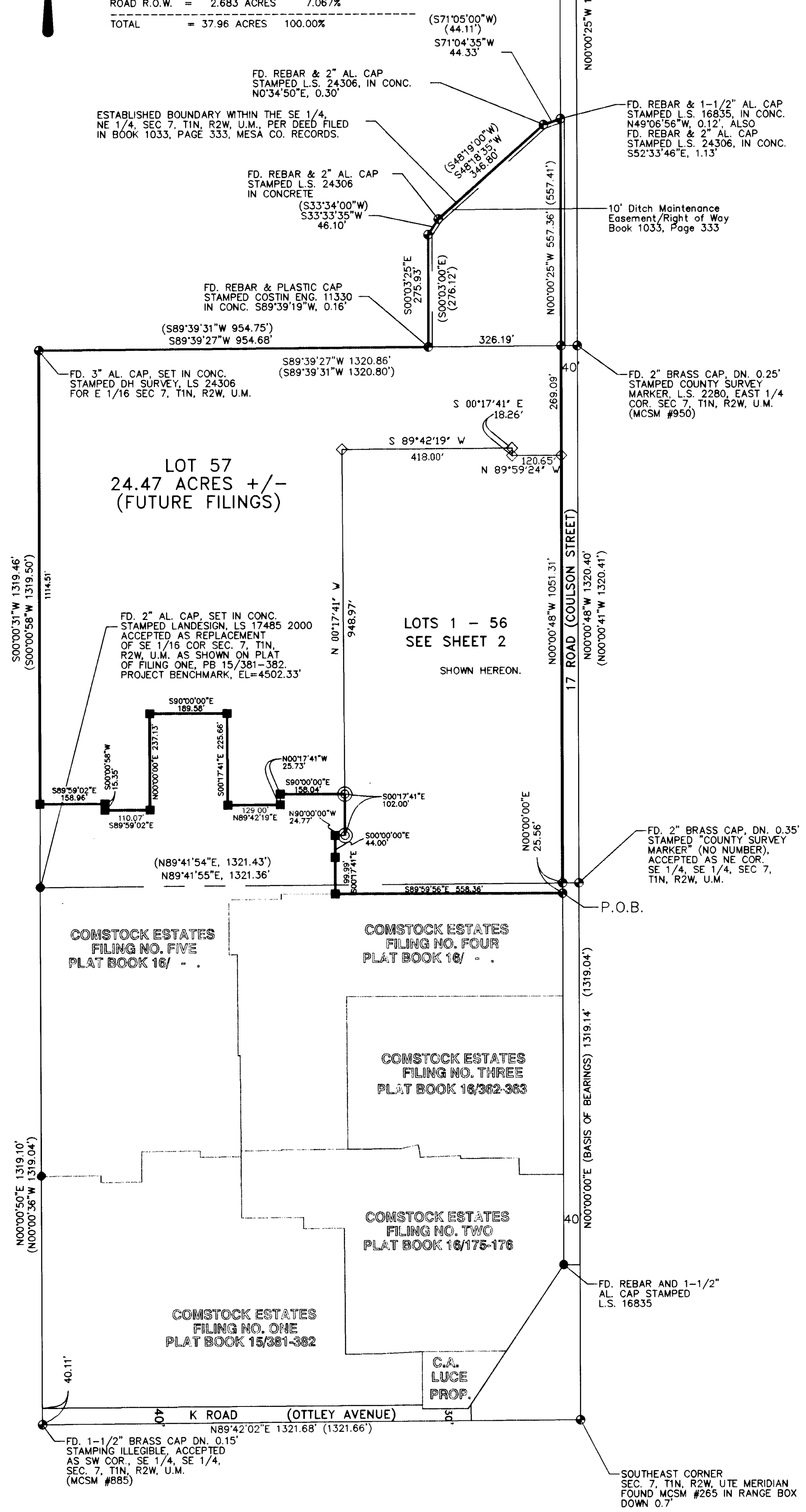


BUILDING SETBACKS
 FRONT YARD = 25 FEET FROM FRONT PROPERTY LINE
 REAR YARD = 8 FEET FROM REAR PROPERTY LINE
 SIDE YARD = 8 FEET FROM EACH SIDE PROPERTY LINE

