

PLAT IDENTIFICATION SHEET

RECEPTION # : DC9527707

DATE: 6-22-95

TIME: 13:22

FEE: \$ 10.00 (1 Pages)

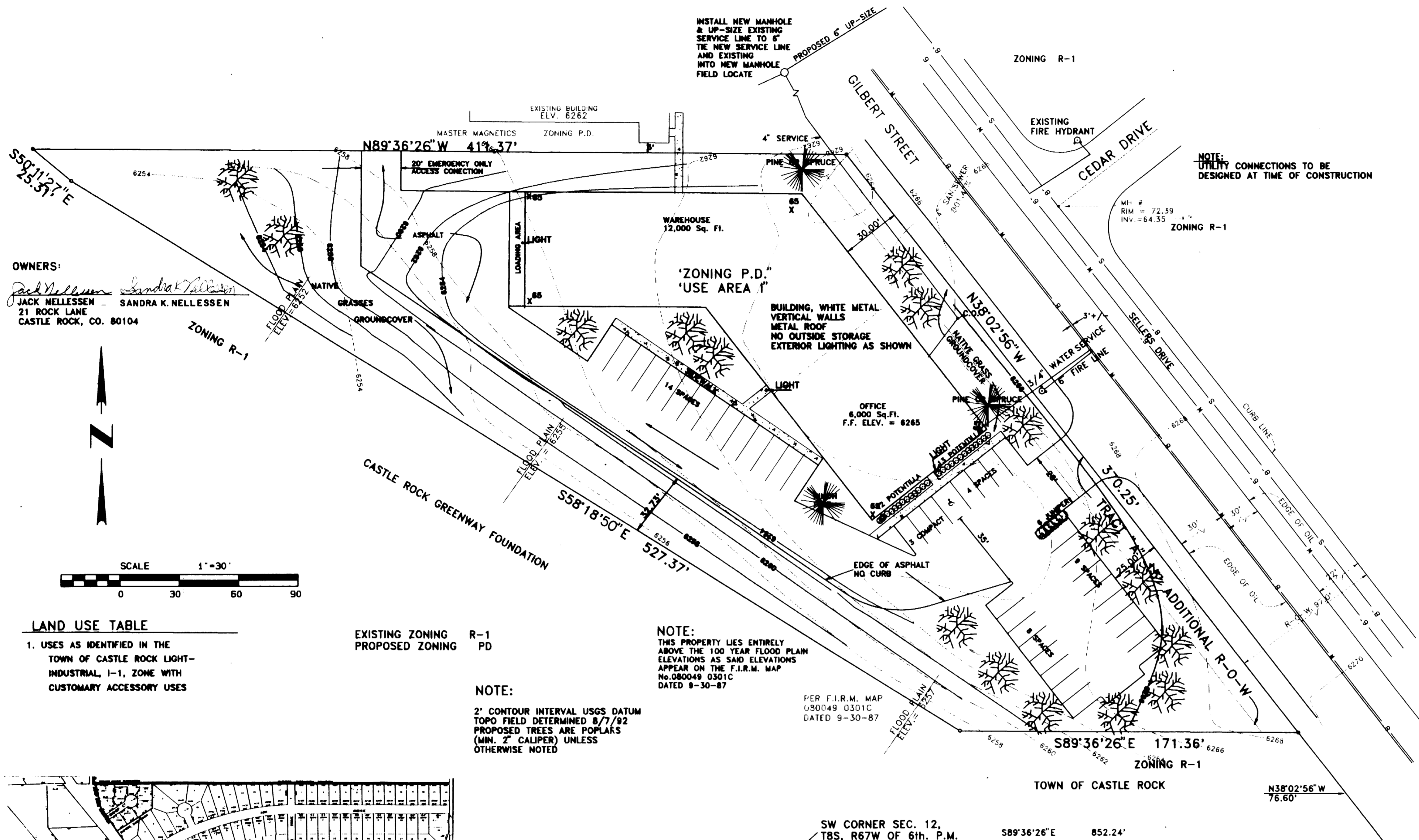
GRANTOR: Nellessen, Jack
(OWNER/SIGNER) Nellessen, Sandra K

