

PLAT IDENTIFICATION SHEET

RECEPTION NO/DATE/TIME

1848471 06/01/98 0838AM
MONIKA TODD CLK&REC MESA COUNTY CO
REC FEE \$20.00 SURCHG \$1.00

PLAT/CONDO BOOK 16 PAGE 175 + 176

DRAWER NO FF80

FEE \$ 20.⁰⁰ + 1.⁰⁰

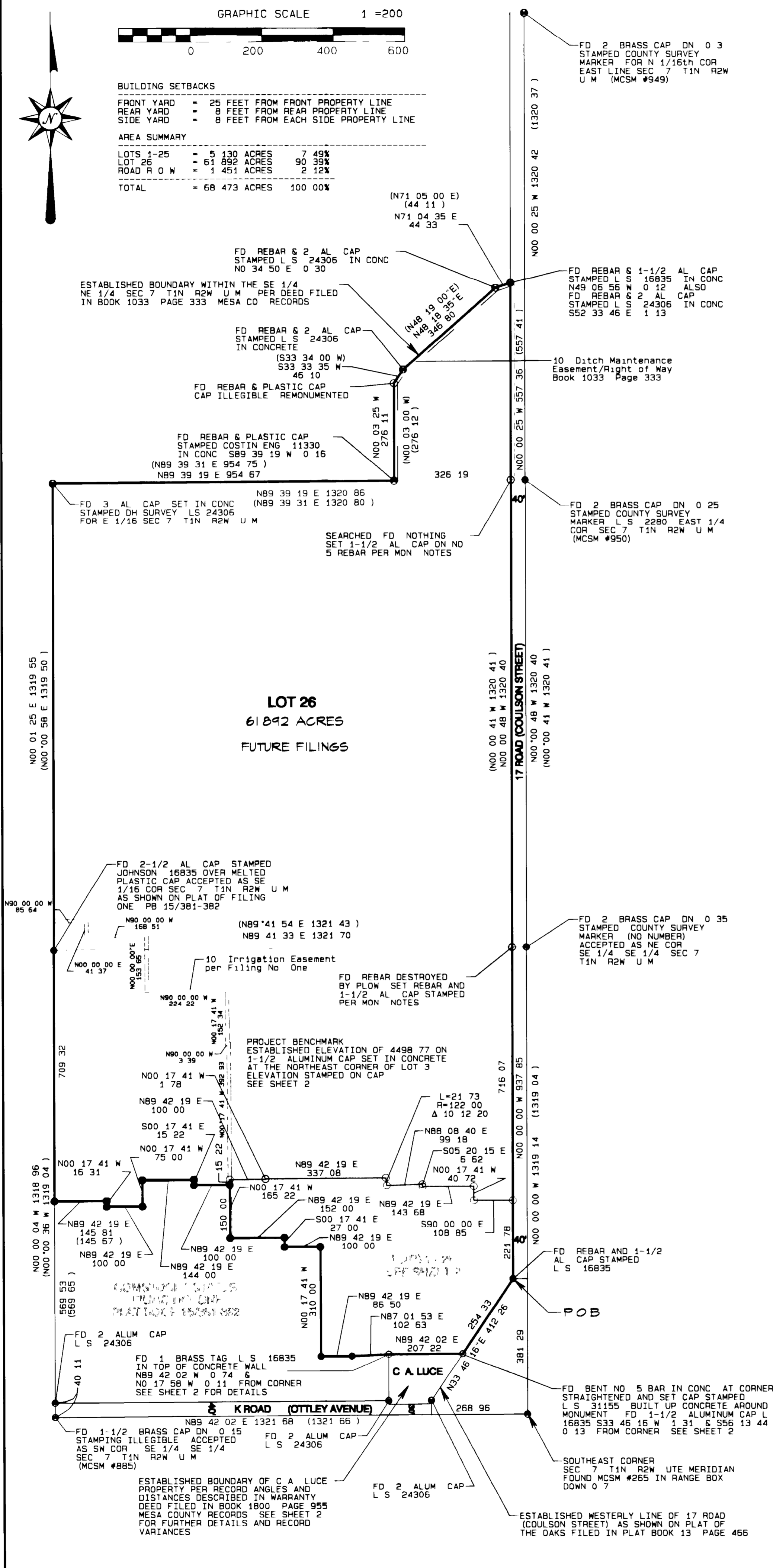
NAME OF PLAT Comstock Estates F2

OWNERS/NAME OF COMMON INTEREST COMMUNITY/ NAME OF ASSOCIATION

McPherson, Bobby L

McPherson, Betty Jean

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



CERTIFICATE OF OWNERSHIP AND DEDICATION
 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 recorded in Book 2332 page 579 and Book _____ records of the Mesa County Clerk and Recorder)

A parcel of land being Block Five of Comstock Estates Filing No. One City of Fruita Mesa County Colorado as per Plat filed in Plat Book No. 15 pages 381 and 382 in the office of the Clerk and Recorder of said Mesa County said parcel lying over a portion of the Southeast 1/4 of the Southeast 1/4 of the Northeast 1/4 of the Southeast 1/4 and the Southeast 1/4 of the Northeast 1/4 of all of Section 7 Township 1 South Range 2 West Ute Meridian and being more particularly described as follows

BEGINNING at a point on the East line of said Block 5 said point being the Southerly terminus of that certain course shown as S00 00 00 E 937.79' on said plat
 thence along the boundaries of said Block 5 as said Block 5 is shown on this survey through the following courses

North 00 00 00 West 937.85 feet along the Westerly Right-of-Way of 17 Road (Coulson Street)

thence North 00 00 48 West 1320.40 feet along said Westerly Right-of-Way
 thence North 00 00 25 West 557.35 feet along said Westerly Right-of-Way to its intersection with the Northwesterly line of that certain parcel of land described in a deed filed in Book 1033 page 333 said Mesa County Records

thence along said Northwesterly line through the following courses
 South 71 04 35 West 44.33 feet
 thence South 33 33 33 West 46.40 feet
 thence South 00 03 25 East 276.11 feet to said lines intersection with the Northwesterly line of the Northeast 1/4 of the Southeast 1/4 of said Section 7

