

# PARKER AND PINE CONDOMINIUM PLAT BUILDING #4

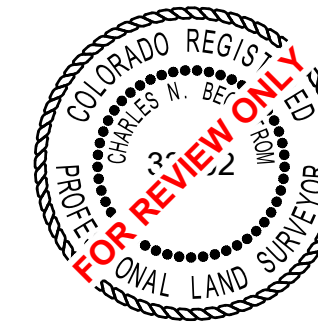
● LOT 3, PARKER AND PINE FILING 2  
SITUATED IN THE SW 1/4 OF SECTION 10, T.6S., R.66W. OF THE 6TH P.M.  
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO  
63 UNITS  
SHEET 1 OF 7

### 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 #4 WAS MADE BY ME OR DIRECTLY UNDER MY SUPERVISION ON OR ABOUT THE 19TH DAY OF FEBRUARY, 2024, 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 #4 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 #4 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

the patios should be labeled as LCE on the map if they are LCE and the units are to be sold

### LEGAL DESCRIPTION:

LOT 3, PARKER AND PINE FILING 2,  
COUNTY OF DOUGLAS, STATE OF COLORADO.

### OWNER'S CERTIFICATION:

ECHELON 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 #4 HAS BEEN PREPARED PURSUANT TO THE PURPOSES STATED IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF PARKER AND PINE CONDOMINIUM PLAT - BUILDING #4 DATED \_\_\_\_\_ AS RECORDED AT RECEPTION NO. \_\_\_\_\_ OF THE DOUGLAS COUNTY, COLORADO RECORDS.

ECHELON 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 ECHELON PARKER, LLC, A DELAWARE LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL

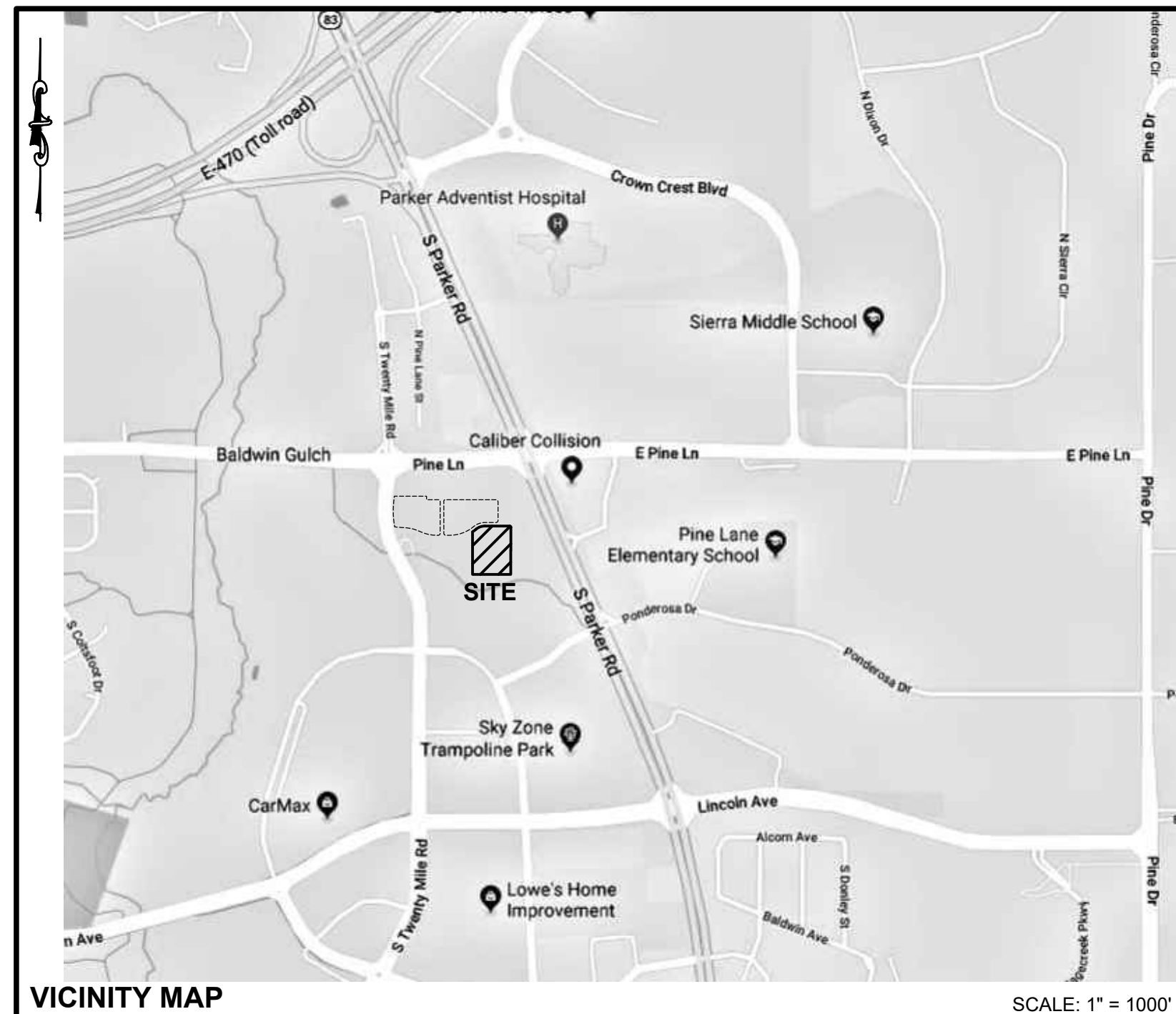
NOTARY PUBLIC \_\_\_\_\_

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

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|--------|----------------------------|
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| 2 OF 7 | LIMITED IMPROVEMENT SURVEY |
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| 4 OF 7 | LEVEL 2 FLOORPLAN          |
| 5 OF 7 | LEVEL 3 FLOORPLAN          |
| 6 OF 7 | LEVEL 4 FLOORPLAN          |
| 7 OF 7 | BUILDING SECTIONS          |

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

Date: 8/24/2024  
8/16/2024

| No. | Description                 |
|-----|-----------------------------|
| 1   | INITIAL CONDO MAP SUBMITTAL |
| 2   | SECOND CONDO MAP SUBMITTAL  |

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

**ESCC**  
ENGINEERING  
SERVICE  
COMPANY  
Creative Solutions Since 1954  
CIVIL ENGINEERS | LAND SURVEYORS

COVER SHEET  
PARKER AND PINE CONDOMINIUM PLAT - BUILDING #4  
LOT 3, 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  
9554 TWENTY MILE ROAD

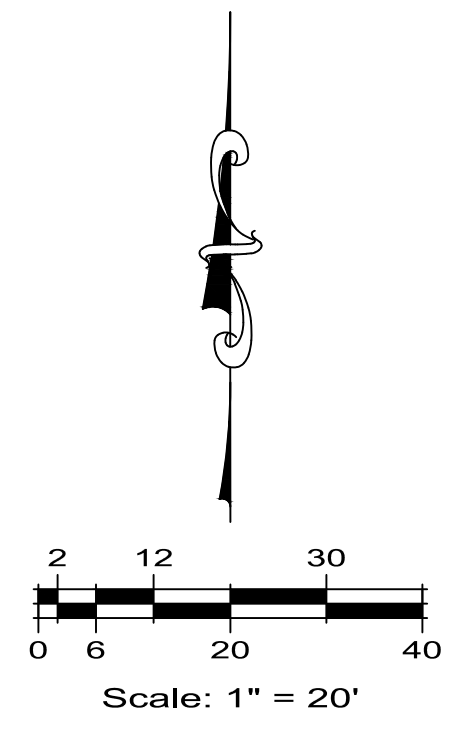
ESCC Team: CNG, JDP  
Survey No.: 23-025-CM  
Scale: N.A.