AREA SUMMARY
 LOTS 1-56 = 10.815 ACRES 28.488%
 LOT 57 = 24.466 ACRES 64.445%
 ROAD R.O.W. = 2.683 ACRES 7.067%
 TOTAL = 37.96 ACRES 100.00%

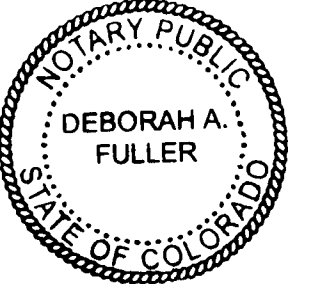


COMSTOCK ESTATES - FILING NO. SIX BEING A REPLAT OF LOT 41, REPLAT OF COMSTOCK ESTATES - FILING NO. FIVE

LIENHOLDERS RATIFICATION OF PLAT
 First National Bank of the Rockies having property interests in or encumbrances upon the real property involved, pursuant to Deed of Trust recorded in Book 2320, page 330, records of Mesa County Clerk and Recorder, do hereby ratify and affirm the Plat of COMSTOCK ESTATES, FILING NO. SIX.

Signed this 14th day of September, 2001.
 Name: First National Bank of the Rockies
 By: C. Dennis King Title: Branch President

NOTARY PUBLIC CERTIFICATION
 State of Colorado
 County of Mesa
 The foregoing ratification was acknowledged before me this 14th day of September, A.D. 2001, by C. Dennis King as Branch President of First National Bank of the Rockies.
 Witness my hand and official seal
Deborah A. Fuller
 Notary Public
 My Commission Expires: 8-26-05



CITY COUNCIL CERTIFICATE
 Final 6-5-01
 61A 8-7-01
 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 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: Doug Hall 9-20-01
 Mayor
 Witness my hand and seal of the City of Fruita, Colorado
 Attest:
Maxwell Schum 10-1-01
 City Clerk

PLANNING COMMISSION CERTIFICATE Planning 5-9-1
 This plat has been approved by the City of Fruita Planning Commission this 24 day of September, 2001.
 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 3:16 o'clock P on this 2nd day of October, 2001 and was duly recorded in Plat Book no. 18 page no. 237 & 238
 Reception No. 2018203 Drawer No. 11-29
 Fees: 120.00
Monika Todd
 Clerk and Recorder
 By: Shirley Howard
 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.

- 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 LS 24963
 - ◇ Indicates set a number 5 rebar, 18" long, with a 1-1/2" aluminum cap stamped LS 24963 in concrete
 - ⊙ Indicates found a number 5 rebar, 18" long, with a 1-1/2" aluminum cap stamped LS 24963 in concrete
 - 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. 31155" unless otherwise noted.
 - Indicates found a number 5 rebar, 18" long, with a 1-1/2" aluminum cap stamped "Rocky Mtn L.S. 31155" in concrete
 - △ Indicates set a Gear Spike and Aluminum Washer stamped, LS 24963 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 TRIGGER LEVEL LOOP FROM MCSM #1277-P096 ELEV = 4482.04 (f) 1366.125 (m) NAVD 1988 MCGPS.

CERTIFICATE OF OWNERSHIP AND DEDICATION
Comstock, LLC
 are the sole owners in fee simple of all that real property described as follows: (Warranty Deeds recorded in Book 2350, page 550, and Book _____, page _____, records of the Mesa County Clerk and Recorder)

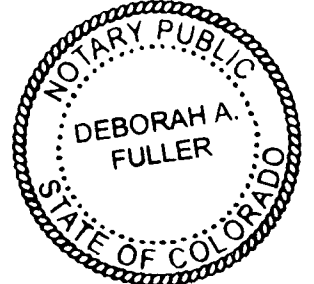
A parcel of land being Lot 41 of a Replat of Comstock Estates Filing No. Five, City of Fruita, Mesa County, Colorado as per Plat filed in Plat Book No. 18, pages 141 and 145 in the office of the Clerk and Recorder of said Mesa County, said parcel lying over a portion of the Southeast 1/4 of the Southeast 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 North, Range 2 West, Ute Meridian, and being more particularly described as follows:

