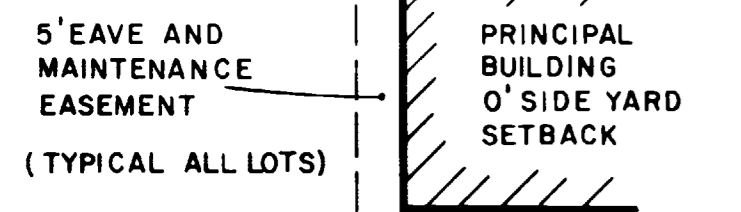
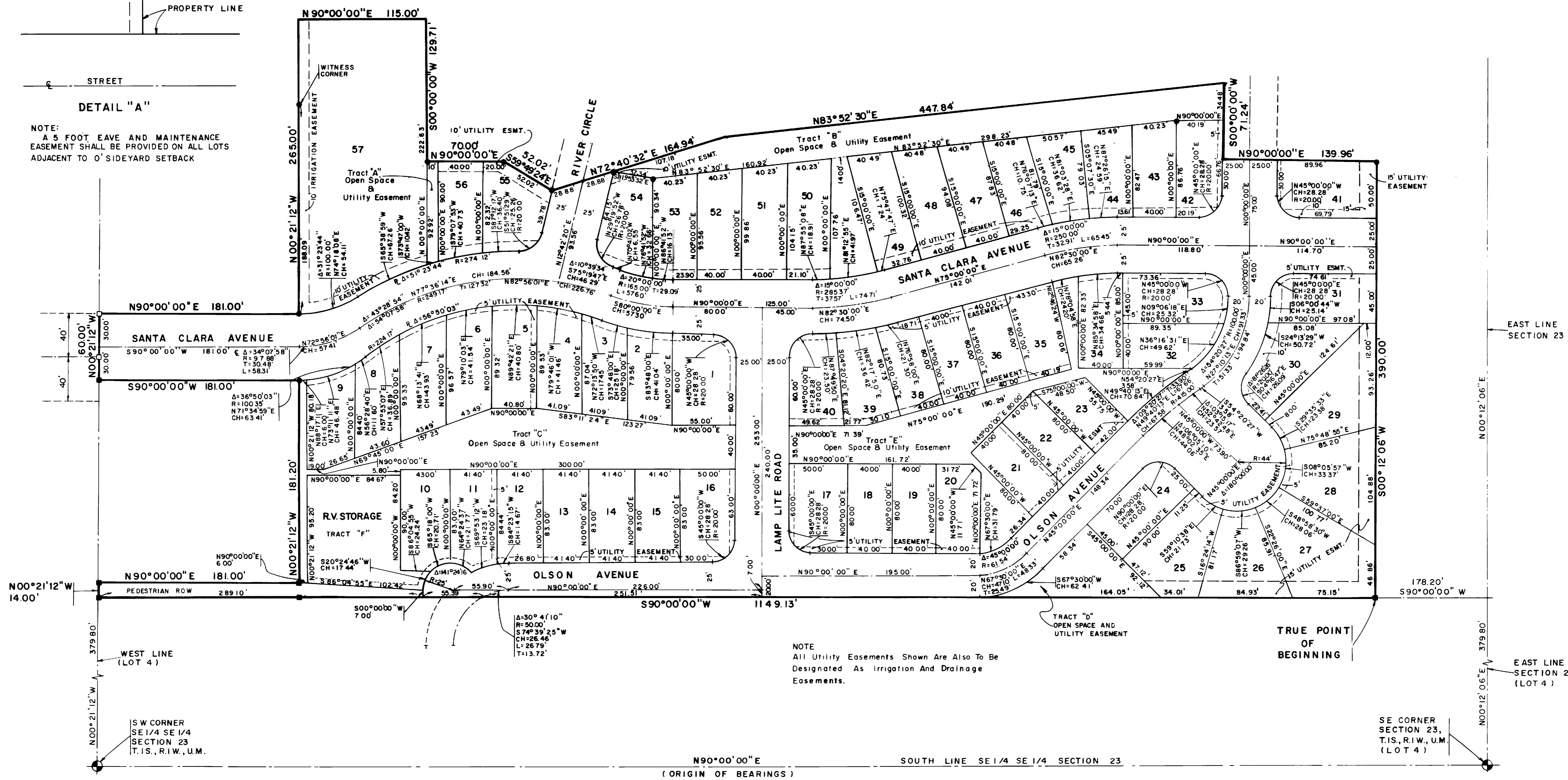


