

PLAT IDENTIFICATION SHEET

RECEPTION NO/DATE/TIME

1884126 01/19/99 0848AM
MONIKA TODD CLK&REC MESA COUNTY CO
REC FEE \$20.00 SURCHG \$1.00

PLAT/CONDO BOOK 16 PAGE 362 + 363

DRAWER NO 6659

FEE \$ 20⁰⁰ 1⁰⁰

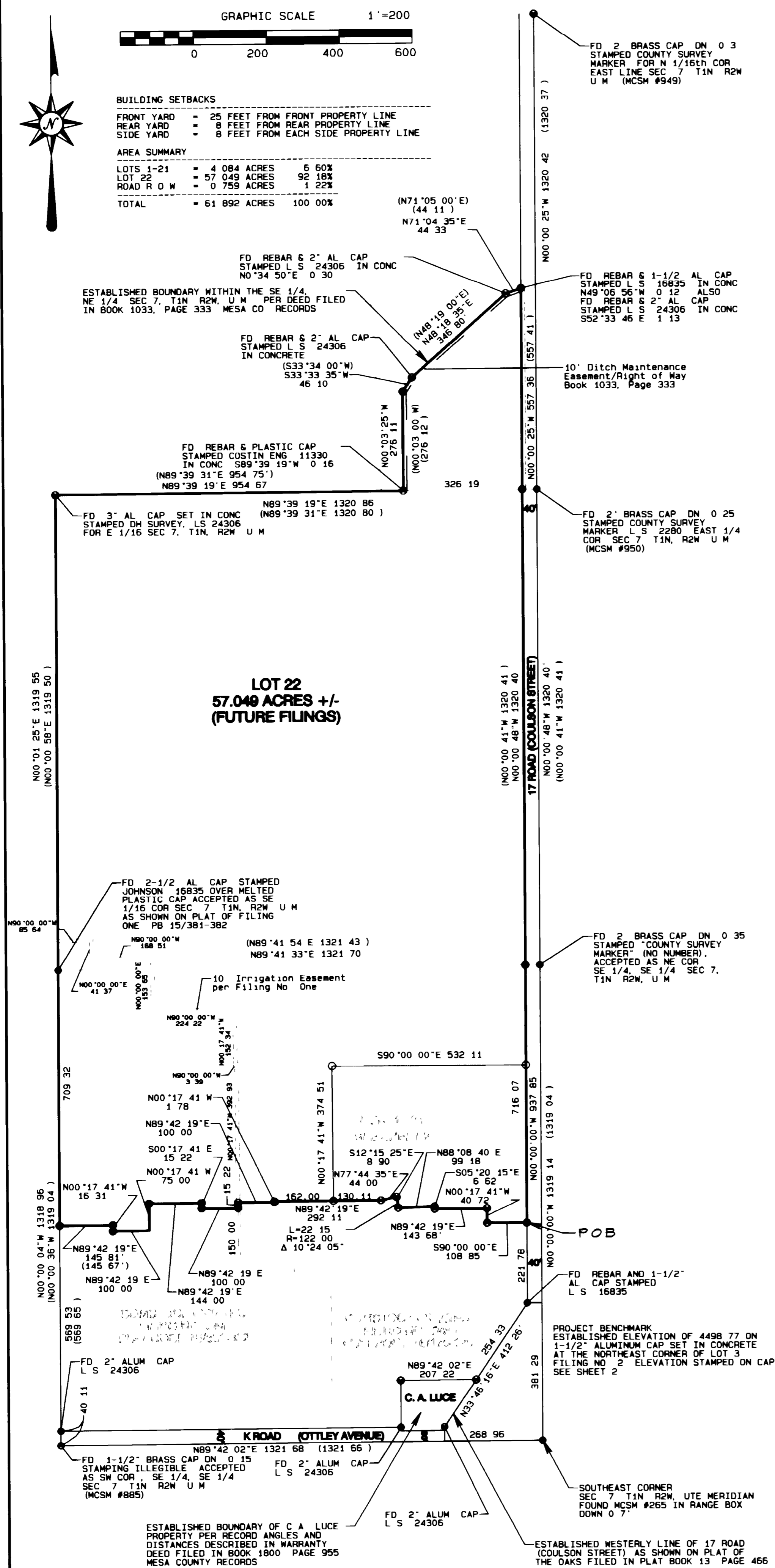
NAME OF PLAT COMSTOCK ESTATES F3

OWNERS/NAME OF COMMON INTEREST COMMUNITY/ NAME OF ASSOCIATION

COMSTOCK, LISA A.

