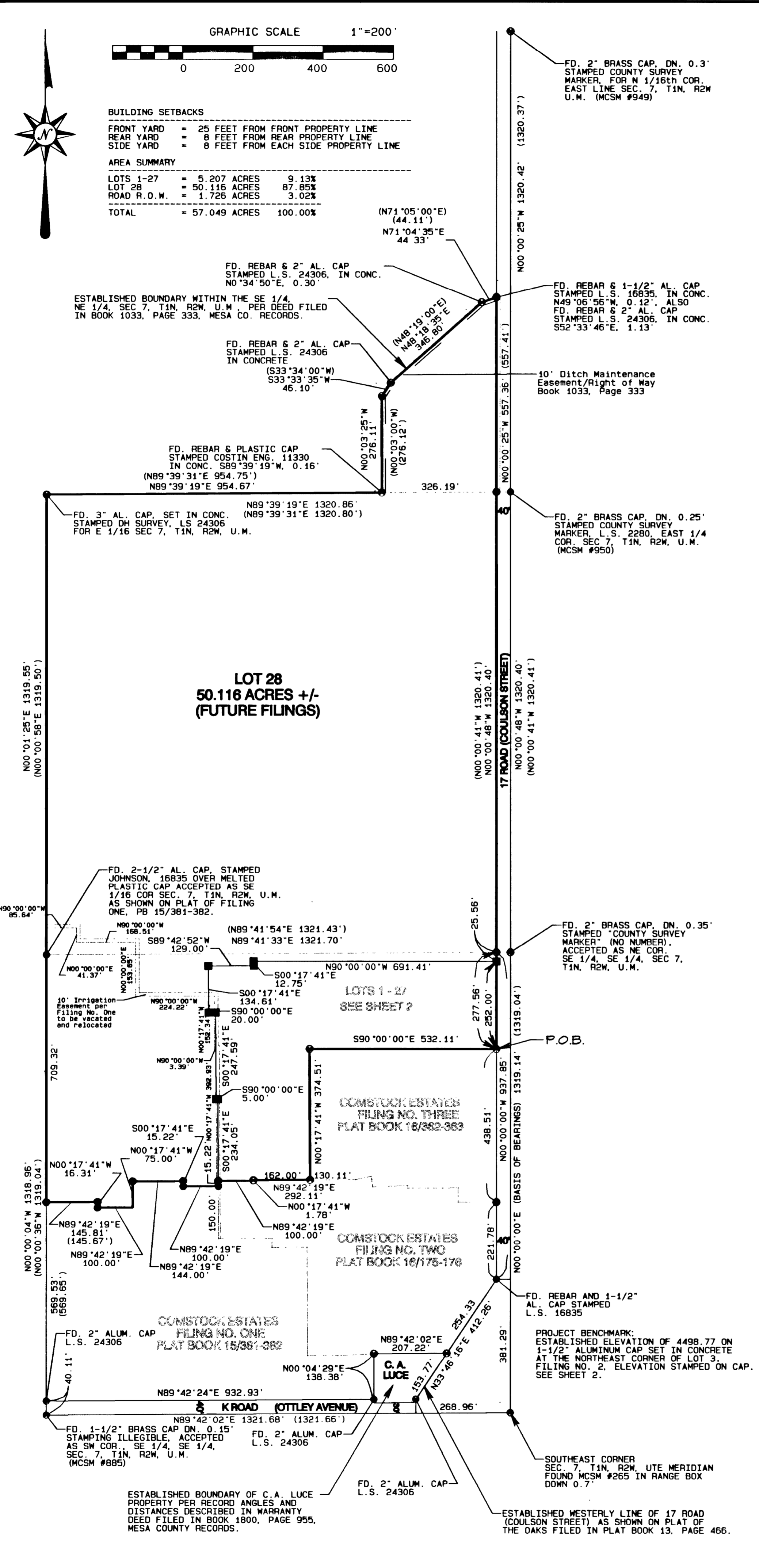# COMSTOCK ESTATES - FILING NO. FOUR
BEING A REPLAT OF LOT 22, COMSTOCK ESTATES - FILING NO. THREE

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 1-27	= 5.207 ACRES	9.13%
LOT 28	= 50.116 ACRES	87.85%
ROAD R.O.W.	= 1.726 ACRES	3.02%
TOTAL	= 57.049 ACRES	100.00%

LOT 28
50.116 ACRES +/-
(FUTURE FILINGS)

COMSTOCK ESTATES
FILING NO. THREE
PLAT BOOK 16/362-363

COMSTOCK ESTATES
FILING NO. TWO
PLAT BOOK 16/175-178

COMSTOCK ESTATES
FILING NO. ONE
PLAT BOOK 16/361-382

LOTS 1-27
SEE SHEET 2

P.O.B.