thence along said North line South 89 39 19 West 254.57 feet to the Northwest Corner of said Northeast 1/4 of the Southeast 1/4 of said Section 7
 thence along the East line of the Northeast 1/4 of the Southeast 1/4 of said Section 7 South 00 01 25 West 1319.55 feet to the Southwest Corner of said Northeast 1/4 of the Southeast 1/4 of said Section 7
 South 00 00 04 East 709.31 feet to the South line of said Block 5 of Comstock Estates Filing No. One

thence along said North and East line of said Block 5 through the following courses
 North 89 42 19 East 145.81 feet
 thence South 00 17 41 East 161.31 feet
 thence North 89 42 19 East 100.00 feet
 thence North 00 17 41 West 75.00 feet
 thence North 42 19 East 144.00 feet
 thence South 00 17 41 East 15.22 feet
 thence North 89 42 19 East 100.00 feet
 thence South 00 17 41 East 152.00 feet
 thence South 00 17 41 East 27.00 feet
 thence North 89 42 19 East 100.00 feet
 thence South 00 17 41 East 310.00 feet
 thence North 89 42 19 East 86.50 feet
 thence North 87 01 53 East 102.63 feet to the Northwest Corner of that certain parcel of land described in deed filed in Book 1800 page 955 said Mesa County Records

thence along the North line of said parcel of land North 89 42 02 East 207.22 feet to its intersection with the Westerly Right-of-Way of 17 Road (Coulson Street)
 thence along said Westerly Right-of-Way North 33 46 16 East 254.33 feet to the POINT OF BEGINNING

Containing 68.47 ACRES As shown hereon and by this reference made a part hereof

Said owner by these presents laid out, plotted and subdivided the same into lots as shown on this plat and designate the same as COMSTOCK ESTATES FILING NO. TWO in the City of Fruita County of Mesa State of Colorado and do hereby grant, convey, dedicate and set apart to said City of Fruita 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 multi-purpose 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. TWO 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 office of the Clerk and Recorder of Mesa County Colorado in Book 2348 at page 568 and Book 2370 page 146.

