

# PLAT IDENTIFICATION SHEET

**RECEPTION # :**

DC9624986

**DATE:** 5-8-96

**TIME:** 14:29

**FEE: \$** 10<sup>00</sup> ( 1 Pages)

**GRANTOR:**

(OWNER/SIGNER)

John E. Nellesen  
Sandra K. Nellesen

**GRANTEE:**

(SUBDIVISION NAME OR NAME OF PLAT)

Master Magnetics One  
Final Plat #1 PUD #2

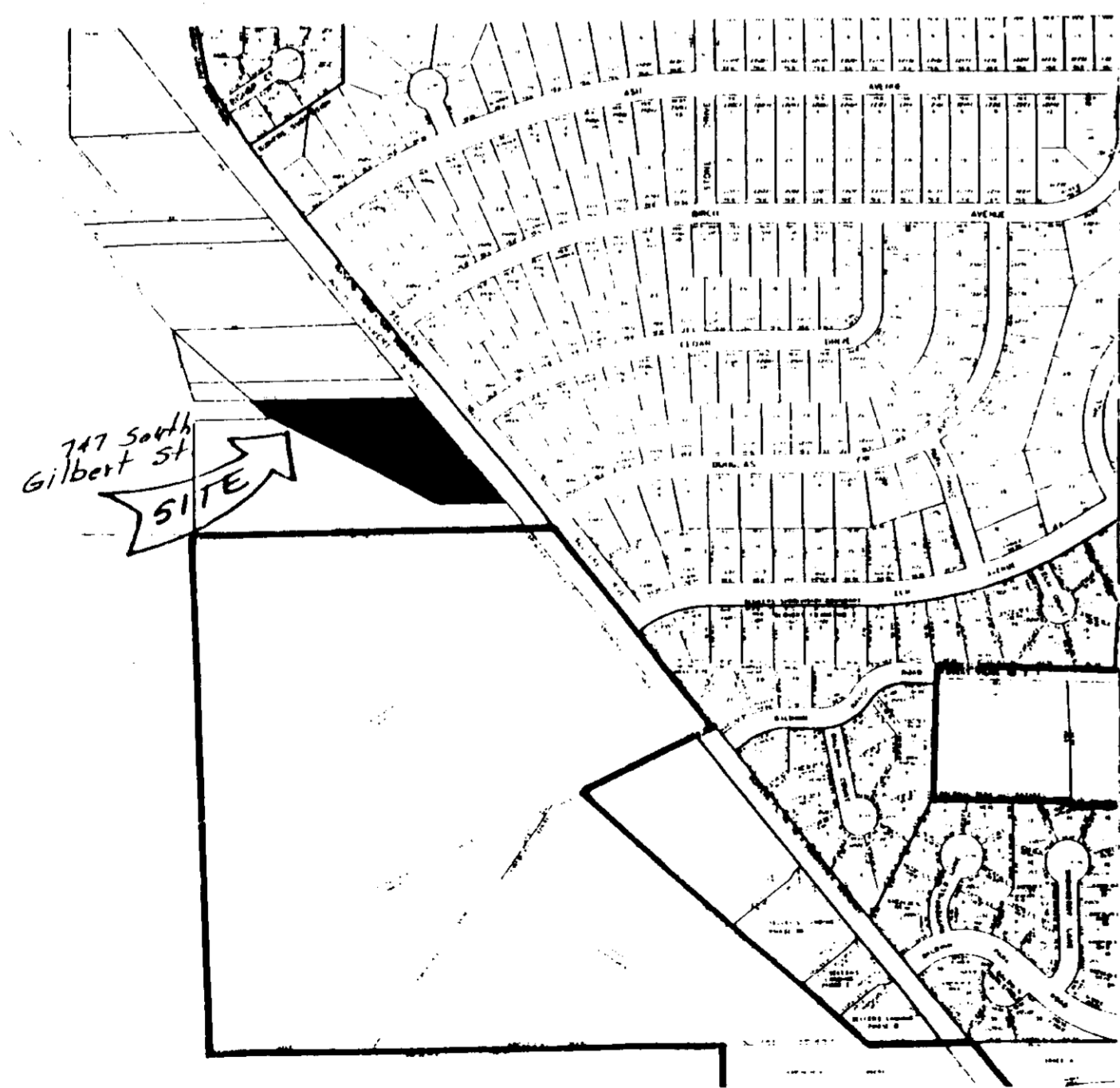
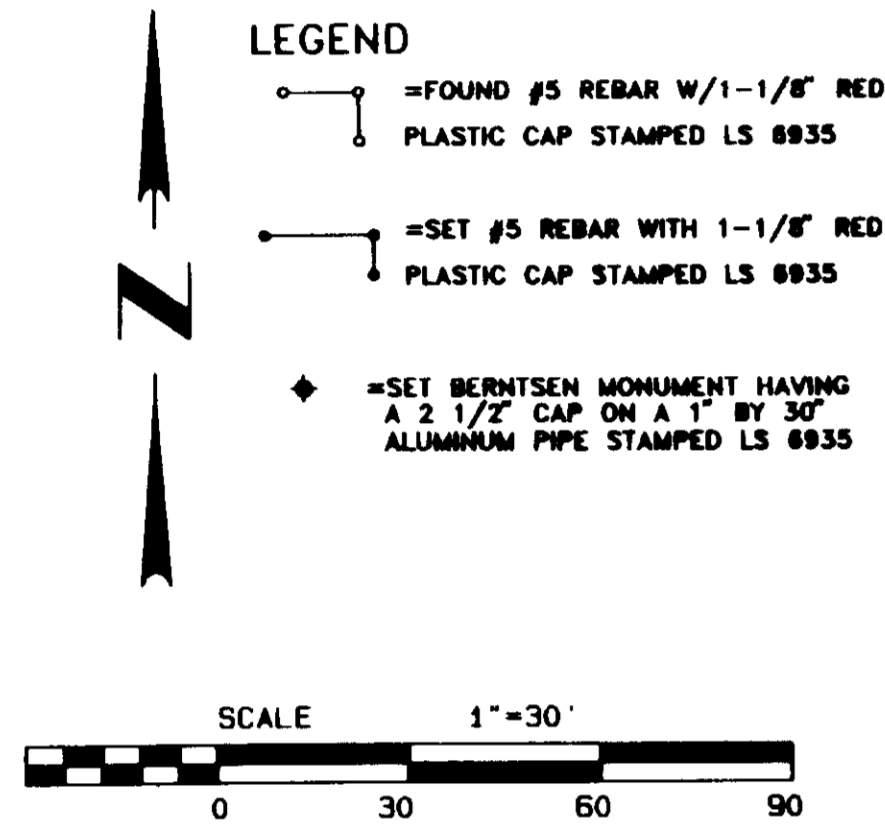
**LEGAL:**