BEGINNING at a point on the Westerly Right-of-Way of 17 Road (Coulson Street) said point being the Southerly terminus of that certain course shown as S 00° 00' 00" E 25.56' on said plat; thence North 00°00'00" West, 25.56 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, of 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°32'25" West, 55.93 feet to said lines intersection with the Northerly line of the Northeast 1/4 of said Section 7; thence, along said Northerly line, South 89°39'27" West, 854.68 feet to the Northwest Corner of said Northeast 1/4 of the Southeast 1/4 of said Section 7; thence, along the Westly line of the Northeast 1/4 of the Southeast 1/4 of said Section 7, South 00°00'31" West, 1114.51 feet to the South line of said Lot 41 of Comstock Estates, Filing No. Five; thence along the said South line of Lot 41 the following courses: South 89°59'02" East, 158.96 feet; thence South 00°00'58" West, 15.35 feet; thence South 89°59'02" East, 110.07 feet; thence North 00°00'00" East, 237.13 feet; thence South 90°00'00" East, 189.58 feet; thence South 00°17'41" East, 225.66 feet; thence North 89°42'19" East, 129.00 feet; thence North 00°17'41" West, 25.73 feet; thence South 90°00'00" East, 158.04 feet; thence South 00°17'41" East, 102.00 feet; thence North 90°00'00" West, 24.77 feet; thence South 00°00'00" East, 44.00 feet; thence South 00°17'41" East, 99.99 feet; thence South 89°59'56" East, 558.36 feet to the Point of Beginning. Said parcel contains 37.96 acres, more or less.

Said owner by these presents laid out, platted and subdivided the same into lots as shown on this plan, and designate the same as COMSTOCK ESTATES, FILING NO. SIX 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 Garnet and Anthracite drives, and storm and sanitary sewer, and the multi-purpose, utility and irrigation easements shown hereon for utility and irrigation purposes except the responsibility for the completion of all required public improvements for COMSTOCK ESTATES, FILING NO. SIX 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 14th day of SEPTEMBER, 2001.

By: Comstock, LLC
Michael A. Teacy

NOTARY PUBLIC CERTIFICATION
 State of Colorado
 County of Mesa
 The foregoing Certificate of Dedication and ownership was acknowledged before me this 14th day of September, A.D. 2001, by Michael A. Teacy of Comstock, LLC, owner.
 Witness my hand and official seal
Deborah A. Fuller
 Notary Public
 My Commission Expires: 8-26-05



SURVEYOR'S CERTIFICATION
 I, David G. Nicewicz, 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. SIX, 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 551, C.R.S., as amended, and all other regulations governing the subdivision of land.
 Certified this 14 day of SEPTEMBER, 2001.

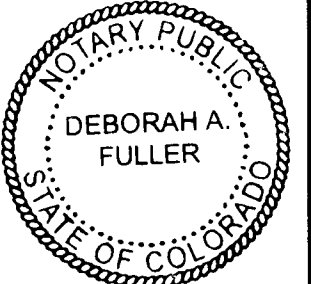


By: David G. Nicewicz
 David G. Nicewicz, P.L.S. 24963

SUBORDINATION BY LIENHOLDERS
First National Bank of the Rockies being the holder of a promissory note secured by a deed of trust dated September 11, 2001 and recorded on 09/14/01 in the office of the Clerk and Recorder of Mesa County, Colorado, hereby consents to the subdivision of the lands set forth in this Final Plat, COMSTOCK ESTATES, FILING NO. SIX, and subordinates the lien represented by the aforesaid deed of trust to the dedications and restrictions as shown on this Final Plat and relative covenants, conditions and restrictions.

