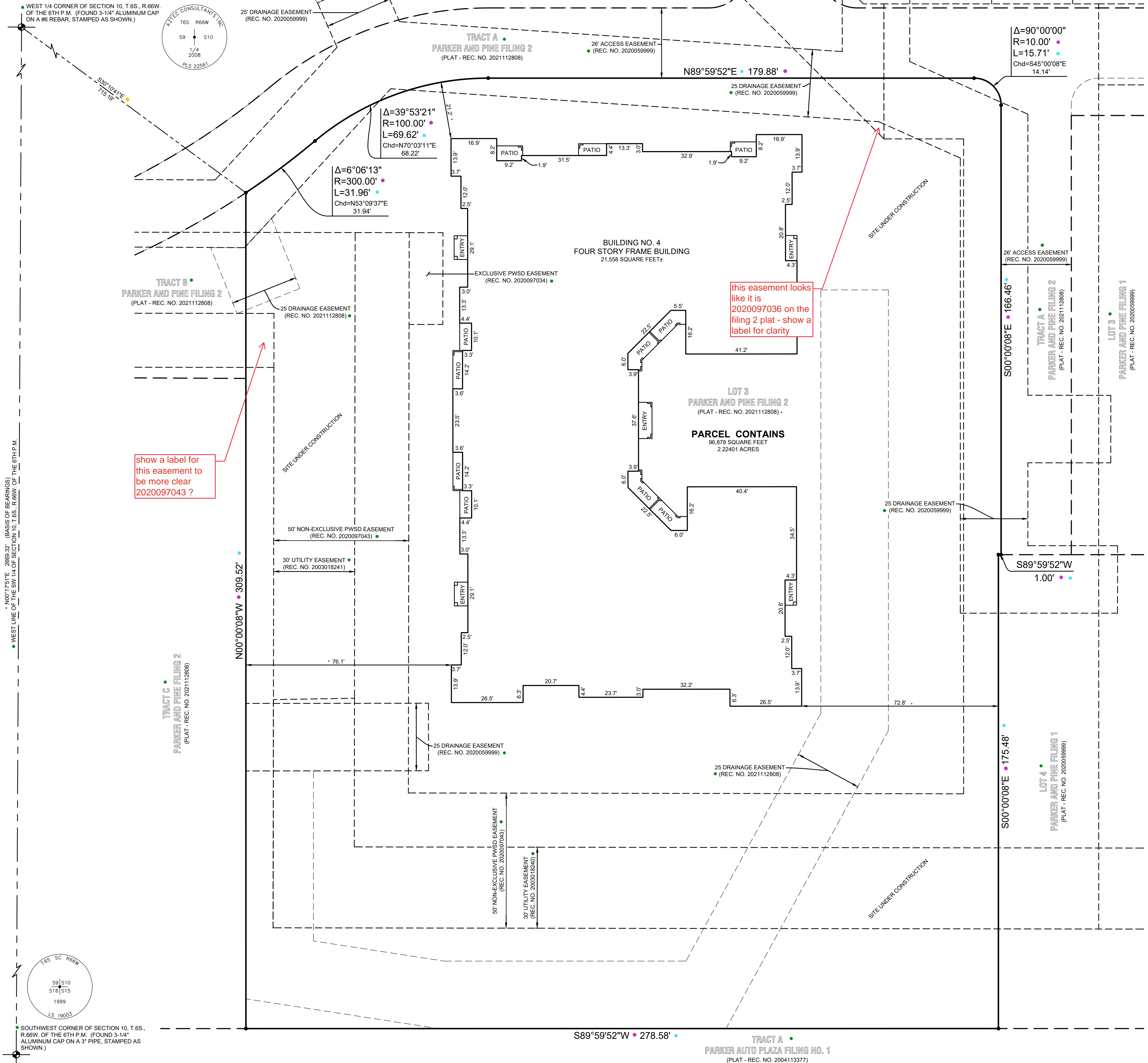
PARKER AND PINE CONDOMINIUM PLAT BUILDING #4

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TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

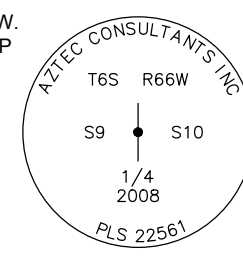
9554 TWENTY MILE ROAD



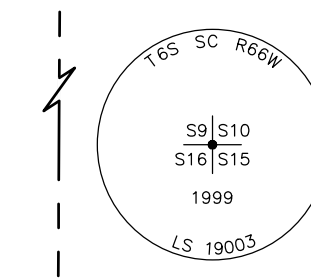
LEGEND	
REC. NO.	RECEPTION NUMBER
●	ALIQUOT CORNER
•	NO MONUMENT FOUND OR SET



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.)