LAMP LITE PARK FILING NO. ONE AMENDED

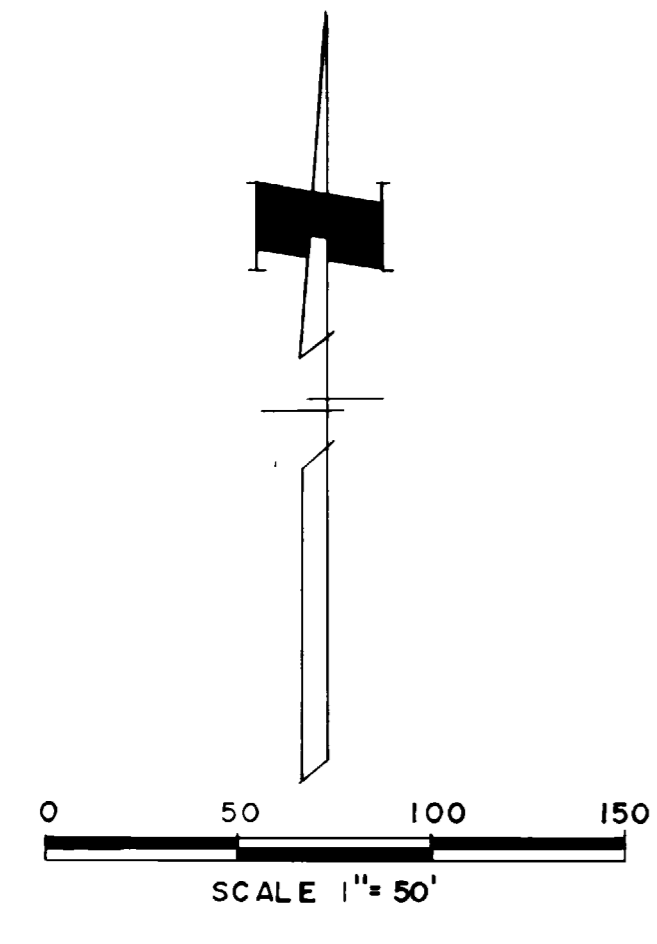


DETAIL "A"

NOTE:
A 5 FOOT EAVE AND MAINTENANCE EASEMENT SHALL BE PROVIDED ON ALL LOTS ADJACENT TO 0' SIDEYARD SETBACK



NOTE:
All Utility Easements Shown Are Also To Be Designated As Irrigation And Drainage Easements.



LEGEND

- Indicates Mesa County Brass Cap.
- Indicates 5/8" Rebar And Monument Cap Set In Concrete.
- A 5/8" Rebar And Monument Cap At All Lot Corners.
- Indicates 5/8" Rebar And Monument Cap Found (P.E., L.S. 11441) (To Be Set In Concrete)
- Indicates Found Pin. (To Be Set In Concrete)

AREA QUANTITIES

Total Acres in Ped. R.O.W.	0.085 Ac or 0.87%
Total Acres in Open Space	1.246 Ac or 12.71%
Total Acres in Lots	5.561 Ac or 56.73%
Total Acres in R.V. Storage	0.198 Ac or 2.02%
Total Acres in Streets	2.712 Ac or 27.67%
Total Acres	9.802 Ac or 100.00%
Total Numbers Of Lots	57 Lots

BUILDING SETBACK REQUIREMENTS

FRONT	REAR
LOTS 1-41	15'
LOTS 42-56	10'
	0'
	5'

NOTE: SEPARATION BETWEEN BUILDINGS = 15'
SEE DETAIL "A" FOR EAVE AND MAINTENANCE EASEMENT.

