

PLAT IDENTIFICATION SHEET

RECEPTION NO/DATE/TIME

1809218 0417PM 08/12/97
MONIKA TODD CLK&REC MESA COUNTY CO

PLAT/CONDO BOOK 15 PAGE 381 & 382

DRAWER NO DD104

FEE \$ 20⁰⁰ 1⁰⁰

NAME OF PLAT Comstock Estates F1

OWNERS/NAME OF COMMON INTEREST COMMUNITY/ NAME OF ASSOCIATION

Comstock Lisa A

AREA SUMMARY

Table with 3 columns: Block/Total, Acres, Percentage. Rows: BLOCKS 1 THRU 4, BLOCKS 5, TOTAL.

LEGEND

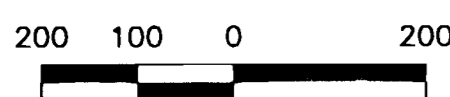
- ALIQUOT SURVEY MARKER, AS NOTED
SET CENTERLINE MONUMENT PER CITY OF FRUITA CODE
SET ALUMINUM CAP ON No 5 REBAR, PLS 16835 IN CONCRETE PER CRS-38-51-105
RECORD MEASUREMENT
MEASURED DISTANCE
FOUND REBAR, AS NOTED

ALUMINUM CAP ON No 5 REBAR TO BE SET PRIOR TO SALE OF ANY LOTS, AT ALL LOT CORNERS TO COMPLY WITH CRS-38-51-105

NW CORNER NE 1/4 SE 1/4 SEC 7, T1N, R2W, UTE MER FOUND #5 ALUM CAP ON 2" PIPE OH SURVEYS LS 24306 Remonumented in Concrete



SCALE 1"=200'



NW CORNER SE 1/4 SE 1/4 SEC 7, T1N, R2W, UTE MER FOUND #5 REBAR WITH MELTED PLASTIC CAP (ILLEGIBLE) Remonumented

PROJECT BENCHMARK SET #4 REBAR/PLAS CAP STAMPED SURVEY CONTROL ELEV=4500.78 Established By Level Loop from MCM #1277 - P096 Elev=4482.04(1) 1366.125(m) NAVD 1988 MCGPS

SE 1/4 CORNER SEC 7, T1N, R2W, UTE MER Found MCM #885

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SE 1/4 CORNER SEC 7, T1N, R2W, UTE MER Found MCM #885

SE 1/4 CORNER SEC 7, T1N, R2W, UTE MER Found MCM #885

COMSTOCK ESTATES FILING NO. ONE CITY OF FRUITA, MESA COUNTY, COLORADO

CERTIFICATE OF DEDICATION AND OWNERSHIP

Lisa A Comstock, an individual, and Comstock Estates, L.L.C., a Colorado Limited Liability Company, are the sole owners in fee simple of all that real property described as follows (Warranty deeds Book 2332, Pages 579 and 580, and Book 2339, Page 986 as recorded in the Mesa County Clerk and Recorder's Records)

LOT ONE, BLOCK TWO, THE OAKS, A Replat of Sunset Village, as recorded in Plat Book 13, Page 466, Mesa County Official Records, and the East half of Wallace Street right-of-way adjacent to and on the West side of Lot One, Block Two, The Oaks Subdivision, as vacated in Ordinance 1996-20 and recorded in Book 2249, Page 373 of the Mesa County Records EXCEPTING THAT PARCEL OF LAND DESCRIBED AS FOLLOWS Beginning at a point 358.6 feet West of the SE Corner of Lot 13, Orchard Subdivision in the SE 1/4 of Section 7, T1N, R2W of the Ute Meridian, thence East, 112.73 feet to the Westerly R.O.W. of 17 Road, thence N 34°04' E 170.0 feet, thence thence West 207.22 feet, thence S 01°18' W 140.83 feet to the POINT OF BEGINNING

