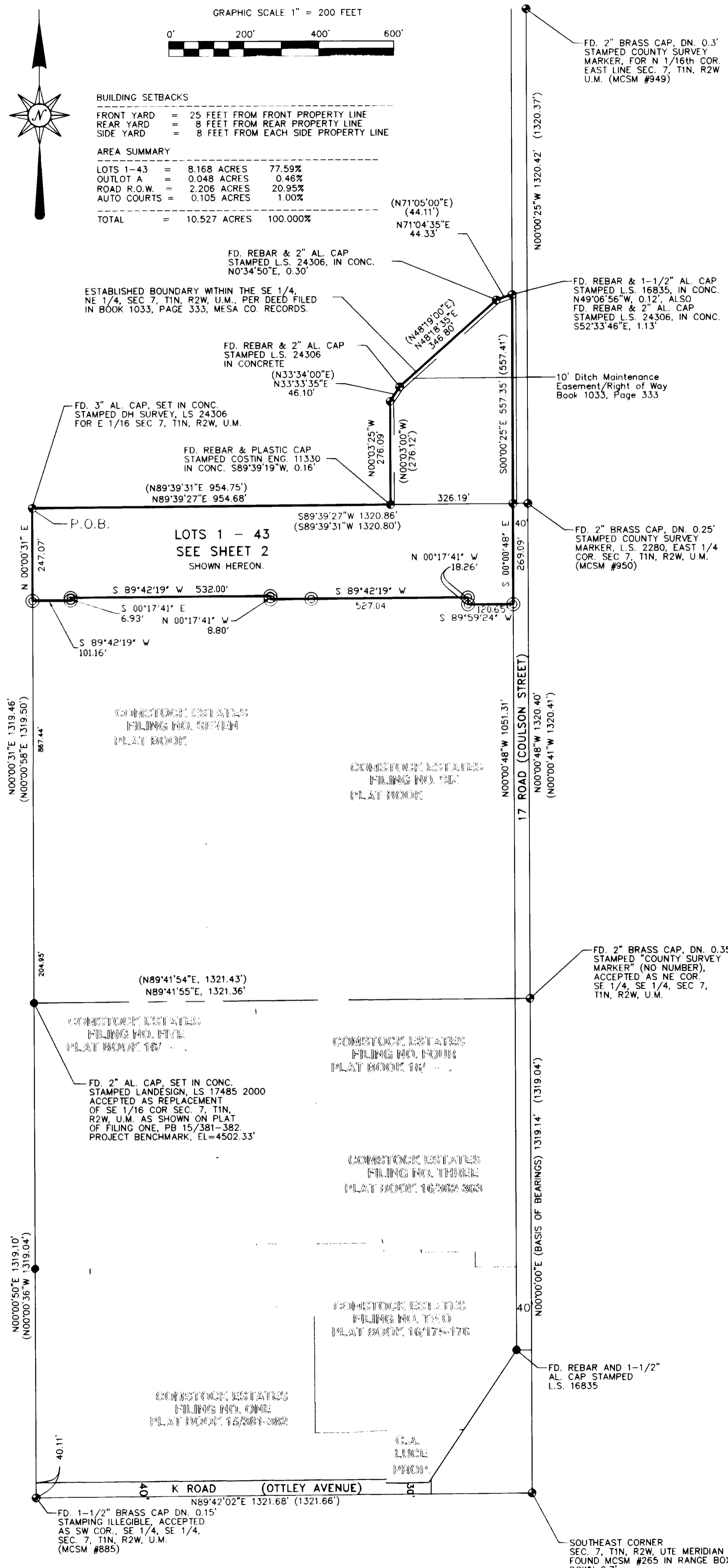


FINAL PLAT
COMSTOCK ESTATES - FILING NO. EIGHT
BEING A REPLAT OF LOT 62, COMSTOCK ESTATES - FILING NO. SEVEN



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 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, food 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: *[Signature]*
 Mayor
 Witness my hand and seal of the City of Fruita, Colorado
 Attest: *[Signature]*
 City Clerk

PLANNING COMMISSION CERTIFICATE
 This plat has been approved by the City of Fruita Planning Commission this 1st day of April, 2004.
 By: *[Signature]*
 Chairman

CLERK AND RECORDER'S CERTIFICATE
 State of Colorado)
 County of Mesa)
 I hereby certify that this instrument was filed in my office at 3:54 o'clock pm on this 1st day of April, 2004 and was duly recorded in Plat Book no. 3620 page no. 590-591.
 Reception No. 2184907 Drawer No. PP-6
 Fees: 20.00 1.00
 By: *[Signature]*
 and *[Signature]*
 Clerk and Deputy

TITLE CERTIFICATE
[Signature] does hereby certify that I have examined the title to all lands shown on this plat and that title to such lands is vested in Comstock Estates, LLC free and clear of all liens, taxes and encumbrances, except as follows: Deed of Trust to 1st Nat. Bank of the Rockies recorded July 10, 2003 in Book 3413 at Page 139, et al of March 25, 2004.