COMSTOCK ESTATES, LLC

COMSTOCK ESTATES - FILING NO. THREE BEING A REPLAT OF LOT 26, COMSTOCK ESTATES - FILING NO. TWO



GRAPHIC SCALE 1"=200

0 200 400 600

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 1-21	= 4.084 ACRES	6.60%
LOT 22	= 57.049 ACRES	92.18%
ROAD R.O.W.	= 0.759 ACRES	1.22%
TOTAL	= 61.892 ACRES	100.00%

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 the real property described as follows (Warranty Deed recorded in Book 2332, page 579 and Book 2514, page 555, records of the Mesa County Clerk and Recorder)

A parcel of land being Lot 26 of Comstock Estates Filing No. Two, City of Fruita, Mesa County, Colorado as per Plat filed in Plat Book No. 16, pages 175 and 176 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, the Northeast 1/4 of the Southeast 1/4 and the Southeast 1/4 of the Northeast 1/4, 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 Lot 26 said point being the Southerly terminus of that certain course shown as "S00°00'00"E 716.07' on said plat

thence, along the boundaries of said Lot 26 as said Lot 26 is shown on this survey through the following courses:

North 00°00'00" West 716.07 feet along the Westerly Right-of-Way of 17 Road (Counsel Street);
 thence North 00°00'48" West 1320.40 feet along said Westerly Right-of-Way
 thence North 00°00'25" West 557.36 feet along said Westerly Right-of-Way to its intersection with the Northeastern line of that certain parcel of land described in a deed filed in Book 1033, page 333, records of Mesa County Records
 thence along said Northeastern line through the following courses:
 South 71°04'33" West 44.33 feet
 thence South 48°18'35" West 346.80 feet
 thence South 33°33'35" West 46.10 feet
 thence South 00°03'25" East 716.11 feet to said lines intersection with the Northerly line of the Northeast 1/4 of said Section 7
 thence along said North line South 39°39'19" West 954.67 feet to the Northeast 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
 thence, along the East line of the Southeast 1/4 of the Southeast 1/4 of said Section 7 South 00°00'04" East 709.32 feet to the South line of said Lot 26 of Comstock Estates Filing No. Two
 thence, along said South line of said Lot 26 through the following courses:
 North 89°42'19" East 140.81 feet
 thence South 00°17'41" East 16.31 feet
 thence North 00°17'41" West 100.00 feet
 thence North 00°17'41" West 75.00 feet
 thence North 89°42'19" East 144.00 feet
 thence South 00°17'41" East 19.22 feet
 thence North 89°42'19" East 100.00 feet
 thence North 00°17'41" West 15.22 feet
 thence North 89°42'19" East 100.00 feet
 thence North 00°17'41" West 1.78 feet
 thence North 89°42'19" East 292.11 feet
 thence North 44°35' East 44.00 feet
 thence, South 12°15'25" East 8.90 feet to the beginning of a tangent, 122.00 foot radius curve concave West,
 thence, Southerly along said curve, through a central angle of 10°24'05" a length of 22.15 feet
 thence, radial to said curve North 88°08'40" East 99.18 feet
 thence, South 05°20'15" East 6.62 feet
 thence, North 89°42'19" East 99.58 feet
 thence, North 89°42'19" East 44.00 feet
 thence, South 00°17'41" East 40.72 feet
 thence, South 30°00'00" East, 108.88 feet to the POINT OF BEGINNING

Containing 61.89 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. THREE in the City of Fruita, Mesa County, 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. THREE 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 569 and Book 2370, page 146

Executed this 18th day of December 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 signed and acknowledged before me this 18th day of December, A.D. 1998, by Lisa A Comstock for Comstock Estates, L.L.C., owner and as an individual.