Date: 8/16/2024

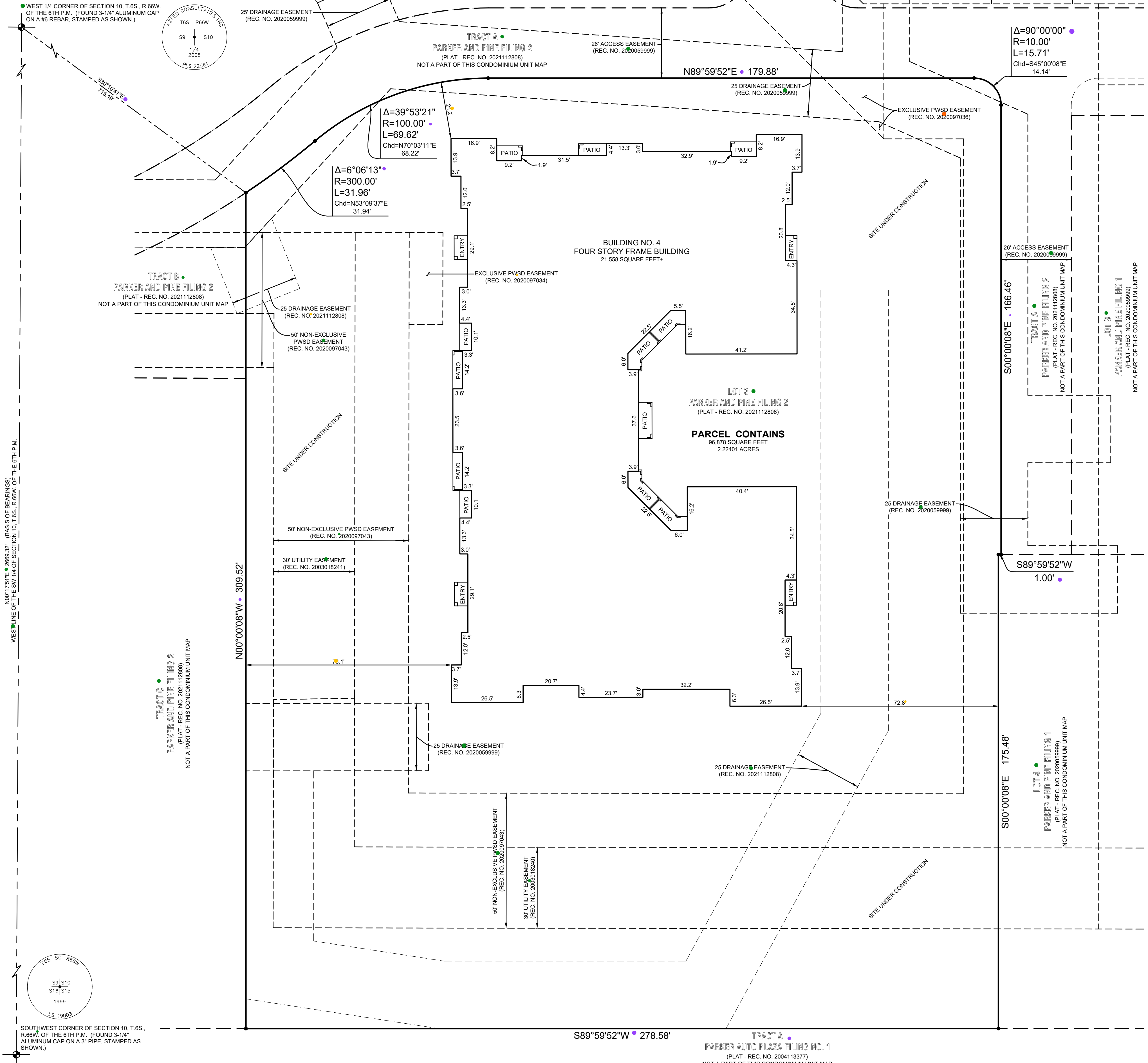
1 OF 7

# PARKER AND PINE CONDOMINIUM PLAT BUILDING #4

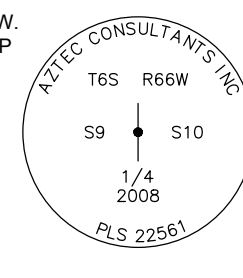
• LOT 3, PARKER AND PINE FILING 2  
SITUATED IN THE SW 1/4 OF SECTION 10, T.6S., R.66W. OF THE 6TH P.M.  
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO  
63 UNITS  
SHEET 2 OF 7



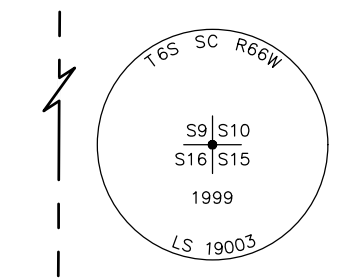
| LEGEND   |                          |
|----------|--------------------------|
| REC. NO. | RECEPTION NUMBER         |
| ●        | ALIQUOT CORNER           |
| •        | NO MONUMENT FOUND OR SET |



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.)