Lien Holder First National Bank of the Rockies
 Street name and number 2452 Hiway 64-50
 City, State, and Zip Grand Junction, CO 81505
 By: C. Dennis King
 Lien Holder signature

State of Colorado
 County of Mesa
 Signed this 14th day of September, 2001.
 The foregoing was acknowledged before me this 14th day of September, 2001, by C. Dennis King as Branch President of First National Bank of the Rockies (Lien Holder).
 Witness my hand and official seal.
 My commission expires: 8-26-05
 Notary Public Deborah A. Fuller



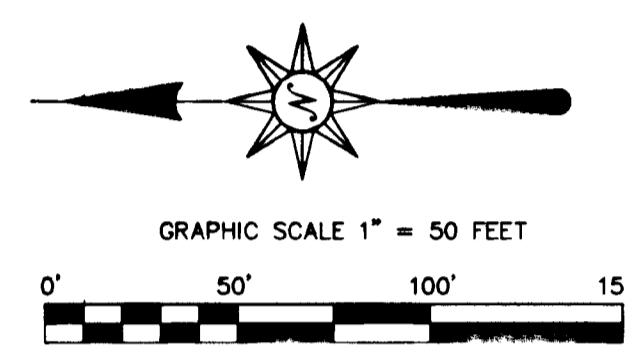
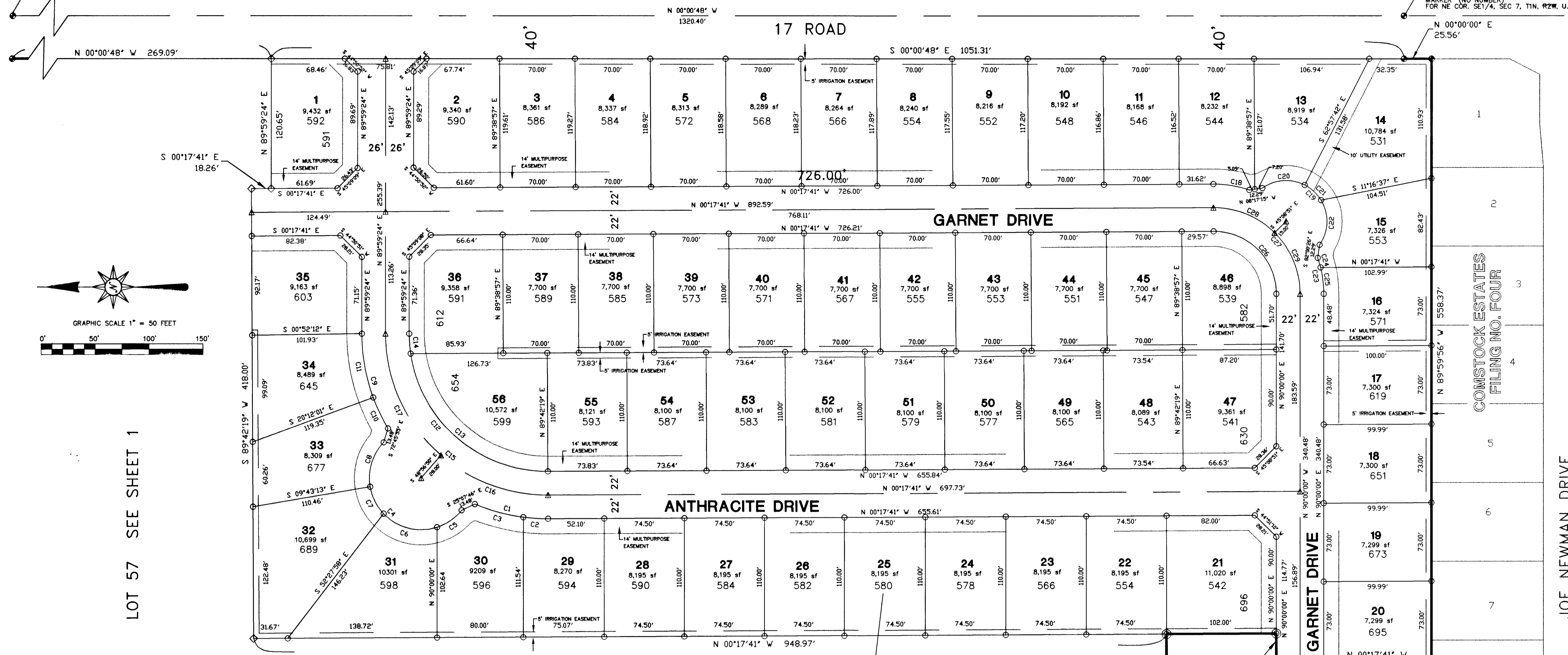
COMSTOCK ESTATES - FILING NO. SIX
 BEING A REPLAT OF LOT 41, REPLAT OF COMSTOCK ESTATES - FILING NO. FIVE
 LOCATED IN PORTIONS OF THE NE1/4 AND THE SE1/4 OF SECTION 7,
 T. 1 N., R. 2 W., UTE MERIDIAN, CITY OF FRUITA, MESA COUNTY, COLORADO