GRANTEE: Master Magnetics Inc
(SUBDIVISION NAME OR NAME OF PLAT) PUD No. 2

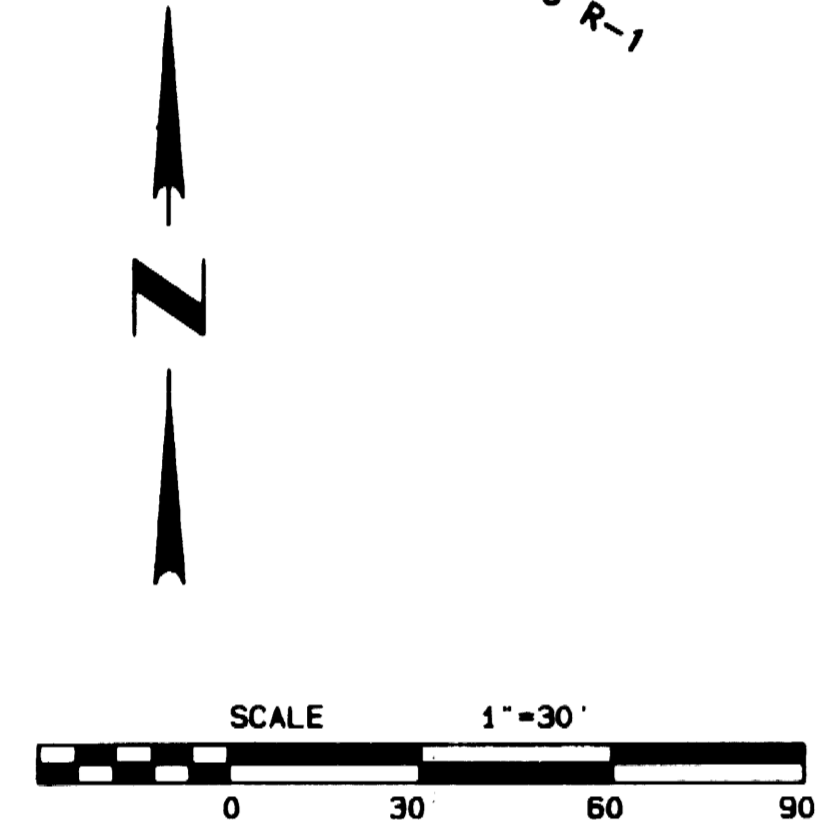
LEGAL: 12 - B - 67
(SECTION-TOWNSHIP-RANGE)

MASTER MAGNETICS INC. P.U.D. NO. 2

PRELIMINARY P.D. SITE PLAN
 A PRELIMINARY SITE PLAN COVERING 1.96 CONTIGUOUS ACRES IN SECTION 12, T8S, R67W OF THE 6th. P.M.
 TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.



OWNERS:
Jack Nellesen *Sandra K. Nellesen*
 JACK NELLESSEN - SANDRA K. NELLESSEN
 21 ROCK LANE
 CASTLE ROCK, CO. 80104



LAND USE TABLE
 1. USES AS IDENTIFIED IN THE TOWN OF CASTLE ROCK LIGHT-INDUSTRIAL, I-1, ZONE WITH CUSTOMARY ACCESSORY USES

