



2006043641 2 PGS

PLAT IDENTIFICATION SHEET

610 Properties, LLC

Grantor (owner)

OFFICIAL RECORDS
DOUGLAS COUNTY CO
CAROLE R. MURRAY
CLERK & RECORDER
RECORDING FEE: \$11.00
2 PGS
2006043641
05/24/2006 11:41 AM

Gannon Medical / Dental 1 Final Plat

Grantee (name of plat or condo)

Subdivision Info: Gannon Medical/Dental Filing: 1

Condo Info: Phase _____ Bldg _____ Unit _____

2	8	67
Section	Township	Range

Cross Reference numbers: (reception #s or book and page)

2005002699

2005006573

GANNON MEDICAL/DENTAL, FILING NO. 1 FINAL PLAT

LOCATED IN THE SE 1/4 OF SECTION 2, T8S, R67W, 6th P.M.,
TOWN OF CASTLE ROCK
DOUGLAS COUNTY, COLORADO

The undersigned, being all the owners and beneficiaries of any deeds of trust of the land described hereon, hereby consent to this parcel of land to be platted.

OWNER: (610 Properties, LLC, a Colorado Limited Liability Company)

610 Properties, LLC, a Colorado Limited Liability Company

STATE OF COLORADO)
COUNTY OF DOUGLAS) SS

Acknowledged before me this 13 day of February, 2006,
by 610 Properties, LLC, a Colorado Limited Liability Company.

Witness my hand and official seal.

My commission expires: 4/7/9

Abie Stambaugh
Notary Public

MORTGAGEE: (Castle Rock Bank)

(Reception No. 2005002699 Dated: 01-07-05)

By By Person
Title President

STATE OF Colorado)
COUNTY OF Douglas) SS

Acknowledged before me this 13 day of February, 2006,

by DS Tedesco as President of Castle Rock Bank

Witness my hand and official seal.
My commission expires: 4/7/9

Abie Stambaugh
Notary Public

MORTGAGEE: (U.S. Small Business Administration)

(Reception No. 2005006573 Dated: 01-21-05)

By Michael C. Deherly
Title Attorney-in-Fact

STATE OF CALIFORNIA)
COUNTY OF FRESNO) SS

Acknowledged before me this 13th day of MARCH, 2006,

by Michael C. Deherly as _____ of U.S. Small Business Administration

Witness my hand and official seal.
My commission expires: 10-27-09

Kelly Mahant
Notary Public

STATEMENT OF TOWN APPROVAL AND ACCEPTANCE

On behalf of the Town Council of the Town of Castle Rock, Colorado, I hereby certify that this plat was approved in accordance with all applicable regulations and that the dedications on this plat are hereby accepted by the town.

Attest: _____
Town Clerk
_____ Town Manager

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO)
COUNTY OF DOUGLAS) SS

I hereby certify that this plat was filed in my office on this 24th day of

May, 2006, A.D., at 11:41 a.m./p.m., and was recorded at

Reception No. 2006043641
Archie J. ...
County Clerk and Recorder

STATEMENT OF DIRECTOR OF DEVELOPMENT SERVICES APPROVAL

This plat was approved by the Director of Development Services of the Town of Castle Rock, Colorado the 19 day of May, a.d., 2006.

attest: _____
Director of Development Services of Town of Castle Rock
date 5/23/06

TITLE CERTIFICATE

Laryce L. Nitsch being an authorized representative of Land Title Guarantee Co., a title insurance company licensed to do business in the State of Colorado, have made an examination of the public records and state that all owners, mortgagees, and lienholders of the property are listed in the certificate of ownership and dedication.

signed this 27th day of March, 2006.