PLAN SCALE 1" = 200'	SIGNATURE BLOCK		WEST ELK LAND SURVEYING, INC.
	FILES CROW DGN, RKG	DATE: 02/01	
REVISIONS: DATE: 08/21/01 DATE: 08/29/01 DATE: 09/14/01	DRAFTER: DGN	DATE: 02/01	3446 L LANE HOTCHKISS, COLORADO 81419 EMAIL: westelkland@aol.com
	CHECKED BY: RKG	DATE: 02/01	
TITLE: COMSTOCK ESTATES FILING NO. SIX		MAP ID: WE01028FR	
DATE: 08/29/01		DWG. NO. PH6PG1	SHEET 1 OF 2

COMSTOCK ESTATES - FILING NO. SIX
BEING A REPLAT OF LOT 41, REPLAT OF COMSTOCK ESTATES - FILING NO. FIVE

FD. 2" BRASS CAP, DN. 0.25"
STAMPED "COUNTY SURVEY"
MARKER "LS 2280"
FOR E1/4 COR. SEC. 7, T1N, R2W, U.M.
(MCSM #950)

FD. 2" BRASS CAP, DN. 0.35"
STAMPED "COUNTY SURVEY"
MARKER (NO NUMBER)
FOR NE COR. SE1/4, SEC. 7, T1N, R2W, U.M.



LOT 57 SEE SHEET 1

LOT 57 SEE SHEET 1

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 1-56 = 10.815 ACRES 28.488%
LOT 57 = 24.466 ACRES 64.445%
ROAD R.O.W. = 2.683 ACRES 7.067%
TOTAL = 37.964 ACRES 100.000%

Number 5 rebar, 18" long, and 1-1/2" aluminum cap stamped LS 24963 to be set at all lot corners prior to the sale of any lot.

- Indicates set a number 5 rebar, 18" long, with a 1-1/2" aluminum cap stamped LS 24963
- ◇ Indicates set a number 5 rebar, 18" long, with a 1-1/2" aluminum cap stamped LS 24963 in concrete
- ⊙ Indicates found a number 5 rebar, 18" long, with a 1-1/2" aluminum cap stamped LS 24963 in concrete
- ▲ Indicates set Centerline Monuments per City of Fruita Code.
- Indicates found 1-1/2" Aluminum Cap stamped "LANDSIGN 16835"
- Indicates found 1-1/2" Aluminum Cap or washer stamped "Rocky Mtn. L.S. L.S. 31155" unless otherwise noted.
- Indicates found a number 5 rebar, 18" long, with a 1-1/2" aluminum cap stamped "Rocky Mtn L.S. 31155" in concrete
- ▲ Indicates set Gear Spike and Aluminum Washer stamped, LS 24963 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 TRIGGERED LEVEL LOOP FROM MCSM #1277-PO96 ELEV = 4482.04 (f) 1368.125 (m) NAVD 1988 MCGPS.

THE LOCATION OF THE INTERSECTION OF ANTHRACITE DRIVE WITH 17 ROAD WAS CALCULATED USING THE LOCATION OF WEST SUNSET DRIVE WITH DATA GIVEN BY ERIC SLEVOEN OF ROLLAND ENGINEERING, INC. ON 01/22/01

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 BE BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.