N07°75'11"E 269.32' (BASIS OF BEARINGS)  
WEST LINE OF THE SW 1/4 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.)

S89°59'52"W 278.58'

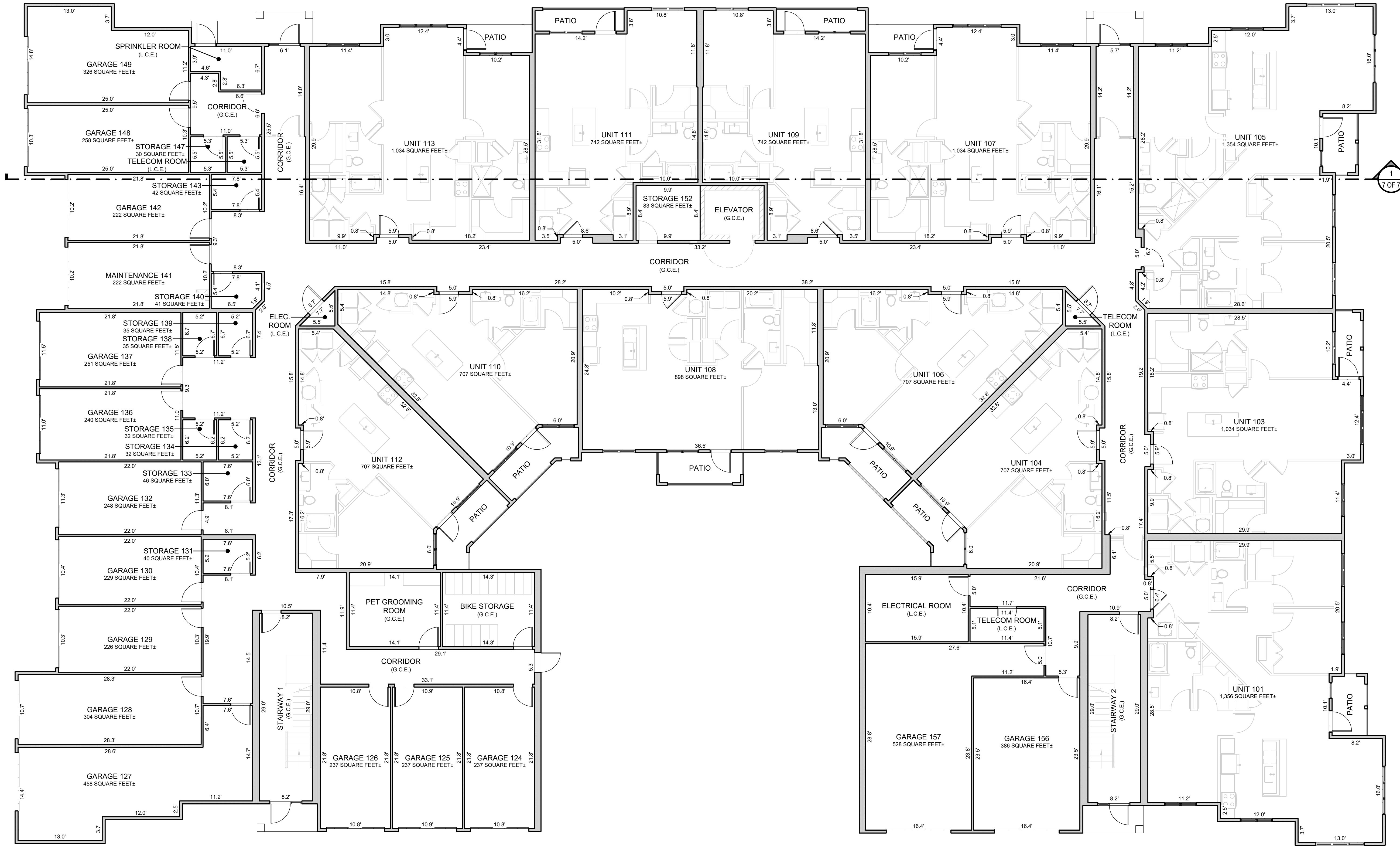
TRACT A  
PARKER AUTO PLAZA FILING NO. 1  
(PLAT - REC. NO. 2004113377)  
NOT A PART OF THIS CONDOMINIUM UNIT MAP



