

**PLAT IDENTIFICATION SHEET**

RECEPTION#: 222702

DATE: 8/29/78

TIME:

**FEE: \$** UNOFFICIAL COPY

**GRANTOR:**  
(owner/signer)

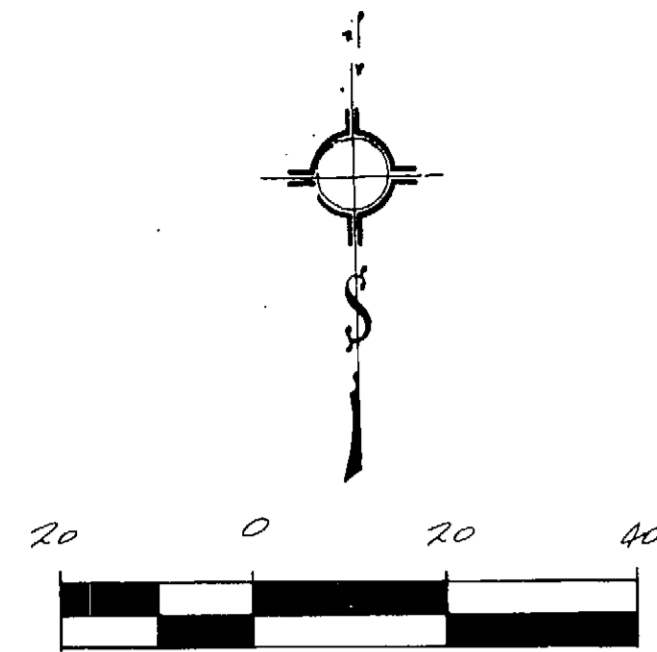
**GRANTEE:**  
(subdivision name or name of plat)

Master - Magnetics

**LEGAL:**  
(section-township-range)

NEW SUBDIVISION ABBREV: \_\_\_\_\_

# AMENDED FINAL SITE PLAN OF MASTER - MAGNETICS, INC.



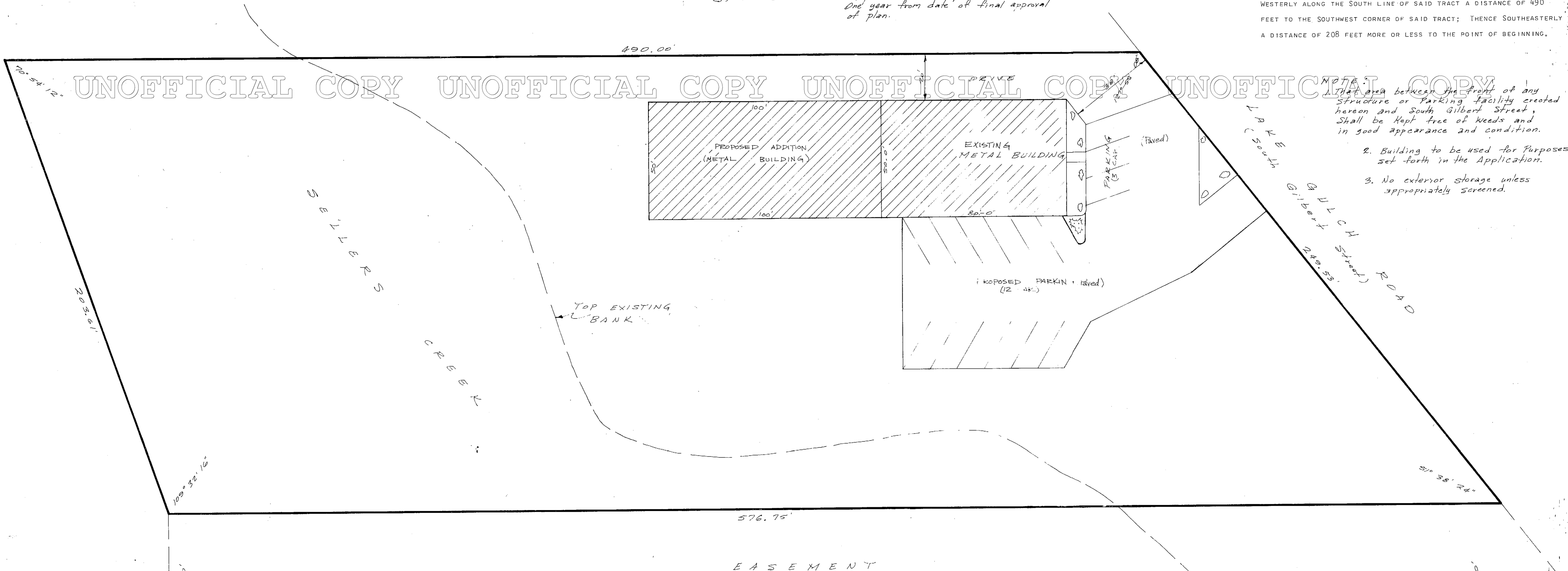
Scale 1" = 20'  
Date 6-1-76  
Rev. 6-27-76