Said property being more particularly described as follows

COMMENCING at the Southeast Corner of Section 7, Township 1 North, Range 2 West of the Ute Meridian, from whence the South 1/16th Corner on the East line of said Section 7 bears North 00 degrees 00 seconds 00 minutes East, a distance of 1319.04 feet for a basis of bearings with all bearings contained herein being relative thereto, thence South 89 degrees 42 minutes 02 seconds West, a distance of 388.35 feet along the South line of Section 7, thence North 00 degrees 18 minutes 00 seconds East, a distance of 40.00 feet to a point on the North right-of-way line of K Road, being the POINT OF BEGINNING, thence along the said North right-of-way line of K Road South 89 degrees 42 minutes 02 seconds West, a distance of 933.09 feet to a point on the West line of the SE 1/4 SE 1/4 of said Section 7, thence along the said West line of the SE 1/4 SE 1/4 North 00 degrees 00 minutes 36 seconds East, a distance of 1279.04 feet to a point at the Southwest corner of the NE 1/4 SE 1/4 of said Section 7, thence along the West line of the said NE 1/4 SE 1/4 North 00 degrees 00 minutes 58 seconds East, a distance of 1319.50 feet to the Northwest corner of said NE 1/4 SE 1/4, thence along the North line of the NE 1/4 SE 1/4 North 89 degrees 39 minutes 31 seconds East, a distance of 954.75 feet, thence North 00 degrees 03 minutes 00 seconds West, a distance of 276.25 feet, thence North 33 degrees 34 minutes 00 seconds East, a distance of 46.10 feet, thence North 48 degrees 19 minutes 00 seconds East, a distance of 44.11 feet to a point on the West right-of-way line of 17 Road (Coulson Street), thence along said right-of-way line the following four (4) courses South 00 degrees 00 minutes 25 seconds East, a distance of 557.41 feet, thence South 00 degrees 00 minutes 41 seconds East, a distance of 1320.41 feet, thence South 00 degrees 00 minutes 00 seconds East, a distance of 937.79 feet, thence South 33 degrees 46 minutes 20 seconds West, a distance of 255.61 feet, thence leaving said right-of-way line South 90 degrees 00 minutes 00 seconds West, a distance of 205.78 feet, thence South 00 degrees 18 minutes 00 seconds West, a distance of 130.86 feet to the POINT OF BEGINNING

Said parcel containing 78.315 Acres, as described

Said owner by these presents laid out, platted and subdivided the same into lots and blocks as shown on this plat and designate the same as COMSTOCK ESTATES, FILING NO ONE in the City of Fruita, County of Mesa, State of Colorado, and do hereby grant, convey, dedicate and set apart to the City of Fruita, County of Mesa, Colorado, for public use the streets shown hereon, including avenues, drives, courts, places, and alleys, the public lands shown hereon for their indicated public use and the multipurpose utility, and drainage easements shown hereon for utility and drainage purposes only We hereby accept the responsibility for the completion of all required public improvements for COMSTOCK ESTATES, FILING NO ONE and further, hereby grant the right to install and maintain all necessary structures to the entity responsible for providing the services for which the easements are established We further state that this subdivision shall be subject to the protective covenants filed and recorded for this subdivision in the offices of the Clerk and Recorder of Mesa County, Colorado in Book 2348, at Page 347, as Document No _____

Executed this 30th day of July, 1997

Lisa A Comstock, Lisa A Comstock Title Manager for Comstock Estates, L.L.C

NOTARY PUBLIC CERTIFICATION

STATE OF COLORADO, COUNTY OF MESA

The foregoing Certificate of Dedication and Ownership was acknowledged before me this 30th day of July, A.D., 1997, by Lisa Comstock for Comstock Estates, L.L.C, owner, and as an individual

Witness my hand and official seal

Notary Public signature and seal

My Commission Expires 9/22/97

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO, COUNTY OF MESA

I hereby certify that this instrument was filed in my office at 4:17 o'clock P.M., August 12th, A.D., 1997, and was duly recorded in Plat Book No 15 Page No 381:382 Reception No 1809218, Drawer No DD 106, Fees 20.00