|  |  |                         |                             |
|--|--|-------------------------|-----------------------------|
| <b>ES&amp;C ENGINEERING SERVICE COMPANY</b><br><small>Creative Solutions Since 1954<br/>Civil Engineers   Land Surveyors</small>   |  | <b>70th Anniversary</b> |                             |
| <b>LIMITED IMPROVEMENT SURVEY</b><br>PARKER AND PINE CONDOMINIUM PLAT - BUILDING #4<br>LOT 3, PARKER AND PINE FILING 2<br>SITUATED IN THE SW 1/4 OF SECTION 10, T.6S., R.66W. OF THE 6TH P.M.<br>TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO<br>9554 TWENTY MILE ROAD |  |                         |                             |
| Client:  | THE GARRETT COMPANIES<br>10375 PARK MEADOWS DRIVE, SUITE 125<br>LOUISVILLE, COLORADO 80124<br>ATTN: KARL STOUT | Date:                   | 8/16/2024                   |
| No.:   | 1  | Description:            | INITIAL CONDO MAP SUBMITTAL |
| No.:   | 2  | Description:            | SECOND CONDO MAP SUBMITTAL  |
| 14190 East Evans Avenue<br>Aurora, Colorado 80014<br>engineer@esandc.com<br>P 303.337.1393<br>F 303.337.7481<br>T/F 1.877.273.0659   |  |                         |                             |
| ES&C Team:<br>CMB, JDP   |  | Date:<br>8/16/2024      |                             |
| Survey No.:<br>23-025-CM   |  | Scale:<br>1" = 20'      |                             |
| Sheet No.:   |  | <b>2 OF 7</b>           |                             |

# PARKER AND PINE CONDOMINIUM PLAT BUILDING #4

● LOT 3, 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  
63 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 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  
LOT 3, 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  
9554 TWENTY MILE ROAD

ES&C Team: CNB, JDP  
Date: 8/16/2024  
Survey No.: 23-025-CM  
Scale: 1/8" = 1'-0"  
Sheet No.: 3 OF 7

**ES&C ENGINEERING SERVICE COMPANY**  
14190 East Evans Avenue  
Aurora, Colorado 80014  
P 303.337.1393  
F 303.337.7481  
T/F 1.877.273.0659  
CREATIVE SOLUTIONS SINCE 1954  
CIVIL ENGINEERS | LAND SURVEYORS