Witness my hand and official seal

Sharon Tibbetta
 Notary Public
 My Commission Expires 1-25-2002

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. THREE, as laid out, plotted, dedicated and shown hereon, and the survey thereof was made under my direct supervision, and correctly shows the location and dimensions of the lots, stakes placed upon the ground in compliance with Title 38, Article 551, C.R.S., as amended, and all other regulations governing the subdivision of land

Certified this 17th day of December 1998

By Bruce F. Hunsaker
 Bruce F. Hunsaker P.L.S. 31155

EASEMENT AND TITLE DOCUMENTS (SCHEDULES A&B) PROVIDED BY FIRST AMERICAN TITLE COMPANY, ORDER NO. 00128603

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 MAY 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 Centerline Monuments per City of Fruita Code
- Indicates found 1-1/2" Aluminum Cap stamped "LANDESIGN 16835"
- Indicates found 1-1/2" Aluminum Cap stamped "Rocky Mtn L.S. L.S. 31155" unless otherwise noted
- (R) Indicates record variance

PROJECT BENCHMARK
 ESTABLISHED ELEVATION OF 4498.77 ON 1-1/2" ALUMINUM CAP SET IN CONCRETE AT THE NORTHEAST CORNER OF LOT 3 SEE SHEET 2 - ELEVATION STAMPED ON CAP

PROJECT BENCHMARK
 BASED UPON ELEVATIONS ESTABLISHED IN COMSTOCK ESTATES FILING NO. ONE WHICH WERE ESTABLISHED BY TRIGGERED LEVEL LOOP FROM MGS# #1277-P096 ELEV = 4482.04 (f) 1365.125 (m) NAVD 1988 MGS#

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. THREE

Signed this 14th day of December 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 14th day of December 1998

Bobby L. McPherson and Betty Jean McPherson
 Witness my hand and official seal

Joan L. Carrico
 Notary Public
 My Commission Expires 10-24-02

LIENHOLDERS RATIFICATION OF PLAT

The Bank of Colorado having property interests in or encumbrances upon the real property involved pursuant to Deed of Trust recorded in Book 2504, page 327, records of Mesa County Clerk and Recorder do hereby ratify and affirm the Plat of COMSTOCK ESTATES FILING NO. THREE

Signed this 18th day of December 1998

By Stephen C. Love Name Stephen C. Love
 Title Vice President

NOTARY PUBLIC CERTIFICATION

State of Colorado)
 County of Mesa)

The foregoing ratification was acknowledged before me this 18th day of December 1998

as Vice President Stephen C. Love
 Witness my hand and official seal

Sharon Tibbetta
 Notary Public
 My Commission Expires 1-25-2002

CITY COUNCIL CERTIFICATE

This plat approved by the City Council of the City of Fruita, Colorado, and for conveyance or dedication to the City of Fruita, Colorado, and for 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 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 Steph K. Ballinger
 Mayor

PLANNING COMMISSION CERTIFICATE

This plat has been approved by the City of Fruita Planning Commission this 31 day of December 1998

By David Fanning
 Chairman

CLERK AND RECORDER'S CERTIFICATE

State of Colorado)
 County of Mesa)

I hereby certify that this instrument was filed in my office at 8:48 o'clock A.M. on this 19th day of January 1999 and was duly recorded in Plat Book no 16 page no 362-363