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LAMP LITE PARK FILING NO. ONE AMENDED

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned Lamp Lite Park Joint Venture to the others of that real property situated in the City of Grand Junction, State of Colorado and being a part of the Lot 4 located in a part of the SE 1/4, SE 1/4 of Section 23, Township 1 South, Range 1 West of the Ute Meridian, said real property being more particularly described as follows:

Commencing at the SE Corner of said Lot 4, said corner also being the SE Corner of said Section 23; Thence N 00° 12' 06" E along the East line of said Section 23 a distance of 379.80 feet; Thence S 90° 00' 00" W 178.20 feet to the TRUE POINT OF BEGINNING; Thence continuing S 90° 00' 00" W 1149.13 feet to a point on the West line of said Lot 4; Thence N 00° 21' 12" W along said west line of Lot 4 a distance of 14.00 feet; Thence N 90° 00' 00" E 181.00 feet; Thence N 00° 21' 12" W 181.20 feet; Thence S 90° 00' 00" W 181.00 feet; Thence N 00° 21' 12" W 60.00 feet; Thence N 90° 00' 00" E 181.00 feet; Thence N 00° 21' 12" W 265.00 feet; Thence N 90° 00' 00" E 115.00 feet; Thence S 00° 00' 00" W 129.71 feet; Thence N 90° 00' 00" E 70.00 feet; Thence S 59° 49' 24" E 52.02 feet; Thence N 72° 40' 32" E 164.94 feet; Thence N 83° 52' 30" E 447.84 feet; Thence S 00° 00' 00" W 71.24 feet; Thence N 90° 00' 00" E 139.96 feet; Thence S 00° 12' 06" W 390.00 feet to the TRUE POINT OF BEGINNING, containing 9.802 acres.

That said owners have caused the said real property to be laid out and surveyed as Lamp Lite Park, Filing No. One Amended, a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado.

That said owners do hereby dedicate and set apart all of the streets, avenues and roads as shown on the accompanying plat to the use of the public forever and dedicate to the Public Utilities those portions of said real property which are labeled as utility easements on the accompanying plat as easements for the installation and maintenance of such utilities as telephone, electric lines, poles and cables, storm and sanitary sewer mains, gas pipelines, irrigation ditches and pipe lines, drainage ditches, flumes and conduits; with further right of ingress and egress to and from the above described utility easements, for installation and maintenance.

The common areas designated as Tracts "A" thru "F" are hereby dedicated to the use of the Lamp Lite Park Home Owners Association, Inc., a Colorado Non-Profit Organization. Lamp Lite Park Joint Venture (declarant) in recording this plat of Lamp Lite Park, Filing No. One (1), has designated these areas as open space intended for use by the Homeowners in Lamp Lite Park for recreation and other related activities.

IN WITNESS WHEREOF said owners, Frederick D. Fuhrmeister, James R. Land and Jon F. Abrahamson, co-venturers, have caused their names to be hereunto subscribed this 24th day of November A.D., 1978.

Lamp Lite Park Joint Venture
Frederick D. Fuhrmeister
Frederick D. Fuhrmeister
Co-venturer

James R. Land
James R. Land
Co-venturer

Jon F. Abrahamson
Jon F. Abrahamson
Co-venturer

STATE OF COLORADO)
COUNTY OF MESA) ss

The foregoing instrument was acknowledged before me this 24th day of November A.D., 1978 by Frederick D. Fuhrmeister, James R. Land and Jon F. Abrahamson, co-venturers.

My Commission Expires: April 9, 1979

Witness My Hand and Official Seal

Donald J. Wynn Jr.
Notary Public

CITY APPROVAL

This plat of Lamp Lite Park, Filing No. One Amended, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado was approved and accepted on this 19 day of July A.D., 1978.

James E. Wysocki
City Manager

Karim Johnson
President of Council

Josue Riera
Chairman, Grand Junction City Planning Commission

Alvin A. Beaver
Director of Development

Ronald P. Reel
Grand Junction City Engineer

CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO)
COUNTY OF MESA) ss 1185648

I hereby certify that this instrument was filed in my office at 3:48 o'clock P.M. this 9th day of March A.D., 1978 and is duly recorded in Plat Book 12, Page 127.

Earl Lawson
Clerk and Recorder

Deputy

Fees: \$ 20.00

SURVEYOR'S CERTIFICATE

I, James T. Patty Jr., do hereby certify that the accompanying plat of Lamp Lite Park, Filing No. One Amended, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado, has been prepared under my direction and accurately represents a field survey of same.

James T. Patty Jr.
James T. Patty Jr.
Colorado Registration No. 9960

