

# PLAT IDENTIFICATION SHEET

**RECEPTION # :** DC9624987

**DATE:** 5 - 8 - 96

**TIME:** 14:39

**FEE: \$** 10.00 ( / **Pages**)

UNOFFICIAL COPY

**GRANTOR:**  
(OWNER/SIGNER)

*John. E. Nellesen*  
*Sandra K Nellesen*

**GRANTEE:**

(SUBDIVISION NAME OR NAME OF PLAT)

*Master Magnetics Inc.*  
*PUD # 2*  
*Fernal Site Plan*

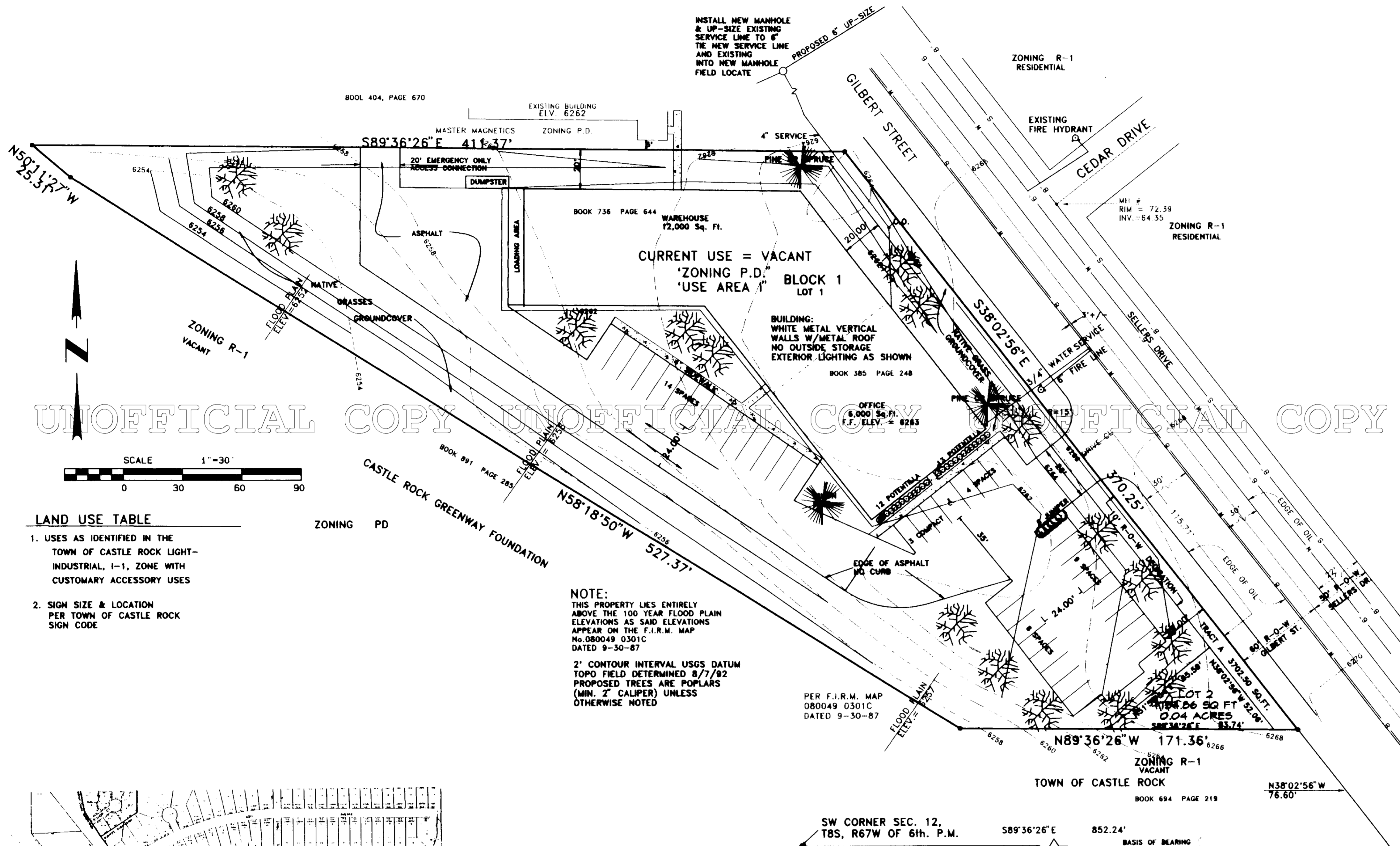
**LEGAL:**

(SECTION-TOWNSHIP-RANGE)

*12, 8, 67*

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

FINAL P.D. SITE PLAN  
 A 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.