Laryce L. Nitsch _____ Land Title Guarantee Company
Authorized Representative Title Insurance Company

STATE OF COLORADO)
COUNTY OF DOUGLAS) SS

The foregoing instrument was acknowledged before me this 27th day of March, 2006, by Laryce L. Nitsch as Title Officer of Land Title Guarantee Company

witness my hand and official seal this 27th day of March, 2006

My commission expires 4-26-2007
Judith A. ...
Notary Public
NOTARY PUBLIC
STATE OF COLORADO
My Commission Expires Apr. 26, 2007

CERTIFICATE OF DEDICATION AND OWNERSHIP

The undersigned, being all of the owners, mortgagees and lienholders of certain lands in the Town of Castle Rock, Douglas County, Colorado, as described herein, have laid out, platted and subdivided the same into one lot and an easement, as shown on this plat under the name and style of Gannon Medical/Dental, Filing No. 1. The 10 foot IREA easement as shown is hereby dedicated to Intermountain Rural Electric Association.

executed this 13 day of February, 2006.

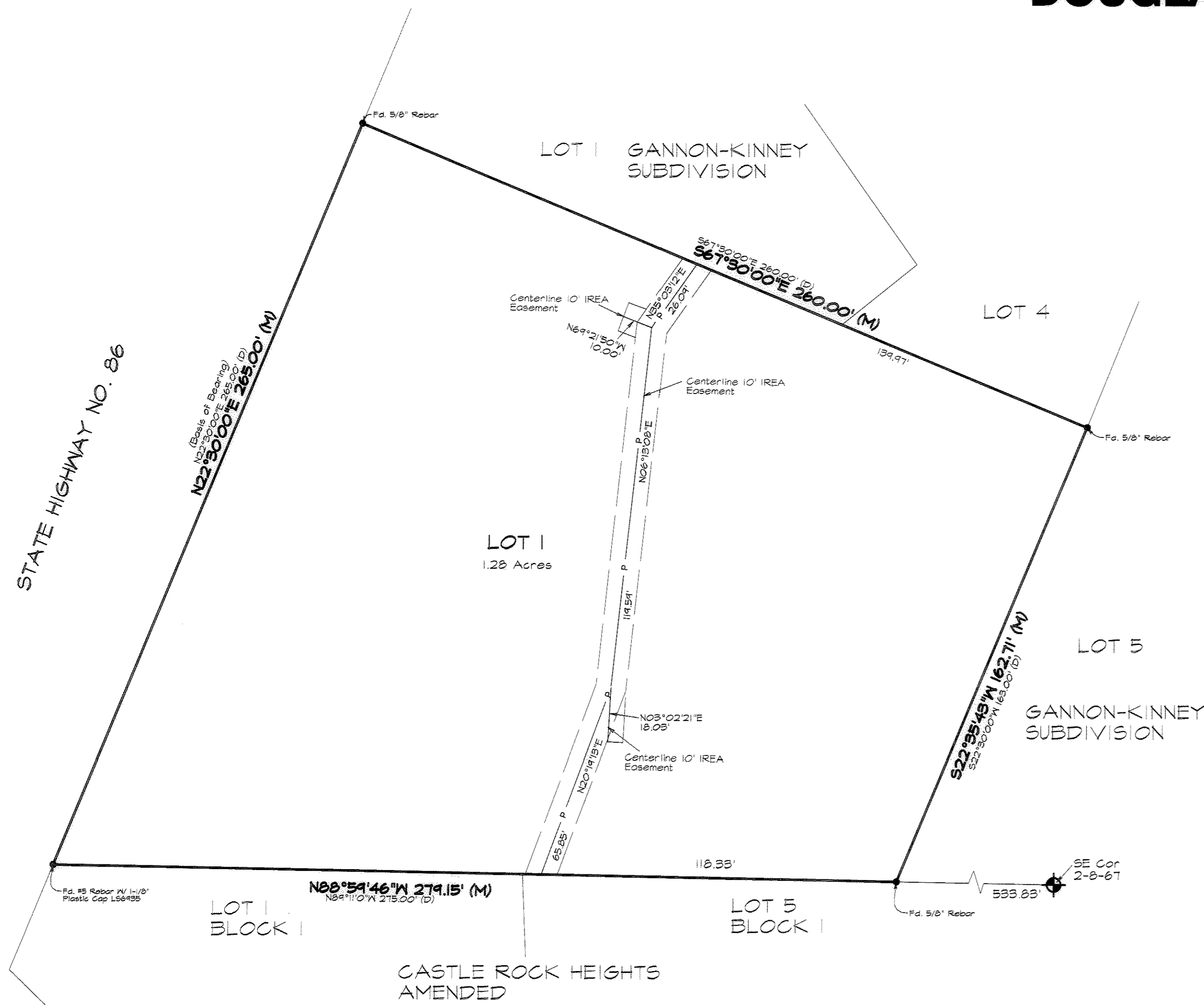
PROPERTY DESCRIPTION: (Historic)