EXECUTED this 31 day of March, 2004
 By: *[Signature]*
 Title examiner's signature

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
 ● 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 found 1-1/2" Aluminum Cap stamped "LANDESIGN 16835"
 ● Indicates found a number 5 rebar, 18" long, with a 1-1/2" aluminum cap stamped LS 24963
 ■ Indicates found 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, 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-P096 ELEV = 4482.04 (1) 1366.125 (m) NAVD 1988 MCOFS.

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 2789, page 768, records of the Mesa County Clerk and Recorder)

A parcel of land being Lot 62 of Comstock Estates Filing No. Seven, City of Fruita, Mesa County, Colorado as per Plat filed in Plat Book No. 19, page 165 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 the Northwest corner of said Northeast 1/4 of the Southeast 1/4 of said Section 7, being a 3" aluminum cap set in concrete L.S. 24306;
 thence North 89°39'27" East along the North line of said NE 1/4 of the SE 1/4 of said Section 7, 954.68 feet;
 thence North 00°03'25" West, 276.09 feet;
 thence North 33°33'35" East, 46.10 feet;
 thence North 48°18'35" East, 346.80 feet;
 thence North 71°04'35" East, 44.33 feet to the Westerly Right-of-Way of 17 Road;
 thence South 00°00'25" East along said Westerly Right-of-Way, 557.35 feet;
 thence South 00°00'48" East continuing along said Westerly Right-of-Way, 269.09 feet;
 thence South 89°59'24" West, 120.65 feet;
 thence North 00°17'41" West, 18.26 feet;
 thence South 89°42'19" West, 527.04 feet;
 thence North 00°17'41" West, 8.80 feet;
 thence South 89°42'19" West, 532.00 feet;
 thence South 00°17'41" East, 6.93 feet;
 thence South 89°42'19" West, 101.16 feet to the West line of said NE 1/4 of the SE 1/4 of said Section 7;
 thence North 00°00'31" East along said West line of the NE 1/4 of the SE 1/4, 247.06 feet to the Point of Beginning.
 Said parcel contains 10.53 acres, more or less.

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. EIGHT 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 Silverplume, Garnet, Placer, Celestite and Comstock Drives and Outlot A and storm and sanitary sewer, the multi-purpose, utility and irrigation easements shown hereon for utility and irrigation purposes only. We hereby accept the responsibility for the completion of all required public improvements for COMSTOCK ESTATES, FILING NO. EIGHT 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 14.
 Executed on this 31st day of MARCH, 2004.
 By: *[Signature]*

NOTARY PUBLIC CERTIFICATION
 State of Colorado)
 County of Mesa)
 The foregoing Certificate of Dedication and ownership was acknowledged before me this 31st day of March, A.D. 2004, by Michael A. Tracy of Comstock, LLC owner.
 Witness my hand and official seal
[Signature]
 Notary Public
 My Commission Expires: 10/05/10

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. EIGHT, 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.
 I further certify that this plat contains all the information required by Section 38-33.3-209, C.R.S.
 Certified this 31st day of MARCH, 2004.
 By: *[Signature]*
 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 March 21, 2004 and recorded on March 21, 2004 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. EIGHT, 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 6+50
 City, State and Zip Grand Junction, CO 81505
 By: C. Dennis King, Regional President
 Lien Holder signature
 State of Colorado
 County of Mesa
 Signed this 31st day of March, 2004.
 The foregoing was acknowledged before me this 31st day of March, 2004, by C. Dennis King, Regional President of First National Bank of the Rockies (Lien Holder).
 Witness my hand and official seal.
 My commission expires: 7-7-07
 Notary Public Linda M. Barley