LOT	MINIMUM TOP OF FOUNDATION ELEVATION	LOT	MINIMUM TOP OF FOUNDATION ELEVATION
1	4509.00'	29	4506.66'
2	4508.81'	30	4507.05'
3	4507.81'	31	4507.23'
4	4507.48'	32	4507.37'
5	4507.13'	33	4507.63'
6	4506.75'	34	4507.94'
7	4506.42'	35	4509.01'
8	4506.06'	36	4508.17'
9	4505.71'	37	4507.81'
10	4505.35'	38	4507.48'
11	4504.99'	39	4507.13'
12	4504.61'	40	4506.75'
13	4504.30'	41	4506.42'
14	4504.12'	42	4506.06'
15	4504.00'	43	4505.71'
16	4503.83'	44	4505.35'
17	4503.54'	45	4504.99'
18	4503.25'	46	4504.61'
19	4503.15'	47	4503.54'
20	4503.46'	48	4503.64'
21	4503.46'	49	4504.32'
22	4503.72'	50	4504.46'
23	4504.15'	51	4504.89'
24	4504.58'	52	4505.35'
25	4505.01'	53	4505.75'
26	4505.40'	54	4506.14'
27	4505.86'	55	4506.59'
28	4506.26'	56	4507.80'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C1	172.00'	69.83'	69.35'	S 11°20'09" W	23°15'41"	35.40'
C2	172.00'	23.03'	23.02'	S 03°32'29" W	07°40'21"	11.53'
C3	172.00'	46.80'	46.65'	S 15°10'20" W	15°35'20"	23.54'
C4	48.00'	155.12'	95.90'	S 41°03'10" W	185°09'39"	N/A
C5	48.00'	28.11'	27.71'	S 34°45'15" E	33°32'59"	14.47'
C6	48.00'	54.01'	51.20'	S 14°15'13" W	64°27'57"	30.27'
C7	48.00'	28.37'	27.96'	S 63°35'04" W	33°51'47"	14.61'
C8	48.00'	44.64'	43.05'	S 73°00'29" E	53°17'06"	24.08'
C9	172.00'	92.61'	91.50'	S 74°33'52" W	30°51'04"	47.46'
C10	172.00'	31.94'	31.89'	S 64°27'31" W	10°38'23"	16.02'
C11	172.00'	60.87'	60.36'	S 75°35'03" W	20°12'41"	30.66'
C12	128.00'	201.70'	181.43'	S 44°50'52" W	90°17'05"	128.64'
C13	128.00'	183.00'	167.81'	S 40°39'48" W	81°54'57"	111.10'
C14	128.00'	18.70'	18.68'	S 85°48'20" W	08°22'08"	9.36'
C15	150.00'	236.36'	212.66'	S 44°50'52" W	90°17'05"	150.75'
C16	150.00'	108.25'	105.91'	S 20°22'44" W	41°20'51"	56.60'
C17	150.00'	128.12'	124.26'	S 65°31'17" W	48°56'14"	68.26'
C18	102.00'	33.97'	33.81'	S 09°14'46" W	19°04'54"	17.14'
C19	38.00'	106.40'	74.89'	S 44°51'09" W	160°12'53"	220.34'
C20	38.00'	41.39'	39.37'	S 04°09'43" E	62°24'02"	23.01'
C21	38.00'	21.06'	20.79'	S 42°55'00" W	31°45'25"	10.81'
C22	38.00'	43.95'	41.54'	S 88°04'07" E	66°16'20"	24.81'
C23	102.00'	33.97'	33.81'	S 80°27'33" W	19°04'54"	17.14'
C24	102.00'	9.22'	9.21'	S 73°30'26" W	05°10'41"	4.61'
C25	102.00'	24.75'	24.69'	S 83°02'53" W	13°54'13"	12.44'
C26	58.00'	91.40'	82.24'	S 44°51'10" W	90°17'41"	58.30'
C27	80.00'	126.09'	113.43'	S 44°51'09" W	90°17'41"	80.41'
C28	80.00'	63.04'	61.42'	S 22°16'44" W	45°08'50"	33.26'
C29	80.00'	63.04'	61.42'	S 67°25'35" W	45°08'51"	33.26'

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

PLAN SCALE 1" = 50'	SIGNATURE BLOCK		WEST ELK LAND SURVEYING, INC.
	FIELD DREW: DGN, RKG	DATE: 02/01	
REVISIONS: DATE: 08/29/01	DRAWN BY: DGN, RKG	DATE: 03/01	3446 L LANE HOTCHKISS, COLORADO 81419 EMAIL: westelk@aol.com
	CHECKED BY: KIN, RKG	DATE: 03/01	
	TITLE: COMSTOCK ESTATES FILING NO. SIX		

DATE: 08/29/01 DWG. NO. PH6PG2 SHEET 2 OF 2