Executed this 22nd day of May 1998
 By Lisa A Comstock
 Lisa A Comstock an individual
 By Lisa A Comstock
 Lisa A Comstock
 Manager 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 22nd day of May A D 1998 by Lisa A Comstock for Comstock Estates L L C owner and as an individual
 Witness my hand and official seal
Margaret Stebbins
 Notary Public
 My Commission Expires 3-29-99

SURVEYOR'S CERTIFICATION
 I, Bruce F Hunsaker hereby certify that I am a Registered Land Surveyor licensed under the laws of the State of Colorado and that this plat is a true, correct and complete plat of the COMSTOCK ESTATES FILING NO. TWO as laid out, plotted, dedicated and shown hereon that the survey thereof was made under my direct supervision and correctly shows the location and dimensions of the lots, stakes upon the ground in compliance with Title 38 Article 55 C.R.S. as amended and all other regulations governing the subdivision of land
 Certified this 14th day of May 1998

By Bruce F Hunsaker
 Bruce F Hunsaker P L S 31155

SURVEYOR'S NOTES
 THE BASIS OF BEARINGS FOR THIS PLAT IS THE EAST LINE OF SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 7, TOWNSHIP 1 NORTH, RANGE 2 WEST, UTE MERIDIAN, EACH END OF WHICH IS MONUMENTED BY A MESA COUNTY SURVEY MARKER AS SHOWN HEREON, SAID BEARING BEING NORTH 00 00 00 EAST AS SHOWN ON MAP OF COMSTOCK ESTATES FILING NO. ONE AS PER PLAT RECORDED IN PLAT BOOK NO. 15 PAGES 381 AND 382 IN THE OFFICE OF THE CLERK AND RECORDER OF MESA COUNTY, COLORADO

EASEMENT AND TITLE DOCUMENTS (SCHEDULES A&B) PROVIDED BY FIRST AMERICAN TITLE COMPANY ORDER NO. 00128803
 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 ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON

○ Indicates set a number 5 rebar 18 long with a 1-1/2 aluminum cap stamped Rocky Mtn L S L S 31155 in concrete
 Number 5 rebar 18 long and 1-1/2 aluminum cap stamped Rocky Mtn L S L S 31155 to be set at all lot corners prior to the sale of any lot
 △ Indicates set Center-line Monuments per City of Fruita Code
 ● Indicates found 1-1/2 Aluminum Cap stamped LANDESIGN 16835
 ● Indicates found monument as noted
 (R) Indicates record variance

PROJECT BENCHMARK BASED UPON ELEVATIONS ESTABLISHED IN COMSTOCK ESTATES PHASE NO. ONE WHICH WERE ESTABLISHED BY TRIGGERED LEVEL LOOP FROM MCGM #1277-P086 ELEV = 4482.04 (f) 1366.125(m) NAVD 1988 MCGPS

LIENHOLDERS RATIFICATION OF PLAT
 Bobby L McPherson and Betty Jean McPherson having property interests in or encumbrances upon the real property involved pursuant to Deed of Trust recorded in Book 2144 page 544 records of Mesa County Clerk and Recorder do hereby ratify and affirm the Plat of COMSTOCK ESTATES FILING NO. TWO
 Signed this 20 day of MAY 1998

By Bobby L McPherson By Betty Jean McPherson
 Bobby L McPherson Betty Jean McPherson