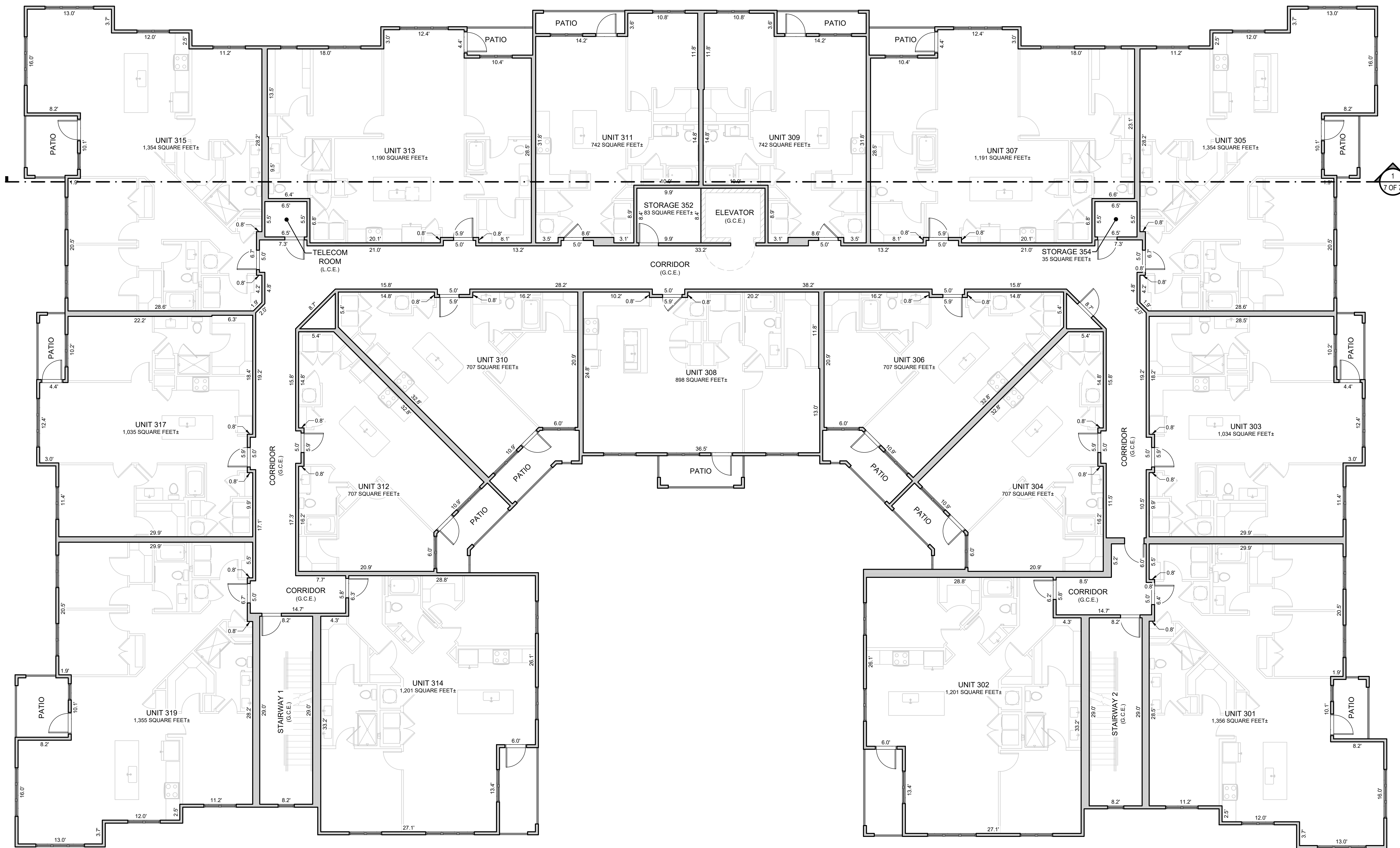
| No. | Description                 | Date      |
|-----|-----------------------------|-----------|
| 1   | INITIAL CONDO MAP SUBMITTAL | 6/24/2024 |
| 2   | SECOND CONDO MAP SUBMITTAL  | 8/16/2024 |

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



# PARKER AND PINE CONDOMINIUM PLAT BUILDING #4

● LOT 3, 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  
63 UNITS  
SHEET 5 OF 7



**LEVEL 3 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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**THE GARRETT COMPANIES**  
10375 PARK MEADOWS DRIVE, SUITE 125  
LOUISVILLE, COLORADO 80124  
ATTN: KARL STOUT

|              |                             |
|--------------|-----------------------------|
| Date:        | 8/24/2024                   |
| Description: | INITIAL CONDO MAP SUBMITTAL |
| No.:         | 2                           |
|              | SECOND CONDO MAP SUBMITTAL  |