Reception No 1884126 Drawer No GG 59

Fees 20.10

By Lucille M. Gray
 Clerk and Recorder

**COMSTOCK ESTATES
FILING NO. THREE**

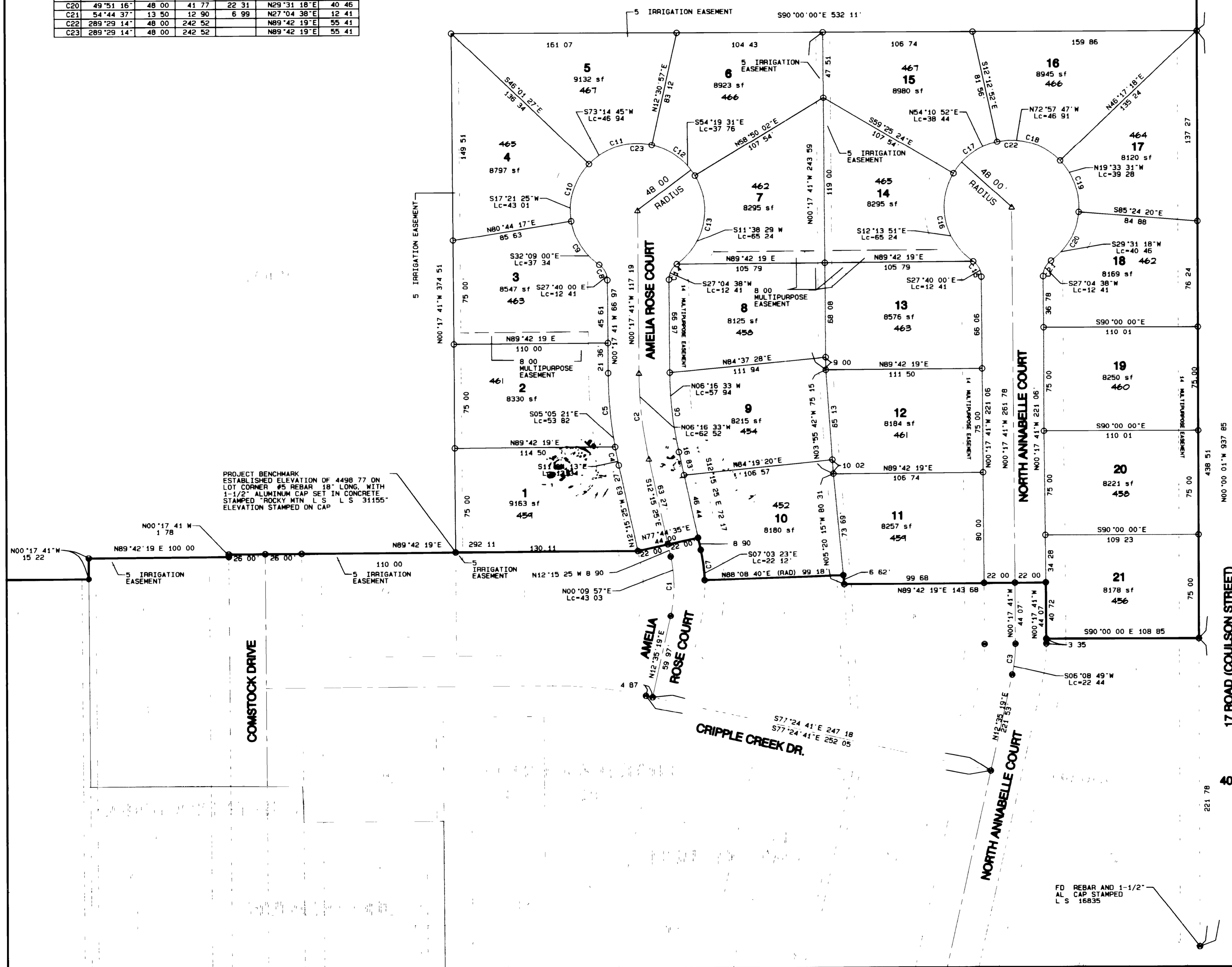
LOCATED IN PORTIONS OF THE NE1/4 AND THE SE1/4 OF SECTION 7,
T1N, R2W, UTE MERIDIAN, CITY OF FRUITA, MESA COUNTY, COLORADO

ROCKY MOUNTAIN LAND SURVEYING, INC
 313 ADAMS RANCH ROAD, BUILDING 2, SUITE 2C
 P.O. BOX 333A
 TELLURIDE, CO 81435
 (970) 728-8196 (970) 728-0251 fax