### OWNERSHIP CERTIFICATION:

THE UNDERSIGNED ARE ALL THE OWNERS OF CERTAIN LANDS KNOWN HEREIN AS THE MASTERMAGNETICS, INC. P.U.D. NO. 2 PD IN THE TOWN OF CASTLE ROCK.

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

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

### NOTARY CERTIFICATES

STATE OF COLORADO }  
 COUNTY OF DOUGLAS } SS

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 Dunkle*  
 Notary Public

### 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, mortgages, and lienholders of the property are listed in the certificate of ownership and dedication.

Signed this 13th day of Sept, 1995.

*Diane Evans*  
 DIANE EVANS  
 LAND TITLE GUARANTEE COMPANY  
 STATE OF COLORADO }  
 COUNTY OF DOUGLAS } SS

The foregoing instrument was acknowledged before me this 13th day of September, 1995, by DIANE EVANS as Vice President of LAND TITLE GUARANTEE COMPANY Witness my hand and Official seal this 13th day of September, 1995

My Commission Expires 10/21/98  
*Betty Dunkle*  
 Notary Public

### PLANNING COMMISSION RECOMMENDATION

The Final PD Site Plan and Zoning Regulations for the MASTERMAGNETICS INC P.U.D. NO. 2 was recommended for approval by the Planning Commission of the Town of Castle Rock, Colorado, on the 26th day of June, A.D., 1995.

*John A. Nellesen*  
 John A. Nellesen  
 Planning Director/Town Clerk  
 Date 5/7/96

*John A. Nellesen*  
 John A. Nellesen  
 Planning Director/Town Clerk  
 Date 5/17/96

### TOWN COUNCIL APPROVAL

The Final PD Site Plan and Zoning Regulations for the MASTERMAGNETICS INC P.U.D. NO. 2 were approved by the Town Council of the Town of Castle Rock, Colorado, on the 13th day of July, A.D., 1995

*John A. Nellesen*  
 John A. Nellesen  
 Mayor  
 Date 5-1-96

*John A. Nellesen*  
 John A. Nellesen  
 Mayor  
 Date 5-1-96

### SURVEYOR'S 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 hereon actually exist and this plot accurately represents said survey.

*David E. Archer*  
 David E. Archer  
 Registered Professional Land Surveyor

DOUGLAS COUNTY CLERK AND RECORDER CERTIFICATE  
 State of Colorado }  
 County of Douglas } SS

I hereby certify that this plan was filed in my office on the 8th day of May, 1995 at 10:39 o'clock P.M. and was recorded under Reception Number 96-24987

*William Brown*  
 William Brown  
 Douglas County Clerk and Recorder

#### LAND USE TABLE

USES AS IDENTIFIED IN THE TOWN OF CASTLE ROCK LIGHT-INDUSTRIAL, I-1, ZONE WITH CUSTOMARY ACCESSORY USES	ZONING PD
1. USES AS IDENTIFIED IN THE TOWN OF CASTLE ROCK LIGHT-INDUSTRIAL, I-1, ZONE WITH CUSTOMARY ACCESSORY USES	
2. SIGN SIZE & LOCATION PER TOWN OF CASTLE ROCK SIGN CODE	