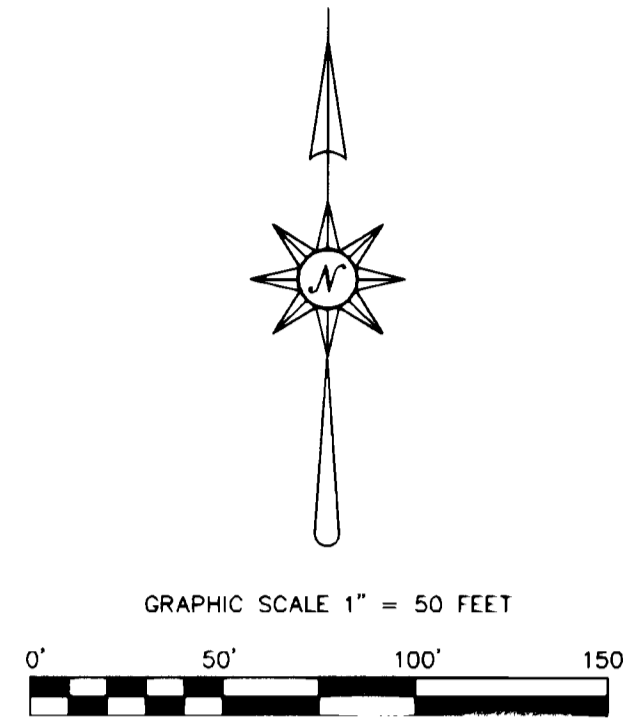
COMSTOCK ESTATES - FILING NO. EIGHT
BEING A REPLAT OF LOT 62, COMSTOCK ESTATES - FILING NO. SEVEN
 LOCATED IN PORTIONS OF THE NE1/4 AND THE SE1/4 OF SECTION 7,
 T. 1 N., R. 2 W., UTE MERIDIAN, CITY OF FRUITA, MESA COUNTY, COLORADO

PLAN SCALE 1" = 200'	SIGNATURE BLOCK		WEST ELK LAND SURVEYING, INC. 3446 L LANE HOTCHKISS, COLORADO 81419 EMAIL: westelkland@aol.com
	FIELD CREW: DGN, RKG	DATE: 12/02	
REVISIONS: DATE: 09/25/02 DATE: 02/05/03 DATE: 03/19/04	DRAFTER: RKG, DGN	DATE: 12/02	DATE: 03/19/04 DWG. NO. PHRPGI SHEET 1 OF 2
	CHECKED BY: KIN	DATE: 03/04	

FINAL PLAT

COMSTOCK ESTATES - FILING NO. EIGHT

BEING A REPLAT OF LOT 62, COMSTOCK ESTATES - FILING NO. SEVEN



CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	10.00'	6.87'	6.74'	S 19°58'23" E	19°23'23"
C2	48.00'	43.36'	41.90'	N 13°48'12" W	51°45'45"
C3	48.00'	20.63'	20.47'	N 24°23'25" E	24°37'28"
C4	48.00'	32.13'	31.53'	N 55°52'37" E	38°20'57"
C5	48.00'	24.77'	24.50'	N 89°50'09" E	29°34'07"
C6	48.00'	20.15'	20.00'	S 63°21'19" E	24°02'58"
C7	48.00'	28.05'	27.65'	S 34°35'24" E	33°28'51"
C8	48.00'	73.93'	66.84'	S 26°16'30" W	88°14'59"
C9	10.00'	8.21'	7.98'	N 46°53'36" E	47°00'47"
C10	10.00'	4.13'	4.10'	N 11°32'46" E	23°40'54"
C11	48.00'	243.02'	55.01'	S 74°38'52" E	290°05'04"

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 found 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
- ⊕ 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 Nail and Aluminum Washer stamped LS24963 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 = 4482.04 (1) 1366.125 (m) NAVD 1988 MCGPS

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.

LOT	MINIMUM TOP OF FOUNDATION ELEVATION	GRADING TYPE	LOT	MINIMUM TOP OF FOUNDATION ELEVATION	GRADING TYPE
1	4509.66'	A	23	4519.00'	A
2	4510.32'	A	24	4517.28'	A
3	4510.59'	A	25	4517.28'	A
4	4510.53'	A	26	4513.28'	A
5	4509.99'	A	27	4513.28'	A
6	4509.59'	A	28	4510.76'	A
7	4510.01'	A	29	4510.76'	A
8	4510.38'	A	30	4510.75'	A
9	4510.75'	A	31	4510.88'	A
10	4510.88'	A	32	4510.75'	A
11	4510.75'	A	33	4510.38'	A
12	4509.30'	A	34	4510.01'	A
13	4509.58'	A	35	4509.59'	A
14	4509.90'	A	36	4509.84'	A
15	4510.96'	A	37	4510.29'	A
16	4512.60'	A	38	4510.74'	A
17	4514.25'	A	39	4510.74'	A
18	4515.90'	A	40	4510.55'	A
19	4519.00'	A	41	4510.27'	A
20	4522.00'	A	42	4509.98'	A
21	4523.00'	A	43	4509.62'	A
22	4521.00'	A			