ESTABLISHED BOUNDARY WITHIN THE SE 1/4,
NE 1/4, SEC 7, T1N, R2W, U.M. PER DEED FILED
IN BOOK 1033, PAGE 333, MESA CO. RECORDS.

10' Ditch Maintenance
Easement/Right of Way
Book 1033, Page 333

NOTARY PUBLIC CERTIFICATION
State of Colorado)
County of Mesa)

The foregoing ratification was acknowledged before me this
13th day of May A.D. 1999, by
Bobby L. McPherson and Betty Jean McPherson

Witness my hand and official seal

Notary Public

My Commission Expires: _____

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. FOUR.

Signed this _____ day of _____, 1999.

By: _____   Name: _____
                         Title: _____

NOTARY PUBLIC CERTIFICATION
State of Colorado)
County of Mesa)

The foregoing ratification was acknowledged before me this
_____ day of _____ A.D. 1999, by
_____
as _____ of the Bank of Grand Junction.

Witness my hand and official seal

Notary Public

My Commission Expires: _____

See Bank of Grand Junction letter Book 2625 Page 796

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 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 all 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

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

Attest:

By: _____
   City Clerk

PLANNING COMMISION CERTIFICATE
This plat has been approved by the City of Fruita Planning Commission this
29 day of July, 1999.

By: _____
   Chairman

CLERK AND RECORDER'S CERTIFICATE
State of Colorado)
County of Mesa)

I hereby certify that this instrument was filed in my office at
4:11 o'clock PM on this 25th day of August 1999
and was duly recorded in Plat Book no. 17, page no. 149+150
Reception No. 1917367   Drawer No. HH 24
Fees: 20

Monika Todd
Clerk and Recorder

By: _____
   Deputy

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. 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"

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.

■ 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

△ Indicates set a Gear Spike and Aluminum Washer stamped, "Rocky Mtn L.S. L.S. 31155" at centerline points of control.

(R) Indicates record variance

PROJECT BENCHMARK BASED UPON ELEVATIONS ESTABLISHED IN COMSTOCK ESTATES FILING NO. ONE, WHICH WERE ESTABLISHED BY TRIGGED LEVEL LOOP FROM MCSM #1277-P096 ELEV = 4482.014 (f) 1366.125 (m) NAVD 1988 MCGPS.

PROJECT BENCHMARK;
ESTABLISHED ELEVATION OF 4498.77 ON
1-1/2" ALUMINUM CAP SET IN CONCRETE
AT THE NORTHEAST CORNER OF LOT 3
FILING NO. 2, ELEVATION STAMPED ON CAP.
SEE SHEET 2.

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 _____, page _____, records of the Mesa County Clerk and Recorder)

A parcel of land being Lot 22 of Comstock Estates Filing No. Three, City of Fruita, Mesa County, Colorado as per Plat filed in Plat Book no.16, pages 362 and 363 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 22, said point being the Southerly terminus of that certain course shown as "S00°00'00'E 277.56'" on said plat;

thence, along the Boundaries of said Lot 22, as said Lot 22 is shown on this survey, through the following courses:

North 00°00'00". West, 277.56 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, 557.36 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 48°18'35" West, 346.80 feet;
thence, South 33°33'35" West, 46.10 feet;
thence, South 00°03'25" East, 276.11 feet to said lines intersection with the Northerly 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, 954.67 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;
thence, along the East line of the Southeast 1/4 of the Southeast 1/4 of said Section 7, South 00°00'04" East, 709.31 feet to the South line of said Lot 26 of Comstock Estates, Filing No. Two;
thence, along said North and East line of said Lot 26, through the following courses:
North 89°49'19" East, 145.81 feet;
thence, South 00°17'41" East, 16.31 feet;
thence, North 89°42'19" East, 100.00 feet;
thence, South 00°17'41" East, 75.00 feet;
thence, North 89°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, North 00°17'41" East, 15.22 feet;
thence, North 89°42'19" East, 100.00 feet;
thence, South 00°17'41" West, 1.78 feet;
thence, North 89°42'19" East, 162.00 feet;
thence, North 00°17'41" West, 374.51 feet;
thence, South 90°00'00" East, 532.11 feet to the POINT OF BEGINNING

Containing 57.05 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. FOUR 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 intended 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. FOUR 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 30th day of June, 1999.