Monika Todd Clerk and Recorder

James K. Ferguson Deputy

SURVEYOR'S CERTIFICATION

I, Dennis W Johnson, hereby certify that I am a Registered Land Surveyor licensed under the laws of the State of Colorado, that this plat is a true, correct and complete plat of the COMSTOCK ESTATES, FILING NO ONE as laid out, platted, dedicated and shown hereon that the survey thereof was made under my direct supervision, and correctly shows the location and dimensions of the lots, staked upon the ground in compliance with Title 38, Article 51, C.R.S., as amended, and all other regulations governing the subdivision of land

Certified this 4th day of Aug., 1997

CITY COUNCIL CERTIFICATE

This plat approved by the City Council of the City of Fruita, Colorado, this day of July, 1997, for filing with the Clerk and Recorder of Mesa County, Colorado, and for conveyance or dedication to the City of the public dedications shown hereon, subject to the provisions that approval in no way obligates the City of Fruita for financing or constructing of improvements on said lands, streets, or easements dedicated to the public, except as specifically agreed to by the City Council of the City of Fruita. Further, said approval in no way obligates the City of Fruita for maintenance of public improvements until construction of said improvements has been completed in accordance with the City of Fruita's specifications and the City of Fruita has agreed to accept said improvements. This approval does not guarantee that the size, soil conditions, subsurface geology, ground water conditions, or flooding conditions of any lot shown hereon are such that a building permit, development permit, or any other required permit will be issued. This approval is with the understanding that all expenses involving required improvements for all utility services, paving, grading, landscaping, curbs, gutters, sidewalks, road lighting, road signs, flood protection devices, drainage structures, and all other improvements that may be required shall be the responsibility of the owners designated hereon and not the City of Fruita unless otherwise specifically agreed to in writing by the City Council

City of Fruita, Colorado

By Mayor signature

Witness my hand and seal of the City of Fruita, Colorado

ATTEST

City Clerk signature and seal

VACATION STATEMENT

That portion of Wallace Street as shown on this plat, pursuant to the City Ordinance Number 1996-20 as recorded in Book 2249, Page 373 of the Mesa County Records, is hereby vacated

City of Fruita, Colorado

By Mayor signature

Witness my hand and seal of the City of Fruita, Colorado

ATTEST

City Clerk signature and seal

LIENHOLDERS RATIFICATION OF PLAT

THE UNDERSIGNED, having property interests in or encumbrances upon the real property involved, DO HEREBY RATIFY AND AFFIRM the Plat of COMSTOCK ESTATES, FILING NO ONE Signed this 30th day of July, 1997

for Bank of Grand Junction

by Marlene M. Haase title Vice President

NOTARY PUBLIC CERTIFICATION

STATE OF COLORADO, COUNTY OF MESA

The foregoing instrument was acknowledged before me by Marlene M. Haase this 30th day of July, A.D., 1997

Witness my hand and official seal

Notary Public signature and seal

My Commission Expires 9/22/97

LIENHOLDERS RATIFICATION OF PLAT

THE UNDERSIGNED, having property interests in or encumbrances upon the real property involved, DO HEREBY RATIFY AND AFFIRM the Plat of COMSTOCK ESTATES, FILING NO ONE Signed this day of July, 1997

by Betty Jean McPherson

NOTARY PUBLIC CERTIFICATION

STATE OF COLORADO, COUNTY OF MESA

The foregoing instrument was acknowledged before me by Bobby L. McPherson, this 31st day of July, A.D., 1997

Witness my hand and official seal

Notary Public signature and seal

My Commission Expires 10-24-98

STATE OF COLORADO, COUNTY OF MESA

The foregoing instrument was acknowledged before me by Betty Jean McPherson, this 31st day of July, A.D., 1997