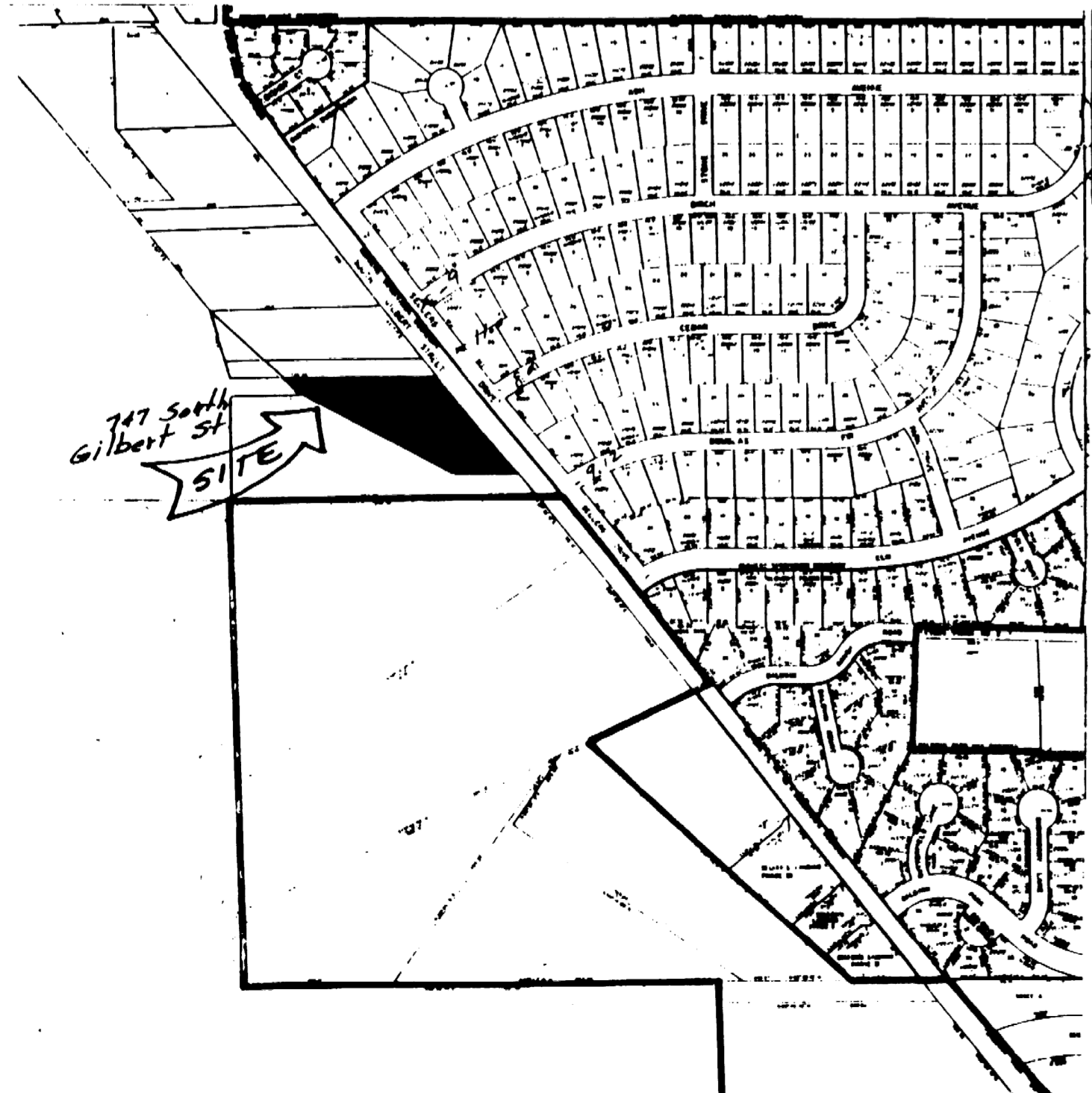
EXISTING ZONING R-1
 PROPOSED ZONING PD

NOTE:
 2' CONTOUR INTERVAL USGS DATUM TOPO FIELD DETERMINED 8/7/92 PROPOSED TREES ARE POPLARS (MIN. 2" CALIPER) UNLESS OTHERWISE NOTED

NOTE:
 THIS PROPERTY LIES ENTIRELY ABOVE THE 100 YEAR FLOOD PLAIN ELEVATIONS AS SAID ELEVATIONS APPEAR ON THE F.I.R.M. MAP No.080049 0301C DATED 9-30-87

PER F.I.R.M. MAP 030049 0301C DATED 9-30-87

SW CORNER SEC. 12, T8S, R67W OF 6th. P.M. 589°36'26"E 852.24'
 Replaced No. 5 Rebar with "Berntsen" Monument having a 2 1/2" Cap on a 1" by 30" Aluminum Pipe



SITE DATA

Total site area	85421 square feet
Net site area	85421 square feet = 100%
Allowable building coverage	29897 square feet = 35%
Proposed building coverage	18000 square feet = 21.1% (Office = 6000) (Warehouse = 12000)
Maximum building height	35 feet
Landscaping required	8315 square feet
Landscaping provided	8932 square feet. Balance to be native grasses
Number of trees provided	18 - minimum 2" caliper or 6' for pines
Number of shrubs provided	37 - 5 gallon minimum
Parking required	37 spaces (1 per 500 square feet)
Parking provided	35 - 9' X 18' spaces 1 - 12' X 20' handicap space 3 - 8' X 18' compact spaces 39 total