NOTARY PUBLIC CERTIFICATION
 State of Colorado
 County of Mesa
 The foregoing ratification was acknowledged before me this 20th day of May A D 1998 by Bobby L McPherson and Betty Jean McPherson
 Witness my hand and official seal

Joan L Carrico
 Notary Public
 My Commission Expires 10-24-98

LIENHOLDERS RATIFICATION OF PLAT
 The Bank of Grand Junction having property interests in or encumbrances upon the real property involved pursuant to Deed of Trust recorded in Book 2344 page 174 records of Mesa County Clerk and Recorder do hereby ratify and affirm the Plat of COMSTOCK ESTATES FILING NO. TWO
 Signed this 22nd day of May 1998
 By Carey B. Horton, VP Name Carey B. Horton Title Vice President

NOTARY PUBLIC CERTIFICATION
 State of Colorado
 County of Mesa
 The foregoing ratification was acknowledged before me this 22nd day of May A D 1998 by Carey B. Horton as Vice President of the Bank of Grand Junction
 Witness my hand and official seal

Phyllis T. East
 Notary Public
 My Commission Expires 5-26-01

CITY COUNCIL CERTIFICATE
 This plat approved by the City Council of the City of Fruita, Colorado 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 improvements on said lands streets or easements dedicated to the public except as specifically agreed to by 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 Joan A. Ballwin
 Mayor
 Witness my hand and seal of the City of Fruita, Colorado
 Attest Margaret Stebbins
 City Clerk

PLANNING COMMISSION CERTIFICATE
 This plat has been approved by the City of Fruita Planning Commission this 27 day of May 1998
 By David Young
 Chairman

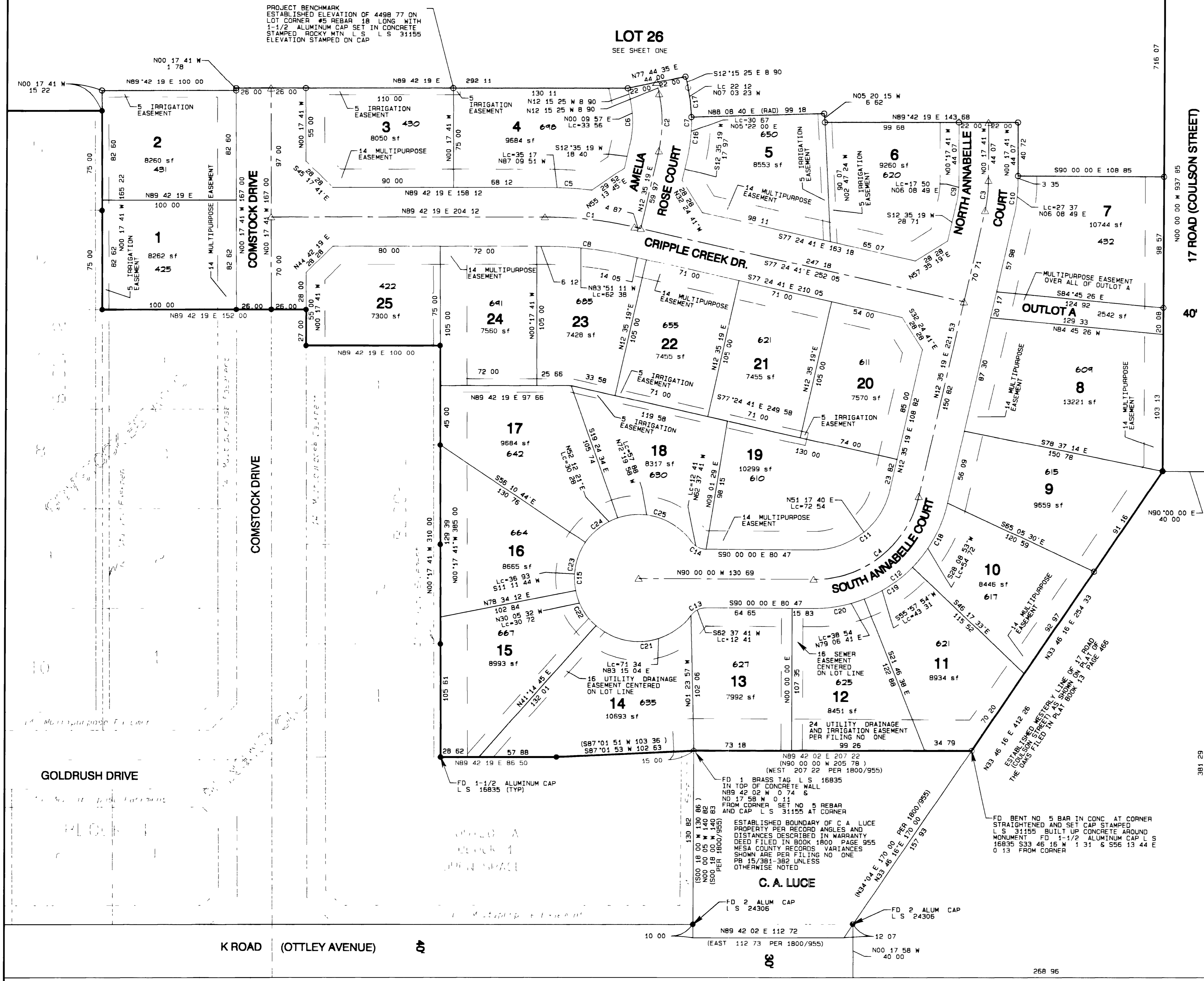
CLERK AND RECORDER'S CERTIFICATE
 State of Colorado
 County of Mesa
 I hereby certify that this instrument was filed in my office at 8:38 o'clock A on this 15th day of June 1998
 and was duly recorded in Plat Book no. 16 page no. 175 + 176
 Reception No. 1848471 Drawer No. FF80
 Fees \$20.00 + 1.00
 By Monika Todal
 Clerk and Recorder
 By Kathleen
 Deputy