By: Lisa A. Comstock
   Lisa A. Comstock, an Individual

By: Lisa A. Comstock
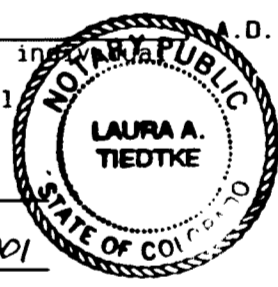   Manager, Comstock Estates, L.L.C.

NOTARY PUBLIC CERTIFICATION
State of Colorado)
County of Mesa)

The foregoing Certificate of Dedication and ownership was acknowledged before me this
30th day of June A.D. 1999, by Lisa A. Comstock for Comstock Estates, L.L.C., owner and as an individual.

Witness my hand and official seal

Laura A. Tiedtke
Notary Public

My Commission Expires: 12-5-2001

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, that this plat is a true, correct and complete plat of the COMSTOCK ESTATES, FILING NO. FOUR, 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, staked 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 19th day of April, 1999.

By: Bruce F. H
   Bruce F. Hunsaker, P.L.S. 31155

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. FOUR.

Signed this 13 day of May, 1999.

By: Bobby L. McPherson   By: Betty Jean McPherson

COMSTOCK ESTATES
FILING NO. FOUR

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 1 of 2 Sheets

COMSTOCK ESTATES - FILING NO. FOUR
BEING A REPLAT OF LOT 22, COMSTOCK ESTATES - FILING NO. THREE

JOE NEWMAN DRIVE

COMSTOCK DRIVE

GOLDRUSH DRIVE

AMELIA ROSE COURT

NORTH ANNABELLE COURT

17 ROAD (COULSON STREET)

CRIPPLE CREEK DR.

COMSTOCK ESTATES

COMSTOCK ESTATES FILING NO. ONE

FILING NO. THREE

FILING NO. TWO

PROJECT BENCHMARK: ESTABLISHED ELEVATION OF 4498.77 ON LOT CORNER. #5 REBAR, 18" LONG, WITH 1-1/2" ALUMINUM CAP SET IN CONCRETE, STAMPED "ROCKY MTN. L.S. L.S. 31155". ELEVATION STAMPED ON CAP. 130.11'

INDICATES STREET ADDRESS (TYPICAL)

FD IN CONC.

FD. 2" BRASS CAP ON 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 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. 00128603

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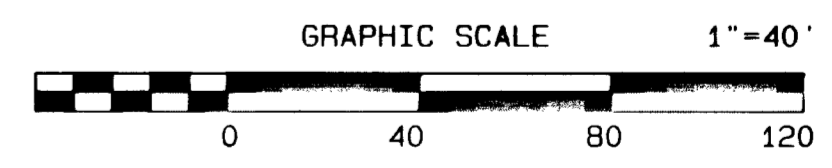SIDE YARD = 8 FEET FROM EACH SIDE PROPERTY LINE

AREA SUMMARY

LOTS 1-27	5.207 ACRES	9.13%
LOT 28	50.116 ACRES	87.85%
ROAD R.O.W.	1.726 ACRES	3.02%
TOTAL	57.049 ACRES	100.00%

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▲ 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 or washer stamped "Rocky Mtn. L.S. L.S. 31155" unless otherwise noted.

■ 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

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(R) Indicates record variance

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SOUTHEAST CORNER SEC. 7, T1N, R2W, UTE MERIDIAN. MCSM #285 IN RANGE BOX. DOWN 0.7'

NORTH

GRAPHIC SCALE 1"=40'
0 40 80 120

COMSTOCK ESTATES FILING NO. FOUR
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 3339
TELLURIDE, CO 81435
(970) 728-8136 (970) 728-0251 fax

Sheet 2 of 2 Sheets

N00°00'48"W 1320.40'

S89°59'56"E 691.41'

S90°00'00"E 859.87'

N00°00'00"E (BASIS OF BEARINGS) 1319.14'