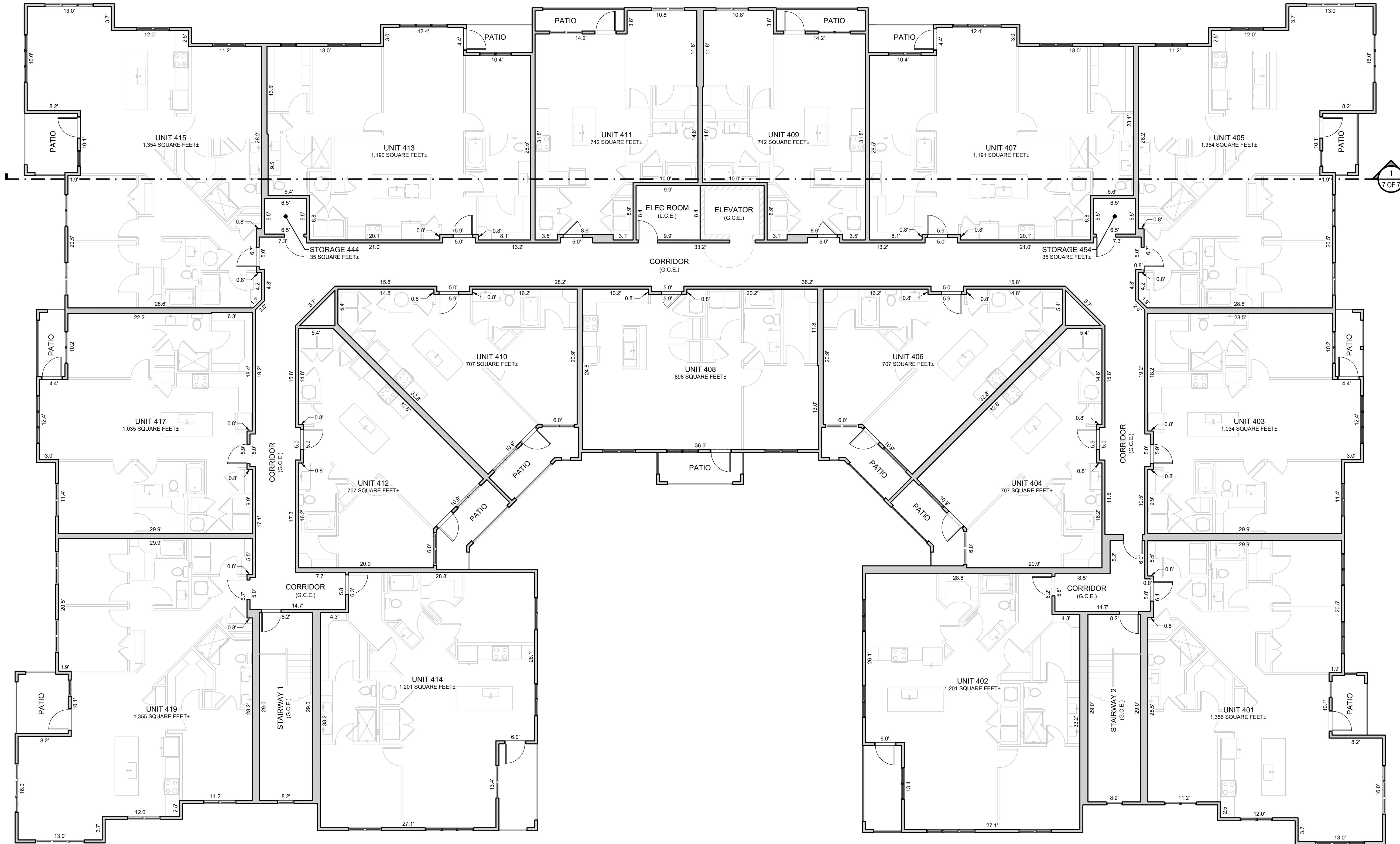
**ESC ENGINEERING SERVICE COMPANY**  
14190 East Evans Avenue  
Aurora, Colorado 80014  
P 303.337.1383  
F 303.337.7481  
T/F 1.877.273.0659  
CREATIVE SOLUTIONS SINCE 1954  
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**LEVEL 3 FLOORPLAN**  
PARKER AND PINE CONDOMINIUM PLAT - BUILDING #4  
LOT 3, 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  
9554 TWENTY MILE ROAD

|             |           |        |              |
|-------------|-----------|--------|--------------|
| ESC Team:   | CMB, JDP  | Date:  | 8/16/2024    |
| Survey No.: | 23-025-CM | Scale: | 1/8" = 1'-0" |
| Sheet No.:  | 5 OF 7    |        |              |