24963
3/31/04

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

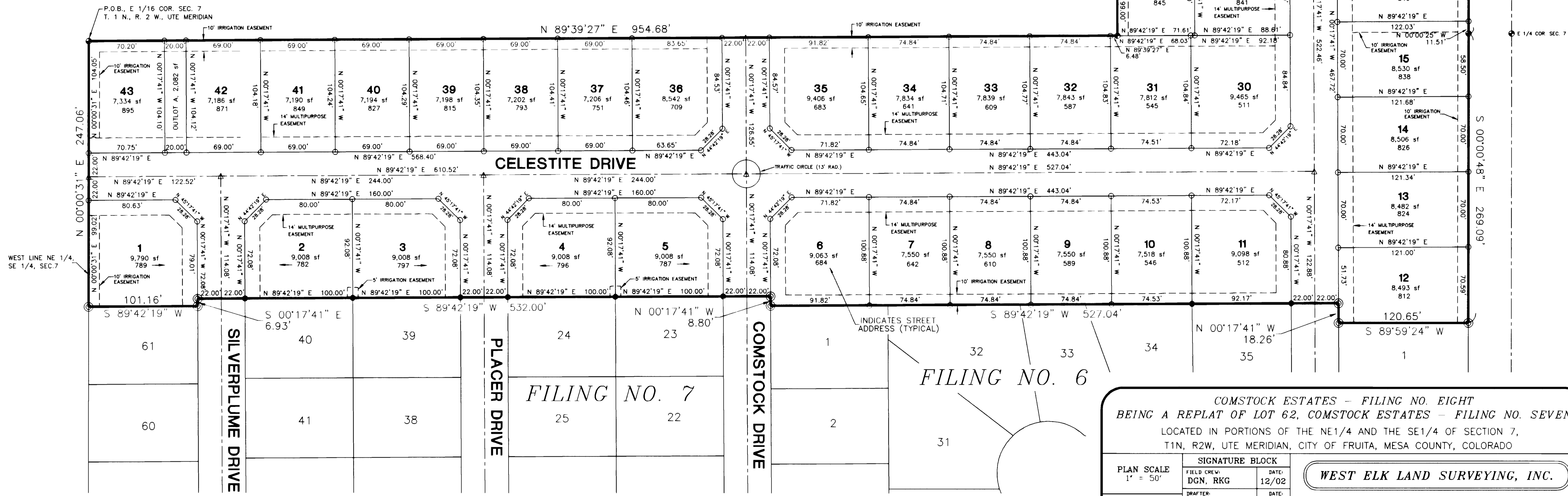
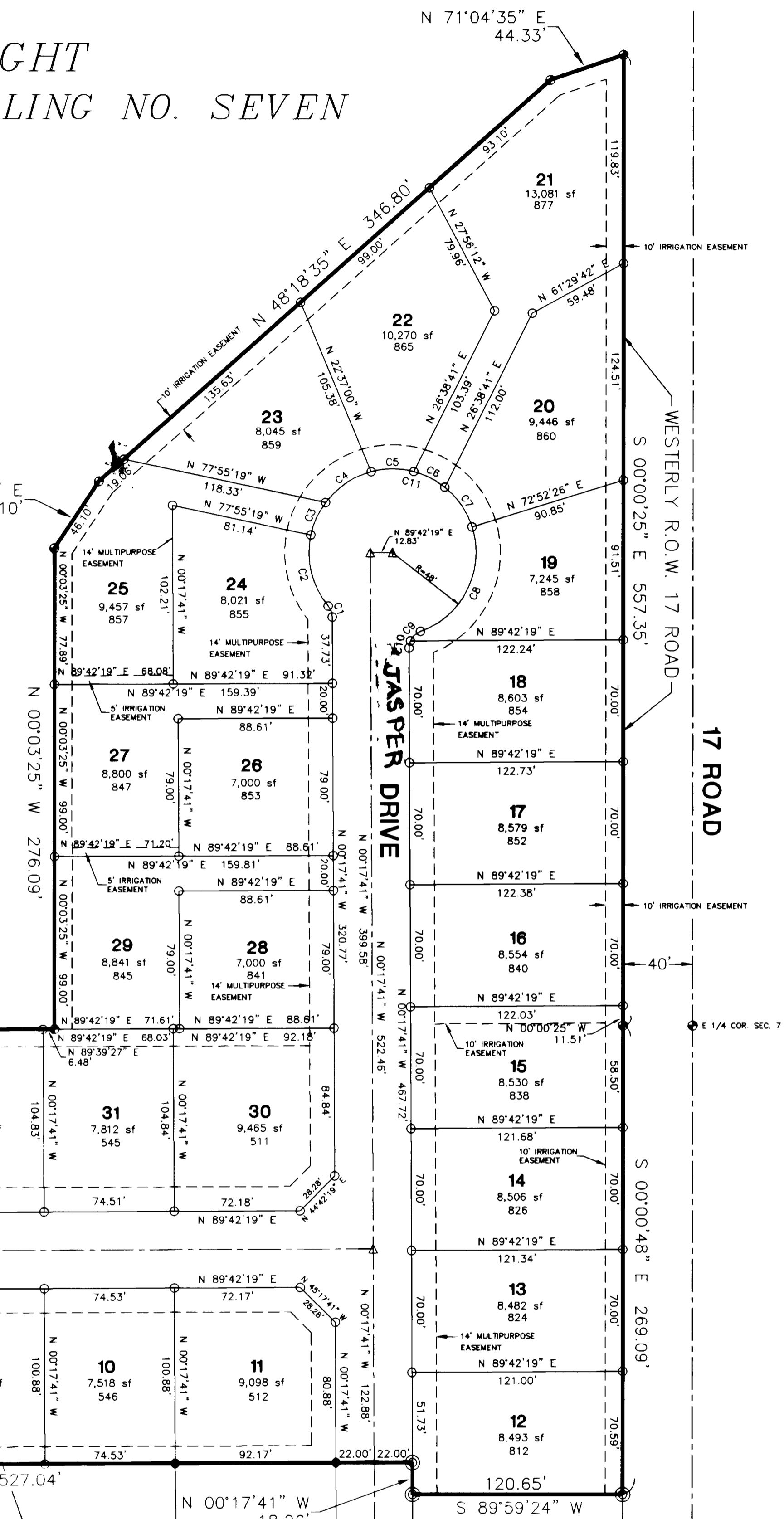
SURVEYOR'S NOTES:
THE BASIS OF BEARINGS FOR THIS PLAT IS THE EAST LINE OF SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 7, TOWNSHIP 1 NORTH, RANGE 2 WEST, UTE MERIDIAN, EACH END OF WHICH IS MONUMENTED BY A MESA COUNTY SURVEY MARKER, AS SHOWN HEREON, SAID BEARING BEING NORTH 00°00'00" EAST AS SHOWN ON 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. (SEE SHEET 1 OF THIS PLAT)