Witness my hand and official seal

Notary Public signature and seal

My Commission Expires 10-24-98

Sheet 1

COMSTOCK ESTATES FILING NO. ONE

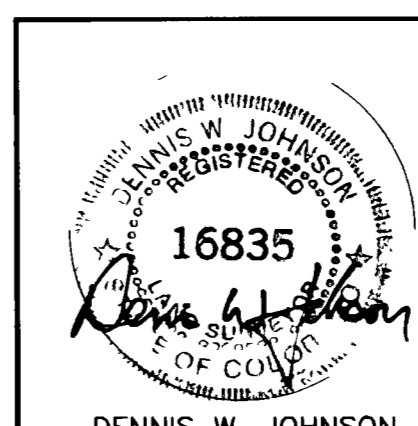
LOCATED IN PORTIONS OF THE NE 1/4 AND THE SE 1/4 SECTION 7, T1N, R2W, UTE MERIDIAN, TOWN OF FRUITA, MESA COUNTY, COLORADO

LANDesign

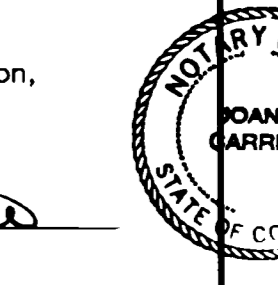
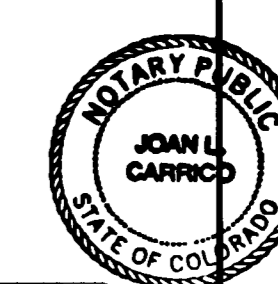
ENGINEERS • SURVEYORS • PLANNERS

259 GRAND AVENUE GRAND JUNCTION, COLORADO 81501 (970) 244-9180

PROJECT NO 95065 SURVEYED DRAWN CHECKED SHEET OF DATE MARCH 1996 RM/MT RSK 1 2



DENNIS W JOHNSON COLORADO REGISTERED SURVEYOR PLS No 16835



PLANNING COMMISSION CERTIFICATE

This plat approved by the City of Fruita Planning Commission this day of July, 1997