# PARKER AND PINE CONDOMINIUM PLAT BUILDING #4

● LOT 3, 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  
63 UNITS  
SHEET 6 OF 7



**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 #4  
LOT 3, PARKER AND PINE FILING 2  
SITUATED IN THE SW 1/4 OF SECTION 10, T.6S., R.66W. OF THE 6TH P.M.  
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9554 TWENTY MILE ROAD

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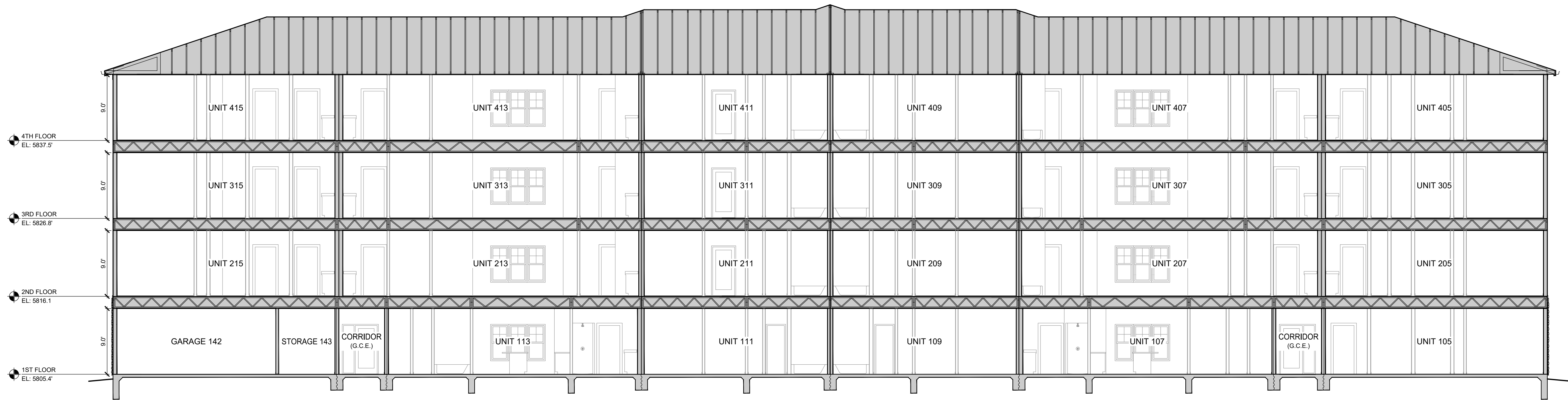
**70th Anniversary**

| No. | Description                 |
|-----|-----------------------------|
| 1   | INITIAL CONDO MAP SUBMITTAL |
| 2   | SECOND CONDO MAP SUBMITTAL  |

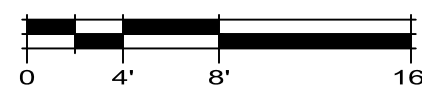
**THE GARRETT COMPANIES**  
10375 PARK MEADOWS DRIVE, SUITE 125  
LONG TREE, COLORADO 80124  
ATTN: KARL STOUT

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TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO  
63 UNITS  
SHEET 7 OF 7



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



**LEGEND**

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

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**BUILDING SECTIONS**  
PARKER AND PINE CONDOMINIUM PLAT - BUILDING #4  
LOT 3, 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  
9554 TWENTY MILE ROAD

**ESC ENGINEERING SERVICE COMPANY**  
14190 East Evans Avenue  
Aurora, Colorado 80014  
engineer@escservice.com  
P 303.337.1393  
F 303.337.7481  
T/F 1.877.273.0659

**70th Anniversary**

| No. | Description                 | Date      |
|-----|-----------------------------|-----------|
| 1   | INITIAL CONDO MAP SUBMITTAL | 8/24/2024 |
| 2   | SECOND CONDO MAP SUBMITTAL  | 8/16/2024 |
| -   | -                           | -         |
| -   | -                           | -         |
| -   | -                           | -         |
| -   | -                           | -         |

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