N00°00'08"W • 309.52'

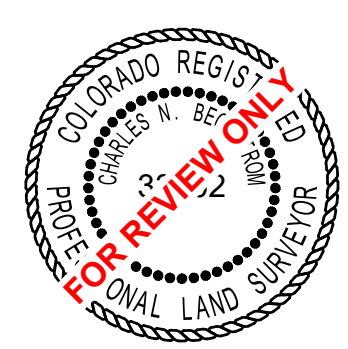


SOUTHWEST CORNER OF SECTION 10, T.6S., R.66W. OF THE 6TH P.M. (FOUND 3-1/4" ALUMINUM CAP ON A 3" PIPE, STAMPED AS SHOWN.)

S89°59'52"W • 278.58'

TRACT A
PARKER AUTO PLAZA FILING NO. 1
(PLAT - REC. NO. 2004113377)

<p>LIMITED IMPROVEMENT SURVEY PARKER AND PINE CONDOMINIUM PLAT - BUILDING #4 A PART OF LOT 3, PARKER AND PINE FILING 2 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 9554 TWENTY MILE ROAD</p>	
<p>Client: THE GARRETT COMPANIES 10375 PARK MEADOWS DRIVE, SUITE 125 LONG TREE, COLORADO 80124 ATTN: KARL STOUT</p>	<p>Date: 6/24/2024</p>
<p>Description: INITIAL CONDO MAP SUBMITTAL</p>	<p>No.: 1</p>
<p>14190 East Evans Avenue Aurora, Colorado 80014 P 303.337.1393 F 303.337.7481 T/F 1.877.273.0659</p>	
<p>ES&C ENGINEERING SERVICE COMPANY Creative Solutions Since 1954 CIVIL ENGINEERS LAND SURVEYORS</p>	
<p>ES&C Team: CMB, JDP</p>	<p>Date: 6/24/2024</p>
<p>Survey No.: 23-025-CM</p>	<p>Scale: 1" = 20'</p>
<p>Sheet No.: CM-2</p>	