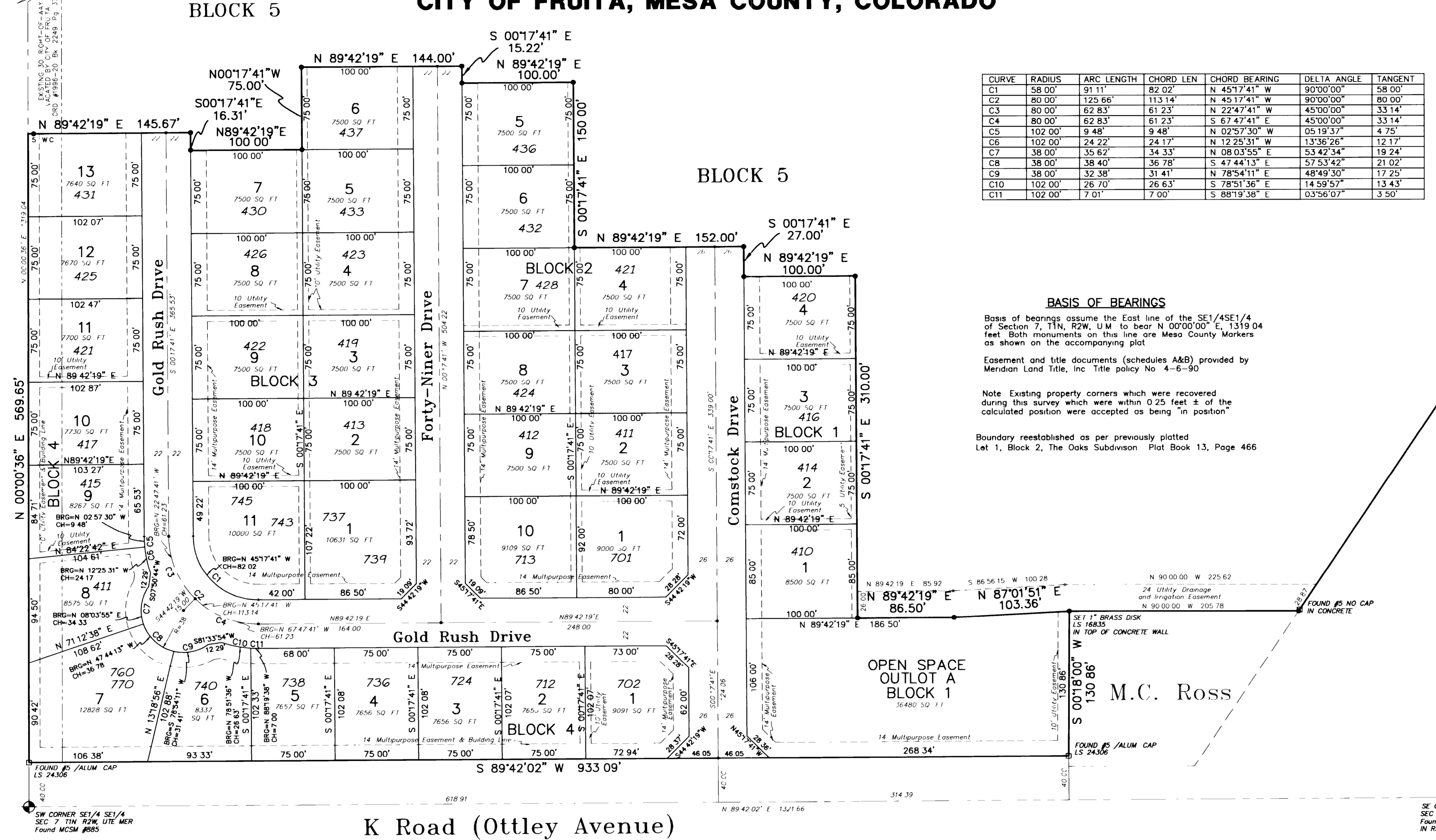
Chairman signature

COMSTOCK ESTATES FILING NO. ONE

BLOCKS 1 THROUGH 4 CITY OF FRUITA, MESA COUNTY, COLORADO

S1/16th CORNER East Line
SEC 7 T1N R2W UTE MER
Found MCSM (No Number)

NW CORNER SE1/4 SE1/4
SEC 7 T1N R2W UTE MER
FOUND #5 REBAR WITH MELTED
PLASTIC CAP (ILLEGIBLE)
Remonumented



CURVE	RADIUS	ARC LENGTH	CHORD LEN	CHORD BEARING	DELTA ANGLE	TANGENT
C1	58.00'	91.11'	82.02'	N 45°17'41" W	90°00'00"	58.00'
C2	80.00'	125.66'	113.14'	N 45°17'41" W	90°00'00"	80.00'
C3	80.00'	62.83'	61.23'	N 22°47'41" W	45°00'00"	33.14'
C4	80.00'	62.83'	61.23'	S 67°47'41" E	45°00'00"	33.14'
C5	102.00'	9.48'	9.48'	N 02°57'30" W	05°19'37"	4.75'
C6	102.00'	24.22'	24.17'	N 12°25'31" W	13°36'26"	12.17'
C7	38.00'	35.62'	34.33'	N 08°03'55" E	53°42'34"	19.24'
C8	38.00'	38.40'	36.78'	S 47°44'13" E	57°53'42"	21.02'
C9	38.00'	32.38'	31.41'	N 78°54'11" E	48°49'30"	17.25'
C10	102.00'	26.70'	26.63'	S 78°51'36" E	14°59'57"	13.43'
C11	102.00'	7.01'	7.00'	S 88°19'38" E	03°56'07"	3.50'

BASIS OF BEARINGS
Basis of bearings assume the East line of the SE1/4SE1/4 of Section 7, T1N, R2W, U.M. to bear N 00°00'00" E, 1319.04 feet. Both monuments on this line are Mesa County Markers as shown on the accompanying plat.
Easement and title documents (schedules A&B) provided by Meridian Land Title, Inc. Title policy No. 4-6-90.