NOTE:
 UTILITY CONNECTIONS TO BE DESIGNED AT TIME OF CONSTRUCTION

PROPERTY DESCRIPTION
 A tract of land situated in the Southwest 1/4 of the Southwest 1/4 of Section 12, Township 8 South, Range 67 West of the 6th Principal Meridian, Town of Castle, Douglas County, Colorado, more particularly described as follows: Commencing at the Southwest corner of said Southwest 1/4 of the Southwest 1/4 and considering the South line of said Southwest 1/4 of the Southwest 1/4 to bear S 89°36'26"E with all bearings contained herein relative thereto; Thence S 89°36'26"E along said South line a distance of 852.24 feet to the West Right of Way line of South Gilbert Street; Thence N 38°02'56"W along said West Right of Way line a distance of 76.60 feet to a point on a line that is 60.00 feet North of and parallel with the South line of said Southwest 1/4 of the Southwest 1/4 and to the point of beginning; Thence N 89°36'26"W along said parallel line a distance of 171.36 feet; Thence N 58°18'50"W a distance of 527.37 feet; Thence N 50°11'27"W a distance of 25.31 feet to the South line of The Second Amendment to the Master Magnetics, Inc., P.U.D.; Thence S 89°36'26"E along said South line a distance of 411.37 feet to the West Right of Way line of South Gilbert Street; Thence S 38°02'56"E along said West Right of Way line a distance of 370.25 feet to the point of beginning; Containing 1.961 acres, more or less.

SURVEYING CERTIFICATE
 I, David E. Archer a Registered Professional Land Surveyor in the State of Colorado, do hereby certify that the survey represented by this plan was made under my supervision and the monuments shown thereon actually exist and this plat accurately represents said survey.

David E. Archer
 Registered Land Surveyor
 6935

PLANNING COMMISSION APPROVAL
 This plan was approved by the Planning Commission of the Town of Castle Rock, Colorado, the 13th day of March, A.D., 1995.

ATTEST:
Richard 6/20/95 *Sally Mullen* 6/20/95
 Chairman Date Town Clerk Date

TOWN COUNCIL APPROVAL
 This plan was approved by the Town Council of the Town of Castle Rock, Colorado, this 3th day of April, A.D., 1995.

ATTEST:
Mark C. Williams 6/16/95 *Sally Mullen* 6/16/95
 Mayor Date Town Clerk Date

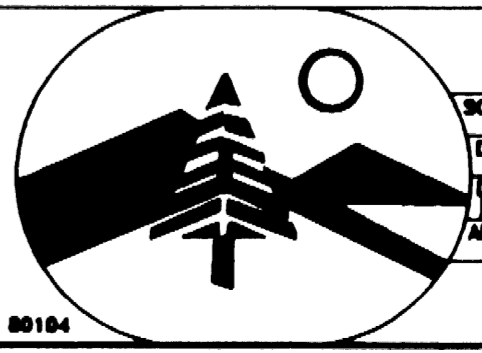
CLERK AND RECORDER'S CERTIFICATE
 State of Colorado)
) SS
 County of Douglas)

I hereby certify that this plat was filed in my office on the 22 day of June, 1995 A.D. at 1:00 p.m. and was recorded under Reception Number 9527707.

Richard
 Douglas County Clerk and Recorder

- 11-9-92 MISC.
- 12-3-92 DRIVE
- 1-17-94 DRIVEWAY
- 7-8-94 RELocate
- 8-11-94 ENTRANCE
- 8-19-94 MISC.
- 8-13-94 MISC.
- 2-14-95 TOWN COMMENT
- 13-10-95 STAFF COMMENTS
- 6-6-95 MISC.

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



TITLE	MASTER MAGNETICS INC. P.U.D. No. 2 PRELIMINARY P.D. SITE PLAN
DATE	2/12/95
CLIENT	JACK NELLESSEN
SHEET	1 of 1
JOB NUMBER	88-364