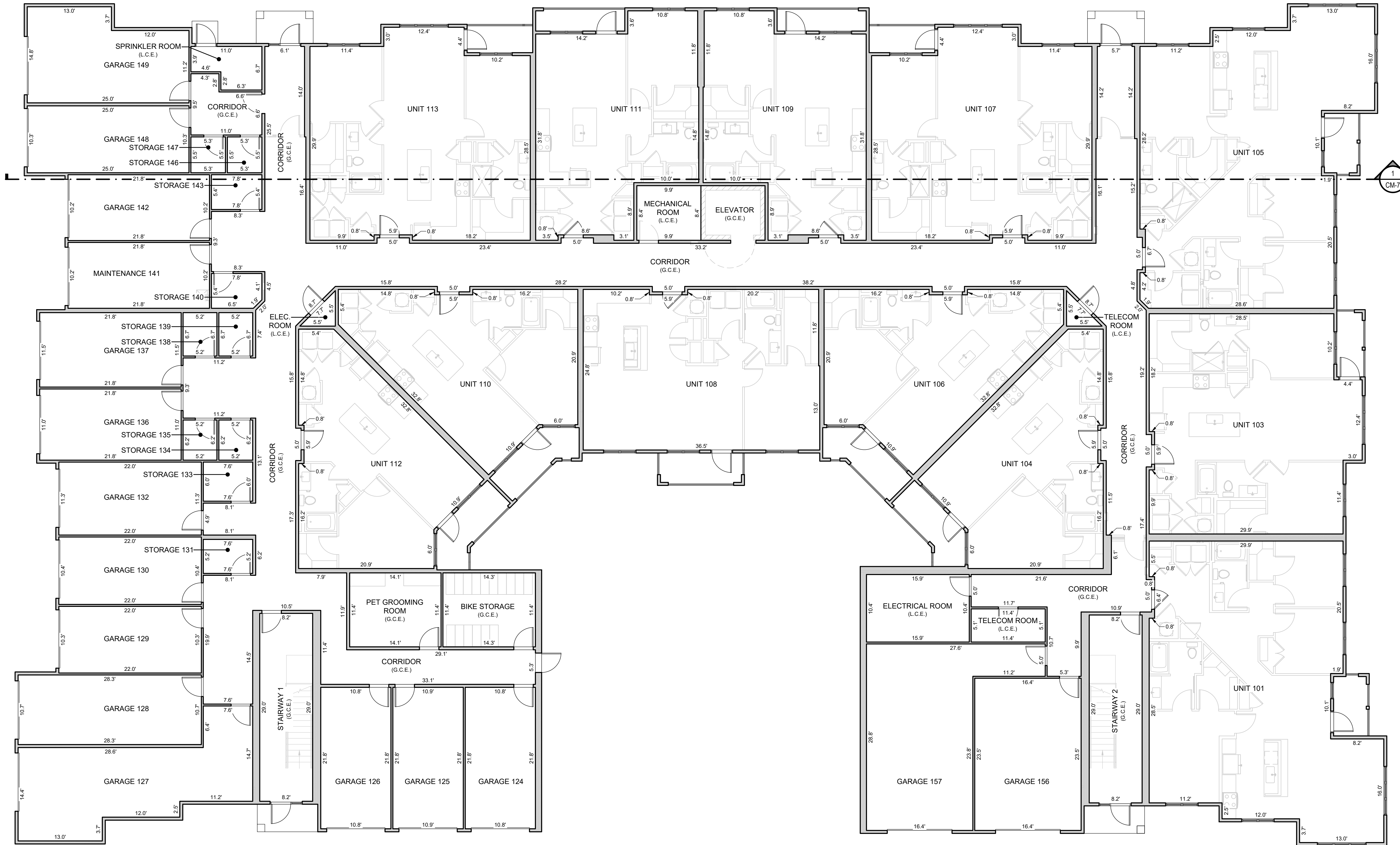


File Name: M:\Projects\The Garrett Condominium Plat and Pine Auto Plaza & Pine Auto Plaza Filing 2 - 2024\Plat and Pine - 2024 - ES&C - Survey\Job Plot Data - 6/20/2024 Company: ES&C

PARKER AND PINE CONDOMINIUM PLAT BUILDING #4

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TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

9554 TWENTY MILE ROAD



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 DEPICTING 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 #4
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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
9554 TWENTY MILE ROAD

ES&C Team:	CMB, JDP	Date:	8/24/2024
Survey No.:	23-025-CM	Scale:	1/8" = 1'-0"
Sheet No.:			

CM-3

ES&C ENGINEERING SERVICE COMPANY
Creative Solutions Since 1954
CIVIL ENGINEERS | LAND SURVEYORS



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

No.:

Date:

Client:

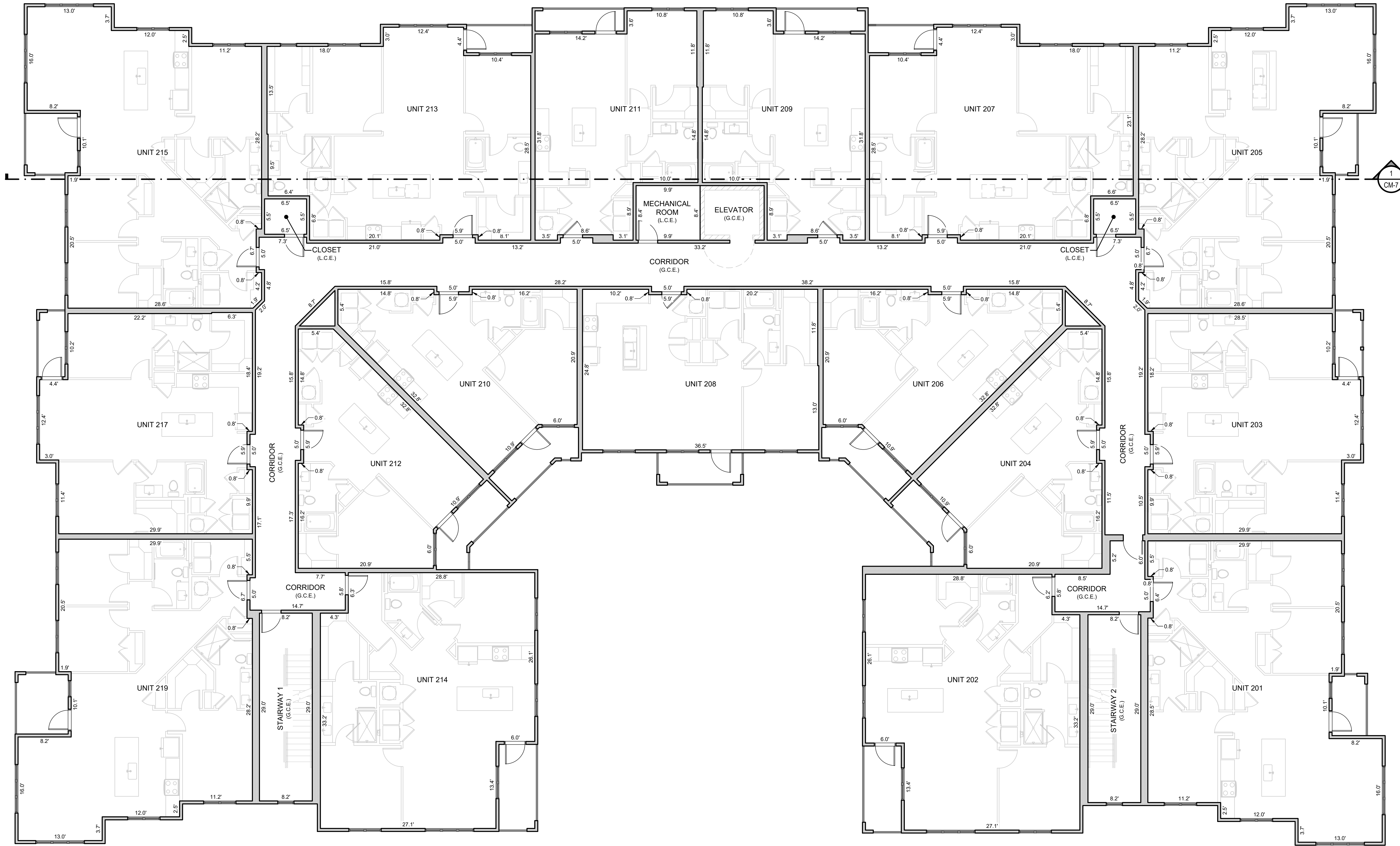
THE GARRETT COMPANIES
10375 PARK MEADOWS DRIVE, SUITE 125
LOUISVILLE, COLORADO 80124
ATTN: KARL STOUT

Description:

INITIAL CONDO MAP SUBMITTAL

PARKER AND PINE CONDOMINIUM PLAT BUILDING #4

A PART OF LOT 3, PARKER AND PINE FILING 2 •
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
9554 TWENTY MILE ROAD



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



LEGEND

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

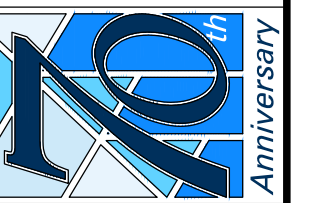
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LEVEL 2 FLOORPLAN
PARKER AND PINE CONDOMINIUM PLAT - BUILDING #4
A PART OF LOT 3, PARKER AND PINE FILING 2
SITUATED IN THE SE 1/4 OF SECTION 9 AND THE SW 1/4 OF SECTION 10, T.6S., R.66W. OF THE 6TH P.M.
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
9554 TWENTY MILE ROAD

ES&C Team: CNB, JDP
Date: 8/24/2024
Survey No.: 23-025-CM
Scale: 1/8" = 1'-0"



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engineering@esandc.com
P 303.337.1393
F 303.337.7481
T/F 1.877.273.0659