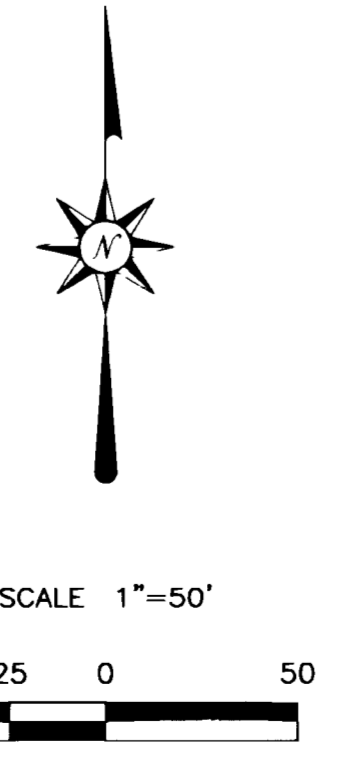
Note Existing property corners which were recovered during this survey which were within 0.25 feet ± of the calculated position were accepted as being "in position".
Boundary reestablished as per previously platted Lot 1, Block 2, The Oaks Subdivision Plot Book 13, Page 466.

17 Road (Coulson Street)

Building Setbacks
Front Yard = 25 feet from front property line
Rear Yard = 8 feet from rear property line
Side Yard = 8 feet from each side lot line

AREA SUMMARY

LOTS	=	7 018 Acres	71.25%
OUTLOT A	=	0 837 Acres	8.50%
ROAD ROW	=	1 994 Acres	20.25%
TOTAL	=	9 849 Acres	100.00%



- LEGEND**
- ⊕ ALIQUOT SURVEY MARKER, AS NOTED
 - SET CENTERLINE MONUMENT PER CITY OF FRUITA CODE
 - SET ALUMINUM CAP ON No 5 REBAR, PLS 16835 IN CONCRETE PER CRS-38-51-105
 - (R) RECORD MEASUREMENT
 - (M) MEASURED DISTANCE
 - FOUND REBAR, AS NOTED
- ALUMINUM CAP ON No 5 REBAR TO BE SET PRIOR TO SALE OF ANY LOTS, AT ALL LOT CORNERS TO COMPLY WITH CRS-38-51-105

NOTE: All lots with double addresses are twinhome lots

SURVEYOR'S CERTIFICATION
I, Dennis W Johnson hereby certify that I am a Registered Land Surveyor licensed under the laws of the State of Colorado, that this plat is a true, correct and complete plat of the COMSTOCK ESTATES, FILING NO ONE as laid out, platted, dedicated and shown hereon that the survey thereof was made under my direct supervision, and correctly shows the location and dimensions of the lots, staked upon the ground in compliance with Title 38, Article 51, C.R.S., as amended, and all other regulations governing the subdivision of land.

Certified this 4th day of Aug, 1997

DENNIS W JOHNSON
REGISTERED SURVEYOR
16835
COLORADO REGISTERED SURVEYOR
P.L.S. No. 16835

COMSTOCK ESTATES FILING NO. ONE
LOCATED IN PORTIONS OF THE NE1/4 AND THE SE 1/4 SECTION 7, T1N, R2W, UTE MERIDIAN, TOWN OF FRUITA, MESA COUNTY, COLORADO

LANDesign
ENGINEERS • SURVEYORS • PLANNERS
259 GRAND AVENUE
GRAND JUNCTION, COLORADO 81501 (970) 244-9180

PROJECT NO 95065	DESIGNED	DRAWN	CHECKED	SHEET	OF
DATE MARCH 1996	RM/MI	RSK		2	2

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