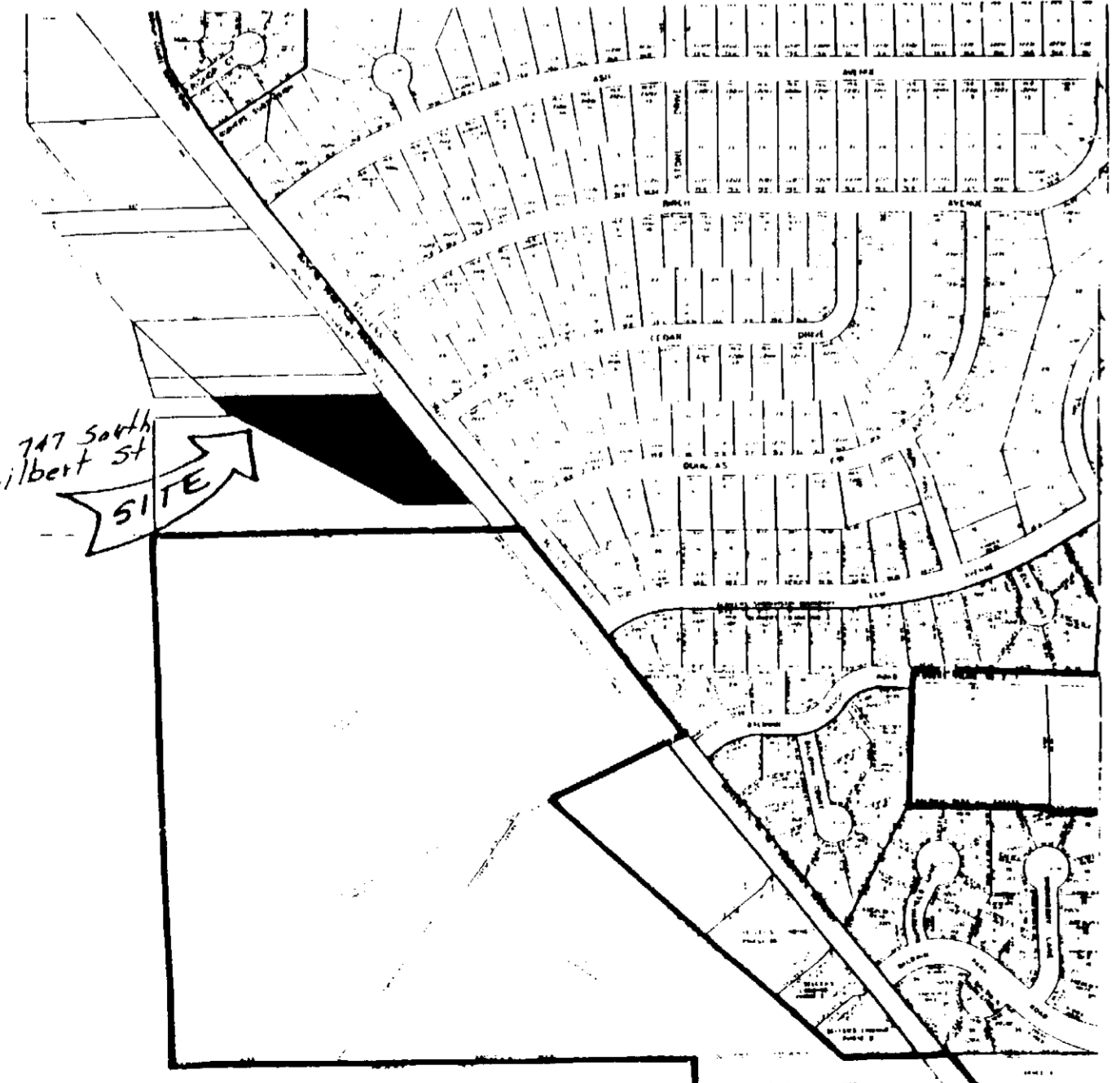
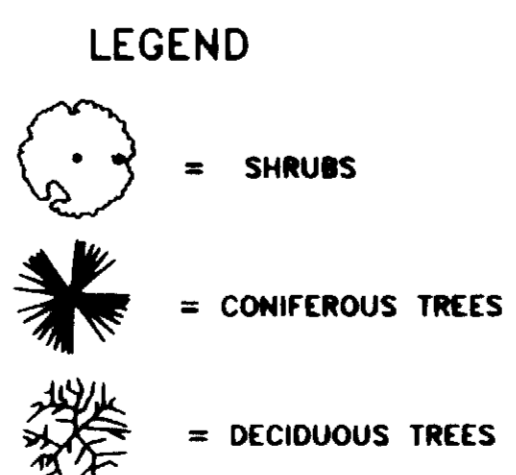
**NOTE:**  
 THIS PROPERTY LIES ENTIRELY ABOVE THE 100 YEAR FLOOD PLAIN ELEVATIONS AS SAID ELEVATIONS APPEAR ON THE F.I.R.M. MAP No. 080049 0301C DATED 9-30-87  
 2' CONTOUR INTERVAL USGS DATUM TOPO FIELD DETERMINED 8/7/82 PROPOSED TREES ARE POPLARS (MIN. 2" CALIPER) UNLESS OTHERWISE NOTED

#### SITE DATA

Total site area	85,421 square feet = 100 %
Right of Way Dedication	3,702 square feet = 4.3 %
Net site area	81,719 square feet = 95.6 %
Allowable building coverage	29,897 square feet = 60 %
Proposed building coverage (Maximum gross floor area)	18,000 square feet = 21.1% (Office = 6,000) (Warehouse = 12,000)
Maximum Building height	35 feet
Landscaping required	8,315 square feet
Landscaping provided	8,932 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'X18' spaces 1 - 12'X20' handicap space 3 - 8'X18' compact spaces 39 Total

#### 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.



REVISIONS 5/17/95 STAFF COMMENTS 5/23/95 6/2/95 STAFF COMMENTS		TITLE MASTER MAGNETICS INC. P.U.D. No. 2 FINAL P.D. SITE PLAN
SCALE 1" = 30' DATE 4/17/95 BY J.E.A. CHECKED D.E.A.	SHEET 1 of 1	JOB NUMBER 88-364