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 1-43	= 8.273 ACRES	78.59%
OUTLOT A	= 0.048 ACRES	0.46%
ROAD R.O.W.	= 2.206 ACRES	20.95%
TOTAL	= 10.527 ACRES	100.00%



COMSTOCK ESTATES - FILING NO. EIGHT
BEING A REPLAT OF LOT 62, COMSTOCK ESTATES - FILING NO. SEVEN
LOCATED IN PORTIONS OF THE NE1/4 AND THE SE1/4 OF SECTION 7,
T11N, R2W, UTE MERIDIAN, CITY OF FRUITA, MESA COUNTY, COLORADO

SIGNATURE BLOCK	
FIELD CREW: DGN, RKG	DATE: 12/02
DRAFTER: RKG, DGN	DATE: 12/02
CHECKED BY: KIN	DATE: 03/04

WEST ELK LAND SURVEYING, INC.

3446 L LANE
HOTCHKISS, COLORADO 81419
EMAIL: westelk@aol.com

REVISIONS: DATE: 09/25/02 DATE: 02/05/03 DATE: 10/20/03 DATE: 01/06/04 DATE: 03/19/04	TITLE: COMSTOCK ESTATES FILING NO. EIGHT	MAP ID: WE02028P8
DATE: 03/19/04	DWG. NO. PH8P2	SHEET 2 OF 2