No.: 1

Description: INITIAL CONDO MAP SUBMITTAL

Date: 8/24/2024

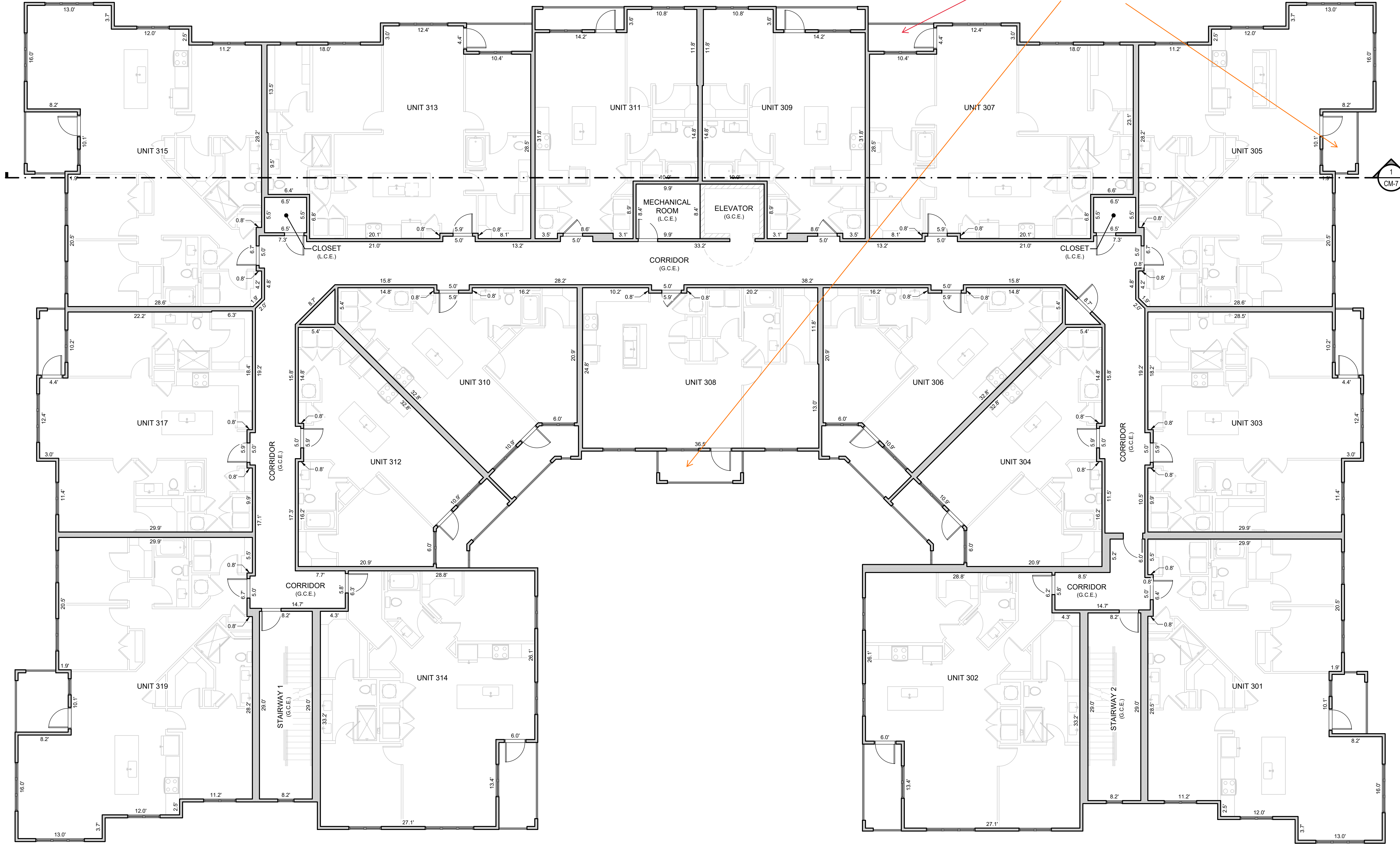
Client: THE GARRETT COMPANIES
10375 PARK MEADOWS DRIVE, SUITE 125
LONG TREE, COLORADO 80124
ATTN: KARL STOUT

PARKER AND PINE CONDOMINIUM PLAT BUILDING #4

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TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

9554 TWENTY MILE ROAD

typical question - are each of the patios shown on sheets 3-6 G.C.E, L.C.E or part of the actual units ? show a label to be more clear



3 LEVEL 3 FLOORPLAN
SCALE: 1/8" = 1'-0"



LEGEND

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

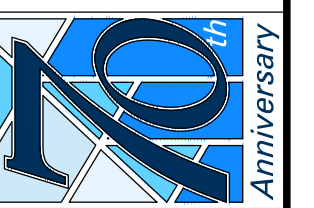
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LEVEL 3 FLOORPLAN
PARKER AND PINE CONDOMINIUM PLAT - BUILDING #4
A PART OF LOT 3, PARKER AND PINE FILING 2
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TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
9554 TWENTY MILE ROAD