**NOTES:**

- (a) Map of subject area - As Shown
- (b) General development - Proposed building as shown.
- (c) Height of Proposed building - 20 feet (Maximum)
- (d) Off street parking - Location as shown (15 spaces)
- (e) Traffic - No problems due to vehicular or pedestrian traffic are foreseen. Due to the nature of a proposed whole sale business not a retail type business.
- (g) Time Schedule - Completion of Development shall be One year from date of final approval of plan.

**PROPERTY DESCRIPTION FOR REZONING**

A TRACT OF LAND SITUATED PARTLY IN THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 12 AND PARTLY IN THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 11, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE WEST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 12, SAID POINT BEING 350.00 FEET NORTH OF THE SOUTHWEST CORNER OF SAID SOUTHWEST 1/4 OF THE SOUTHWEST 1/4; THENCE EASTERLY, PARALLEL WITH THE SOUTH LINE OF SAID SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 A DISTANCE OF 575 FEET, MORE OR LESS TO THE WESTERLY LINE OF THE LAKE GULCH ROAD; THENCE NORTHWESTERLY ALONG SAID WESTERLY LINE A DISTANCE OF 250 FEET MORE OR LESS TO THE SOUTHWEST CORNER OF THAT TRACT DESCRIBED IN BOOK 140 AT PAGE 263 OF THE DOUGLAS COUNTY RECORDS; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID TRACT A DISTANCE OF 490 FEET TO THE SOUTHWEST CORNER OF SAID TRACT; THENCE SOUTHEASTERLY A DISTANCE OF 208 FEET MORE OR LESS TO THE POINT OF BEGINNING.



- NOTE:**
1. That area between the front of any structure or parking facility created hereon and South Gilbert Street, shall be kept free of weeds and in good appearance and condition.
  2. Building to be used for purposes set forth in the Application.
  3. No exterior storage unless appropriately screened.

APPROVED BY THE TOWN OF CASTLE ROCK THIS 17th DAY OF August, A.D. 1978  
*James D. Ritz* MAYOR  
*Carl Nelson* CITY CLERK

STATE OF COLORADO) SS  
 COUNTY OF DOUGLAS)  
 I, HEREBY CERTIFY THAT THIS PLAT WAS FILED IN MY OFFICE ON THE 29th DAY OF August, A.D. 1978  
 AT 1:30 P.M. O'CLOCK AND WAS RECORDED IN PLAT BOOK \_\_\_\_\_ AT PAGE \_\_\_\_\_  
 RECEPTION No. 222702  
*James D. Ritz*  
 COUNTY CLERK AND RECORDER

Prepared by: *David E. Archer*  
 Registered Land Surveyor  
 Rev. 6-27-76

AMENDED FINAL SITE PLAN of Part of Sections 11 & 12, T8S, R67W, Town of Castle Rock, Douglas County		
SCALE: 1" = 20'	David E. Archer & Assoc., Inc. Registered Land Surveyors 222 Front St. 888-4642 CASTLE ROCK, COLO. 80104	DRAWN BY DDG REVISED 8-5-76
DATE: 6-1-76		DRAWING NUMBER 76-210
MASTER - MAGNETICS, INC.		