**COMSTOCK ESTATES
 FILING NO. TWO**
 LOCATED IN PORTIONS OF THE NE1/4 AND THE SE1/4 OF SECTION 7,
 T1N, R2W, UTE MERIDIAN, CITY OF FRUITA, MESA COUNTY, COLORADO

ROCKY MOUNTAIN LAND SURVEYING, INC
 315 ADAMS RANCH ROAD, BUILDING 2, SUITE 2C
 P O BOX 3534
 TELLURIDE, CO 81485
 (970) 728-8136 (970) 728-0251 fax

Sheet 1 of 2 Sheets

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



| CURVE | DELTA | RADIUS | LENGTH | TANGENT | CHORD BEARING | CHORD |
|-------|------------|--------|--------|---------|---------------|--------|
| C1 | 12°53'00" | 300.00 | 67.46 | 33.87 | S83°51'11"E | 67.32 |
| C2 | 24°50'45" | 100.00 | 43.36 | 22.03 | N00°09'57"E | 43.03 |
| C3 | 12°53'00" | 100.00 | 22.49 | 11.29 | S06°08'49"W | 22.44 |
| C4 | 77°24'41" | 80.00 | 108.09 | 64.11 | S51°17'40"W | 100.05 |
| C5 | 05°15'40" | 322.00 | 35.19 | 17.61 | N87°09'51"W | 35.17 |
| C6 | 24°50'45" | 78.00 | 33.82 | 17.18 | S00°09'57"W | 33.56 |
| C7 | 24°50'45" | 122.00 | 52.90 | 26.87 | N00°09'57"E | 52.49 |
| C8 | 12°53'00" | 278.00 | 62.51 | 31.39 | S83°51'11"E | 62.38 |
| C9 | 12°53'00" | 78.00 | 17.54 | 8.81 | S06°08'49"W | 17.50 |
| C10 | 12°53'00" | 122.00 | 27.43 | 13.77 | N06°08'49"E | 27.37 |
| C11 | 77°24'41" | 58.00 | 78.36 | 46.48 | S51°17'40"W | 72.54 |
| C12 | 77°24'41" | 102.00 | 137.81 | 81.73 | N51°17'40"E | 127.57 |
| C13 | 54°44'37" | 13.50 | 12.90 | 6.99 | N62°37'41"E | 12.41 |
| C14 | 54°44'37" | 13.50 | 12.90 | 6.99 | N62°37'41"W | 12.41 |
| C15 | 289°29'14" | 48.00 | 242.52 | 150.00 | S00°00'00"W | 55.41 |
| C16 | 14°26'39" | 122.00 | 30.76 | 15.46 | S05°22'00"W | 30.67 |
| C17 | 10°24'05" | 122.00 | 22.15 | 11.10 | S07°03'23"E | 22.12 |
| C18 | 31°07'07" | 102.00 | 55.40 | 28.40 | S28°08'53"W | 54.72 |
| C19 | 24°30'55" | 102.00 | 43.64 | 22.16 | S55°57'54"W | 43.31 |
| C20 | 21°46'38" | 102.00 | 38.77 | 19.62 | S78°06'41"W | 38.54 |
| C21 | 95°59'22" | 48.00 | 80.42 | 53.30 | S83°15'04"W | 71.34 |
| C22 | 37°19'26" | 48.00 | 31.27 | 16.21 | N30°05'32"W | 30.72 |
| C23 | 45°15'04" | 48.00 | 37.91 | 20.01 | N11°14'44"E | 36.93 |
| C24 | 36°46'10" | 48.00 | 30.80 | 15.95 | N52°12'21"E | 30.28 |
| C25 | 74°09'11" | 48.00 | 62.12 | 36.27 | S72°19'58"E | 57.88 |

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EASEMENT AND TITLE DOCUMENTS (SCHEDULES A8B) PROVIDED BY FIRST AMERICAN TITLE COMPANY ORDER NO 00128603

BUILDING SETBACKS

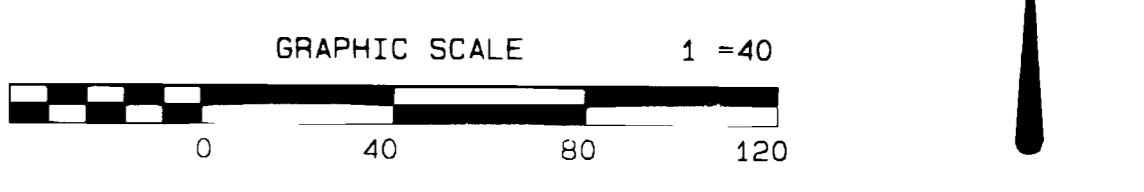
FRONT YARD = 25 FEET FROM FRONT PROPERTY LINE
 REAR YARD = 8 FEET FROM REAR PROPERTY LINE
 SIDE YARD = 8 FEET FROM EACH SIDE PROPERTY LINE

AREA SUMMARY

LOTS 1-25 = 5.130 ACRES 7.49%
 LOT 26 = 61.892 ACRES 90.39%
 ROAD R.O.W. = 1.451 ACRES 2.12%
 TOTAL = 68.473 ACRES 100.00%

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**COMSTOCK ESTATES
FILING NO. TWO**

LOCATED IN PORTIONS OF THE NE1/4 AND SE1/4 OF SECTION 7,
T1N, R2W, UTE MERIDIAN, CITY OF FRUITA, MESA COUNTY, COLORADO

ROCKY MOUNTAIN LAND SURVEYING, INC
 313 ADAMS RANCH ROAD, BUILDING 2, SUITE 2C
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 (970) 728-0196 (970) 728-0251 fax

Sheet 2 of 2 Sheets