ES&C Team: CNB, JDP
Date: 6/24/2024
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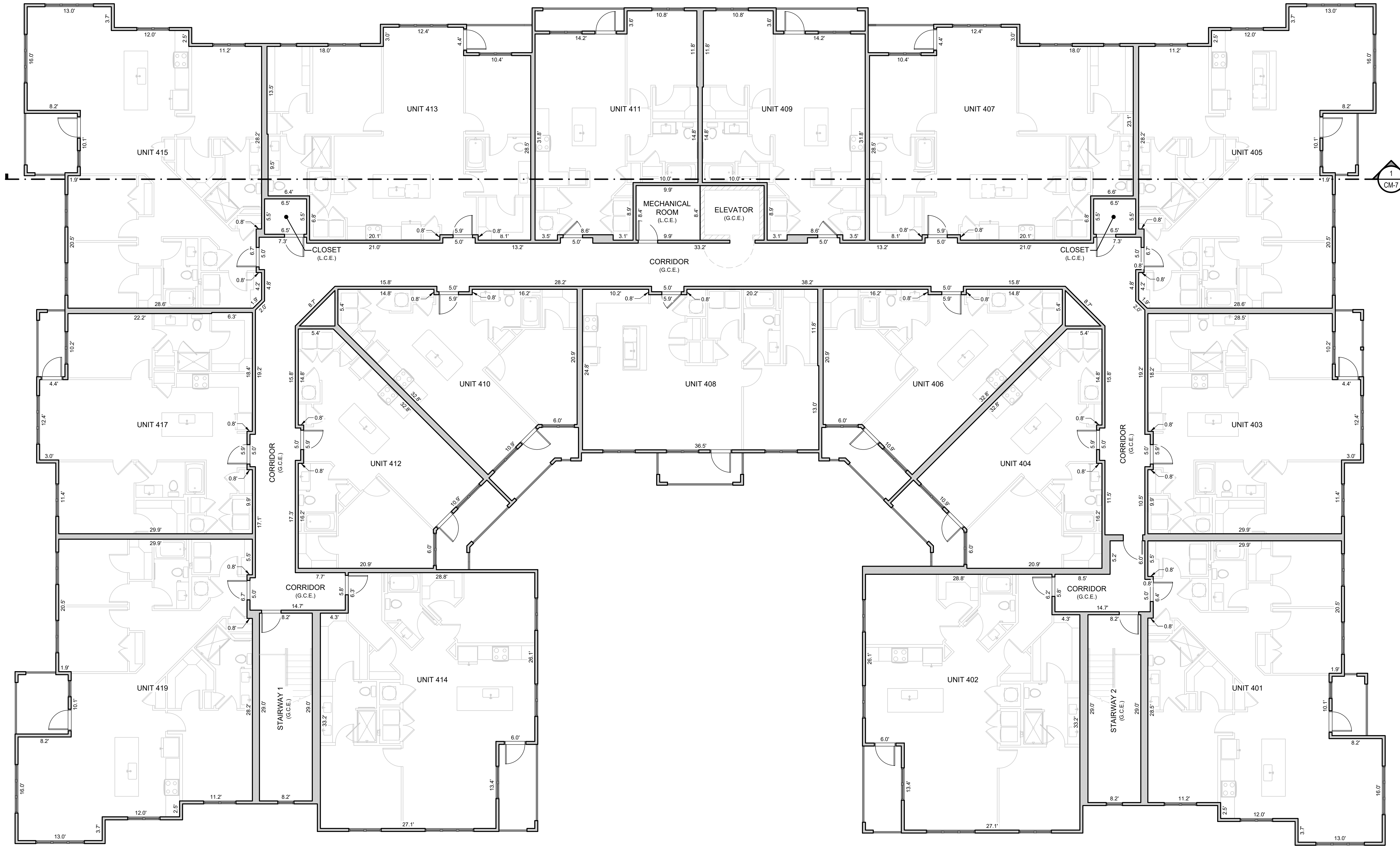
No.: 1
Description: INITIAL CONDO MAP SUBMITTAL