Sheet 1 of 2 Sheets

COMSTOCK ESTATES - FILING NO. THREE BEING A REPLAT OF LOT 26, COMSTOCK ESTATES - FILING NO. TWO

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD
C1	24°50'45"	100.00	43.36	22.03	N00°09'57"E	43.03
C2	11°57'44"	300.00	62.63	31.43	N06°16'33"W	62.52
C3	12°53'00"	100.00	22.49	11.29	S06°08'49"W	22.44
C4	02°22'25"	322.00	13.34	6.67	S11°04'13"E	13.34
C5	09°35'19"	322.00	53.89	27.01	S05°05'21"E	53.82
C6	11°57'44"	278.00	58.04	29.13	N06°16'33"W	57.94
C7	10°24'05"	122.00	22.15	11.10	S07°03'23"E	22.12
C8	54°44'37"	13.50	12.90	6.99	S27°40'00"E	12.41
C9	45°46'35"	48.00	38.35	20.26	S32°09'00"E	37.34
C10	53°14'16"	48.00	44.60	24.06	S17°21'25"W	43.01
C11	58°32'24"	48.00	49.04	26.90	S73°14'45"W	46.94
C12	48°19'06"	48.00	38.80	20.53	N54°19'31"W	37.76
C13	85°36'54"	48.00	71.72	44.46	N11°38'29"E	65.24
C14	54°44'37"	13.50	12.90	6.99	N27°04'38"E	12.41
C15	54°44'37"	13.50	12.90	6.99	S27°40'00"E	12.41
C16	85°36'54"	48.00	71.72	44.46	S12°13'51"E	65.24
C17	47°12'32"	48.00	39.55	20.98	S54°10'52"W	38.44
C18	58°30'10"	48.00	49.01	26.88	N72°57'47"W	46.91
C19	48°18'23"	48.00	40.47	21.52	N19°33'31"W	39.28
C20	49°51'16"	48.00	41.77	22.31	N29°31'18"E	40.46
C21	54°44'37"	13.50	12.90	6.99	N27°04'38"E	12.41
C22	289°29'14"	48.00	242.52		N89°42'19"E	55.41
C23	289°29'14"	48.00	242.52		N89°42'19"E	55.41



FD 2" BRASS CAP DN 0 35
 STAMPED COUNTY SURVEY
 MARKER (NO NUMBER)
 ACCEPTED AS NE COR
 SE 1/4, SE 1/4 SEC 7,
 T1N, R2W U M

SURVEYOR'S NOTES
 THE BASIS OF BEARINGS FOR THIS PLAT IS THE EAST LINE OF SOUTHEAST 1/4 OF THE SOUTHWEST 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. 00128603
BUILDING SETBACKS
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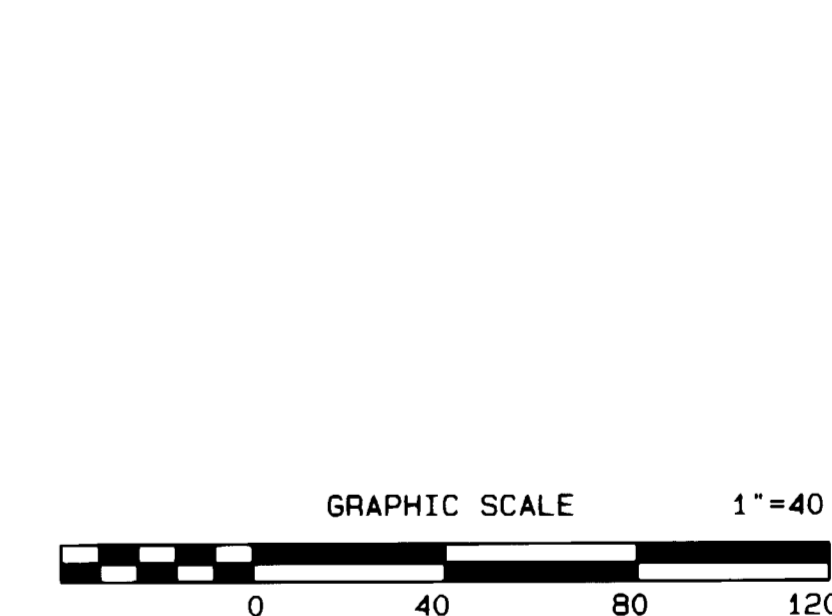
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PROJECT BENCHMARK BASED UPON ELEVATIONS ESTABLISHED IN COMSTOCK ESTATES FILING NO. ONE, WHICH WERE ESTABLISHED BY TRIGGERED LEVEL LOOP FROM MCSM #1277-P096 ELEV = 4482.04 (f) 1366.125 (m) NAVD 1988 MCGPS



COMSTOCK ESTATES
FILING NO. THREE

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
 313 ADAMS RANCH ROAD, BUILDING 2, SUITE 2C
 P O BOX 3334
 TELLURIDE, CO 81435
 (970) 728-8136 (970) 728-0251 fax

Sheet 2 of 2 Sheets

SOUTHEAST CORNER UTE MERIDIAN FOUND MCSM #265 IN RANGE BOX DOWN 0 7

FD REBAR AND 1-1/2" AL CAP STAMPED L S 16835