A tract of land located in the Southeast 1/4 of Section 2, Township 8 South, Range 67 West of the 6th Principal Meridian, described as follows:
Beginning at a point on the East boundary line of State Highway No. 86, which point is also the Northwest corner of Lot 6, Block 1, Castle Rock Heights Addition to the Town of Castle Rock, Colorado and bears S 89°11' E a distance of 812.98 to the Southeast corner of Section 2;
Thence N 22°30'E along East boundary line of State Highway No. 86 a distance of 265 feet;
Thence S 67°30'E a distance of 260 feet;
Thence S 22°30'W a distance of 163 feet;
Thence N 89°11'W along the North boundary line of Castle Rock Heights Addition to the Town of Castle Rock, Colorado a distance of 275 feet to the point of beginning.
County of Douglas, State of Colorado.

SURVEYOR'S CERTIFICATE

I David E Archer, a duly registered professional land surveyor in the State of Colorado, do hereby certify that the plat truly and correctly represents the results of a survey made on October 11, 2005, by me or under my direct supervision and that all monuments exist as shown hereon; 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 of Castle Rock subdivision regulations.

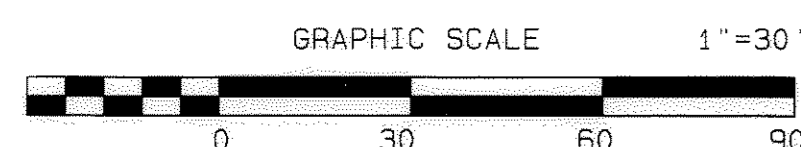
David E. Archer _____
Registered Professional Land Surveyor Date 2-7-06



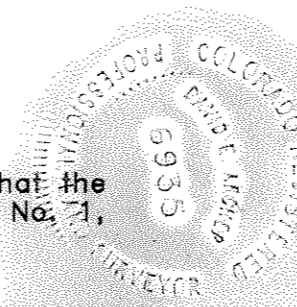
VICINITY MAP
SCALE: 1"=800'

LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINES AND RIGHT OF WAY LINES



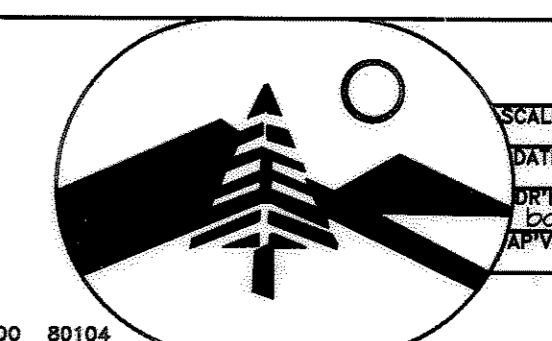
BASIS OF BEARINGS:
Bearings are based on the consideration that the West Line of Gannon Medical/Dental Filing No. 1, bears N22°30'00"E between the recovered monuments identified hereon.



NOTICE: 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.

REVISIONS
1-13-05 Expl.
Per Town Comments 01-27-06
Per Town Comments 02-07-06

DAVID E. ARCHER & ASSOCIATES, INC.
LAND DEVELOPMENT CONSULTING SURVEYING & ENGINEERING
PHONE (303) 688-4842
105 WILCOX ST. CASTLE ROCK, COLORADO 80104



TITLE FINAL PLAT IN SECTION 2, T8S, R67W DOUGLAS COUNTY, COLORADO	SCALE 1"=30'
DATE 10-11-05	CLIENT DLH ARCHITECTURE
DRAWN BY JES	JOB NUMBER 03-0628
APPROVED BY Archie J. ...	Sheet <u>1</u> of <u>1</u>