(SECTION-TOWNSHIP-RANGE)

12, 8, 67

**FINAL PLAT**  
**MASTER MAGNETICS INC. FILING NO.1 P.U.D. NO. 2**  
 LOCATED IN SECTION 12, T8S, R67W OF THE 6th. P.M.  
 TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.

Book 404, Page 6/0



\*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.

**CERTIFICATE OF DEDICATION AND OWNERSHIP**

Know all men by these presents, that the undersigned, being all the Owners, Mortgagees and Lienholders of certain lands in the Town of Castle Rock, Douglas County, Colorado, described as follows:

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 Rock, 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 S89°36'26"E with all bearings contained herein relative thereto; Thence S89°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 N38°02'56"W along said Right-of-Way line a distance of 76.60 feet to a point on a line that is 80.00 feet North of and parallel with the South line of the Southwest 1/4 of the Southwest 1/4 and to the point of Beginning; Thence N89°36'26"W along said parallel line a distance of 171.36 feet; Thence N58°18'50"W a distance of 527.37 feet; Thence N50°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. of Book 404, Page 670 as recorded with Douglas County Clerk and Recorder; Thence S89°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 S38°02'56"E along said Right-of-Way line a distance of 370.25 feet to the point of beginning.

One lot as shown on this plat under the name and style of MASTER MAGNETICS INC. FILING NO. 1 P.U.D. NO. 2, and do hereby dedicate to the Town of Castle Rock as public roads, Tract A as shown on said plat.

Executed this 14th day of SEPT., 1995.

**OWNERS**

John E. Nellesen  
 JOHN E. NELLESSEN  
 21 ROCK LANE CASTLE ROCK, COLORADO 80104

Sandra K. Nellesen  
 SANDRA K. NELLESSEN  
 21 ROCK LANE CASTLE ROCK, COLORADO 80104

**NOTARY CERTIFICATES**

Betty J. Winkler  
 BETTY J. WINKLER  
 Notary Public

STATE OF COLORADO } SS  
 COUNTY OF DOUGLAS }

The foregoing instrument was acknowledged before me this 14th day of Sept., 1995, by JOHN E. NELLESSEN AND SANDRA K. NELLESSEN. Witness my hand and Official seal this 14th day of Sept., 1995.

My Commission Expires 3-4-97

Betty J. Winkler  
 Notary Public

**SURVEYOR'S CERTIFICATE**

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

David E. Archer  
 Registered Professional Land Surveyor

**PLANNING COMMISSION APPROVAL**

This plat was approved by the Planning Commission of the Town of Castle Rock, Colorado on the 14th day of SEPT., A.D., 1995.

ATTEST:  
Patricia A. Nelson 5/7/96 Sally A. Nelson 5-7-96  
 Chairman Date Town Clerk Date

**TOWN COUNCIL APPROVAL**

This plat was approved and the dedications on this Plat accepted by the Town Council of the Town of Castle Rock, Colorado on the 13th day of SEPT., A.D., 1995.

ATTEST:  
Suzanne A. Brown 5-196 Sally A. Nelson 5-1-96  
 Mayor Date Town Clerk Date

**DOUGLAS COUNTY CLERK AND RECORDER CERTIFICATE**

State of Colorado }  
 County of Douglas }

I hereby certify that this plat was filed in my office on the 14th day of Sept., 1995 at 12:00 o'clock P.M. and was recorded under Reception Number 982198.

Patricia A. Nelson - Chief Deputy  
 Douglas County Clerk and Recorder

**TITLE VERIFICATION**

I, an authorized representative of LAND TITLE GUARANTEE COMPANY 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 13th day of Sept., 1995.

9-13-95 David E. Archer  
 DATE LAND TITLE GUARANTEE COMPANY

STATE OF COLORADO } SS  
 COUNTY OF DOUGLAS }

The foregoing instrument was acknowledged before me this 13th day of Sept., 1995, by David E. Archer Vice President of LAND TITLE GUARANTEE COMPANY. Witness my hand and Official seal this 13th day of September, 1995.

My Commission Expires 6-21-98

David E. Archer  
 Notary Public

5/20/95 STAFF COMMENTS 9/2/95 STAFF COMMENTS 7/9/95 STAFF COMMENTS	<b>DAVID E. ARCHER &amp; ASSOCIATES, INC.</b> LAND DEVELOPMENT CONSULTING SURVEYING & ENGINEERING PHONE (303) 888-4842 188 WILDOR ST. CASTLE ROCK, COLORADO 80104	SCALE 1"=30' DATE 4/17/95 PLAN NO. P.E.A. 12/95	TITLE FINAL PLAT MASTER MAGNETICS INC. FILING NO.1P.U.D. NO. 2 PLAT JACK NELLESSEN JOB NUMBER 88-364
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