Date: 6/24/2024

Client:
THE GARRETT COMPANIES
10375 PARK MEADOWS DRIVE, SUITE 125
LONG TREE, COLORADO 80124
TEL: 303.423.1223
ATTN: KARL STOUT

PARKER AND PINE CONDOMINIUM PLAT BUILDING #4

A PART OF LOT 3, PARKER AND PINE FILING 2*
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
9554 TWENTY MILE ROAD



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



LEGEND

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

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LEVEL 4 FLOORPLAN
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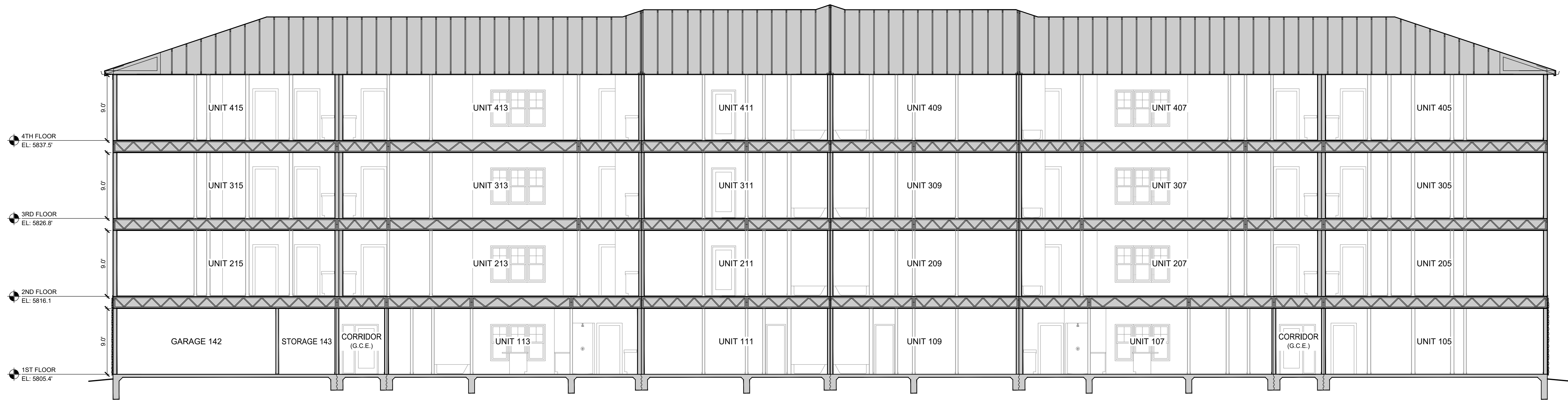
14190 East Evans Avenue
Aurora, Colorado 80014
engineering@esandc.com
P 303.337.1393
F 303.337.7481
T/F 1.877.273.0659

No.	Description
1	INITIAL CONDO MAP SUBMITTAL

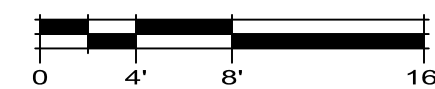
Client: **THE GARRETT COMPANIES**
10375 PARK MEADOWS DRIVE, SUITE 125
LONG TREE, COLORADO 80124
DATE: 8/24/2024
ATTN: KARL STOUT

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TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
9554 TWENTY MILE ROAD



1 BUILDING SECTION
SCALE: 1/8" = 1'-0"



LEGEND

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L.C.E.	LIMITED COMMON ELEMENT

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BUILDING SECTIONS
PARKER AND PINE CONDOMINIUM PLAT - BUILDING #4
A PART OF LOT 3, PARKER AND PINE FILING 2
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ES&C Team:	CMB, JDP	Date:	8/24/2024
Survey No.:	23-025-CM	Scale:	1/8" = 1'-0"
Sheet No.:			

CM-7

ES&C ENGINEERING SERVICE COMPANY
14190 East Evans Avenue
Aurora, Colorado 80014
engineer@esandc.com
P 303.337.1393
F 303.337.7481
T/F 1.877.273.0659

70th Anniversary
Creative Solutions Since 1954
CIVIL ENGINEERS | LAND SURVEYORS

No.	Description:	Date:
1	INITIAL CONDO MAP SUBMITTAL	8/24/2024

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

P:\Projects\2024\23-025-CM\23-025-CM.dwg - Parker and Pine - Building #4 - Section - 8/24/2024 - 8/24/2024 - 8/24/2024